



Mattamy Homes Canada • GTA Urban
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Monday, October 23rd, 2023

Shareefah Rene, Planner
North York District, Central Section, Community Planning
City of Toronto
5100 Yonge Street
Toronto, ON M2N 5V7

Dear Ms. Rene,

***Re: Official Plan Amendment & Zoning By-law Amendment Applications (1st Submission)
26, 28, 36 and 38 Hounslow Avenue***

Hounslow Holdings Inc. (Mattamy Homes) is pleased to submit this combined Official Plan and Zoning By-law Amendment (OPA/ZBA) application for the properties municipally known as 26, 28, 36 and 38 Hounslow Avenue in the City of Toronto. The lands are located within the North York Centre on the north side of Hounslow Avenue, midblock between Beecroft Road and Yonge Street, along the mixed-use corridor of Yonge Street.

We are excited to submit this application for a 24-storey residential development that provides a carefully considered transition between the high-density Yonge corridor to the east, and the established community to the west. Our efforts have been guided at each step of the way by our foundational belief that every community ought to be livable, attainable, and sustainable.

Livable

Livability is the cornerstone of any thriving community, encompassing factors that define its quality of life. With this community's proximity to higher-order transit options, we are finding ways to provide meaningful transit alternatives to improve the experience of our residents. We are planning for enhanced bicycle-focused amenities to encourage transit alternatives and active lifestyles. We are committed to providing an activated ground floor experience for both immediate residents and the greater community to define a sense of place. Additionally, improving the existing conditions surrounding the site to create a safer, and more welcoming pedestrian realm experience is a priority. Furthermore, although by no means finalized, the proposed indoor and outdoor amenities for the building will be thoughtfully crafted to provide spaces for interaction, relaxation, children-oriented family areas as well as convenient, pet-friendly outdoor spaces.

Attainable

We are facing an acute shortage of housing in the City, particularly attainable and below-market housing. In all our communities, we are exploring partnerships to provide a range of housing options for those who make our communities great.

Sustainable

Mattamy is committed to demonstrating leadership and delivering sustainable communities across the GTA. We will be employing measures targeted at carbon reduction (both operational and embodied) to minimize our carbon footprint in the community. Leveraging the transit-rich context of this North York neighbourhood, we aim to provide a considerable reduction to the parking supply, offer an electric vehicle (EV) car- and bike-share program as well as implement a geothermal heating/cooling system for the building.

Submission Materials

In support of the application, please find enclosed the following materials in digital PDF form:

- Cover Letter;
- Development Application Form;
- Resubmission Form;
- Project Data Sheet;
- Pre-Application Consultation Comments;
- Accessibility Design Standards Checklist, prepared by Studio JCI;
- Block Context Plan, prepared by Bousfields Inc;
- Community Services and Facilities Study, prepared by Bousfields Inc;
- Computer Generated Massing Model, prepared by Studio JCI;
- Draft Official Plan Amendment, prepared by Bousfields Inc;
- Draft Zoning By-law Amendment (569-2013), prepared by Bousfields Inc;
- Draft Zoning By-law Amendment (569-2013), prepared by Bousfields Inc;
- Energy Strategy (Net Zero Emissions Strategy), prepared by EQ Building Performance, dated September 28, 2023;
- Pedestrian Wind Study, prepared by Gradient Wind, dated October 17, 2023;
- Planning Rationale, prepared by Bousfields Inc;
- Public Consultation Strategy Report, prepared by Bousfields Inc., dated October 2023;
- Simplified Report Graphics, prepared by Studio JCI, dated Sept 29, 2023;
- Sun/Shadow Study & Checklist, prepared by Studio JCI, dated Sept 29, 2023;
- Green Development Standard: TGS Version 4;
- TGS Checklist and Statistics Templates: TGS Version 4;
- Hydrogeological Investigation Report and Geotechnical Study, prepared by B.I.G. Consulting Inc., dated September 21, 2023;
- Hydrogeological Review Summary Form, prepared by B.I.G. Consulting, dated September 23, 2023;
- Functional Servicing Report, prepared by WSP, dated October 23, 2023;
- Servicing Report Groundwater Summary, prepared by WSP, dated October 23, 2023;
- Stormwater Management Report, prepared by WSP, dated October 23, 2023;

- Transportation Impact Study (Loading Study and Parking Study), prepared by WSP, dated October 12th, 2023;
- Arborist Report & Tree Preservation Plans, prepared by Kuntz Forestry Consulting Inc., dated September 26, 2023;
- Survey Plans (Boundary Plan of Survey and Topographic Survey), prepared by Rady-Pentek & Edward Surveying Ltd., dated July 19th, 2017;
- Architectural Plans (Floor Plans, Site and Building Elevations, Context Plan, Site Plan, Site and Building Sections, Underground Garage Plan), prepared by Studio JCI, dated Sept 29, 2023;
- Landscape Plans (Concept Site Plan, Public Utilities Plan, Tree Preservation Plan, Soil Volume Plan), prepared by MEP Design, dated September 29th, 2023;
- Civil Plans (Site Grading Plan, Site Servicing Plan & Details), prepared by WSP, dated October 23, 2023;
- Sanitary Capacity Analysis, prepared by WSP, dated October 23, 2023.

We look forward to working with the City, and all stakeholders, to advance the enclosed application and bring this future community to fruition.

If you have any questions or require additional information at any point in time, please do not hesitate to contact the undersigned.

Sincerely,



Billy Caden
Development Manager
Mattamy Homes