TORONTO

John D. Elvidge
City Clerk

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NOTICE OF REFUSAL OF OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION

(Under the Planning Act)

TAKE NOTICE that the City of Toronto on July 24, 2025, refused a request to amend the Official Plan and refused an application to amend the Zoning By-law, with respect to the lands known as 30-36 Hendon Avenue.

An explanation of the purpose and effect of the requested amendment to the Official Plan and Zoning By-law amendment application, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file: 24 252430 NNY 18 OZ.

A statutory public meeting was held on July 3, 2025, and the North York Community Council and Toronto City Council considered no oral or one written submission in making the decision. Please see item 2025.NY25.13 at https://secure.toronto.ca/council/agenda-item.do?item=2025.NY25.13.

The application was refused because of concerns regarding the scale of development, insufficient setbacks, insufficient tree plantings soil volumes, as well as site organization and access issues.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of the requested amendment to the Official Plan and/or Zoning By-law amendment application may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **August 26, 2025**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have received the next business day.

A Notice of Appeal must:

(1) set out the specific part of the requested amendment to the Official Plan to which the appeal applies;
(2) set out the reasons for the appeal of the requested amendment to the Official Plan and/or Zoning By-law amendment application; and
(3) be accompanied by the fee charged by the Ontario Land Tribunal, currently in the amount of $1,100.00 for each application appealed, payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Who Can File an Appeal of Council's Refusal of a Request to Amend the Official Plan and application to amend the Zoning By-law:

A person or public body that requested an amendment to the Official Plan and Zoning By-law of the City of Toronto may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk of the City of Toronto.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested Official Plan amendment and/or Zoning By-law amendment was refused, the person or public body made oral submissions at a public meeting, if any, or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information:

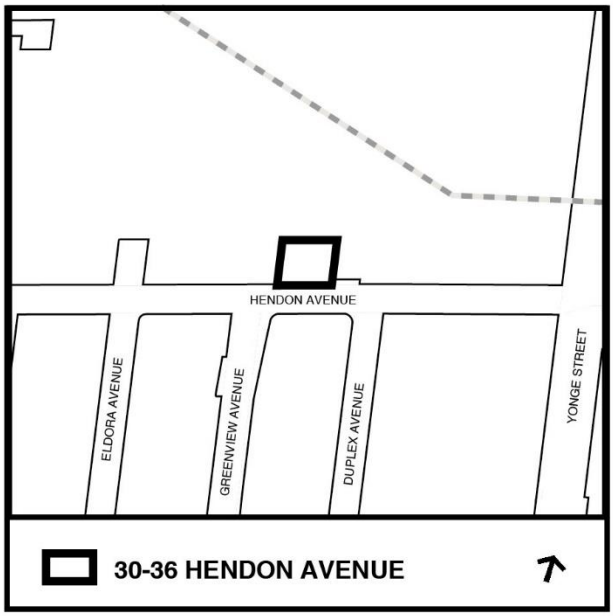
Background information about the application may be obtained by contacting **Heather Au** at 416-396-5570, or by email at Heather.Au@toronto.ca.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on August 6, 2025.

John D. Elvidge
City Clerk

Owner: INSUK HAN
Authority: Item 2025.NY.13, North York Community Council



PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION

The purpose and effect of the requested amendment to the Official Plan and Zoning By-law amendment application is to permit a 46-storey (152.55 metres including mechanical penthouse) residential building containing 433 dwelling units and with a density of 22.9 times the lot area at 30-36 Hendon Avenue.

Further information may be obtained by contacting **Heather Au** at 416-396-5570, or Heather.Au@toronto.ca.