

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

Enacted by Council: ~, 20XX

CITY OF TORONTO

Bill No. ~

BY-LAW No. [Clerks to insert By-law number]

To amend former North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 41, 43, 45 and 47 Hendon Avenue in the year 2025.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Section 64.20-A of By-law 7625 is amended by adding the following subsection:
64.20-A (303) RM6 (303) (H)
 - (a) Notwithstanding any other provisions of By-law 7625 to the contrary, the following provisions shall apply to the site subject to this By-law:

DEFINITIONS

MIXED USE BUILDING

- (a) “Mixed Use Building” shall mean a building with residential dwelling units and a non-residential use.

BICYCLE PARKING

- (b) “Bicycle Parking” shall mean an area below established grade or at grade that is equipped with bicycle racks, stackers or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use and is not located within a dwelling unit, balcony, or commercial suite.

ESTABLISHED GRADE

- (c) "Established Grade" shall mean the geodetic elevation of 193.60.

GROSS FLOOR AREA

- (d) "Gross Floor Area" shall mean the area of all floors in a building, above or below grade, measured from the outside exterior walls but excluding:
- (i) Parking and bicycle parking located below grade;
 - (ii) Required loading spaces at ground level and required bicycle parking spaces at or above established grade;
 - (iii) Storage rooms, locker rooms, water and fire rooms, electrical, utility, mechanical and ventilation rooms located below or above grade;
 - (iv) Indoor and outdoor amenity space;
 - (v) Intake and exhaust shafts;
 - (vi) Elevator shafts;
 - (vii) Garbage shafts;
 - (viii) Any part of the building used for mechanical floor area;
 - (ix) Mechanical penthouses; and
 - (x) Exit stairwells.

INDOOR AMENITY AREA

- (e) "Indoor Amenity Area" shall mean area(s) set aside for social and/or recreational purposes such as exercise or entertainment rooms, library space, coworking space, lounges, meeting or party rooms, guest suites and other similar uses, which is common to all residents in the building;

LOADING SPACE

- (f) "Type G loading space" shall mean an area used for the loading or unloading of goods or commodities from a vehicle that is a minimum of 4.0 metres wide, a minimum of 13.0 metres long and has a minimum vertical clearance of 6.1 metres;

OUTDOOR AMENITY AREA

- (g) "Outdoor Amenity Area" shall mean area(s) set aside for social and/or recreational purposes such as but not limited to playgrounds and seating areas, which is common to all residents of the building.

PERMITTED USES

(h) The permitted uses shall be as follows:

RESIDENTIAL

(i) Apartment House Dwellings.

NON-RESIDENTIAL - RETAIL AND SERVICE COMMERCIAL USES

- (i) art galleries;
- (ii) automatic teller machines;
- (iii) commercial galleries;
- (iv) custom workshops making articles or products to be sold at retail on the premises;
- (v) day nursery;
- (vi) dry-cleaning
- (vii) fitness centers;
- (viii) medical office;
- (ix) outdoor cafes;
- (x) personal service shops;
- (xi) restaurants including take-out;
- (xii) retail branches of banks and other financial institutions;
- (xiii) retail stores (including grocery stores, supermarkets and pharmacies);
- (xiv) studios; and
- (xv) accessory uses thereto.

EXCEPTION REGULATIONS

MAXIMUM GROSS FLOOR AREA

- (i) The maximum total gross floor area permitted on the site shall not exceed 26,000 square metres, of which:
 - (i) a minimum of 120 square metres is permitted for non-residential uses.

YARD SETBACKS

- (j) The minimum yard setbacks for all buildings shall be as shown on Schedule RM6 (303)
- (k) No part of any building or structure erected or used above finished ground level shall be located otherwise than wholly within the area delineated by the heavy lines of Schedule 1 “RM6 (303)”.
- (l) Notwithstanding Section 6(9) of the By-law and except where a heavy line on Schedule 1 “RM6 (303)” is contiguous with a boundary of the site, nothing in Section 6(9) shall

prevent the following building elements or structures from projecting beyond the heavy lines on Schedule 1 RM6 (303):

- (i) wheelchair ramps, underground garage ramps, below-grade parking garage and their associated structures;
- (ii) awnings and canopies, by a maximum of 4.0 metres;
- (iii) balconies, limited to the east and west tower facades, by a maximum of 1.5 metres;
- (iv) bicycle racks, bollards, fences, guardrails, lighting fixtures, railings, retaining walls, stairs, stair enclosures, vents, walkways, by a maximum of 2 metres;
- (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
- (vi) architectural features such as cornices, belt course, eaves, parapets, planters, screens, wind protection, or window sills and cladding added to the exterior surface of the main wall of a building by a maximum of 0.5 metres;
- (vii) window washing equipment by a maximum of 3.0 metres.

BUILDING HEIGHT

- (m) The building height, of all buildings, on the site shall not exceed the maximum height in storey and metres, as shown on Schedule RM6(303), with the exception of the following:
 - (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.5 metres;
 - (ii) structures that enclose, screen, or cover the equipment, structures, architectural features and parts of a building listed in (i) above, including a mechanical penthouse, by a maximum of 5.5 metres;
 - (iii) architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 2.0 metres;
 - (iv) building maintenance units and window washing equipment, by a maximum of 2 metres beyond the heights set out in (m)(i) and (m)(ii);
 - (v) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and

- (vii) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 3.0 metres;
- (viii) elements listed in subsection (iii) to (vii) above may project above the permitted height for the mechanical penthouse as set out in subsections (i) and (ii) above.

ACCESSIBLE PARKING

- (n) A minimum of 2 Accessible Parking Spaces shall be provided as part of the parking supply in accordance with the following:
 - (i) 1 Accessible Parking Space for residents
 - (ii) 1 Accessible Parking Space for residential visitors
- (o) Accessible Parking Spaces shall have a length of 5.6 metres, a width of 3.4 metres, and a vertical clearance of 2.1 metres.
- (p) The entire length of an Accessible Parking Space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- (q) Accessible parking spaces must be located within 30 metres of the closest:
 - (i) barrier free entrance to a building; or
 - (ii) passenger elevator that provides access to the first storey of the building.

BICYCLE PARKING

- (r) Bicycle parking spaces for the Mixed Use Building shall be providing within the site in accordance with the following requirements:
 - (i) For residents or “long term” parking: a minimum of 0.68 bicycle parking spaces per dwelling unit;
 - (ii) For visitors or “short term” parking: a minimum of 0.07 bicycle parking spaces per dwelling unit;
 - (iii) Both "long-term" and "short-term" bicycle parking spaces may be provided above or below ground and in a stacked bicycle parking space;
 - (iv) Both "long-term" and "short-term" bicycle parking spaces may be located outdoors or indoors including within a secured room or enclosure or unenclosed space, or bike locker or combination thereof;

- (v) Where bicycles are to be parked in bicycle rack(s) or in a stacked manner, bicycles may be parked in a secured room or area or on a rack/hook on a wall associated with a vehicle parking space on any parking level so long as such rack/hook does not encroach into a vehicle parking space, and in all such cases the dimensions in (i) and (ii) shall not be required.
- (s) Bicycle parking shall comply with the following standards:
 - (i) where bicycles are to be parked on a horizontal surface, each bicycle parking space shall have horizontal dimensions of at least 0.6 metres in width by 1.8 metres in length with a vertical clearance of 1.5 metres;
 - (ii) where bicycles are to be parked in a vertical position, each bicycle parking space shall have horizontal dimensions of at least 0.6 metres in width by 1.2 metres in length with a vertical clearance of 1.2 metres;
 - (iii) where bicycles are to be parked in bicycle rack(s) or in a stacked manner, each bicycle parking space shall have dimensions of at least 0.35 metres in width by 1.2 metres in length with a vertical clearance of 1.0 metres.

LOADING

- (t) One (1) type “G” loading space shall be provided on the lot.

AMENITY SPACE

- (u) Amenity space for the New Building must be provided as follows:
 - (i) Indoor amenity space for use by the residents of the dwelling units in the new Building at a minimum of 1.7 square metres for each dwelling unit;
 - (ii) Outdoor amenity space for use by the residents of the dwelling units in the new Building at a minimum of 1.3 square metres for each dwelling unit;

UNIT MIX

- (v) The provision of dwelling units is subject to the following:
 - (i) a minimum of 40 percent of the total number of dwelling units must contain two bedrooms; and
 - (ii) a minimum of 10 percent of the total number of dwelling units must contain three or more bedrooms.

HOLDING SYMBOL PROVISIONS

- (w) The lands zoned with the holding symbol "(H)" on Schedule 1 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (x) An amending by-law to remove the holding symbol "(H)" referred to in (w) above may be enacted when the following are fulfilled:
 - (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm 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 Engineering Review, Development Review; and
 - (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Engineering Review, Development Review; or,
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Engineering Review, Development Review.

DIVISION OF LANDS

- 3. Notwithstanding any existing or future severance, partition, or division of the site as shown on Schedule RM6(303), the provisions of this By-law shall continue to apply to the whole of the site as if no severance, partition, or division occurred.

EXCLUSIONS

- 4. The provisions of Sections 6A(2), 6A(3), 6A(5), 6A(7)(d)(A), 6A(8), 6A(16), 6(9), and 15.8 and 20-A.1, 20-A.2.2, 20-A.2.4, 20-A.2.5, and 20-A.2.6 do not apply.
- 5. Section 64.20-A of By-law No. 7625 is amended by adding Schedule RM6(303) attached to this By-law.

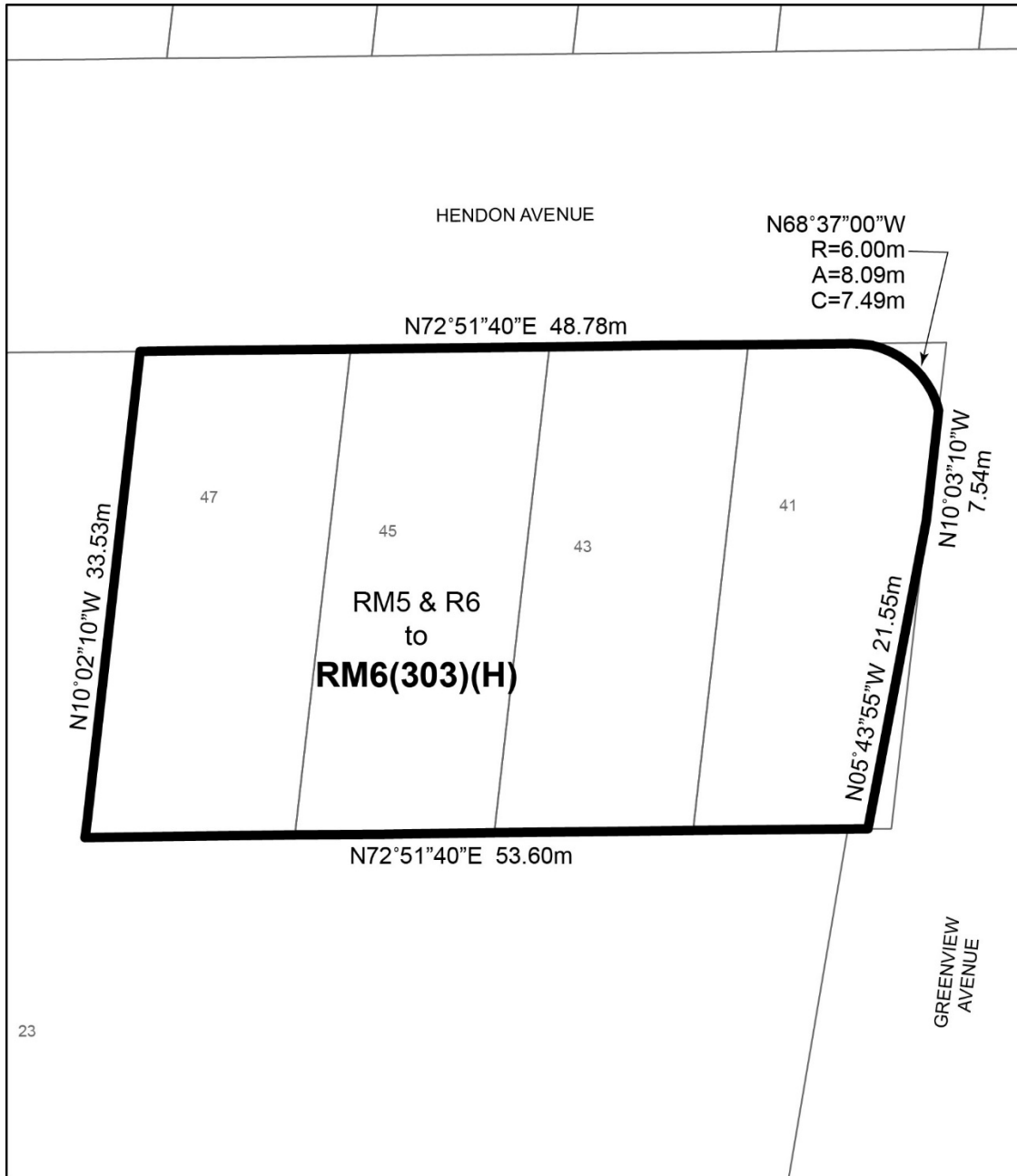
6. Where any provision or Schedule of By-law 7625 of the former City of North York, as amended, conflicts with this By-law, this By-law shall prevail.

ENACTED AND PASSED this XX day of XX, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



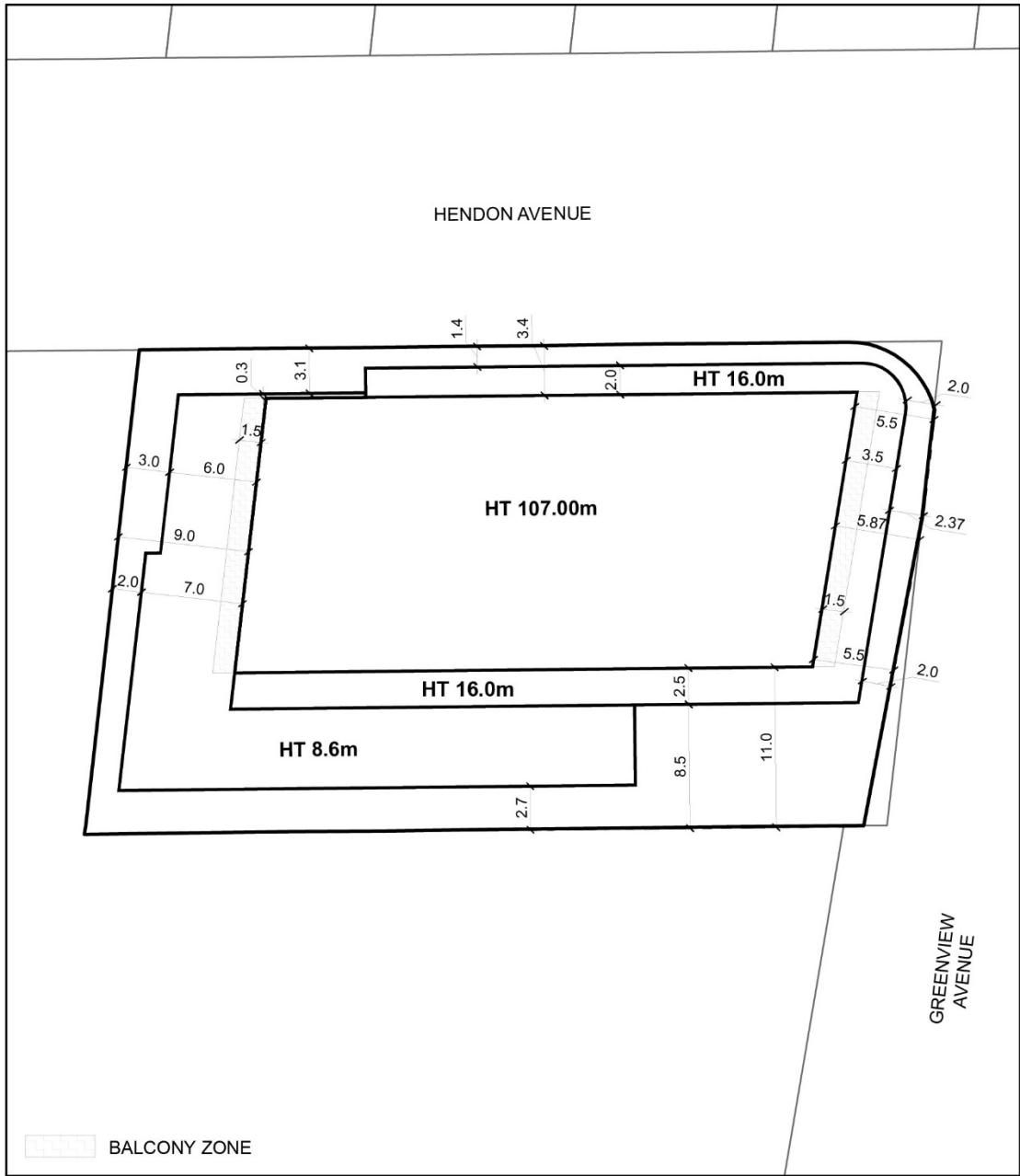
TORONTO
Schedule 1

41-47 Hendon Avenue

File # 25 174756 NNY 18 0Z



Former City of North York By-law 7625
Not to Scale
10/20/2025



 **Toronto**
Schedule RM6(303)

41-47 Hendon Avenue

File # 25 174756 NNY 18 02


Former City of North York By-law 7625
Not to Scale
10/20/2025