

41, 43, 45, & 47 Hendon Avenue – Official Plan Amendment, Zoning By-law Amendment Applications – Decision Report – Approval

Date: September 30, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

Planning Application Number: 25 174756 NNY 18 OZ

Related Application Numbers: 25 174797 NNY 18 SA

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law with a holding provision (H). Staff are recommending a modified proposal to that submitted by the applicant, through Official Plan and Zoning By-law amendments to permit the redevelopment of the subject site with a 34-storey mixed use building (revised from the originally submitted application of 38 storeys) located at 41-47 Hendon Avenue. The revised building would measure 107 metres in height (excluding mechanical penthouse).

The revised proposed building includes retail at-grade and 358 rental residential units above which is the applicant has indicated will be rental. The total gross floor area (GFA) is 25,793 square metres, resulting in a Floor Space Index (FSI) of 14.24.

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 41,43,45, and 47 Hendon Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend Zoning By-law 7625 for the lands municipally known as 41,43,45, and 47 Hendon Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.

4. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an Agreement pursuant to subsection 35.2(2) of the *Planning Act* and the City's Inclusionary Zoning By-law on terms satisfactory to the Chief Planner and Executive Director, City Planning and in a form acceptable to the City Solicitor.

5. City Council require the owner to provide and implement an acceptable Tenant Assistance Plan to the satisfaction of the Chief Planner and Executive Director, City Planning for Eligible Tenants of the existing rental dwelling units proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments.

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 focused 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:

<https://secure.toronto.ca/council/agendaitem.do?item=2021.PH20.2>

On November 24, 2020, the City received an application to amend the Official Plan and Zoning By-law 7625 (Application No. 20 223759 NNY 18 OZ), for the sites at 43 and 45 Hendon Avenue, to permit a 3-storey, 11 metre purpose-built rental apartment building containing 19 dwelling units. The application was deemed complete on November 29, 2020. A Preliminary Report on the application was adopted by North York Community Council on April 20, 2021, directing staff to conduct a community consultation meeting. A community consultation meeting was held on May 31, 2021. The report was adopted by Council on June 20, 2022. This file was closed due to inactivity on August 3, 2023. The Council report approving this application can be found here:

<https://www.toronto.ca/legdocs/mmis/2022/ny/bgrd/backgroundfile-228267.pdf>

On February 17, 2022, as part of EX30.2 2022 Capital and Operating Budgets, Transportation Services received approval for its 2022 Capital Budget and 2023-2031 Capital Plan to advance the design, property acquisition, and construction of the Beecroft Extension. This Project is an integral piece of the transportation network infrastructure required to support growth and development priorities in North York Centre. It includes the widening of Greenview Avenue between Finch Avenue West and Hendon Avenue, as well as the construction of an extension of Beecroft Road between

Hendon Avenue and Drewry Avenue. The extended street will consist of four travel lanes (two lanes per direction), bike lanes, sidewalks, and tree and planting areas. The Council decision associated with this approval can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EX30.2>

On July 19, 2022, City Council adopted Official Plan Amendments 540 and 570 which created Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas (PMTSAs) across the city. Official Plan Amendment 570 included Site and Area Specific Policy 727 for the Finch Protected Major Transit Station Area.

On August 15, 2025, the Ministry of Municipal Affairs and Housing Minister issued approval of OPAs 540 and 570 and brought them into force and effect. The decisions did not change the Council-adopted boundary delineations for MTSAs and PMTSAs, or the minimum densities within PMTSAs. As such, the approved FSI for this site is 1.5.

The Minister's decision means that sites within PMTSAs are now subject to Inclusionary Zoning with certain exemptions that apply including purpose built rental projects. The Decisions can be accessed at the following links:

- Official Plan Amendment 570 – OPA 570
[OPA 570 - 57 PMTSAs City-wide](#)
- Official Plan Amendment 540 – OPA 540
[950a-city-planning-official-plan-review-mtsa-decision-opa-540.pdf](#)

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the south side of Hendon Avenue, 220 metres west of the Finch subway station entrance and is a consolidation of four lots currently occupied by four 1-storey detached dwellings, one of which contains one rental dwelling unit. The site is rectangular in shape with an area of 1,811 square metres, a frontage of approximately 49 metres along Hendon Avenue and a north-south depth of approximately 29 metres along Greenview Avenue. See Attachment 2 for the Location Map.

Surrounding Uses

North: north of subject site, on the north side of Hendon Avenue are five 2-storey single detached dwellings (40–48 Hendon Avenue) subject to recently-approved Zoning By-law Amendment and Official Plan Amendment applications to permit an 11-storey midrise residential building containing 148 dwelling units (File No. 24 253157 NNY 18 OZ).

South: south of the subject site is a series of stacked 3-storey townhouses, which wrap around the subject site along the west and south.

East: east of the subject site, across Greenview Avenue are two residential buildings, with heights of 27 and 31-storeys. Along the Greenview Avenue frontage are 3-storey townhouses.

West: to the immediate west of the subject site is a row of 3-storey townhouses fronting onto Eldora Avenue and on the west side of Eldora Avenue is a low-scale residential area designated *Neighbourhoods*.

THE APPLICATIONS

Description

The application submitted by the applicant proposes an Official Plan amendment and zoning by-law amendment to facilitate the development of a 38-storey, 126.67 metres tall (including mechanical penthouse) residential tower comprising of 399 units. The development includes retail at grade along with residential units in the podium and tower.

Staff are recommending a reduced proposal with a height of 34 storeys and 107 metres (excluding mechanical penthouse), 358 residential units and retail at grade.

Density

The original application proposed a total gross floor area of 27,841.90 square metres, consisting of 27,793.70 square metres of residential GFA, 48.20 square metres of commercial/retail GFA and a proposed density of 15.37 times the area of the lot.

Staff are recommending a modified proposal with a total GFA of 25,793 square metres, consisting of 25,643 square metres of residential GFA and 150 square metres of commercial/retail GFA and a proposed density of 14.24 times the area of the lot.

Residential Component

The original proposal included 399 dwelling units consisting of 9 studio (2.26%), 186 one-bedroom (46.61%), 161 two-bedroom (40.35%), and 43 three-bedroom units (10.78%). These numbers will be revised as a result of the updated Zoning By-law amendment found in Attachment 6.

Access, Parking and Loading

The original proposal includes a total of 69 vehicular parking spaces, including five visitor parking spaces. Ten parking spaces are designated accessible. The residential spaces are located on underground parking levels. A total of 310 bike parking spaces are proposed including 41 EV bike parking spaces. The proposal also includes three pick-up/drop-off spaces (PUDO) and 1 "Type G" loading space. Vehicular access is from Hendon Avenue serving the visitor parking, PUDOs, loading space and underground ramp.

Additional Information

See the attachments of this Report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), site plan (Attachment 8), elevations (Attachment 9), and 3D massing views (Attachment 10) of the application. 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: <http://www.toronto.ca/41HendonAve>

Reasons for Application

An application to amend the Official Plan is required to amend the density and height permissions of the North York Centre Secondary Plan.

The proposal also requires an amendment to former City of North York Zoning By-law 7625 to increase the maximum height and density permissions applicable to the subject site, and to develop appropriate development standards for the proposal.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on April 24, 2025 to discuss the application and complete application requirements. The Planning Application Checklist Package resulting from the meeting is available on the Application Information Centre: <http://www.toronto.ca/41HendonAve>

The Official Plan amendment and zoning by-law amendment application was submitted on December 12, 2024, and deemed complete on June 27, 2025. The original application seeks to permit the development of a 38-storey residential building containing a total of 399 dwelling units. The proposal includes a gross floor area of approximately 27,841.90 square metres, resulting in a density of 15.37 FSI.

The reports and studies submitted in support of this application are available on the Application Information Centre.

Agency Circulation Outcomes

The application together with the applicable reports have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments, including associated conditions of approval.

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 site is shown within the North York Centre on Map 2 of the Official Plan. Centres play an important role in how the City manages growth as they are areas 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 Official Plan designates the site as *Mixed Use Areas* on Map 16. *Mixed Use Areas* are made up of 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. The Official Plan requires new development in *Mixed Use Areas* to provide appropriate transitions in scale through setbacks and step-backs, especially adjacent to lower-scale *Neighbourhoods*. The Official Plan also expects new development in *Mixed Use Areas* to be massed appropriately to reflect the existing and planned context, ensuring suitable transitions in scale to adjacent buildings and public spaces, while maintaining adequate access to light, privacy, and minimizing shadow impacts on streets, and open spaces. See Attachment 3 of this Report for the Land Use Map.

Secondary Plan

The application is also located within the North York Centre Secondary Plan and is designated *Mixed Use Area H* which permits institutional uses that are not predominantly offices, residential uses, public parks and recreational uses. The Secondary Plan permits a maximum floor space index of 1.5 times the lot area, however, density incentives of no more than 33 percent of the base density may be permitted subject to the provision of specific uses and facilities. Policy 8.4(a) of the Secondary Plan identifies that the City will use its available powers to require the conveyance of land in order to acquire lands identified as being required for the implementation of the North York Centre North Service Roads and associated buffer areas as shown on Map 8-11.

The segment of Hendon Avenue on which the subject site fronts was originally planned to be separated from the segment east of the Beecroft Road extension by terminating in a cul-de-sac. Through the recently-approved OPA and ZBA application for the site at 40-48 Hendon Avenue, the North York Centre Secondary Plan was amended to remove the planned cul-de-sac configuration. To the immediate east of the subject site is the future Beecroft Road Extension, which is listed as a 'Planned but Unbuilt Road' in Schedule 2 of the Official Plan and is designated on Map 8-11 of the North York Centre Secondary Plan. The North York Centre Secondary Plan can be found here: [North York Centre Secondary Plan](#)

The Secondary Plan is currently undergoing a comprehensive review, known as North York at the Centre. The North York at the Centre comprehensive review can be found here: [North York at the Centre – City of Toronto](#)

Protected Major Transit Station Areas (PMTSAs)

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within 500 metres of the delineated Finch PMTSA existing transit station associated with SASP #727 in Chapter 8 of the Official Plan. The site has a minimum

density requirement of 1.5 FSI. While recent changes made by the Province encourage intensification around PMTSAs, this must occur in a sensitive manner with regard to the surrounding built and planned context and public realm. In addition, because the site is within a PMTSA, inclusionary zoning requirements may apply.

Zoning

The site is subject to former City of North York Zoning By-law 7625 and in the R6 zone which permits detached dwellings and accessory buildings along with some residential-related uses. The required minimum lot area is 371 square metres; the minimum lot frontage is 12 metres; minimum front yard setback is 6 metres; minimum rear yard setback is 9.5 metres; minimum side yard setbacks are 1.2 to 1.8 metres; and the maximum height is between 8.0 to 8.8 metres and 2 storeys.

The site is not subject to City-wide Zoning By-law 569-2013.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Toronto Green Standard
- Tall Building Design Guidelines
- Pet Friendly Design Guidelines
- Growing Up Urban Design Guidelines

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 in zoning by-laws, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The Toronto Green Standard can be found here: [Toronto Green Standard – City of Toronto](#)

PUBLIC ENGAGEMENT

Community Consultation

On July 28, 2025, a Community Consultation Meeting took place. Please see Attachment 7 for a summary of the community consultation.

The issues raised through this community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report. The key issues identified by the community at this meeting included:

- Proposed parking capacity
- Traffic impacts along Hendon Avenue
- Impacts on quality of life within surrounding neighbourhood
- Concerns over the proposed height and density
- Infrastructure capacity

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

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 has reviewed the current proposal for consistency with the PPS (2024). Staff find the modified proposal consistent with the PPS (2024).

The PPS (2024) supports the creation of complete communities with an appropriate range and mix of housing by introducing new housing options and densities within previously developed areas. The PPS also provides direction that planning authorities are to identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas. Housing policy 2.2.1 supports development which results in a net increase in residential units and optimizes proximity to existing public services, infrastructure and transit networks.

The modified application meets these policy objectives as it provides a mix of housing types and sizes; it supports additional intensification in a strategic growth area (Protected Major Transit Station Area); creates additional housing opportunities and makes efficient use of existing infrastructure.

Official Plan Policies and Design Guidelines

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

Staff are of the opinion that elements of the original proposal conflict with aspects of the Official Plan, the specifics of each conflict will be discussed in detail below.

Staff are recommending a modified draft Official Plan Amendment and Zoning By-law Amendment to reflect a reduced building height and massing for 34 storeys (107 metres) which Staff consider appropriate and better aligned with the objectives of the Official Plan.

Height, Density and Massing

Staff are recommending that there be a reduction in the overall building height from 38 storeys to 34 storeys. This height will fit with the site context, provide more appropriate transition to adjacent areas and is of a height that is generally consistent with the adjacent built context.

The site is within a *Mixed Use Areas* designation and 200-500 metres of the Finch Transit Station PMTSA. The staff revised proposal exceeds the minimum density of 1.5 FSI for the Finch PMTSA, established by OPA 570, by providing a 14.24 FSI through the attached Official Plan and Zoning Bylaw Amendments (Attachments 5 and 6). This FSI also achieves the policies set out in OPA 540 setting a minimum FSI of 6 or greater for this site.

The site is located one block east of an adjacent *Neighbourhoods* designated area in the Official Plan and immediately abuts a three-storey townhouse development to the south and west. *Mixed Use Areas* Policies 4.5.2 (c) and (d) direct that new buildings be located and massed to provide appropriate transitions between areas of differing development intensity and scale, through means such as providing appropriate setbacks or stepped-down heights, particularly adjacent to lower-scale *Neighbourhoods*. Policy (d) indicates that development will locate and mass new buildings so as to adequately limit shadow impacts on adjacent neighbourhoods. Policy 3.1.3.6 states that development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of the both the existing and planned contexts of neighbouring properties and the public realm.

At 38 storeys, the existing or planned context does not support a tower at this scale. Surrounding existing and planned buildings within a 250-metre radius of the site are all lesser in height. The tallest existing nearby buildings are located to the east and southeast of the site, with the tallest existing building at 32-storeys and approved at 33-storeys, respectively. Staff are recommending a building height reduction that will provide a more reasonable fit within the area and transition to the adjacent *Neighbourhoods* designated block to the west and reduce the shadow impacts on Hendon Park to the north. The reduction in height will also reduce sky view impacts on the townhouses abutting the site to the south and west.

Section 3.1.3 of the Official Plan requires development to fit within the existing and planned context, ensure access to direct sunlight on the public realm. Further, Policy 3.1.4.10 requires the tower portion of the tall building are to be designed to reduce the physical and visual impacts of the tower onto the public realm; limit shadow impacts on the public realm and surrounding properties; and limit and mitigate pedestrian level wind impacts. The reduction in building height will improve the conditions for both the public realm and surrounding properties by reducing impacts on these areas.

Staff are also recommending that there be a reduction in the tower floorplate from 766.3 square metres to 750 square metres. This reduction in floorplate will result in a narrower profile of the tower and thereby reducing shadowing on Hendon Park and impacts on the public realm and surrounding properties. The tower will step back from the podium roof by 3.5 metres on the east, 2.5 metres on the south, 6-7 metres on the west, and 3 metres on the north.

The recommended setbacks of the revised tower are 5.9 metres on the east, 11 metres on the south, 9 metres on the west, and 3.4 on the north along Hendon Avenue. No balconies will project from the north and south tower façades so as to maintain a uniform condition, reduce overall massing and help to mitigate overlook and privacy impacts on the abutting townhouses to the south and west. Private balconies will project 1.5 metres from the east and west facades.

A three-story podium will form the base of the tower. The roof of the podium will serve as private terraces for dwelling units on level four. The podium will be set back 2.4 metres on the east, 8.5 metres on the south, 9 metres on the west and 1.4 metres on the north along Hendon Avenue. This podium will provide a three-storey streetwall that will result in appropriately scaled massing along the public realm, including adjacent streets and nearby entrance to Hendon Park. This streetwall along Hendon and Greenview Avenues reflects the right-of-way widths of these streets and the built character of the surrounding area.

Wrapping around this podium along the west and south facades is a 1-storey enclosed roof providing cover for the driveway and ramp to underground parking, loading space and three pick-up and drop-off parking spaces. Its roof will also serve as an outdoor amenity space for the second level of the podium. This 1-story roof enclosure will be set back 3 metres on the south and 2-3 metres on the west. Wood fencing and heavy landscaping will provide privacy measures for the abutting three-story townhouses to the south and west.

Staff find that the modified building height and massing of the proposal better conforms to the applicable policies of the Official Plan and are more in keeping with the Tall Building Design Guidelines. The staff proposed configuration will integrate better into the site context, provide more appropriate transition to adjacent *Neighbourhoods* designated areas and reduce impacts on the public realm, including Hendon Park.

Beecroft Extension

To the northeast of the site, on the north side of Hendon Avenue, is a driveway which provides access to the Hendon Park parking lot located to the northeast of the site. The driveway is located within a parcel owned by the City of Toronto which has a frontage of approximately 20 metres on Hendon Avenue. The parcel is planned to be incorporated into the “Beecroft Extension Project”, which includes the widening of Greenview Avenue between Finch Avenue West and Hendon Avenue and the construction of a new street segment from Hendon Avenue north to Drewry Avenue. The Beecroft Road Extension has a planned right-of-way width of 26 metres and will implement the North York Centre North Service Road, as identified in the North York Centre Secondary Plan. No road widening is required for this site.

Housing, Rental Housing and Tenant Assistance

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. The Growing Up Guidelines direct new buildings to provide a minimum of 15% two-bedroom units and a minimum of 10% three-bedroom units in new developments. The recommended

zoning by-law amendment will secure this unit mixture to meet the Growing Up Guidelines.

The City of Toronto's Official Plan contains policies with regards to Inclusionary Zoning which require new residential developments which are not purpose-built rental to include affordable housing units, creating mixed-income housing. The site is located within Inclusionary Zoning Market Area 3 on Map 37 of the Official Plan. Developments that are not exempt are required to provide 5% of the residential units or total floor area of residential units as affordable rental or ownership housing for a period of 25 years. Purpose built rental is exempt from this requirement.

Inclusionary Zoning policies may apply to the proposed development depending on the established tenure of the proposed development. Before Building Permits are issued, the applicant is required to enter into an agreement to secure the tenure of the building as purpose-built rental by registering it on title.

An Inclusionary Zoning agreement under Section 35.2(2) of the *Planning Act* will be required accounting for:

- no minimum affordable housing requirement if the tenure of the building(s) is secured as purpose-built rental housing; and
- affordable housing requirements if the building(s) is developed as a condominium, including number of affordable units, tenure, unit mix, unit sizes, location, an affordable housing access plan, monitoring, and reporting requirements.

Public Realm

The Official Plan directs that development in *Mixed Use Areas* should frame streets and parks with appropriately massed buildings, while maintaining sunlight and comfortable wind conditions for pedestrians. Setbacks and stepbacks are used in this proposal to achieve an appropriate public realm.

Section 3.1.4 of the Official Plan states that tall buildings should be designed to integrate with their surroundings and the base should reinforce street proportions and pedestrian scale while providing active, grade-level uses. Along Hendon Avenue, the main building entrance, one 6-metre-wide curb cut providing vehicular access and commercial space are proposed while indoor amenity space, including a dog washing station, will be provided along Greenview Avenue. Together, these elements will activate and enhance the public realm along Hendon and Greenview Avenues.

In addition, Several trees with appropriate soil volumes and soft landscaping will be installed along the frontage of the building as well as new City trees along Hendon Avenue, which will enhance the streetscape condition. This supports the Official Plan's goals for *Mixed Use Areas* and responds to the site's location on a future corner lot and the resulting streetscape can be supported by staff.

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The Official Plan states that new development will result in a

public realm that is comfortable, attractive, vibrant, and accessible and safe for pedestrians.

Shadow Impact

Shadow impacts affect thermal comfort and the enjoyment of being outside as well as the provision of adequate light. Shadows are impacted by the size and shape of building footprints, building height, building setbacks, as well as the time of year and angle of the sun. The Official Plan contains a number of built form policies related to appropriate sun and shadow impacts, which seek to secure adequate light and limited shadows on public streets and open spaces.

The applicant submitted a shadow study for their 38-storey proposal which demonstrates that on March 21st and September 21st, there are minimal shadow impacts on the adjacent neighbourhoods to the east. *Mixed Use Areas Policy 4.5.2 d)* states “locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes”.

Mixed Use Areas Policy 4.5.2 e) states “locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces”. On March 21st and September 21st, the proposal would cast incremental shadows on Hendon Park from 9:18 a.m. to 4:18 p.m., moving off the portion of the park west of the Beecroft Road Extension by 5:18 p.m. At 9:18 a.m., the northern portion of the playground and a portion of the eastern baseball diamond’s infield would be impacted by net new shadow. By 10:18 a.m., the incremental shadow would move off the playground and would fall on the eastern baseball diamond’s infield as well as the Hendon Park Trail. Throughout the late morning and early afternoon, the net new shadow gradually moves across the southern portions of the eastern baseball diamond’s infield and outfield, moving off the infield by 1:18 p.m. and largely moving off the outfield by 3:18 p.m. A portion of both the infield and outfield are impacted.

The staff proposed height reduction by 4-storeys and floorplate reduction to 750 square metres adheres to the direction in the Tall Building Guidelines and results in a more slender and quickly moving shadow across Hendon Park. It is the opinion of staff that the shadow impacts resulting from the staff proposed development maintain the intent of the Official Plan and the Tall Building Guidelines with respect to limiting shadowing impacts.

Wind Impact

Staff reviewed the Pedestrian Level Wind Study prepared by Gradient Wind, dated April 30, 2025. The study finds that following the introduction of the proposed development, wind comfort conditions over the nearby public sidewalks along Hendon Avenue, Greenview Avenue, and Beecroft Road are predicted to be suitable for walking throughout the year. Based on wind tunnel test results, meteorological data analysis, and experience with similar developments in Toronto, the report concluded that the future wind conditions, with respect to the proposed development, over most grade level pedestrian wind-sensitive areas within and surrounding the study site will be acceptable

for the intended uses on a seasonal basis. The reduced height proposed by staff is not expected to negatively effect wind comfort beyond the impacts of the applicant's proposed 38-storeys.

Servicing

Solid Waste Management will provide front-end compacted garbage, recycling, and organic collection services for all residents of this development. Collection of waste materials from this component will be in accordance with the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code. The recommended zoning by-law secures a Type "G" loading space.

Traffic Impact

A Transportation Impact Study dated June 2025, by LEA Consulting Ltd., was submitted in support of the proposed development. Based on the original proposal, the report estimates that the proposed development will generate 35 new two-way vehicle trips in the weekday morning peak hours and 29 new two-way vehicle trips in the weekday afternoon peak hours. The consultant concludes that the proposed development will have a minor impact on the overall operation of the other network signalized and unsignalized intersections. With the reduction in the number of stories, the number of vehicle trips will either remain the same or be reduced.

The City is currently undertaking a study on Road Safety Improvements along Hendon Avenue, which will provide recommendations on strategies to address traffic volumes impacting public safety that will be presented to North York Community Council in the Fall of 2025. Based on these recommendations, some outstanding traffic safety matters may be addressed at the Site Plan stage. The Hendon Avenue Road Safety Improvements study can be found here: [Hendon Avenue Road Safety Improvements – City of Toronto](#)

Access, Vehicular and Bicycle Parking and Loading

The staff proposal would have vehicular access from Hendon Avenue via the 6-metre-wide driveway fronting onto Hendon Avenue, providing access to fifteen visitor parking spaces, three PUDOs, one Type 'G' loading space, and ramp leading to the underground parking garage. A total of two accessible parking spaces are provided, one residential and one visitor.

The original proposal provides 69 vehicle parking spaces, five visitor parking spaces, 310 bicycle parking spaces, including 272 residential long term spaces and 38 residential short term spaces.

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 proposal should minimize shadow impacts on Hendon Park to preserve its utility, in accordance with Policy 3.2.3.3 of the Toronto Official Plan, and Policy 5.6.6 of the North York Centre Secondary Plan. Given the current rise in dog-owning populations, the Owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building premises to accommodate future residents' needs. This will also help alleviate pressure on public parkland.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The Official Plan, Chapter 3 provides direction for how developments should preserve, incorporate, and plan for trees on site.

The Arborist Report and Tree Preservation Plan submitted by the applicant identifies the removal of seven by-law regulated trees in total, including four City street trees and three private trees. As a requirement listed in the applicable tree by-law(s), compensation via tree planting, or cash-in-lieu payment is required for the removal for any tree regulated by MCC 813. Although Urban Forestry may accept cash-in-lieu of planting, the intent of tree removal compensation is to replace tree canopy loss on site.

The proposed setbacks allow for access to soil volume to facilitate tree planting opportunities on-site. The application proposes to plant a total of three new City street trees and seven new private trees as compensation for the proposed tree removals. These new trees will be secured through the Site Plan Control process.

Where it is not possible to retain a tree that qualifies for protection under the City of Toronto's Tree By-laws, or where construction activity will encroach upon a regulated tree's minimum tree protection zone causing injury, it will be necessary for the applicant to submit an application requesting permission to injure or destroy the tree(s) in question to Urban Forestry.

The applicant must obtain a permit from Urban Forestry prior to the start of any site works which may impact regulated trees. This may include early works such as demolition.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding (H) provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the Holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision.

The Holding symbol may be removed once a revised Functional Servicing and Stormwater Management Report is submitted by the applicant which demonstrates that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review.

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.

In addition, the Holding (H) Symbol will also be in place until the applicant has submitted the lawyer's undertaking to address tenant relocation and assistance matters.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove Holding provisions, which do not contain financial implications not previously authorized by Council.

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.

The development achieves a minimum of 30 cubic metres of soil per tree, as required by the performance measures of Tier 1 of the Toronto Green Standard. Adequate soil volume levels are needed to support the growth and health of tree canopy on-site. Tier 1 performance measures such as cycling infrastructure and electric vehicle parking infrastructure are secured through the applicable zoning by-law standards. Additional applicable TGS performance measures will be secured through the Site Plan Approval process. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Community Benefits Charge

The applicant has proposed to fulfill the Community Benefits Charge (CBC) through an in-kind contribution, specifically improvements to the fieldhouse located within Hendon Park.

Parks and Recreation and Community Planning Staff will continue to explore this opportunity with the Owner, the local Ward Councillor, and the City Solicitor pursuant to Section 37(6) of the Planning Act and will report back to City Council for further instruction to finalize the in-kind community benefit. Should an agreement not be

reached between the applicant and the City, the applicant will be required to pay the CBC prior to the first above grade building permit.

Conclusion

Development Review staff are of the opinion that the modified proposal and the associated proposed Official Plan Amendment and Zoning By-law Amendment is consistent with the PPS (2024) and conforms with the Official Plan. The proposal represents an appropriate level of intensification on the site, minimizes impacts on Hendon Park and addresses compatibility with the existing and planned context for the area. Staff recommend that Council support approval of the modified Official Plan and Zoning By-law Amendment 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
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Summary of Public Engagement

Applicant Submitted Drawings

Attachment 8: Site Plan

Attachment 9: Elevations

Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet (Original application)

APPLICATION DATA SHEET

Municipal Address: 41-47 HENDON AVE Date Received: June 10, 2025

Application Number: 25 174756 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: OPA & Rezoning Application proposes the development of a 38-storey mixed-use building providing rental residential and retail use at grade. The building will provide a total of 399 residential units, being a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units. The building will also provide one retail unit at grade. A paved access from Hendon Ave will be provided, leading to 3 levels of below-grade parking, providing a total of 69 parking spaces; as well as 310 bicycle parking spaces. The proposed development provides a total GFA of 27,841.90 square metres and a FSI of 15.37. Additionally, the proposed development provides 518.70 square metres of indoor amenity space and 598.50 square metres of outdoor amenity space.

Applicant	Agent	Architect	Owner
C&P DEVELOPMENT LIMITED PARTNERSHIP	Geoff Matthews		JUN TAE LIM

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: n/a

Zoning: R6 Heritage Designation: n/a

Height Limit (m): 8 m Site Plan Control Area: yes

PROJECT INFORMATION

Site Area (sq m): 1,811 Frontage (m): 49 Depth (m): 29

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,318	1,318
Residential GFA (sq m):			27,793	27,793
Non-Residential GFA (sq m):			48	48
Total GFA (sq m):			27,841	27,841
Height - Storeys:	1	0	38	38
Height - Metres:			121	121

Lot Coverage Ratio (%) 72.77 Floor Space Index: 15.37

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 27,793.7

Retail GFA: 48.2

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			399	399
Freehold:				
Condominium:				
Other:				
Total Units:			399	399

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	9	186	161	43	
Total Units:	9	186	161	43	

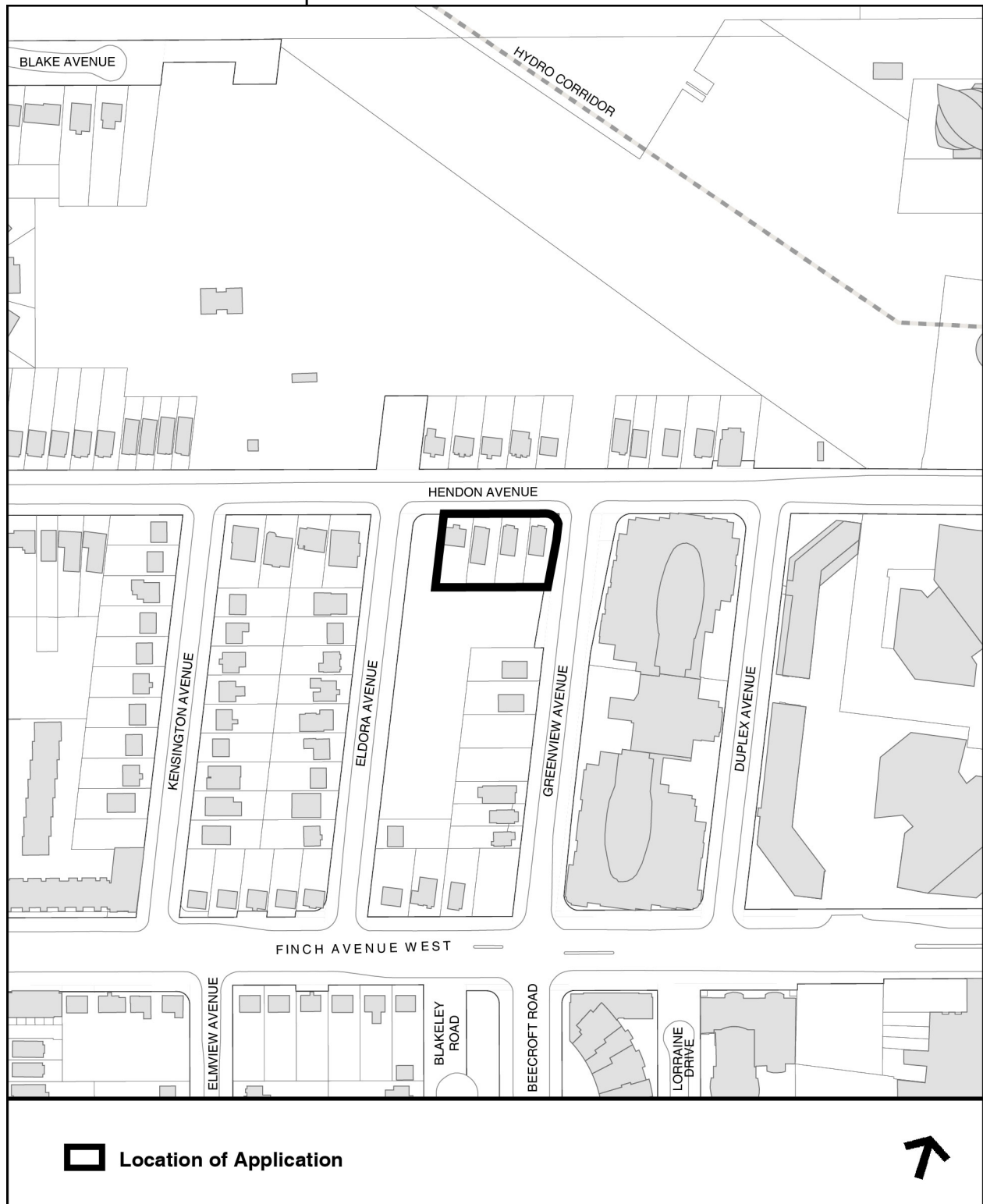
Parking and Loading

Parking Spaces: 69 Bicycle Parking Spaces: 310 Loading Docks: 1

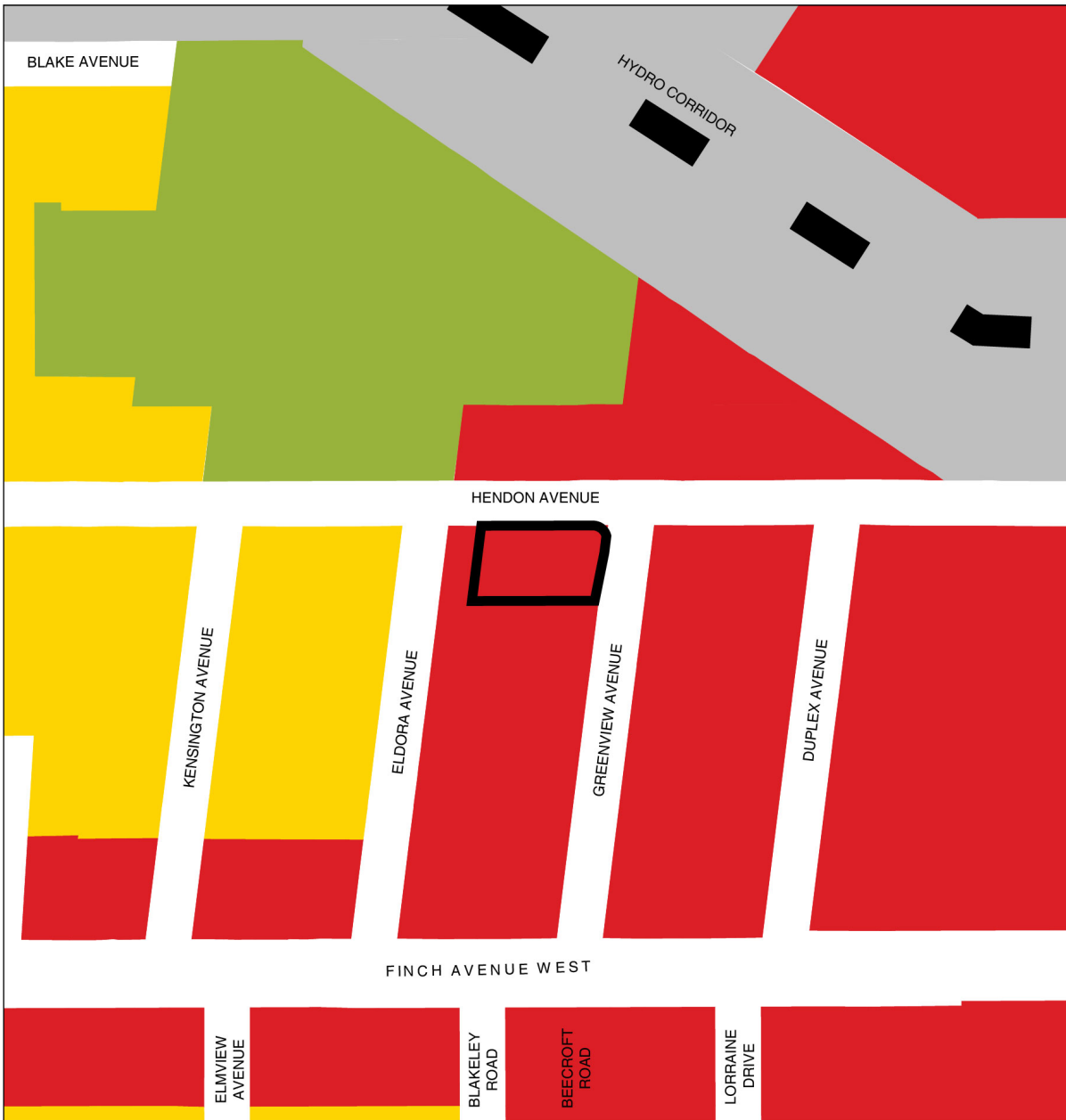
CONTACT:

Kelly Snow, Planner, Community Planning
 (416) 395-7124
 Kelly.Snow@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

41-47 Hendon Avenue

File # 25 174756 NNY 18 0Z



Not to Scale
Extracted: 06/16/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 7625

41-47 Hendon Avenue

File # 25 174756 NNY 18 02



Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
R7 One-Family Detached Dwelling Seventh Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM4 Multiple-Family Dwellings Fourth 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: 06/18/2025

Attachment 5: Draft Official Plan Amendment

Attachment 6: Draft Zoning By-law Amendment

Attachment 7: Summary of Public Consultation

On July 28, 2025 a community consultation meeting was held by Community Planning at the Goulding community Centre. Approximately 40 participants registered and the meeting was attended by the Ward Councillor, Councillor's staff, City staff and the applicant. Staff and the applicant gave presentations, answered questions and heard feedback from the participants. Staff received written comments from 14 participants/residents both prior to and after the meeting.

Summary of Public Concerns:

Comments and questions raised at the July 28th community meeting were generally focused on the following:

Building Design and Height

- Questions and concerns about the height and massing of the development
- Questions and concerns about the previous approvals on the site
- Why the applicant is seeking more height and density than was approved in the past

Planning and Policy

- Questions about the ongoing revisions to the Secondary Plan and how it will be applied to the development

Population and Community Impact

- Concerns about added population and its impact on local services

Unit Details

- Questions about the proposed unit types and size

Traffic and Transportation

- Questions and concerns about the added traffic on Hendon Avenue due to the driveway entrance
- Concerns about the traffic issues increasing overall as a result of this development

Safety and Accessibility

- Questions and concerns about safety for seniors walking to and from North York Senior's Centre

Waste Management

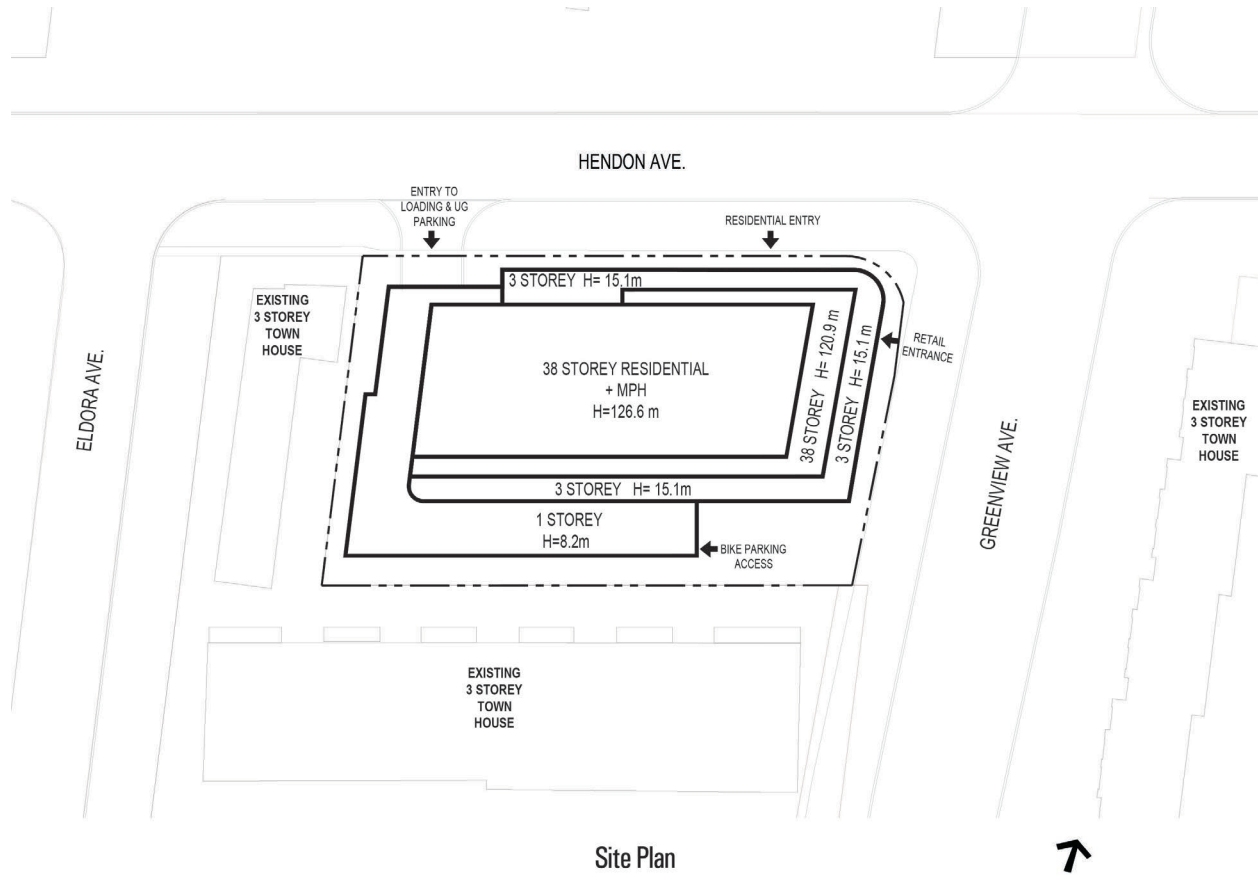
- Questions about the timing of construction

Neighbourhood Impact

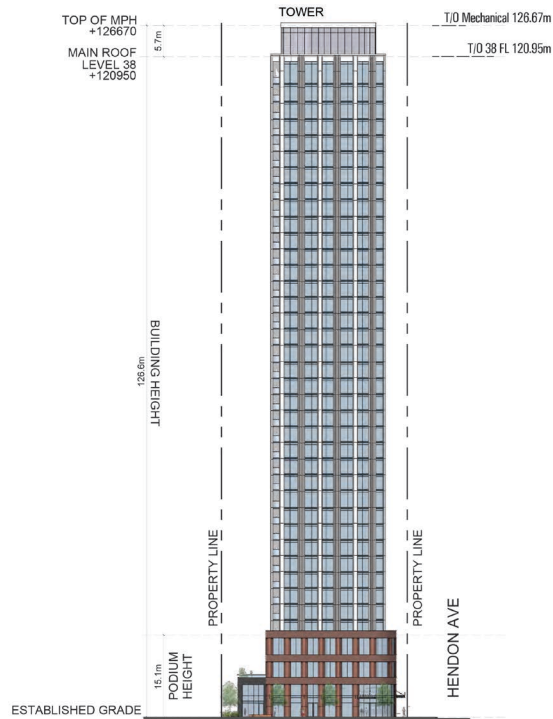
- Questions about privacy measures put in place for the neighbouring properties to the south
- Questions about shadow impact on neighbouring properties and on Hendon Park

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.

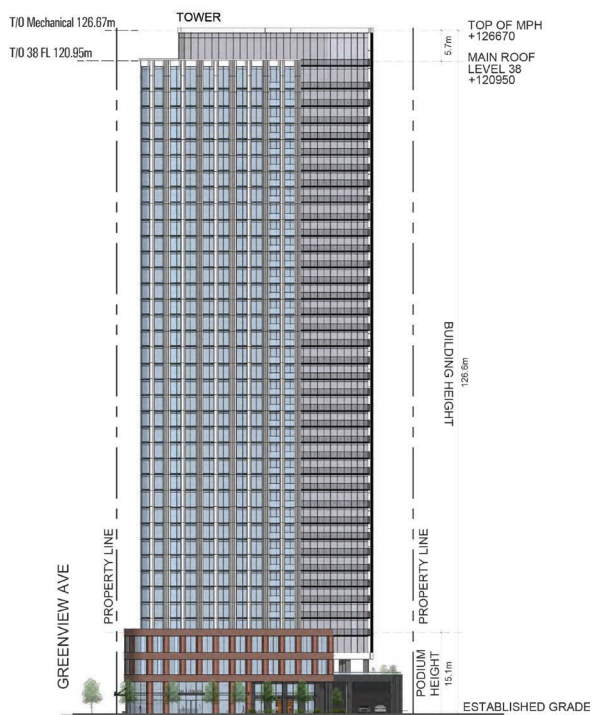
Attachment 8: Site Plan



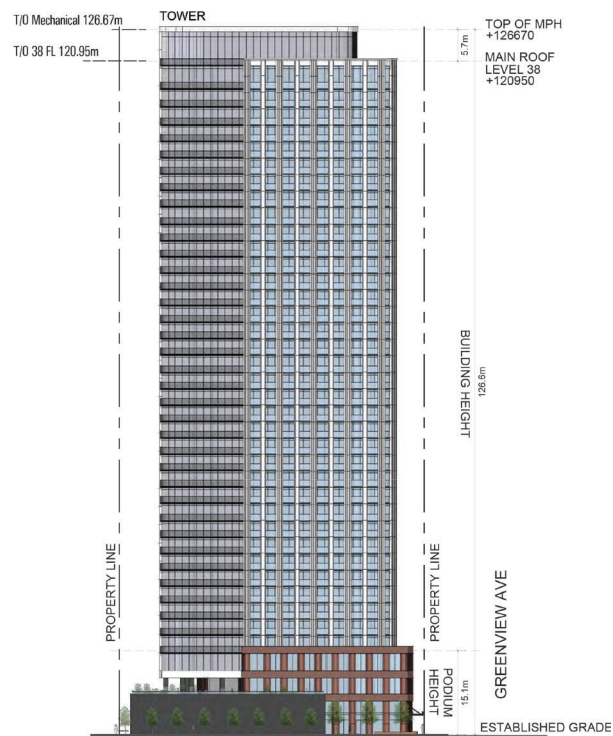
Attachment 9: Elevations



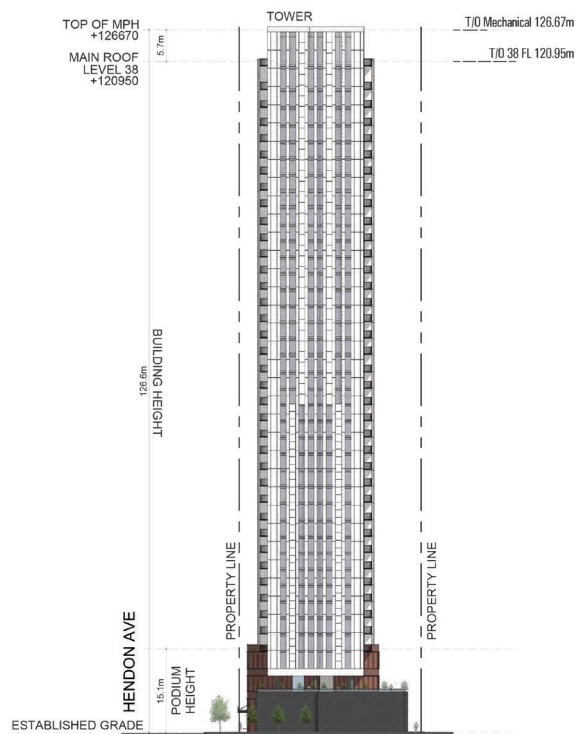
East Elevation



North Elevation



South Elevation



West Elevation

Attachment 10: 3D Massing Model



