

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 856 to the Official Plan for the City of Toronto
respecting the lands known municipally in the year 2024, as
41, 43, 45, and 47 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 856 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. 856 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
41, 43, 45, AND 47 HENDON AVENUE**

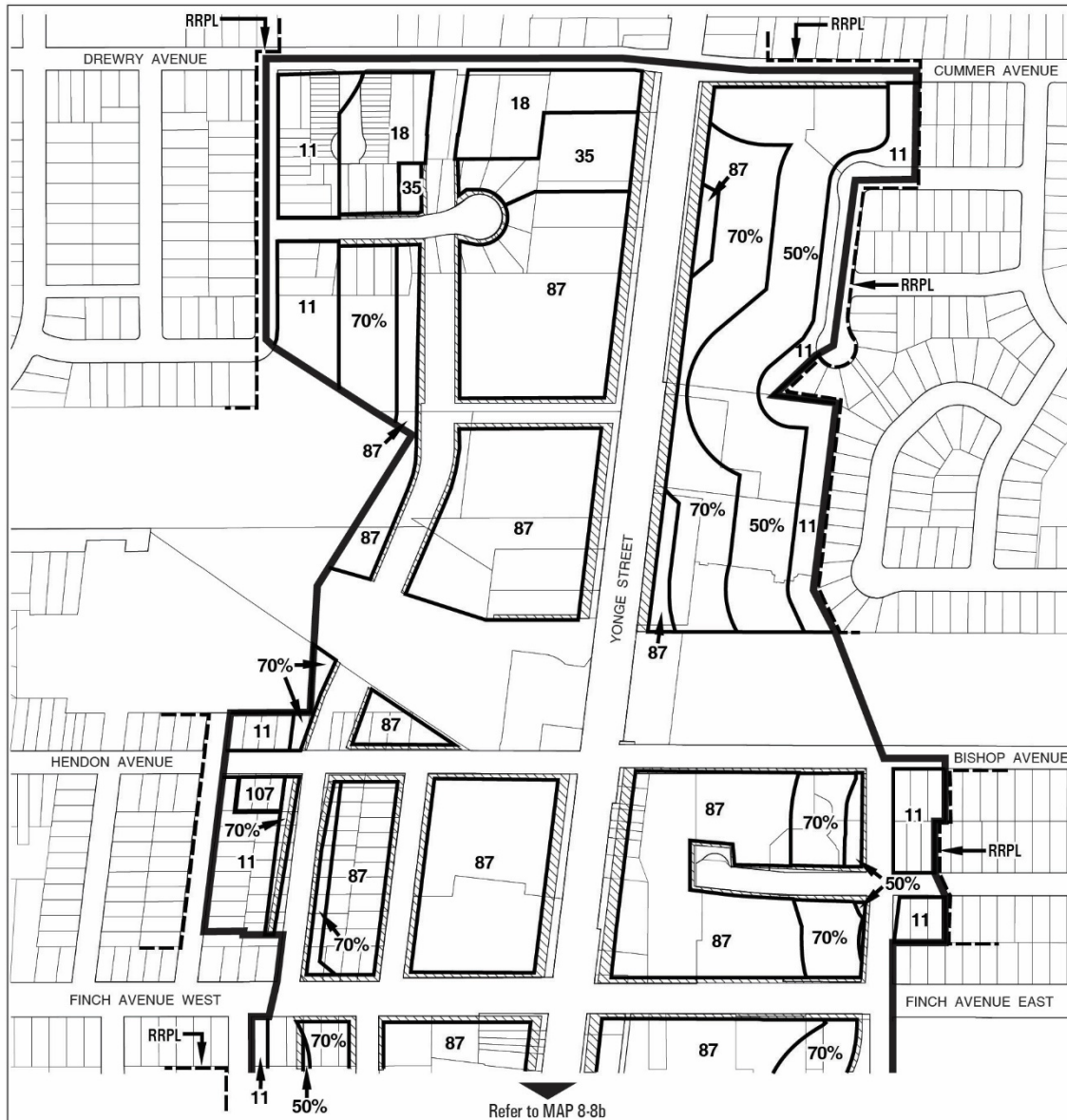
The Official Plan of the City of Toronto is amended as follows:

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. 18, and replacing it with the following:

18. 41, 43, 45 and 47 Hendon Avenue

- a) A residential apartment building is permitted with a maximum density of 14.24 times the lot area.
 - b) The density shall be calculated based on the gross site area of 1,811.1 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.
 - c) Vehicle and bicycle parking shall be provided in accordance with the zoning by-law implementing this site and area specific policy.
 - d) Indoor amenity space shall be provided in accordance with 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 107 metres for the lands known municipally in 2025 as 41, 43, 45, and 47 Hendon Avenue, as shown on the attached Appendix A;
 - b. add a new legend item that reads “The Lesser of 107 metres or 34 Storeys (plus Mechanical Penthouse)”, as shown on the attached Appendix A.
3. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-13, North York Centre North Site Specific Policies, is amended to add the lands known municipally in 2024 as 41 and 43 Hendon Avenue to Site Specific Policy No. 18, as shown on the attached Appendix B.

Appendix A



North York Centre Secondary Plan

MAP 8-8a Maximum Height Limits

Official Plan Amendment #856

41-47 Hendon Avenue

File # 25 174756 NNY 18 0Z

11	The Lesser of 11m or 3 Storeys
18	The Lesser of 18m or 6 Storeys
35	The Lesser of 35m or 12 Storeys
87	Maximum 87m Above Grade
107	The Lesser of 107m or 34 Storeys (plus Mechanical Penthouse)
50%	Maximum 50% Horizontal Distance from RRPL

70%	Maximum 70% Horizontal Distance from RRPL
	Street Facade Limit as per Section 5.3 of this Secondary Plan
	Relevant Residential Property Line (RRPL)

Not to Scale
10/20/2025

Appendix B



North York Centre Secondary Plan

MAP 8-13 North York Centre North Site Specific Policies

Official Plan Amendment #856

41-47 Hendon Avenue

File # 25 174756 NNY 18 02

-  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
10/20/2025