

30-36 Hendon Avenue – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Refusal

Date: June 13, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

Planning Application Number: 24 252430 NNY 18 OZ

SUMMARY

The application proposes to amend the Official Plan and Zoning By-law to permit a 46-storey (152.55 metres including mechanical penthouse) residential building containing 433 dwelling units at 30-36 Hendon Avenue. The proposed building has a gross floor area of 30,696.3 square metres and a Floor Space Index ("FSI") of 22.9 times the lot area.

The proposed development is of an inappropriate height, scale and massing and represents an overdevelopment of the site. The proposal does not conform to the North York Centre Secondary Plan ("NYCSP") and the application has not demonstrated adequate justification for the proposed variation from the height and density policies of the NYCSP. The application also fails to meet soil volume requirements, proposes unacceptable site access and circulation, and has not demonstrated sufficient servicing capacity is available to support the proposed development.

This report recommends refusal of the application to amend the Official Plan and Zoning By-law and staff recommend the applicant consider modifying the proposal.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council refuse the application for the Official Plan Amendment and Zoning By-law Amendment (Application No. 24 252430 NNY 18 OZ) in its current form, for the lands municipally known as 30-36 Hendon Avenue.

2. In the event the applications are appealed to the Ontario Land Tribunal, City Council, pursuant to subsections 22(8.1) and 34(11.0.0.1) of the *Planning Act*, use mediation,

conciliation or other dispute resolution techniques in an attempt to resolve the Official Plan Amendment and Zoning By-law Amendment applications, to the satisfaction of the Executive Director, Development Review and the City Solicitor.

3. City Council direct the City Clerk, should an appeal be filed, to notify all persons or public bodies who may have filed an appeal to this decision of City Council's intention to rely on subsections 22(8.1) and 34(11.0.0.1) of the *Planning Act* and the City Clerk shall provide notice to all prescribed persons or public bodies under subsections 22(8.2) and 34(11.0.0.2) of the *Planning Act*.

4. City Council direct the City Clerk, should an appeal be filed, to notify the Ontario Land Tribunal of City Council's intention pursuant to subsections 22(8.1) and 34(11.0.0.1) of the *Planning Act*, and that the Ontario Land Tribunal shall receive the record, the notice of appeal and other prescribed documents and materials seventy-five (75) days after the last day for filing a notice of appeal for these matters.

5. Should the Official Plan Amendment and Zoning By-law Amendment application be resolved, and there is no appeal to the Ontario Land Tribunal or the appeal to the Ontario Land Tribunal has been withdrawn, City Council direct the Director, North York District, Community Planning to bring forward an Approval Report to North York Community Council for a statutory public meeting as required under the *Planning Act*.

6. City Council authorize the City Solicitor and other appropriate City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event an appeal of Council's decision is allowed by the Ontario Land Tribunal, in whole or in part.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

At its meeting on January 19, 2021, Planning and Housing Committee received the City Planning Division - Study Work Program Update and requested that the Chief Planner and Executive Director, City Planning initiate the focussed review of the North York Secondary Plan and provide recommendations on maximum densities that may be included in the Secondary Plan. The Planning and Housing Committee direction can be found at the following link: [PH20.2 - City Planning Division - Study Work Program Update](#)

At its meeting on July 19-22, 2022, City Council adopted four Official Plan Amendments, Official Plan Amendments 540, 544, 570 and 575, that include a total of 115 Major Transit Station Areas (MTSAs)/Protected Major Transit Station Areas (PMTSAs). The

subject site is located within the Yonge-Finch PMTSA (SASP 727) as identified within OPA 570. The Official Plan Amendments were forwarded to the Minister of Municipal Affairs and Housing for approval. The Minister has not yet made a decision. A copy of the report and decision can be found at the following link: [PH35.16 - Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report](#)

At its meeting on February 6-7, 2024, City Council adopted a Staff Report titled 'Expropriation of Properties for the Extension of Beecroft Road - Stage 2' approving the expropriation of nine properties required to facilitate the Beecroft Extension Project. The project will implement the North York Centre North Service Road, as identified in the North York Centre Secondary Plan. A copy of the report from the Executive Director, Corporate Real Estate Management and the decision of City Council can be found at the following link: [GG9.13 - Expropriation of Properties for the Extension of Beecroft Road - Stage 2](#)

Staff conducted a Community Consultation Meeting for the application on May 14, 2025. The Community consultation is summarized in the Public Engagement section of this Report.

THE SITE AND SURROUNDING LANDS

Description

The site is a consolidation of three properties municipally known as 30, 32 and 36 Hendon Avenue, located on the north side of Hendon Avenue, approximately 170 metres west of Yonge Street. The site is generally rectangular in shape and is currently occupied by three detached dwellings, comprised of five residential units, of which three are rental units.

A portion of the southwest corner of the site (36 Hendon Avenue) is proposed to be expropriated by the City of Toronto to facilitate the planned Beecroft Road Extension, and the southernmost 3.44 metres of the site is proposed to be conveyed to the City of Toronto to facilitate the right-of-way widening of Hendon Avenue to 27 metres.

The site has a gross lot area of approximately 1,340 square metres and approximately 40 metres of frontage on Hendon Avenue. Once the future Beecroft Road Extension is completed, the site will also have frontage on Beecroft Road. See Attachment 2 for the Location Map.

Surrounding Uses

North: The easternmost portion of Hendon Park, currently occupied by a paved surface parking lot, is located directly north of the site. North of Hendon Park is the Finch Hydro Corridor and Finch Station surface parking lot.

South: To the south of the site, on the south side of Hendon Avenue, is a 2-tower development comprised of a 28-storey tower and a 31-storey tower on a shared 3-storey podium with grade-related townhouse units.

East: Immediately to the east of the site is a 2-storey place of worship and associated surface parking lot. To the east of the place of worship is a TTC substation located on a triangular-shaped property owned by the TTC.

West: 38 Hendon Avenue is located directly to the west of the site and is currently occupied by a detached dwelling. To facilitate the Beecroft Road Extension, the entirety of 38 Hendon Avenue is being expropriated by the City of Toronto. Further to the west, there are five detached dwellings on the lands known as 40-48 Hendon Avenue, which are proposed to be redeveloped with an 11-storey (41 metres) residential building (File No. 24 253157 NNY 18 OZ).

THE APPLICATION

Description

The application proposes a 46-storey (152.55 metres including mechanical penthouse) purpose-built rental residential building comprised of a 6-storey podium element and a 40-storey tower element with a total gross floor area of 30,696.3 square metres.

Density

The proposal has a density of 22.9 times the area of the lot.

Residential Component

The proposal includes 433 rental dwelling units, including 277 one-bedroom (64%), 113 two-bedroom (26%), and 43 three-bedroom units (10%).

Non-Residential Component

The proposal does not include any non-residential gross floor area.

Access, Parking and Loading

The proposal includes a total of 47 vehicular parking spaces, including seven visitor parking spaces, in three levels of underground parking accessed by two car elevators. The proposal also includes a total of 326 bike parking spaces, including 296 long-term bike parking spaces and 30 short-term bike parking spaces, and one Type 'G' loading space. The application proposes the main vehicle access from Hendon Avenue. There is an additional driveway proposed at the future Beecroft Road Extension to serve as one-way truck access to the loading space. Loading vehicles would enter the site from the Beecroft Road Extension driveway and exit onto Hendon Avenue via the Hendon Avenue driveway.

Rental Housing Demolition

The proposal would result in the loss of three rental dwelling units, which are located at 30 and 36 Hendon Avenue. Replacement of the rental units is not proposed.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, a site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/30HendonAve.

Reasons for Application

An Official Plan Amendment application is required to permit the proposed building height and density. Presently, the North York Centre Secondary Plan permits a maximum height of 87 metres and a maximum density of 1.99 times the lot area on the site, including density incentives.

A Zoning By-law Amendment application is required to implement the proposed development with appropriate standards, including height, density, setbacks, lot coverage, landscaping, parking, among other matters.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 13, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was originally submitted on December 20, 2024 and deemed complete on March 25, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at www.toronto.ca/30HendonAve.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024).

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the subject site as *Centres* and designates the subject site as *Mixed Use Areas*. North York Centre is identified as one of the City's four *Centres*, which are places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed use settings with different levels of activity and intensity. The *Mixed Use Areas* designation permits a broad range of commercial, residential, and institutional uses in single use or mixed-use buildings, as well as parks and open spaces and utilities. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The [North York Centre Secondary Plan](#) identifies the subject site as *Mixed Use Areas 'H'*, which permits residential uses, institutional uses that are not predominantly offices, public parks and recreational uses. Further, the NYCSP permits a maximum density of 1.5 times the area plus 33 percent for density incentives for a maximum density of 1.99 times the site area with a maximum height of 87 metres.

It is noted that OPA 570 (SASP 727) assigns a minimum density of 1.5 times to this site. Although not currently in-effect, this OPA contemplates that the 1.5 times FSI is a minimum density, so a higher density may be considered where appropriate.

A review of the NYCSP, known as North York at the Centre, is currently being undertaken by the City. North York at the Centre will review the existing plan policies and will result in an updated NYCSP. Additional information about the review can be found on the City website here: www.toronto.ca/NYCentre.

Zoning

The subject site is zoned One-Family Detached Dwelling Fourth Density Zone (R4) under Former City of North York Zoning By-law 7625. The R4 zoning category permits limited range of residential and non-residential uses, including detached dwellings and accessory buildings, home occupations, recreational and institutional uses. The maximum lot coverage is 30 percent and the maximum height for dwellings with a "flat roof" is 8.0 metres or 8.8 metres for a dwelling with any other type of roof. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Mid-Rise Building Performance Standards;
- Growing Up Guidelines for Children in Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On May 14, 2025, Community Planning Staff hosted a virtual community consultation meeting. The meeting was attended by the local Councillor, Community Planning Staff, the applicant, and their consultant team. Approximately 36 members of the public attended the meeting. The following comments and issues were raised with respect to the application:

- Concern about the 100+ year tree on site that is proposed to be destroyed;
- Concerns about the lack of parking spaces in the proposed development, including visitor parking;
- Question about whether any of the proposed rental units will be affordable;
- Comments about the block context planning and whether appropriate setbacks to potential future surrounding developments and Hendon Park have been provided;
- Concerns about the impact on traffic congestion in the area;
- Concern about potential damage to the park and ecosystem of the park and the animals it protects;
- Concerns about shadowing created by the proposed building;
- Comments about how the Subway is already at capacity during peak hours;
- Concern about the density of the proposed development being located on a local road.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for

consistency with the Provincial Planning Statement (2024) (PPS 2024). Staff find the proposal to be inconsistent with the PPS (2024) for the following reasons:

- Policy 2.4.1.3 of the PPS (2024) states that planning authorities should identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas.

The site is located within the North York Centre which is identified as a strategic growth area. Appropriate transition in built form to the adjacent lands outside the strategic growth area is to be provided. The site is located near the boundary of the North York Centre, and the proposed transition of built form to the areas outside the strategic growth area adjacent to the site as per the PPS (2024) is not appropriate. This consideration would apply even though the adjacent lands are in the proposed PMTSA, as the lands to the west are assigned a lower minimum density (0.3 times the lot area).

- Policy 3.6.1 of the PPS (2024) directs that growth should be accommodated in a manner that promotes the efficient use and optimization of existing municipal sewage services and that servicing and land use considerations are integrated throughout all stages of the planning process.

The application has not yet demonstrated that the proposal can be accommodated by existing municipal services.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies including the North York Centre Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The Official Plan states that *Mixed Use Areas* will create a balance of high quality commercial, residential, institutional, and open space uses that will meet the needs of the local community. The proposed residential use is a permitted land use for the site.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a rental apartment building, with a unit mix that meets the general intent of the Official Plan.

The application involves the demolition of three rental dwelling units. In accordance with Policy 3.2.1.12 of the Official Plan, the applicant is required to provide a Tenant Relocation and Assistance Plan to lessen hardship for existing tenants.

In the event that the Official Plan and Zoning By-law Amendment application is appealed to the OLT and the OLT allows the appeal in part or in whole, the final order should be withheld until the Owner has provided a legal undertaking to the City, to the

satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure a Tenant Relocation and Assistance Plan that is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood.

Density, Height, Massing

Official Plan policies direct that development will be located and massed to fit within the existing and planned context and provide good transition in scale between areas of different building heights and intensity.

The proposal would result in a building with a Floor Space Index of 22.9 times the lot area, whereas the current NYCSP permits a maximum of 1.99 times the lot area. An increase in density may be appropriate in the presence of good built form and site design; however, the application as submitted fails to address a number of critical issues as further discussed below.

The proposed building height of 46 storeys is out of context for the surrounding area. The NYCSP permits a building height of 87 metres, whereas 152.55 metres including mechanical penthouse is proposed. The application has not demonstrated sufficient justification for exceeding the permitted maximum height. The proposed building height results in a scale of development that cannot currently be supported for the site given the size constraints of the proposed lot consolidation.

The Tall Building Design Guidelines specify that sites that cannot provide minimum tower setbacks, step-backs and separation distances may not be appropriate for tall buildings. The proposed tall building does not provide appropriate setback or separation distances to the adjacent properties and public realm. As such, the current application has not demonstrated that the site is appropriate for a tall building.

The Tall Building Design Guidelines recommend that tall buildings should be set back 12.5 metres from the property lines to allow for appropriate separation to adjacent sites, and the Mid-Rise Building Design Guidelines recommend a 20-metre separation distance between a mid-rise building and a tall building. The proposed tower setback to the east is 4 metres, which does not achieve this objective and may negatively impact future development of the block. The proposed 3-metre setback to the adjacent park is also insufficient and should be increased to a minimum of 5 metres to ensure appropriate transition and allow for planting of trees with adequate clearance from the building. Additionally, the proposed tower floorplate size of 760 square metres exceeds the directive of the Tall Building Design Guidelines that states that tower floorplates should be a maximum of 750 square metres.

NYCSP policies 5.3.4 b) and 5.3.5 b) provide that base building heights may not exceed 12 metres along service roads and side streets. The existing streetwall heights along Hendon Avenue and Greenview Avenue are 3 storeys within the Secondary Plan area. The proposed 6-storey streetwall height does not fit within the existing or planned context. In addition, the proposed 2-metre tower step-back on Greenview Avenue and 1-metre tower step-back on Hendon Avenue will negatively impact the pedestrian

comfort on the street. The building step-backs along Hendon Avenue and Greenview Avenue should be increased to a minimum of 3 metres as directed in NYCSP Policy 5.3.5 b) and recommended in the Tall Building Design Guidelines.

Public Realm

The public realm is comprised of all public and private spaces to which the public has access. It is a network that includes, but is not limited to, streets and lanes, parks and open spaces, and the parts of private and public buildings that the public is invited into. The Official Plan states that the public realm will provide a comfortable, attractive, vibrant, safe, and accessible setting for civic life and daily social interaction. The Official Plan also directs that development will frame and support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm, and to improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces from the development.

The proposed development does not provide sufficient space for setbacks, soft landscaping and tree planting, or comfortable outdoor amenity spaces. The proposed building setbacks from all lot lines cannot support trees on the site and provide for very minimal soft landscaping. The proposed 3-metre at-grade setbacks at the north, south and west lot lines does not leave sufficient space for tree plantings, mature tree growth or outdoor amenity. At the east edge of the site, the driveway is proposed to extend to the property line, and the building overhangs the driveway, providing no space for landscaping or plantings.

The proposed at-grade uses include a CACF and electrical/mechanical room at the Greenview Avenue (future Beecroft Road Extension) frontage, which does not contribute to the activation of the public realm. The two proposed curb cuts also have a negative impact on the public realm and would conflict with the pedestrian and cyclist traffic on the future Beecroft Road Extension. The application has not demonstrated that the site can accommodate the proposed scale of development while also meeting public realm objectives of the Official Plan.

Shadow Impact

A sun/shadow study prepared by Studio JCI was submitted in support of the application. The study shows that the proposed building generates net new shadows on surrounding *Neighbourhoods* lands, Hendon Park and approved parks north of the Finch Hydro Corridor. Built form revisions, such as reducing the proposed building height, increasing tower setback and reducing tower floorplate size, would help to improve sunlight access from the surrounding parks, public realm and *Neighbourhoods* in accordance with Official Plan policies.

Wind Impact

A pedestrian level wind study prepared by RWDI was submitted in support of the application. The submitted study identifies areas of concern relating to pedestrian comfort and safety. There are 14 sensor locations showing uncomfortable wind conditions and 16 sensor locations showing unsafe wind conditions.

The major areas of concern include the public sidewalks along both sides of Hendon Avenue and the east side of Greenview Avenue, which would have uncomfortable conditions in spring and winter in the proposed configuration. The proposed main entrance on the southwest corner will have uncomfortable wind condition in spring, fall and winter. The public sidewalks and main entrance should have a wind condition that is comfortable for standing and walking all-year round.

The proposed building impacts the wind condition of the multi-use trail and existing parking lot of Hendon Park to the north of the site. The submitted study shows three sensors located along the trail and two sensors within the parking lot of Hendon Park with uncomfortable wind conditions in winter. Multi-use trails should have a wind condition that is comfortable for walking all-year round.

The majority of the proposed outdoor amenity space on the 7th floor and 46th floor have undesirable wind condition throughout the year, with unsafe wind conditions at the 4 corners on the 7th floor. Outdoor amenity space should have a wind condition that is comfortable for sitting in spring, summer and fall.

Modifications to the building massing, such as reducing the proposed building height and providing additional setbacks and step-backs, are required to ensure safe and comfortable wind conditions.

Servicing

A Functional Servicing and Storm Water Management Report prepared by SITEPLANTECH Inc., was submitted in support of the proposal. Revisions are required to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the proposed development.

Should the application be approved at the Ontario Land Tribunal, either the Final Order should be withheld, or a Holding Provision should be applied to the implementing Zoning By-law to ensure the Functional Servicing and Storm Water Management Report is revised to address the April 17, 2025, Development Engineering memorandum to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Road Widening and Beecroft Road Extension

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Hendon Avenue, a 3.44 metre road widening dedication along the Hendon Avenue frontage of the site would be required should an application be approved. The application is currently showing a dedication of 3.42 metres along Hendon Avenue.

The southwest corner of the site is proposed to be expropriated by the City of Toronto to facilitate the planned Beecroft Road Extension. A total of 4.10 square metres is proposed to be expropriated. The entirety of the property to the west of the site (38 Hendon Avenue) will also be expropriated to facilitate the Beecroft Road Extension. The

applicant submits that the easternmost sliver of 38 Hendon Avenue would not be required by the City to achieve the planned right-of-way for Beecroft Road, and so the application proposes that it be included as part of the development site. The applicant has identified this sliver of 38 Hendon Avenue as a “remnant parcel” with an area of 26.1 square metres. The proposal to include this “remnant parcel” as part of the development application requires further discussion with City staff.

Traffic Impact

A Transportation Impact Study prepared by NexTrans was submitted in support of the proposed development. The submitted Transportation Impact Study has not been accepted by Transportation Review staff as revisions to the analysis are required. The analysis has not adequately considered the Beecroft Road Extension project in the transportation impact analysis for the future horizon years.

The memorandum from Development Engineering dated April 17, 2025 outlines a number of other revisions required for the Transportation Impact Study. An updated Transportation Impact Study addressing staff’s comments is required. A stronger Transportation Demand Management (TDM) plan is also needed to better encourage active and sustainable transportation options, reflect the site context and address the TGS V4 requirements.

Access, Vehicular and Bicycle Parking and Loading

The City of Toronto's Access Management Guidelines and Official Plan actively look to minimize the number of direct access points to the street network in order to increase safety for all users, reduce delays, minimize turning conflicts, and maintain acceptable levels of safety. Due to the planned cycling facilities along the future Beecroft Road Extension, the proposed access should be closed, and all loading activities must be from the Hendon Avenue access.

Staff are not currently in acceptance of the proposed vehicle movements through the site. The application requires a comprehensive site circulation management plan for review and acceptance, which should also describe in detail the operational plan and the utilization of car elevators. Additionally, while the proposed 7 visitor parking spaces meets the visitor parking space by-law requirement of 6 spaces, staff recommend that additional visitor parking be provided to serve the proposed 433 dwelling units.

Parkland

In accordance with [Section 42](#) of the *Planning Act*, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#) requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

The site is directly adjacent to Hendon Park, a 35,784 square metre park, which contains two baseball diamonds, four tennis courts, splash pad and a playground. The

proposal should minimize shadow and wind impacts on Hendon Park to preserve its utility, in accordance with Policy 3.2.3.3 of the Toronto Official Plan. A minimum 5-metre setback is required between a park boundary and any built form that abuts a park. The application currently proposes a 3-metre setback from the park.

Tree Preservation

The proposed development would require the removal of four mature private trees, but no replacement trees are proposed on site. The setbacks proposed cannot support trees on site. Additionally, proposed street trees are not entirely acceptable and have not been demonstrated as feasible, which impacts overall Toronto Green Standard compliance, specifically EC 1.1 - Tree Planting Areas and Soil Volume and EC 1.2 – Trees Along Street Frontages. The application should explore additional tree preservation options, and must provide private tree planting as compensation for any approved by-law protected private-tree removals. Further work is also required to address utility conflicts with street trees along Hendon Avenue, and to provide acceptable soil volume levels.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Summary of Issues to be Resolved

Based on the review of the application, the following issues have not been addressed and need to be resolved in order for redevelopment to proceed on the subject site.

- Height, scale, density and massing of the development and fit of the development within the existing and planned context;
- Setbacks and separation distances, including relationships to, and impacts on, adjacent properties;
- Impacts to the public realm, including shadow and wind;
- Removal of the site access from Greenview Avenue (future Beecroft Road Extension);
- Preservation or replacement of on-site tree plantings and satisfaction of Toronto Green Standard soil volume requirements;
- Provide the required right-of-way widening conveyances on Hendon Avenue, including the required 6.0 metre corner rounding;
- Demonstrate site servicing capacity exists to accommodate the proposed development.

Further Issues

Should the decision to refuse the application be appealed to the Ontario Land Tribunal, and Staff continue to receive additional or supplementary information regarding this

application or be required to review a revised proposal, Staff may refine or identify further issues and/or supplement the reasons provided in this Report.

Conditions to Any Tribunal Order

Should Council's refusal decision be appealed to the Ontario Land Tribunal, and not resolved or otherwise approved by City Council, and the Ontario Land Tribunal decides to grant the approval, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal to the satisfaction of the appropriate City Officials:

- The final form and content of the draft Official Plan Amendment;
- The final form and content of the draft Zoning By-law Amendment;
- The owner has at its sole expense:
 - Submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 - Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;
 - Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;
 - Submitted a revised Transportation Impact Study, including Transportation Demand Management Plan, and a comprehensive site circulation management plan to the satisfaction of the General Manager, Transportation Services, the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning;
 - Submitted a revised Tree Protection and Preservation Plan and Soil Volume Plan to the satisfaction of the Director, Urban Forestry;
 - Submitted a revised Pedestrian Level Wind Study to the satisfaction of The Chief Planner and Executive Director, City Planning; and
 - The Owner has provided a legal undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure the required Tenant Relocation and Assistance Plan pertaining to the existing occupied rental dwelling unit proposed to be demolished.

CONCLUSION

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024), and the Official Plan. Staff are of the opinion that the proposal is not consistent with the PPS (2024). Further, the proposal does not conform with the Official Plan, including the North York Centre Secondary Plan, particularly as it relates to the built form and massing of the proposed tower and base building, site organization and public realm. The proposal does not represent good planning and is not in the public interest. Staff recommend that Council refuse the application.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: Elevations
Attachment 7: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 30-36 HENDON AVE **Date Received:** December 20, 2024

Application Number: 24 252430 NNY 18 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: OPA & Rezoning to permit the redevelopment of the subject site with a 46-storey (152.55-metre) purpose built rental apartment building, comprised of a 6- storey podium element and a 40-storey tower element, containing a total of 433 rental dwelling units. The proposal will have a gross floor area of approximately 30,696 square metres, resulting in a density equivalent to 22.9 times the gross area of the subject site.

Applicant	Agent	Architect	Owner
HENDON II ROSSEAU GP INC			INSUK HAN

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	See Former City of Toronto North York By-Law No.7625	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m):	1,340	Frontage (m):	40	Depth (m):	34
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			524	524
Residential GFA (sq m):	252		30,696	30,696
Non-Residential GFA (sq m):				
Total GFA (sq m):	252		30,696	30,696
Height - Storeys:	2		46	46
Height - Metres:	7		148	148

Lot Coverage Ratio (%)	76	Floor Space Index:	22.9
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	30,696	
Retail GFA:		

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1	0	433	433
Freehold:	2	0		
Condominium:				
Other:				
Total Units:			433	433

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			0	0	0
Proposed:			277	113	43
Total Units:			277	113	43

Parking and Loading

Parking Spaces: 47 Bicycle Parking Spaces: 326 Loading Docks: 1

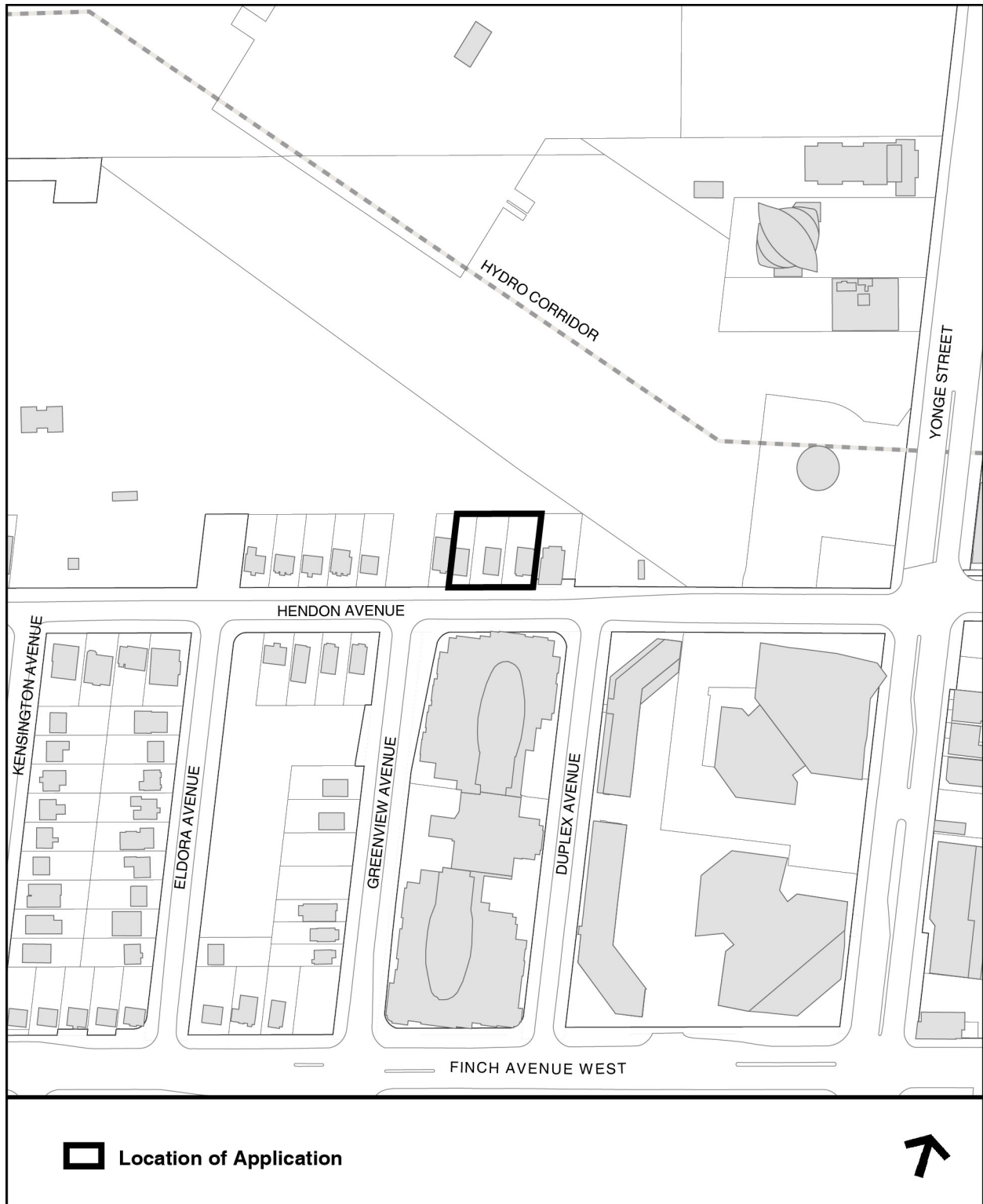
CONTACT:

Heather Au, Planner, Community Planning

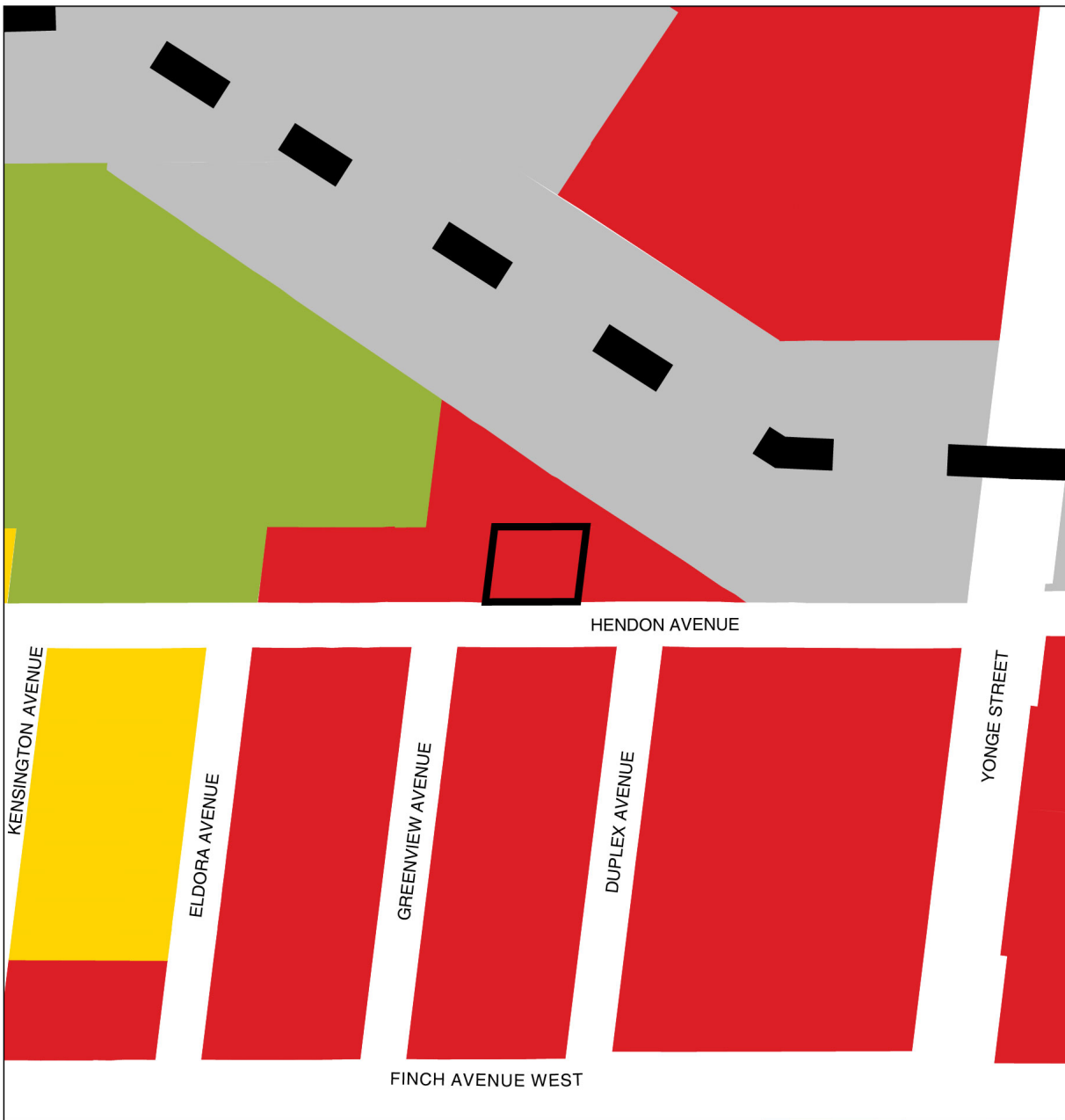
(416) 396-5570

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

30-36 Hendon Avenue

File # 24 252430 NNY 18 0Z



Not to Scale
Extracted: 12/23/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 7625

30-36 Hendon Avenue

File # 24 252430 NNY 18 0Z



Location of Application

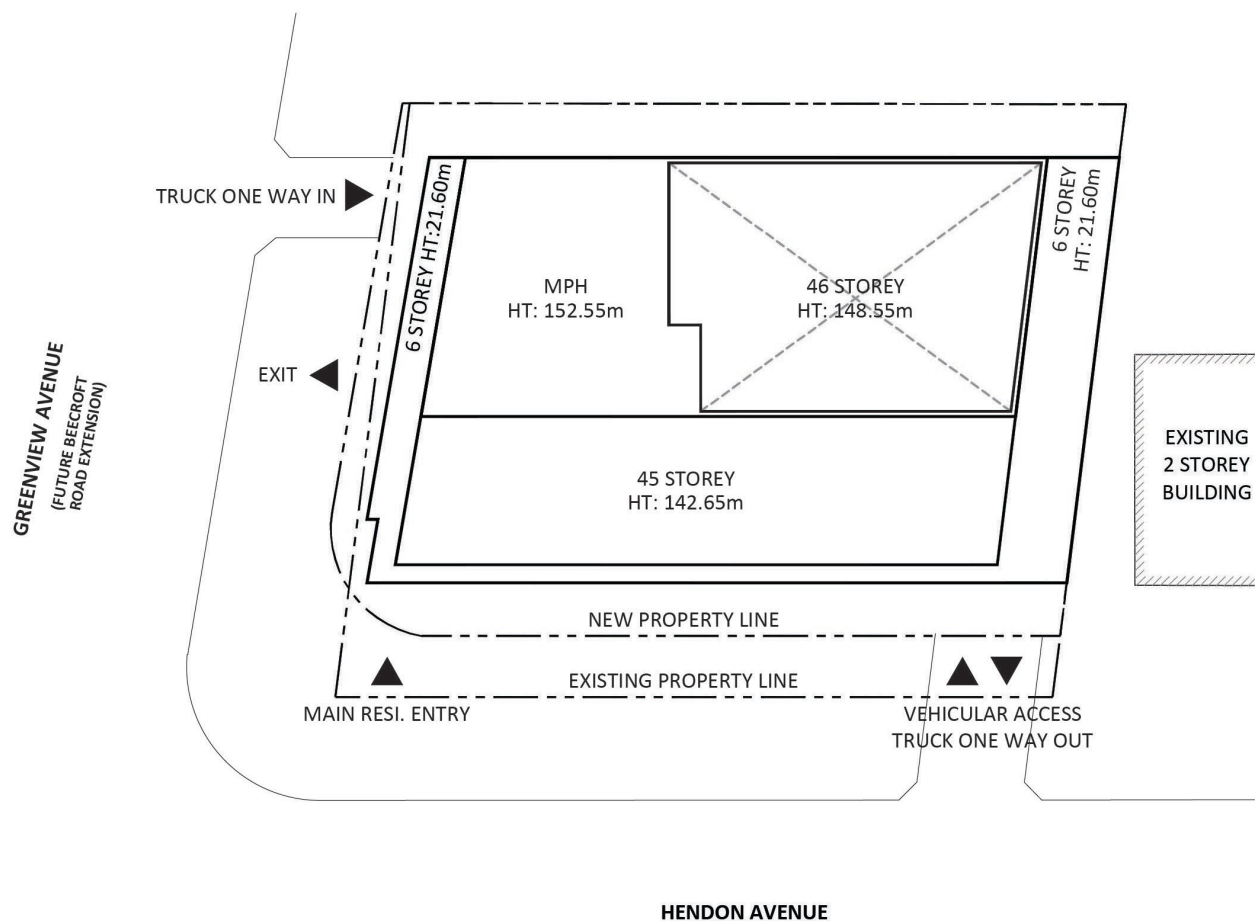
R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone

O1 Open Space Zone
O3 Semi-Public Open Space Zone



Not to Scale
 Extracted: 12/23/2024

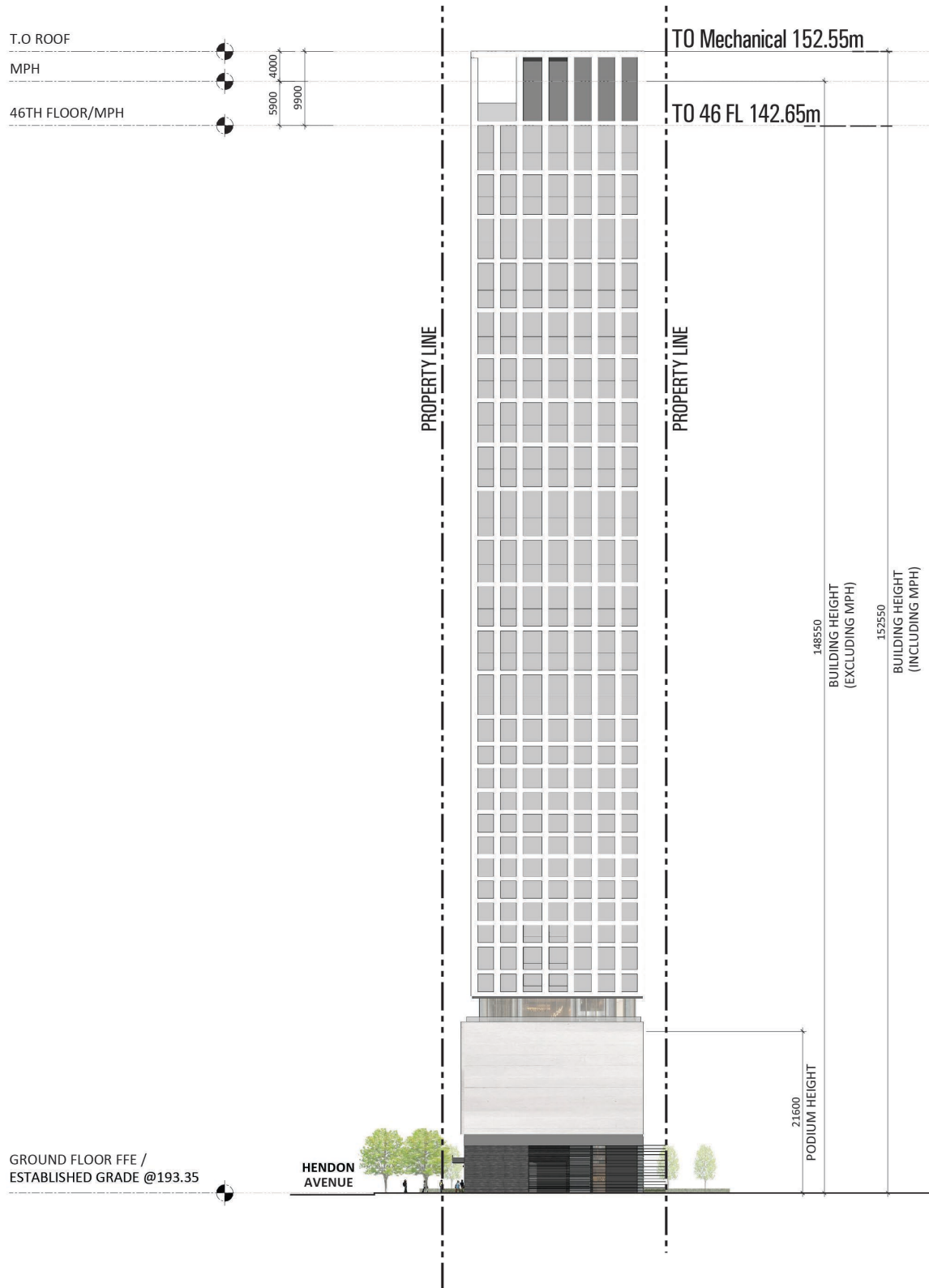
Attachment 5: Site Plan

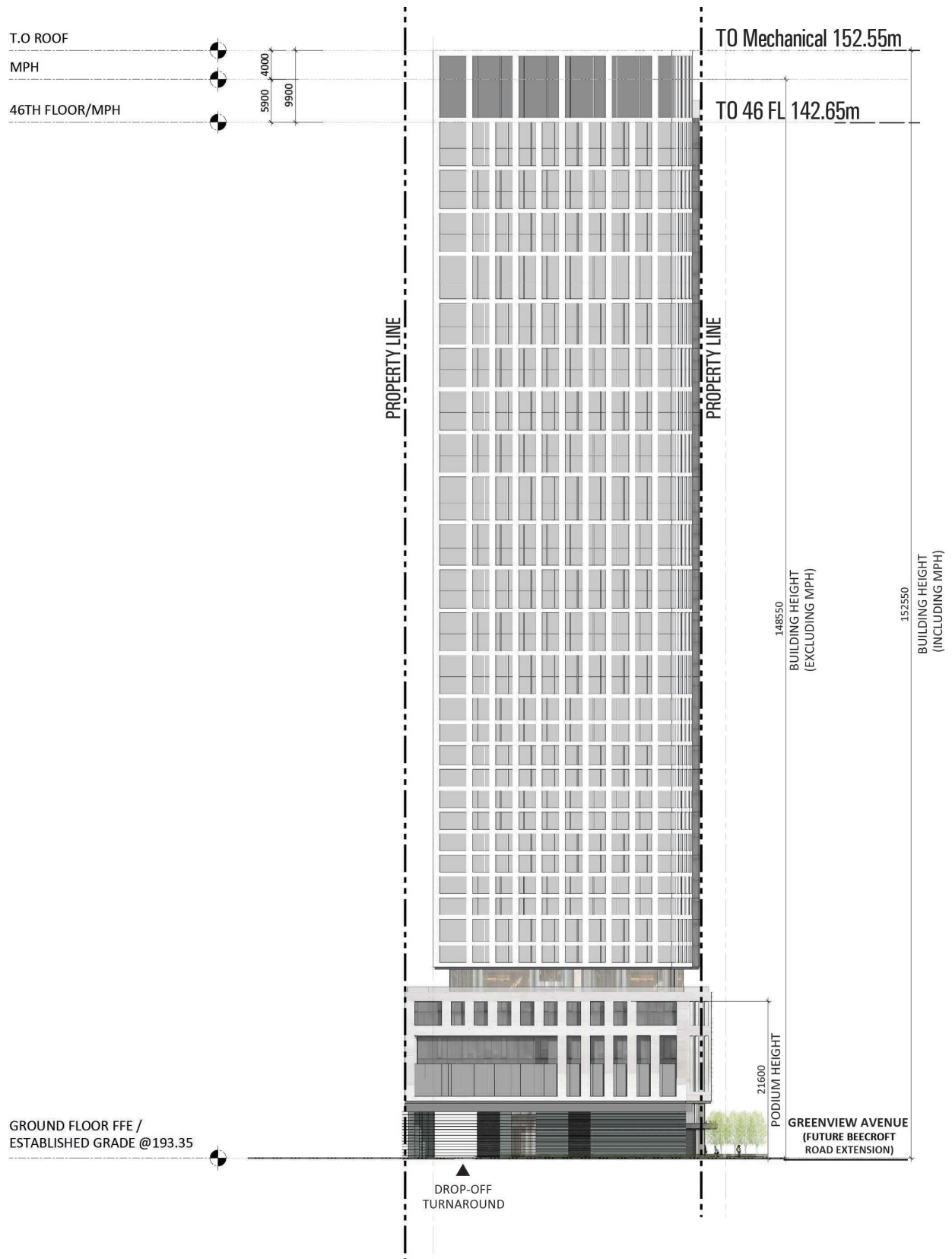


Site Plan

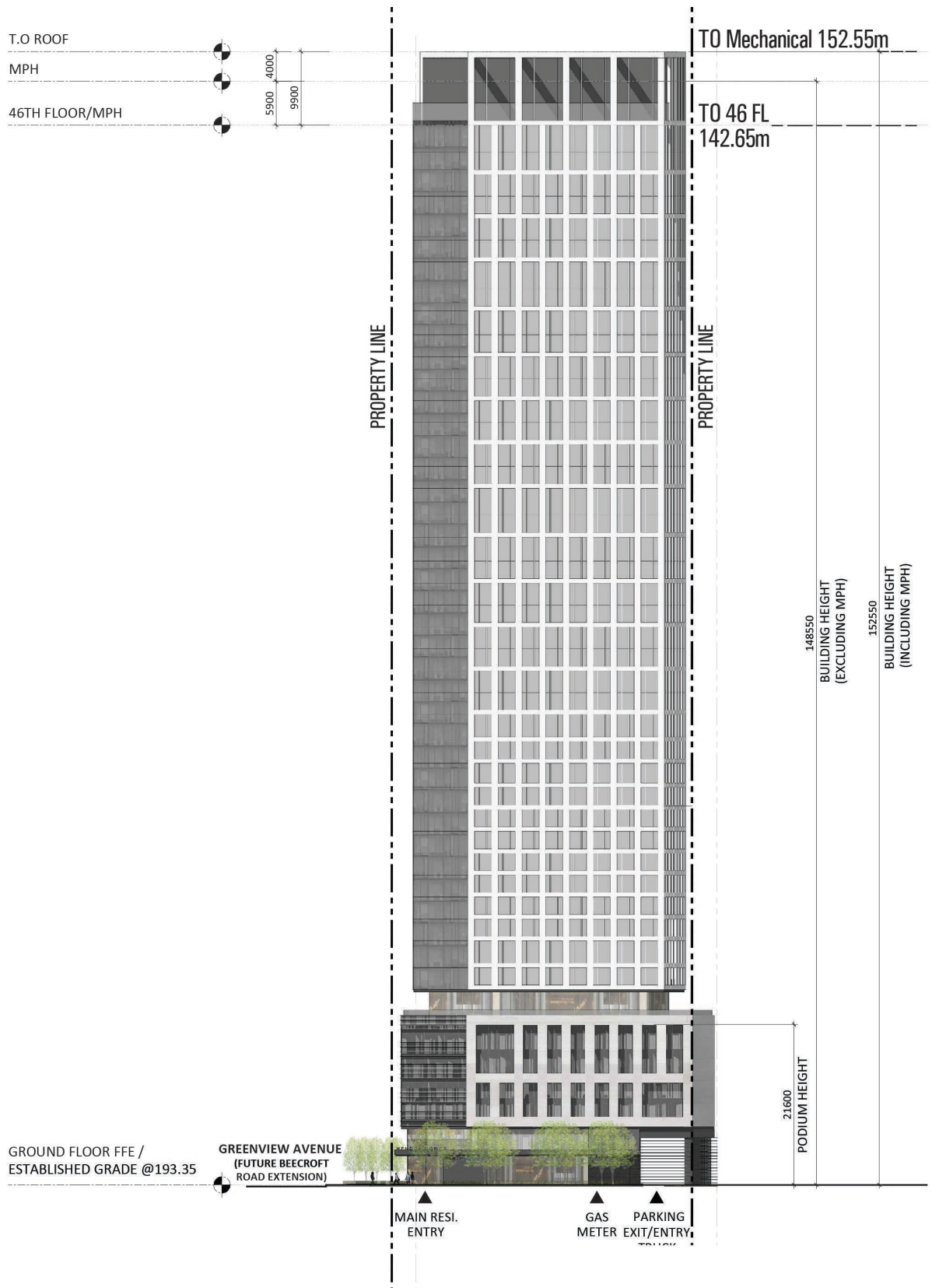


Attachment 6: Elevations

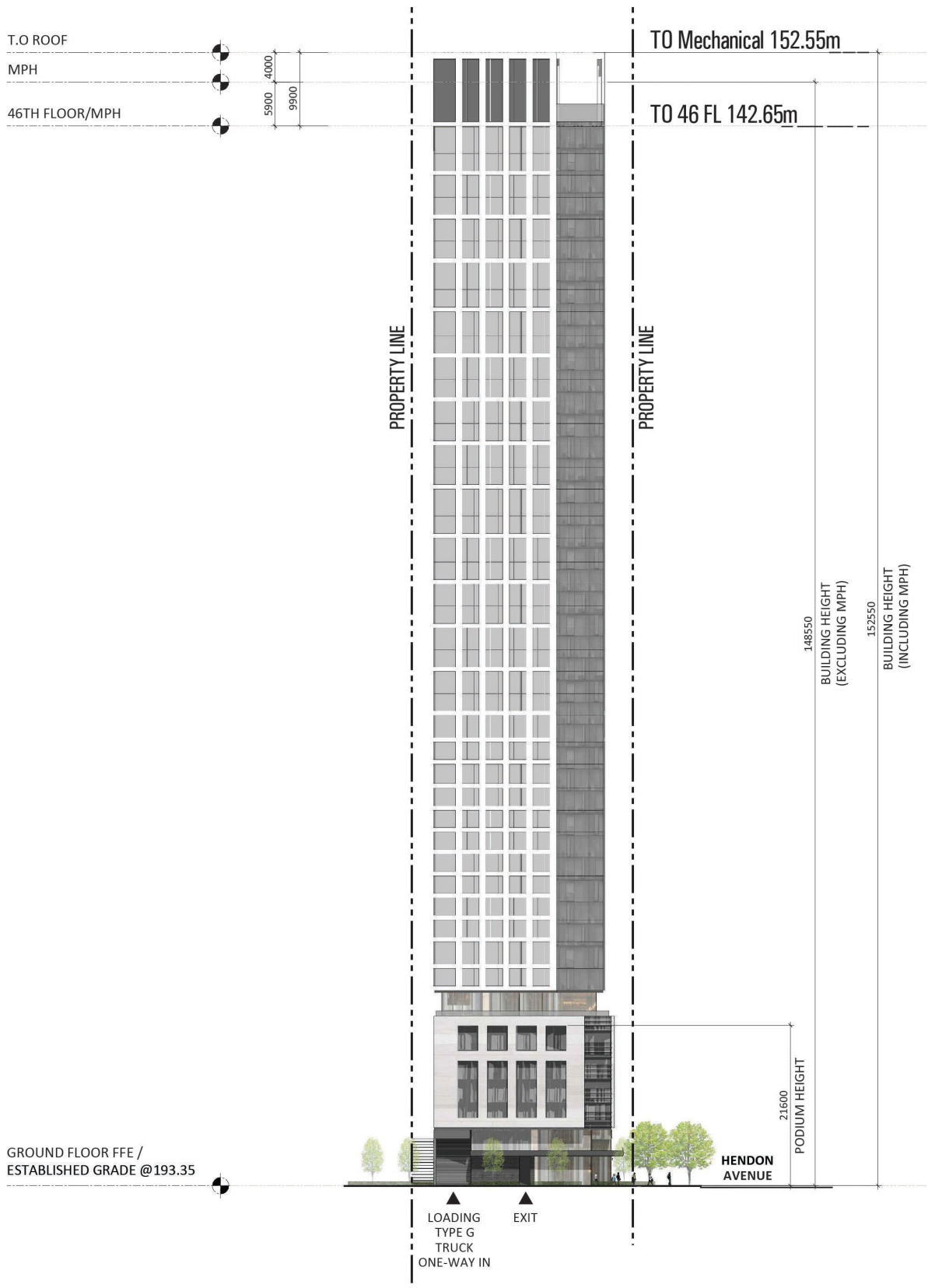




North Elevation



South Elevation



West Elevation

Attachment 7: 3D Massing Model

