

Authority: North York Community Council Item NY26.7,
adopted as amended, by City of Toronto Council on
October 8, 9 and 10, 2025

CITY OF TORONTO

Bill

BY-LAW - 2025

To amend former City of North York Zoning By-law 7625, with respect to the lands municipally known in the year 2024 as 40, 42, 44, 46 and 48 Hendon Avenue.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas 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; and

Whereas pursuant to Section 36 of the Planning Act, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once Council removes the holding symbol "(H)" by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-Law.
2. By-law 7625, as amended by By-law 1084-2023 (OLT), is further amended by deleting Section 64.20-A(295) and replacing it with the following:

64.20-A (295) RM6 (295) (H)

DEFINITIONS

- a) For the purpose of this exception, the following definitions apply:
 - (i) "Apartment House Dwelling" means a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
 - (ii) "Bicycle Parking" shall mean an area below established grade or at grade that is equipped with bicycle racks, stackers or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use.
 - (iii) "Established grade" shall mean the geodetic elevation of 193.55 metres.

- (iv) "Gross Floor Area" shall mean the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level, but excluding:
 - i. Parking, loading and bicycle parking below established grade;
 - ii. Required loading spaces and required bicycle parking spaces at or above established grade;
 - iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement and at, or above established grade;
 - iv. Shower and change facilities and bicycle maintenance facilities for required bicycle parking spaces;
 - v. Indoor recreational amenity space required by this By-law;
 - vi. Elevator shafts;
 - vii. Garbage shafts;
 - viii. Mechanical penthouse; and
 - ix. Exit stairwells in the building;
- (v) "Lands" shall mean the lands zoned Multiple-Family Dwellings Sixth Density Zone – RM6 (295) on Schedule 1 attached to this By-law.
- (vi) "Landscaping" shall mean planters, trees, shrubs, grass, flowers and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape architectural elements, or any combination of these, but not driveways or parking areas and directly associated elements such as curbs or retaining walls.
- (vii) "Type 'G' loading space" shall mean an area used for the loading or unloading of goods or commodities from a vehicle, with the following dimensions:
 - i. minimum width of 4.0 metres;
 - ii. minimum length of 13.0 metres; and
 - iii. minimum vertical clearance of 6.1 metres.

PERMITTED USES

- b) On the lands shown on Schedule 1, the only permitted uses shall be:

RESIDENTIAL

- (i) Apartment House Dwellings;
- (ii) Multiple Attached Dwellings; and
- (iii) Accessory uses, including recreational amenity areas.

NON-RESIDENTIAL

- (i) Temporary Sales Office;
- (ii) Retail stores;
- (iii) Personal service shops;
- (iv) Service shops;
- (v) Banks;
- (vi) Business and professional offices;
- (vii) Dry-cleaning establishment;
- (viii) Professional medical offices;
- (ix) Artist studio; and
- (x) Financial institution.

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- c) Notwithstanding Section 20-A.2.5, the maximum total gross floor area permitted on the site is 10,200 square metres.
- d) A minimum of 150 square metres of non-residential uses will be included in the maximum gross floor area.

LOT COVERAGE

- e) The provisions of Section 16.2.2 and Section 20-A.2.2 shall not apply.

YARD SETBACKS

- f) Notwithstanding the provisions of Section 16.2.4 and Section 20-A.2.4 , the minimum yard setbacks shall be as follows and shown on Schedule RM6(295).

- g) Notwithstanding the provisions of Clause (e) above, the following may be permitted to project into the minimum yard setback areas:
- (i) balconies, above the fourth floor, by a maximum of 1.5 metres;
 - (ii) terraces, to the extent of the main wall below;
 - (iii) canopies and awnings, by a maximum of 4.0 metres;
 - (iv) cladding added to the exterior surface of the main wall of a building, by a maximum of 0.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, or belt course, by a maximum of 0.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
 - (viii) a transformer and enclosing structure, which may be located anywhere within the rear yard; and
 - (ix) retaining walls or other structural or non-structural elements associated with an unenclosed parking garage access/egress ramp, which may be located anywhere within the rear yard, provided that a minimum setback of 3.0 metres is provided to the rear property line.

BUILDING HEIGHT

- h) Notwithstanding Section 16.2.6, Section 20-A.2.6 and Schedule 'D' of By-law 7625:
- (i) The maximum building height shall not exceed the height measured in metres above the established grade, identified by the symbol "H" as shown for that portion of the building on Schedule RM6(295).
- i) The maximum building heights shown on Schedule RM6(295) may be exceeded as follows:
- (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
 - (ii) structures that enclose, screen, or cover the equipment, structures and parts of a building listed in h)(i) above, including a mechanical penthouse, by a

maximum of 5.0 metres;

- (iii) architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 2.0 metres;
- (iv) building maintenance units and window washing equipment, by a maximum of 2.0 metres beyond the heights set out in (h)(i) and (h)(ii);
- (v) a transformer and enclosing structure, by a maximum of 2.0 metres;
- (vi) retaining walls or other structural or non-structural elements associated with an unenclosed parking garage access/egress ramp, by a maximum of 2.0 metres;
- (vii) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (viii) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
- (ix) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 3.0 metres.

j) Except as provided herein, Section 2.10 shall continue to apply.

FLOOR AREA

k) The provisions of Section 16.2.5 shall not apply.

DENSITY

l) Despite 20-A.2.5, a maximum density of 4.4 times the area of the lot shall be permitted.

LANDSCAPING

m) The provisions of Section 15.8 shall not apply.

ACCESSIBLE PARKING

n) A minimum of 2 Accessible Parking Spaces shall be provided as part of the parking supply in accordance with the following:

- (i) 1 Accessible Parking Space for residents; and
- (ii) 1 Accessible Parking Space for residential visitors.

o) Accessible Parking Spaces shall have a length of 5.6 metres, a width of 3.4 metres, and a vertical clearance of 2.1 metres.

- p) The entire length of an Accessible Parking Space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- q) Accessible parking spaces must be located within 30 metres of the closest:
 - a. barrier free entrance to a building; or
 - b. passenger elevator that provides access to the first storey of the building.

BICYCLE PARKING

- r) Bicycle parking spaces shall be provided in accordance with the following requirements:
 - (i) a minimum rate of 0.68 "long-term" bicycle parking spaces per dwelling unit; and
 - (ii) a minimum rate of 0.07 "short-term" bicycle parking spaces per dwelling unit.
- s) Bicycle parking shall comply with the following standards:
 - (i) where bicycles are to be parked on a horizontal surface, each bicycle parking space shall have horizontal dimensions of at least 0.6 metres in width by 1.8 metres in length;
 - (ii) where bicycles are to be parked in a vertical position, each bicycle parking space shall have horizontal dimensions of at least 0.6 metres in width by 1.2 metres in length;
 - (iii) where bicycles are to be parked in bicycle rack(s) or in a stacked manner, each bicycle parking space shall have horizontal dimensions of at least 0.45 metres in width by 1.8 metres in length; and
 - (iv) where bicycles are to be parked in bicycle rack(s) or in a stacked manner, bicycles may be parked in a secured room or area or on a rack/hook on a wall associated with a vehicle parking space on any parking level, so long as such rack/hook does not encroach into a vehicle parking space, and in all such cases the dimensions in (i) and (ii) shall not be required.

LOADING

- t) Notwithstanding Section 6A(16), a minimum of one (1) Type 'G' loading space shall be provided.
- u) The provisions of Section 6A(16)(c)(ii) requiring a fixed barrier separating a loading space shall not apply.

- v) The provisions of Section 6A(16)(d)(iv) regarding space in front of a loading space shall not apply.

RECREATIONAL AMENITY AREA

- w) Recreational amenity areas shall be provided at a minimum rate of 4.0 square metres for each dwelling unit, of which:
 - (i) a minimum of 1.9 square metres per dwelling unit of indoor recreational amenity area shall be provided; and
 - (ii) a minimum of 2.0 square metres per dwelling unit of outdoor recreational amenity area shall be provided of which least 40.0 square metres must be in a location adjoining or directly accessible to the indoor amenity space.

UNIT MIX

- x) The provision of dwelling units is subject to the following:
 - (i) a minimum of 50 percent of the total number of dwelling units must contain two bedrooms; and
 - (ii) a minimum of 10 percent of the total number of dwelling units must contain three or more bedrooms.

EXCLUSIONS

- y) The provisions of Sections 6A(2), 6A(3), 6A(5), 6A(7)(d)(A), 6A(8), 6A(16), 6(9), and 20-A.1, 20-A.2.2, 20-A.2.4, 20-A.2.5, and 20-A.2.6 do not apply.

HOLDING SYMBOL PROVISIONS

- a) The lands zoned with the holding symbol "(H)" on Schedule 1 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- b) An amending by-law to remove the holding symbol "(H)" referred to in a) above may be enacted when the following are fulfilled:
 - (i) A revised Functional Servicing and Stormwater Management Report is submitted, to the satisfaction of the Director, Engineering Review, Development Review, to demonstrate that the sanitary and water mains have adequate capacity to accommodate the development of the lands. If the revised Functional Servicing and Stormwater Management Report identifies new municipal infrastructure or upgrades to existing municipal infrastructure are needed to support the development, the Holding (H) symbol may

be removed once those upgrades or required improvements to municipal infrastructure identified in the revised Functional Servicing and Stormwater Management Report are constructed and operational, to the satisfaction of the Director, Engineering Review, Development Review. The Holding (H) Symbol must be removed in order to proceed with the development of the site.

DIVISION OF LANDS

- z) Notwithstanding any past or future severance, parkland dedication, partition or division of the net site shown on Schedule RM6(295), the provisions of this By-law shall apply to the whole of the net site as if no severance, parkland dedication, partition or division occurred.
- 3. Section 64.20-A of By-law 7625 of the former City of North York is amended by replacing Schedule RM6(295) with Schedule RM6(295) attached to this By-law.
- 4. Where any provision or Schedule of By-law 7625 of the former City of North York, as amended, conflicts with this By-law, this By-law shall prevail.

Enacted and passed on October , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1



Toronto
Schedule 1

40-48 Hendon Avenue

File # 24 253157 NNY 18 02

■ Lands to be conveyed to the city for Beecroft Road Extension

Former City of North York By-law 7625
Not to Scale
06/09/2025



Schedule RM6(295)

