

Authority: Local Planning Appeal Tribunal Decision issued on November 9, 2021 and Ontario Land Tribunal Order issued on October 31, 2023 in Tribunal File OLT-22-003095 (formerly PL200269)

CITY OF TORONTO

BY-LAW 1083-2023(OLT)

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021, as 40, 42, 44, 46 and 48 Hendon Avenue.

Whereas authority is given to the Ontario Land Tribunal under the Planning Act, R.S.O. 1990, c. P.13, as amended, to approve this By-law; and

Whereas the Ontario Land Tribunal has held a hearing in accordance with the Planning Act;

The Official Plan of the City of Toronto, as amended, is further amended by the Ontario Land Tribunal as follows:

1. The attached Amendment 631 to the Official Plan is hereby adopted as an amendment to the Official Plan of the City of Toronto.

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AMENDMENT 631 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 40, 42, 44, 46 and 48
HENDON AVENUE**

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

- A) Chapter 6, Section 8, North York Centre Secondary Plan, is amended by modifying Section 13, North York Centre North Site Specific Policies, by adding Site Specific Policy 23 for the lands municipally known in the year 2021 as 40, 42, 44, 46 and 48 Hendon Avenue, as follows:
- '23. 40, 42, 44, 46 and 48 Hendon Avenue**
- a) A residential apartment building is permitted with a maximum height of 4 storeys and 14 metres, and a maximum density of 1.51 times the lot area.
- b) Notwithstanding the policies in Section 3, Density, of this Secondary Plan, the density shall be calculated based on the gross site area of 2316.5 square metres.
- B) Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-11, North York Centre North Service Road, is amended for the lands known municipally in 2021 as 40, 42, 44, 46 and 48 Hendon Avenue by removing the cul-de-sac configuration.
- C) Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-13, North York Centre North Site Specific policies, is amended for the lands known municipally in 2021 as 40, 42, 44, 46 and 48 Hendon Avenue by including the lands as a Site Specific Policy Area and adding the label "23".