

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

BY-LAW xxx-2025

**To adopt Amendment 841 to the Official Plan for the City of Toronto
respecting the lands known municipally in the year 2024, as
40, 42, 44, 46 and 48 Hendon Avenue**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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*;

The Council of the City of Toronto enacts:

1. The attached Amendment 841 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on [DATE], 2025

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. XXX TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
40, 42, 44, 46 AND 48 HENDON AVENUE**

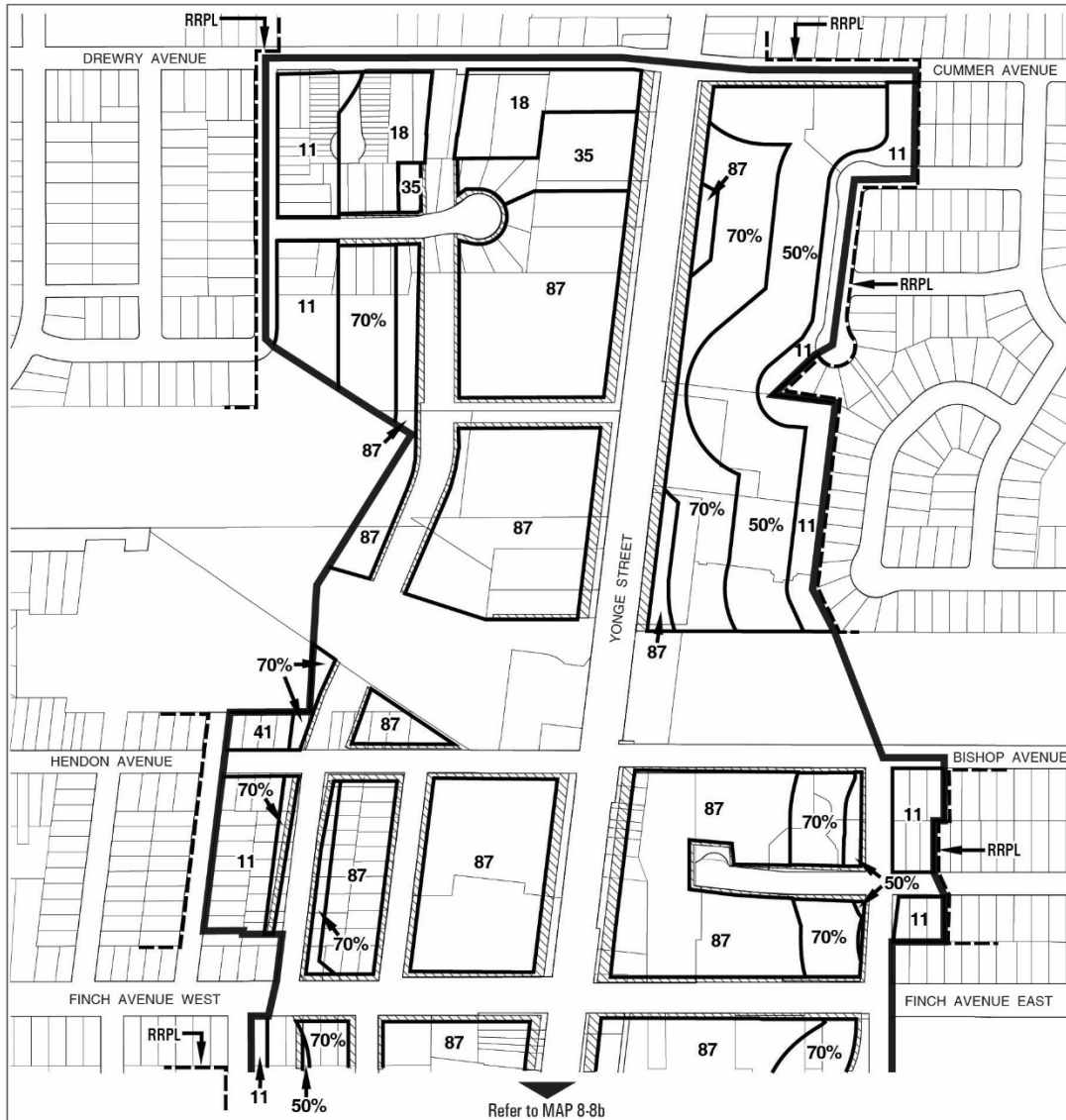
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 8, North York Centre Secondary Plan, Subsection 13, North York Centre North Site Specific Policies, is amended by deleting Site and Area Specific Policy No. 23 and replacing it with the following:

23. 40, 42, 44, 46 and 48 Hendon Avenue

- a) A residential apartment building is permitted with a maximum density of 4.4 times the lot area.
 - b) The density shall be calculated based on the gross site area of 2316.5 square metres, in accordance with the definition of gross floor area, as set out in the zoning by-law implementing this site and area specific policy.
2. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-8a, Maximum Height Limits, is amended to:
 - a. show a maximum height of 41 metres for the lands known municipally in 2024 as 40, 42, 44, 46 and 48 Hendon Avenue, as shown on the attached Appendix A;
 - b. add a new legend item that reads “The Lesser of 41 metres or 11 Storeys”, as shown on the attached Appendix A.
3. 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 2024 as 40, 42, 44, 46 and 48 Hendon Avenue by removing the cul-de-sac configuration at Hendon Avenue and Greenview Avenue, as shown on the attached Appendix B.
4. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-13, North York Centre North Site Specific Policies, is amended to show the lands known municipally in 2024 as 40, 42, 44, 46 and 48 Hendon Avenue as Site Specific Policy No. 23, as shown on the attached Appendix C.

Appendix A



North York Centre Secondary Plan

MAP 8-8a Maximum Height Limits

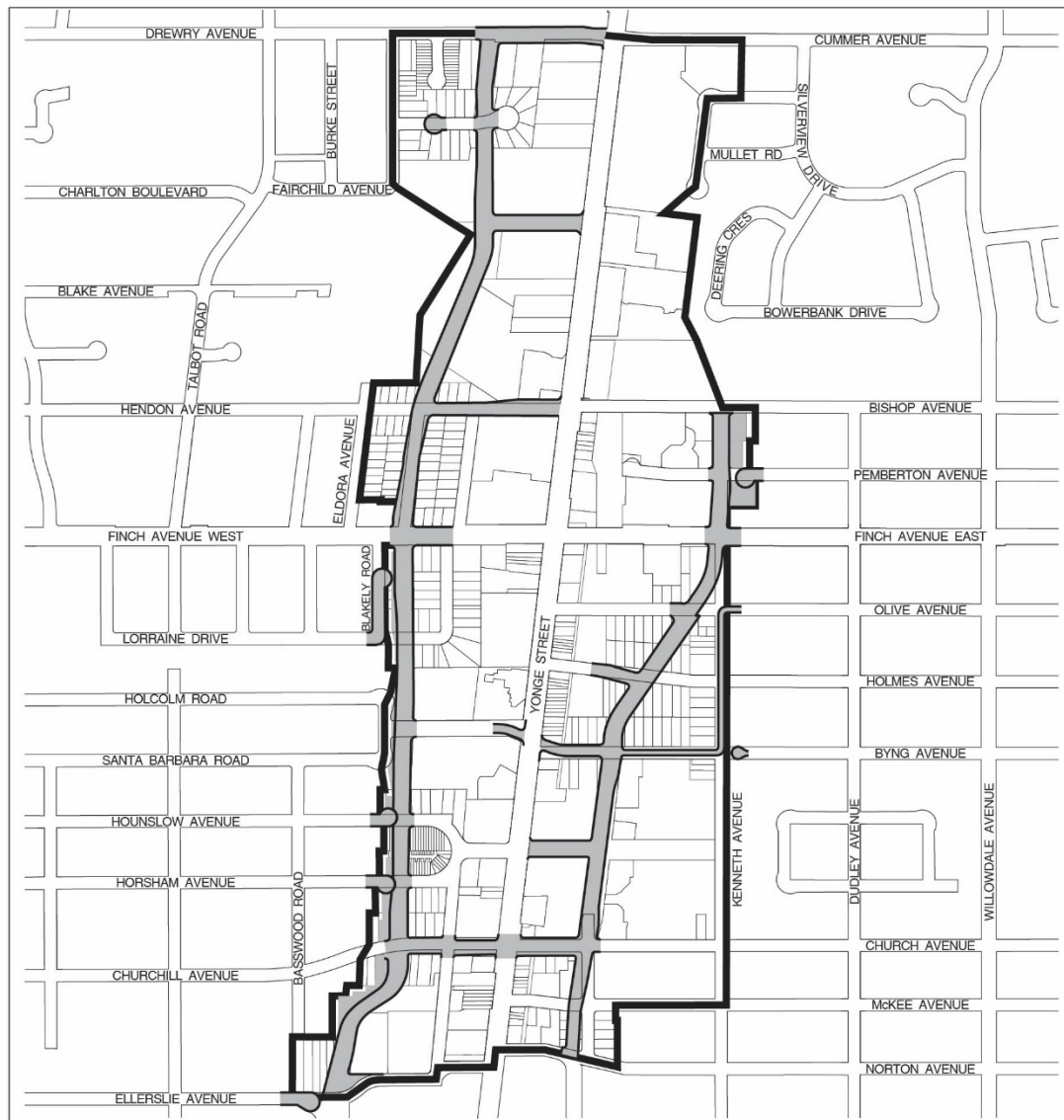
40-48 Hendon Avenue

File # 24 253157 NNY 18 02

Secondary Plan Boundary	41 The Lesser of 41m or 11 Storeys	70% Maximum 70% Horizontal Distance from RRPL
11 The Lesser of 11m or 3 Storeys	87 Maximum 87m Above Grade	Street Facade Limit as per Section 5.3 of this Secondary Plan
18 The Lesser of 18m or 6 Storeys	50% Maximum 50% Horizontal Distance from RRPL	Relevant Residential Property Line (RRPL)
35 The Lesser of 35m or 12 Storeys		

Not to Scale
07/24/2025

Appendix B



North York Centre Secondary Plan

MAP 8-11 North York Centre North Service Road

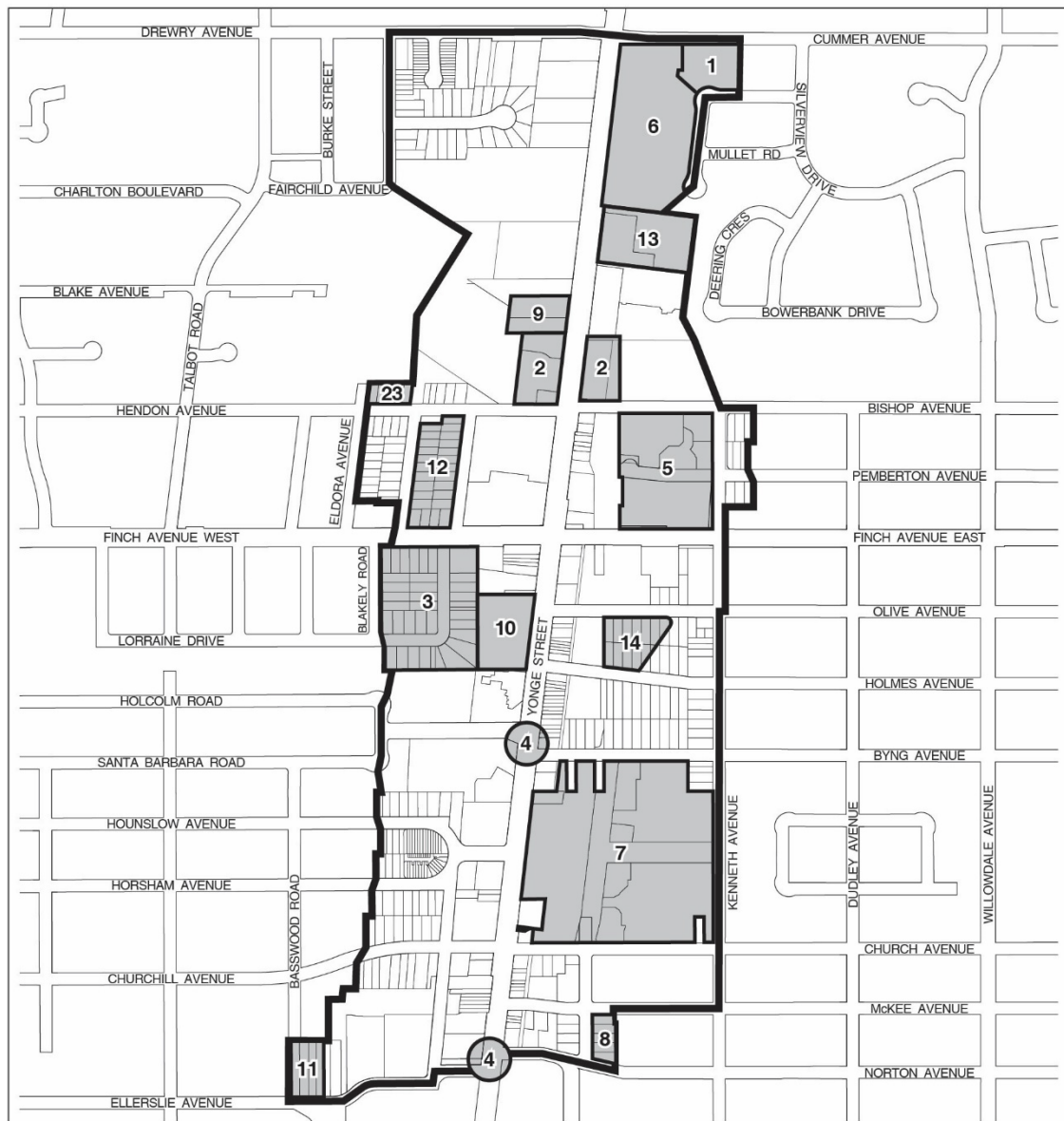
40-48 Hendon Avenue

File # 24 253157 NNY 18 02

-  Secondary Plan Boundary
-  Service Road and Associated Road Network and Buffer Areas


Not to Scale
07/29/2025

Appendix C



North York Centre Secondary Plan

MAP 8-13 North York Centre North Site Specific Policies

40-48 Hendon Avenue

File # 24 253157 NNY 18 0Z

— Secondary Plan Boundary

■ Site Specific Policy Areas*

* 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.



Not to Scale
07/29/2025