

CITY OF TORONTO

BY-LAW No. ~20~

**To adopt Official Plan Amendment No. XXX with respect to lands known municipally in the year
2022 as 26, 28, 36 and 38 Hounslow Avenue**

Whereas authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

Wheres the Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text annexed hereto as Schedule “A” is hereby adopted as an amendment to the Official Plan for the former City of Toronto.

ENACTED AND PASSED this day of ~, A.D. 20~

OLIVIA CHOW
Mayor

(Corporate Seal)

JOHN ELVIDGE,
City Clerk

SCHEDULE “A”**AMENDMENT NO. ### TO THE CITY OF TORONTO OFFICIAL PLAN****Lands Municipally Known in the Year 2022 as 26, 28, 36 and 38 Hounslow Avenue**

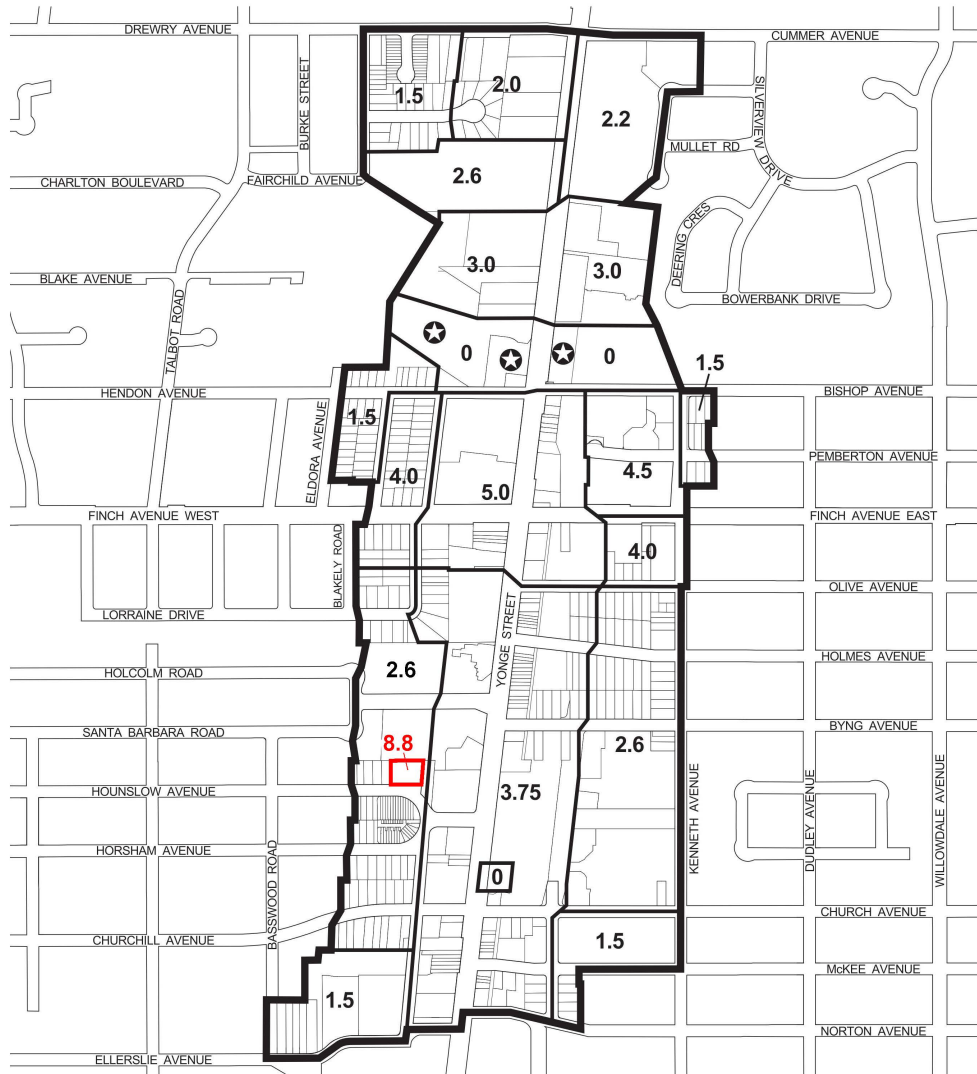
The Official Plan of the City of Toronto is amended as follows:

1. Chapter six, Section 8 (North York Centre Secondary Plan) is amended by modifying Secondary Plan Section 13, North York Centre North Site-Specific Policies, by adding the following Site-Specific Policy No. ###:

26, 28, 36 and 38 Hounslow Avenue

- (a) Notwithstanding the provisions of Section 3.2 and Section 3.3, the lands shown on Map 8-13 as ### are permitted to exceed the density shown on Map 8-7 to a maximum density of 8.8 times the area of the lands.
 - (b) Notwithstanding the provisions of Section 4.6.1(b), and/or Appendix 1, the following shall apply:
 - i. Vehicular parking shall be provided as follows:
 1. A minimum of 0 parking spaces for each residential dwelling unit.
 2. A minimum of 5 parking spaces for residential visitors.
 - (c) Notwithstanding the provisions of Section 5.3.5(b)(ii), the lands shown on Map 8-13 as ### are permitted to exceed a height of 12 metres at the street frontage and shall not be required to be set back a minimum of 3 metres above the street frontage.
2. Map 8-7 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled “North York Centre North Density Limits” is amended with respect to the lands shown in heavy outline on Schedule “1” attached.
3. Map 8-8b of Chapter Six, Section 8 (North York Centre Secondary Plan) titled “Maximum Height Limits”, is amended with respect to the lands shown in heavy outline on Schedule “2” attached.
4. Map 8-13 of Chapter Six, Section 8 (North York Centre Secondary Plan) (titles “North York Centre North Site-Specific Policies” is amended in accordance with Schedule “3” attached.

Schedule 1



North York Centre Secondary Plan

MAP 8-7 North York Centre North Density Limits

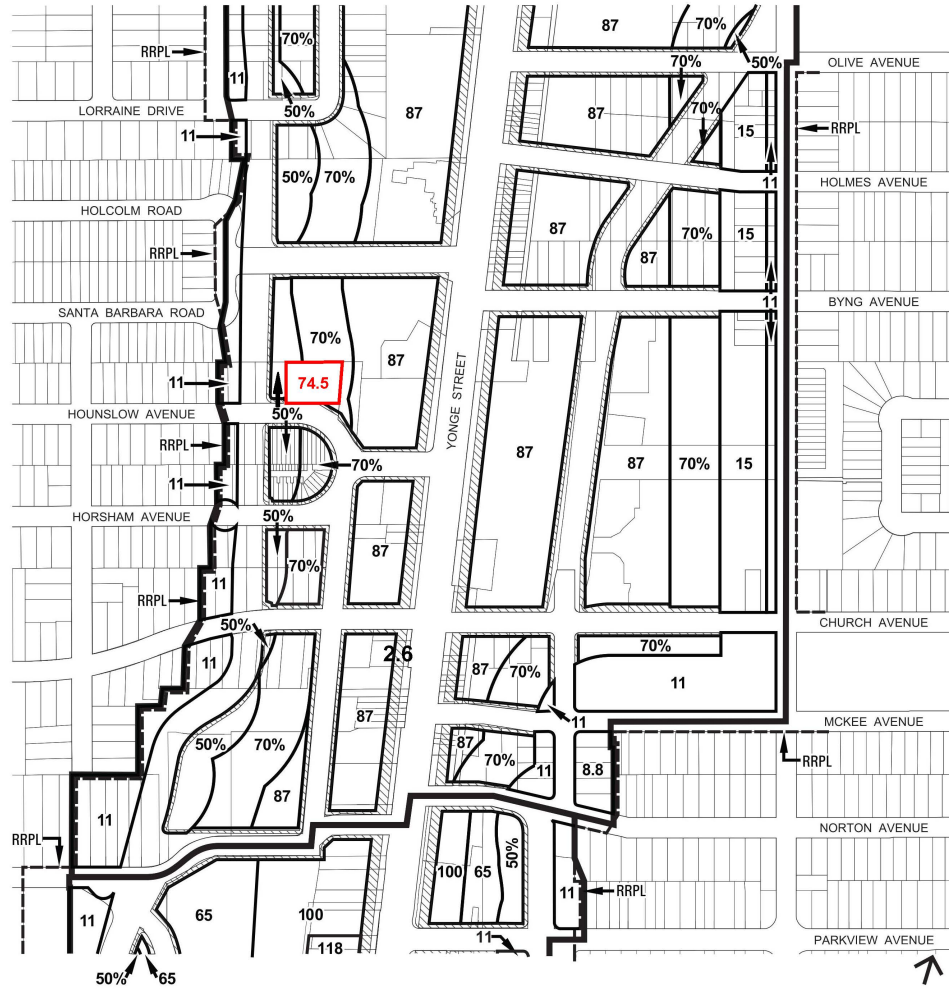
— Secondary Plan Boundary

 26, 28, 36 and 38 Hounslow Avenue

★ Density can only be assigned to these lands pursuant to the Official Plan, North York Centre Secondary Plan, Section 3 or Section 13

Note: Density Limits are exclusive of density incentives and transfers

Schedule 2



North York Centre Secondary Plan

MAP 8-8b Maximum Height Limits

— Secondary Plan Boundary

8.8 The Lesser of 8.8m or 2 Storeys

11 The Lesser of 11m or 3 Storeys

15 The Lesser of 15m or 4 Storeys

65 Maximum 65m Above Grade

87 Maximum 87m Above Grade

100 Maximum 100m Above Grade

50% Maximum 50% Horizontal Distance from RRPL

70% Maximum 70% Horizontal Distance from RRPL

Street Facade Limit as per Section 5.3 of this Secondary Plan

--- Relevant Residential Property Line (RRPL)




26, 28, 36 and 38 Hounslow Avenue

Schedule 3



North York Centre Secondary Plan

MAP 8-13 North York Centre North Site Specific Policies

-  Secondary Plan Boundary
-  Site Specific Policy Areas*
-  26, 28, 36 and 38 Hounslow Avenue

* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 13.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.