



September 17, 2025

40-48

Hendon Avenue

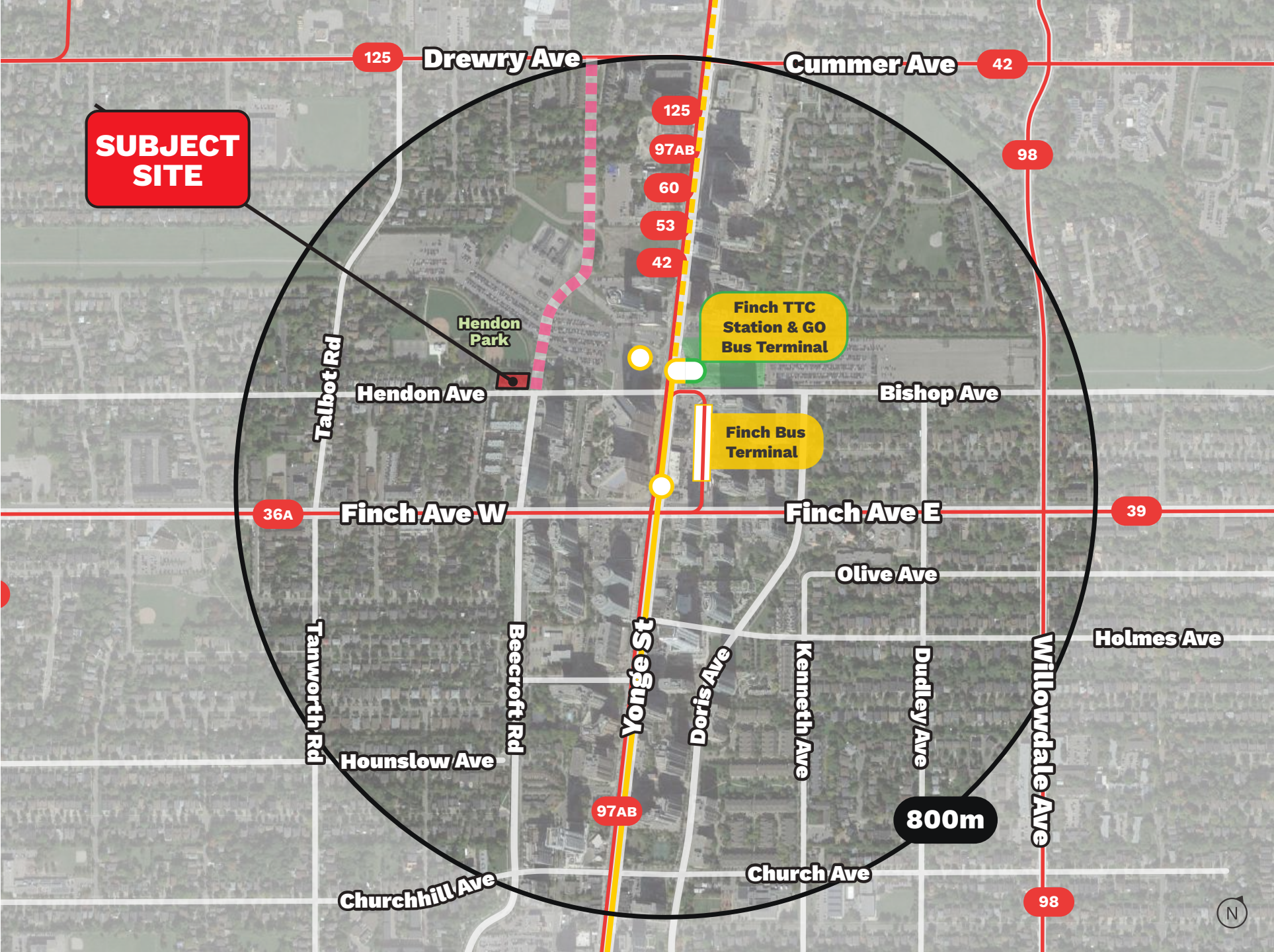
Deputation to North York
Community Council

City of Toronto

Surrounding Context

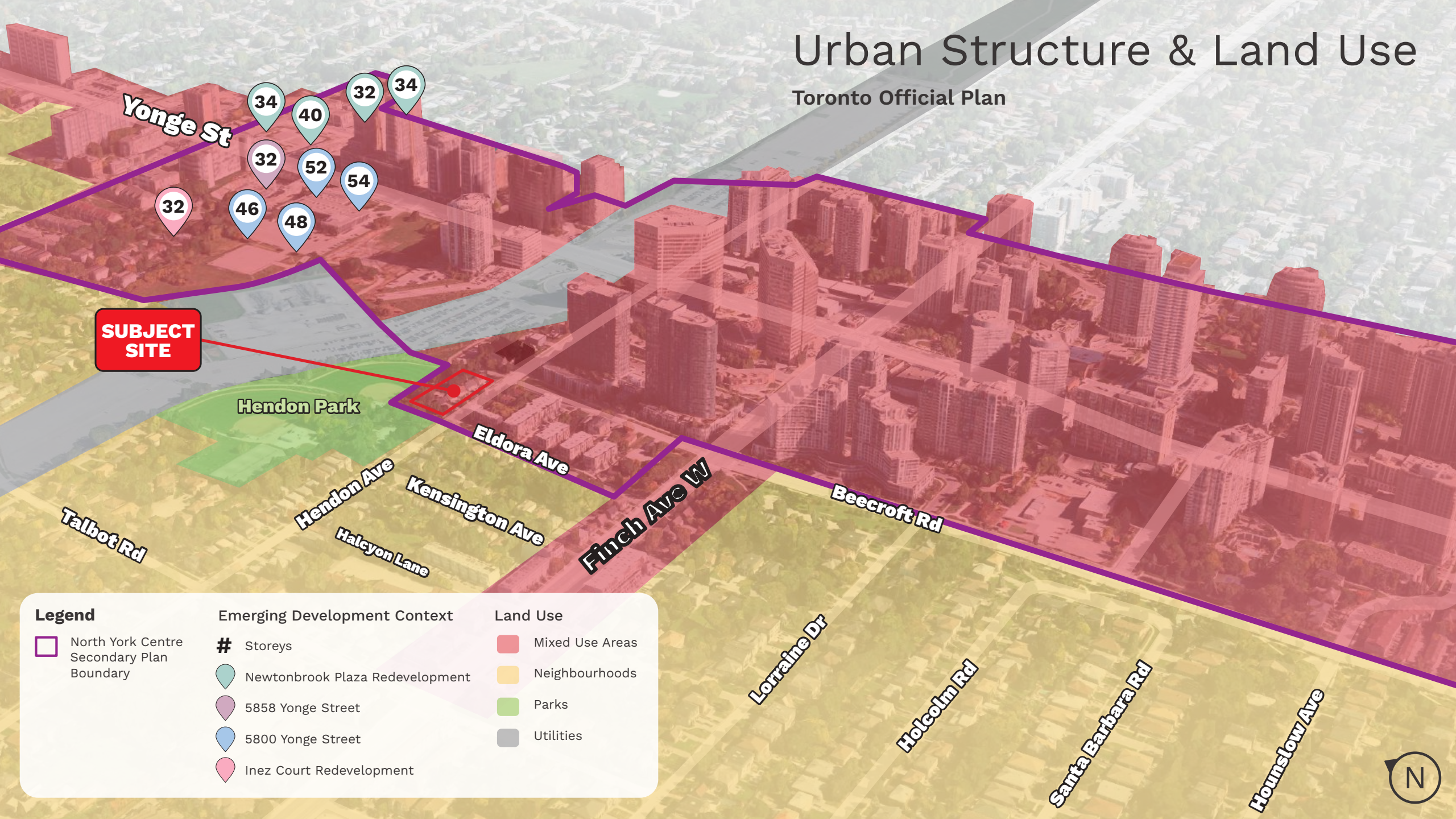
Legend

-  Subway Line 1 (Yonge/University)
-  Subway Line 1 Extension (Yonge/University)
-  GO Bus Terminal
-  TTC Route
-  Future/Planned Beecroft Rd Extension



Urban Structure & Land Use

Toronto Official Plan



SUBJECT SITE

Hendon Park

Eldora Ave

Kensington Ave

Finch Ave W

Beecroft Rd

Lorraine Dr

Holcolm Rd

Santa Barbara Rd

Hounslow Ave

Legend

North York Centre Secondary Plan Boundary

Emerging Development Context

- # Storeys
- Newtonbrook Plaza Redevelopment
- 5858 Yonge Street
- 5800 Yonge Street
- Inez Court Redevelopment

Land Use

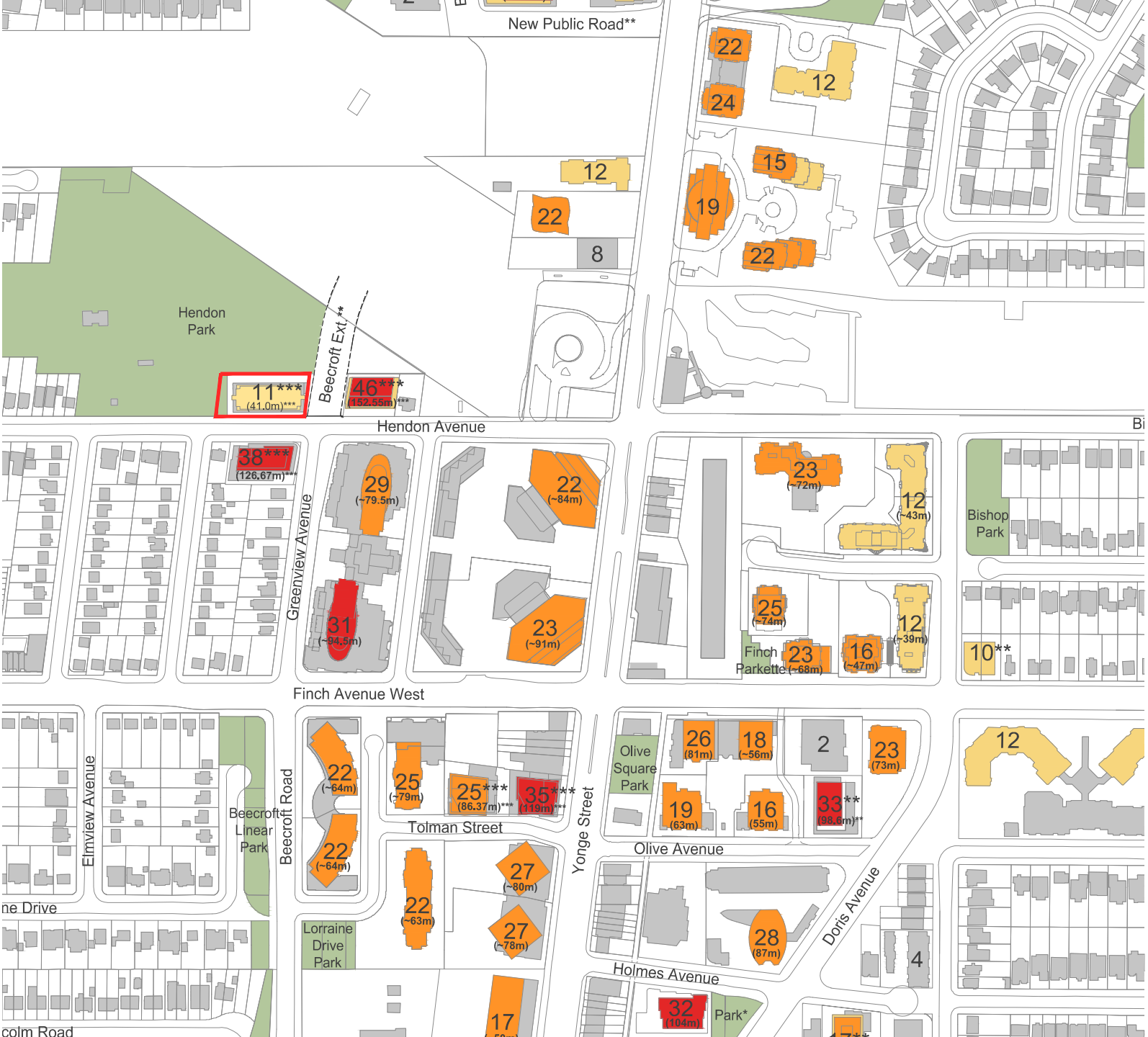
- Mixed Use Areas
- Neighbourhoods
- Parks
- Utilities



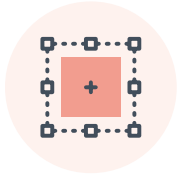
Height Map

Legend

- # Heights in Storeys
- * Under Construction
- ** Approved/Not Yet Built
- *** Proposed
- 1-4 Storeys
- 5-14 Storeys
- 15-30 Storeys
- 31-50 Storeys
- 51+ Storeys
- Parks
- Subject Site



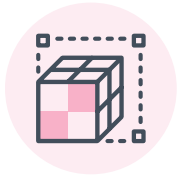
Proposal Highlights



2,316 m²
Site Area



10,145 m²
Gross Floor Area



4.38 FSI
(Floor Space Index)
Density



232.0 m²
(10% of site area)
Parkland Dedication



148 Residential Units
55 (37.2%) 1-Bedroom Units
77 (52%) 2-Bedroom Units
16 (10.8%) 3-Bedroom Units



11 storeys
36 m excluding MPH
41 m including MPH



47 spaces
Vehicle Parking
39 Resident Spaces
5 Visitor Spaces
3 Pick-up/Drop-off Spaces



122 spaces
Bicycle Parking
101 Resident Spaces
21 Visitor Spaces



597 m²
Amenity Space
4.03 m² per unit

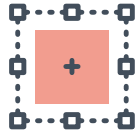


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Loading Space

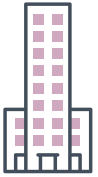


Summary

The proposal will:



Efficiently use land and infrastructure.



Incorporate a modest scale (11 storeys) and mid-rise typology that fits with the surrounding context which primarily includes existing and planned tall buildings.



Introduce 148 new homes to the North York Centre, on a site well served by higher-order transit, and in proximity to retail, restaurants, parks and other uses.



Incorporate a significant proportion of family-sized housing (62.8% two- and three-bedroom units).



Incorporate setbacks and stepbacks that exceed the recommendations of the City's new Mid-rise Design Guidelines with respect to setbacks from parks.



Not result in any unacceptable light, view, privacy, overlook or shadow impacts on neighbouring properties, and in particular Hendon Park.



Expand Hendon Park by 232 square metres with an on-site parkland dedication.



Question & Answers

Thank you

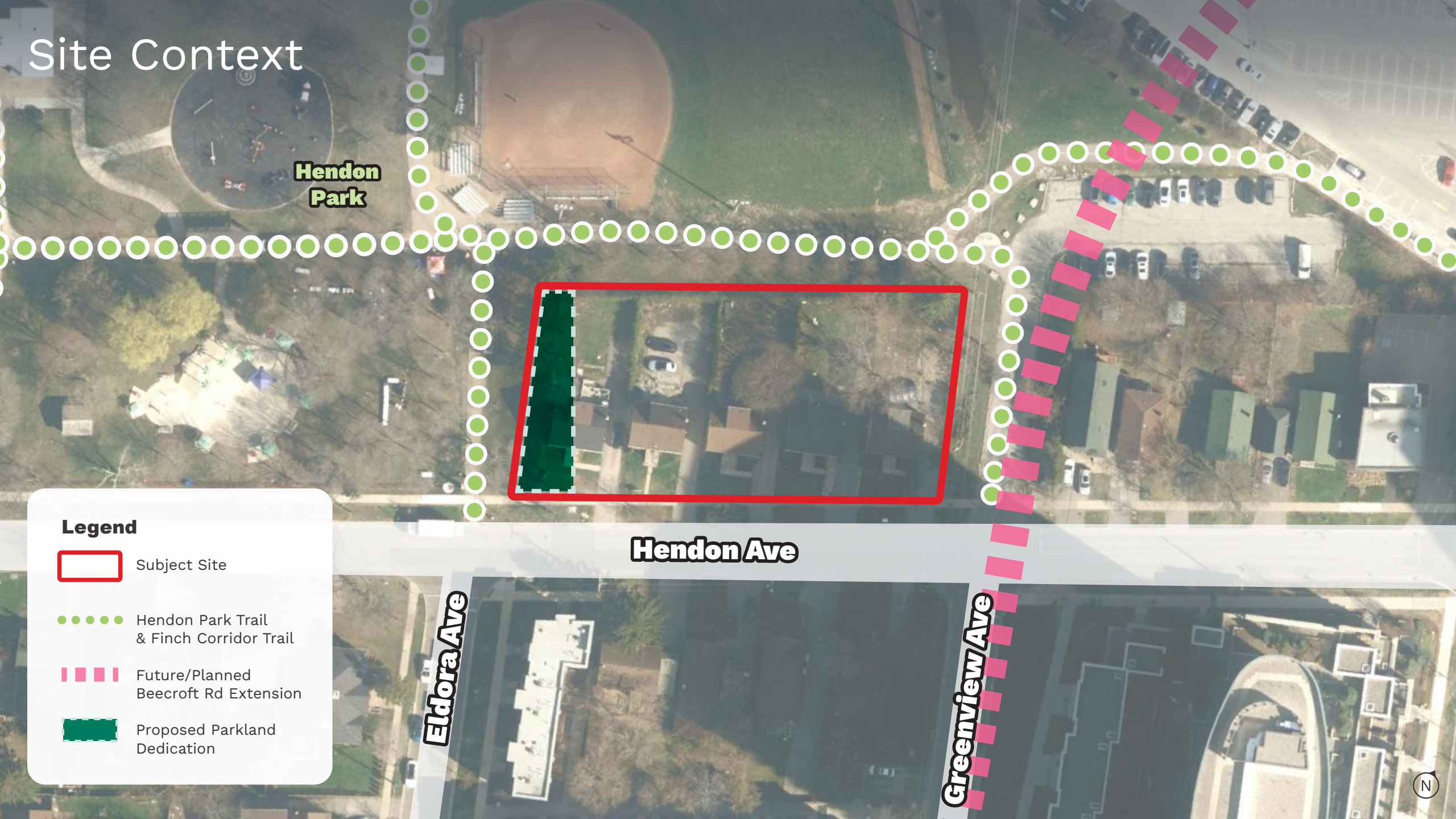
View looking Northwest from
Hendon/Beecroft Intersection



View looking East
from Hendon



Site Context



**Hendon
Park**

Hendon Ave

Eldora Ave

Greenview Ave

Legend



Subject Site



Hendon Park Trail
& Finch Corridor Trail



Future/Planned
Beecroft Rd Extension



Proposed Parkland
Dedication



Shadow Study Analysis

40-48 Hendon Avenue

City of Toronto

Prepared For
Parkhaus LP

December 2024

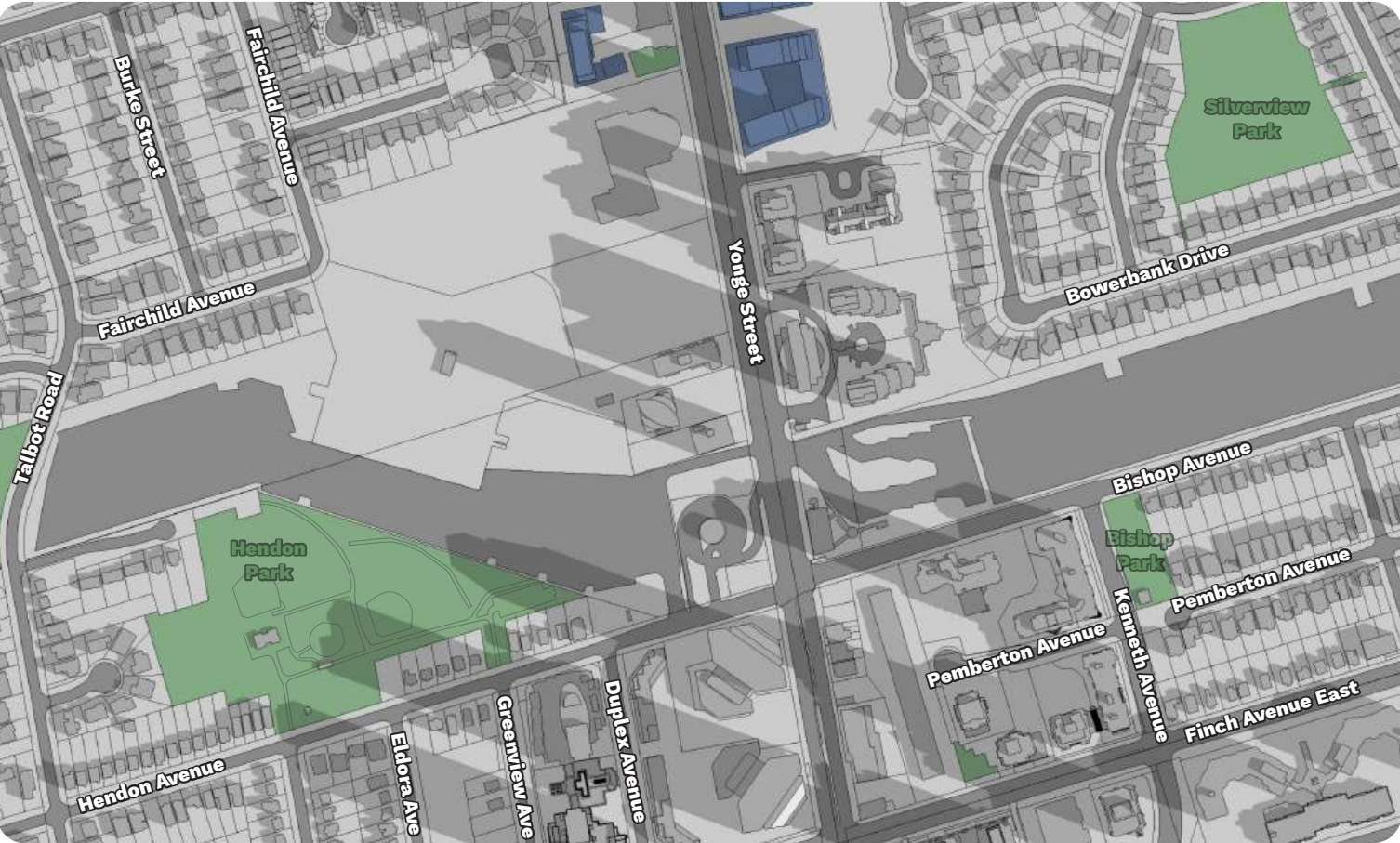
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March 21st

March 21st

9:18am

Existing Condition



Proposed Condition



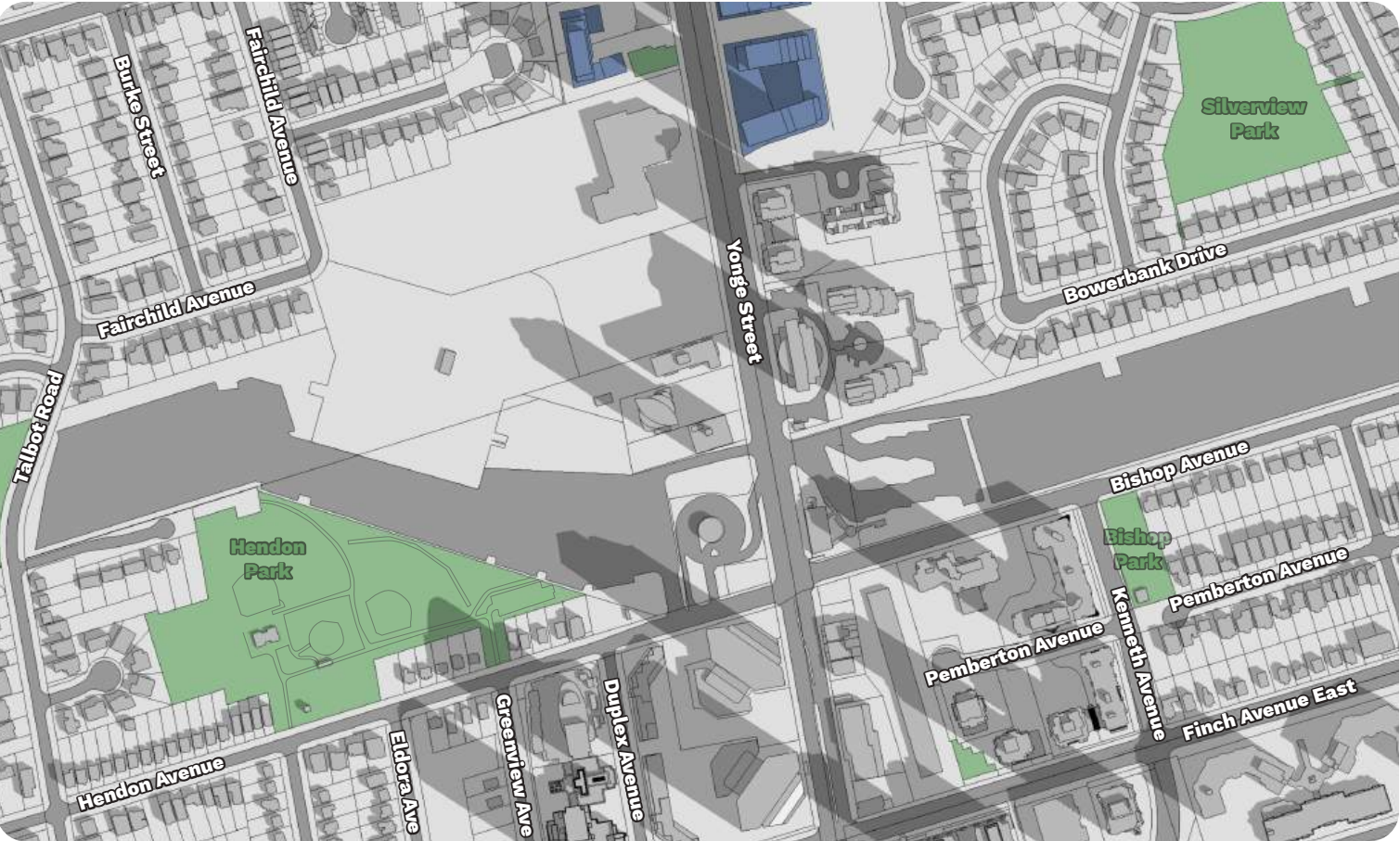
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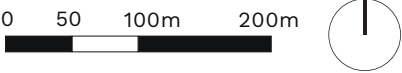
March 21st

10:18am

Existing Condition



Proposed Condition



Legend

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March 21st

11:18am

Existing Condition



Proposed Condition



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March 21st

12:18pm

Existing Condition



Proposed Condition



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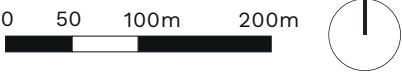
March 21st

1:18pm

Existing Condition



Proposed Condition



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March 21st

2:18pm

Existing Condition



Proposed Condition



Legend

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March 21st

3:18pm

Existing Condition



Proposed Condition



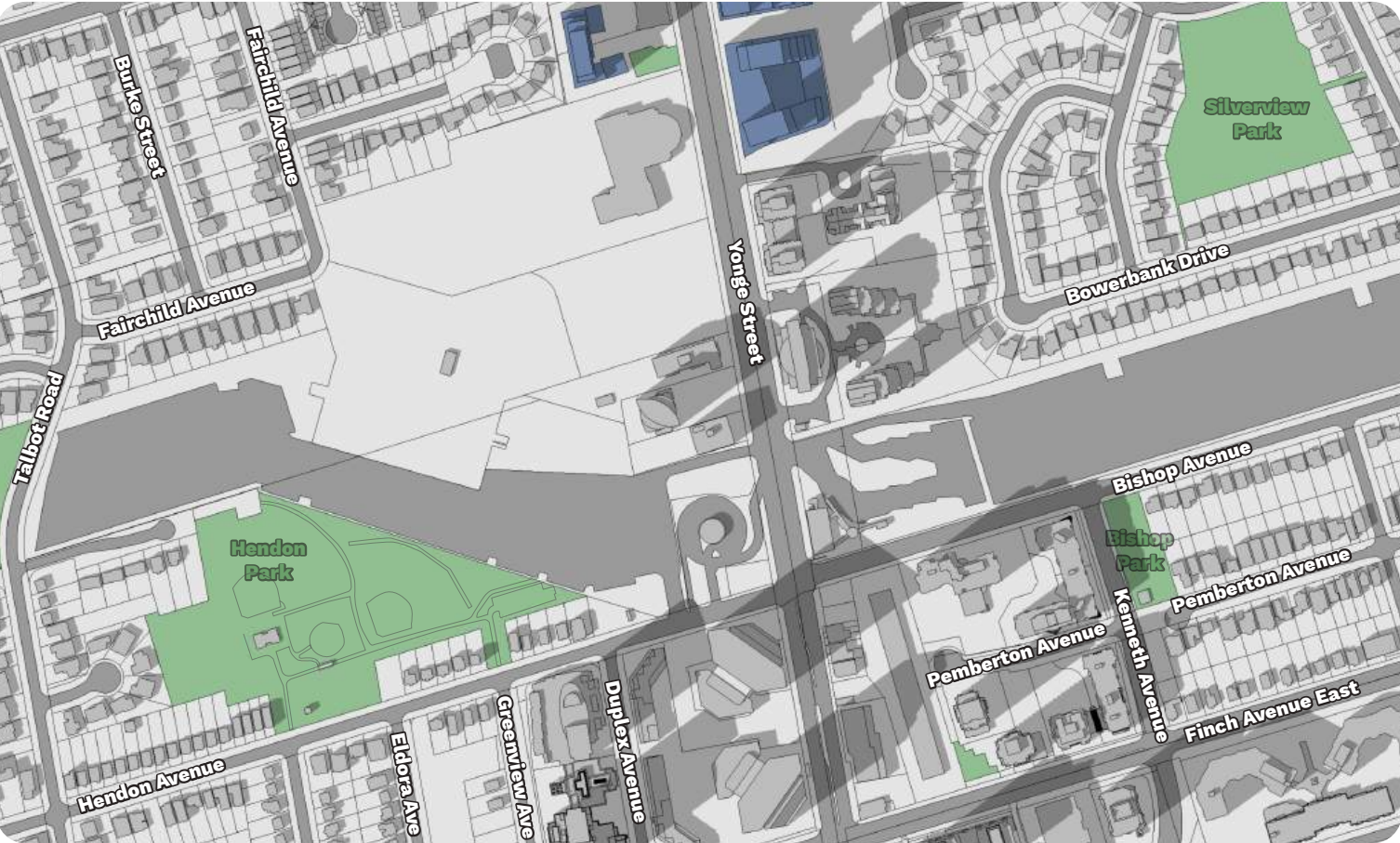
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March 21st

4:18pm

Existing Condition



Proposed Condition



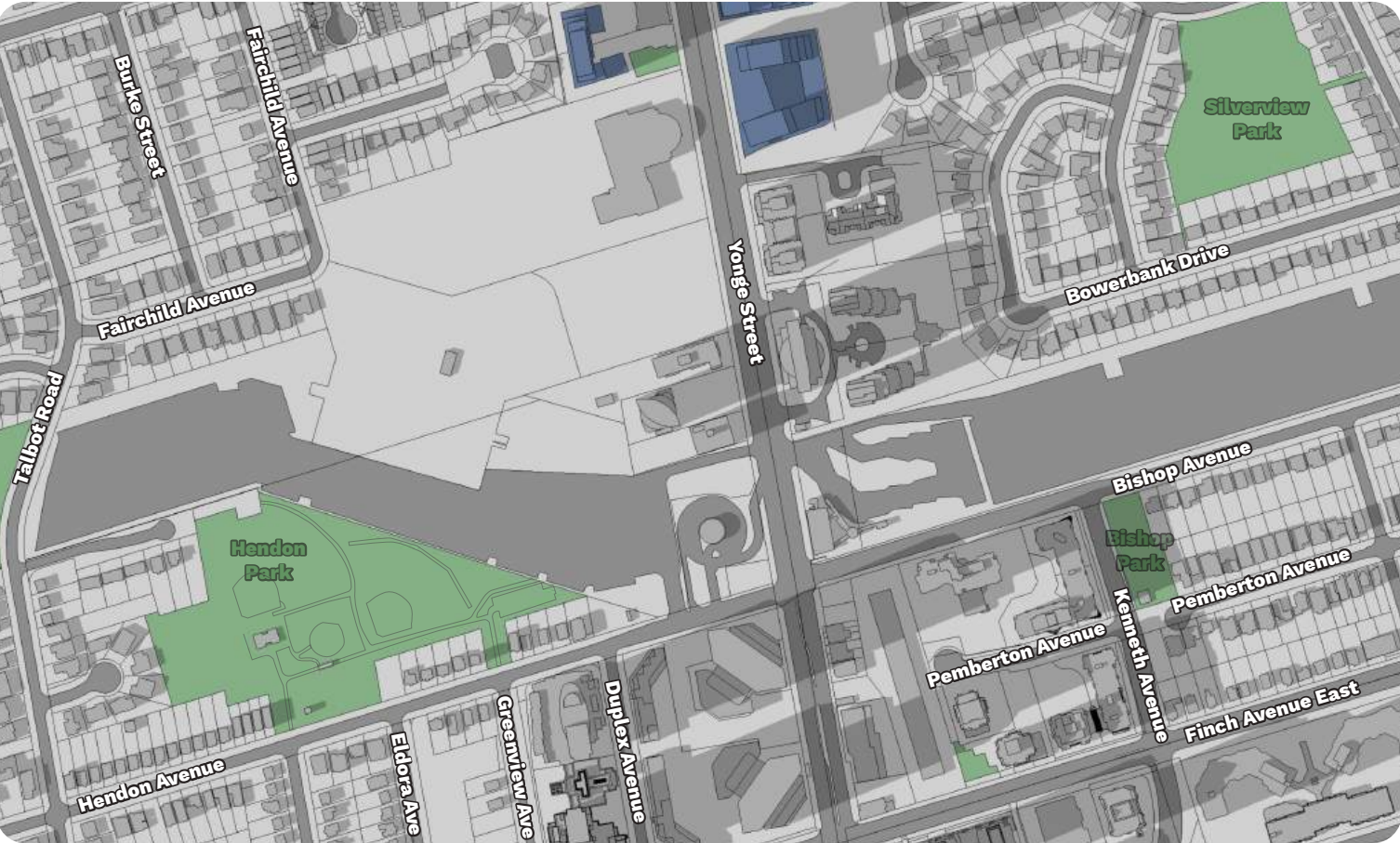
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March 21st

5:18pm

Existing Condition



Proposed Condition



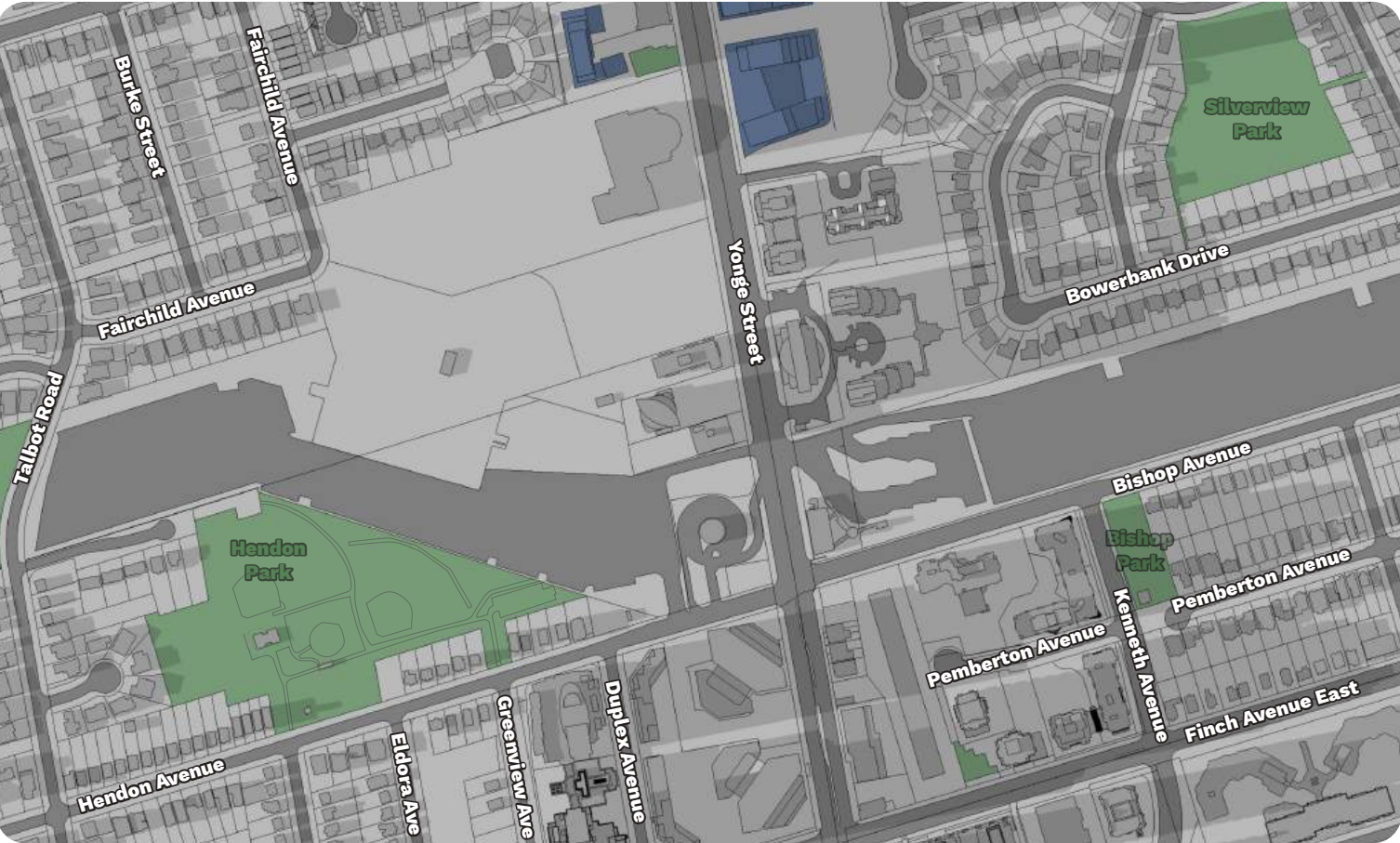
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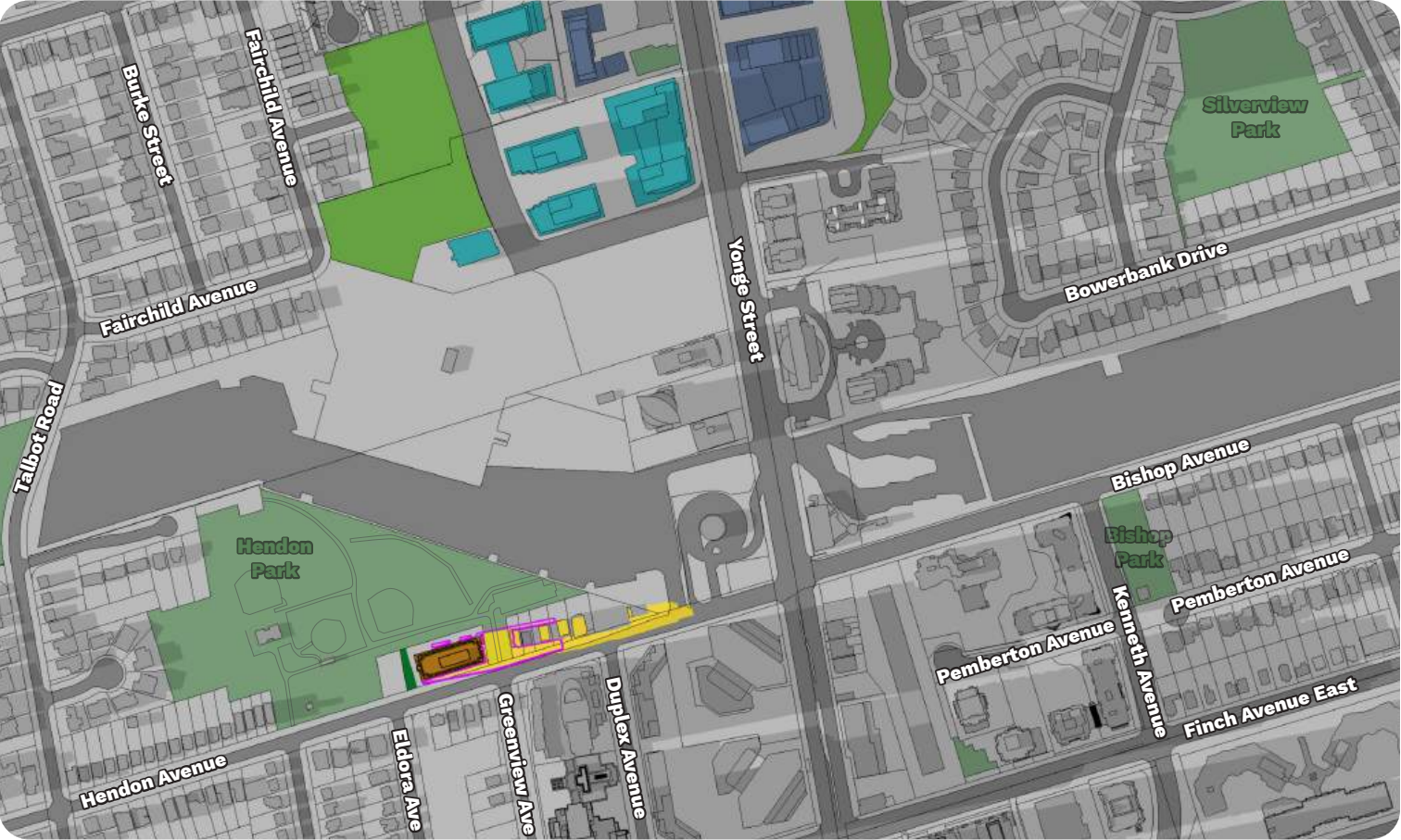
March 21st

6:18pm

Existing Condition



Proposed Condition



Legend

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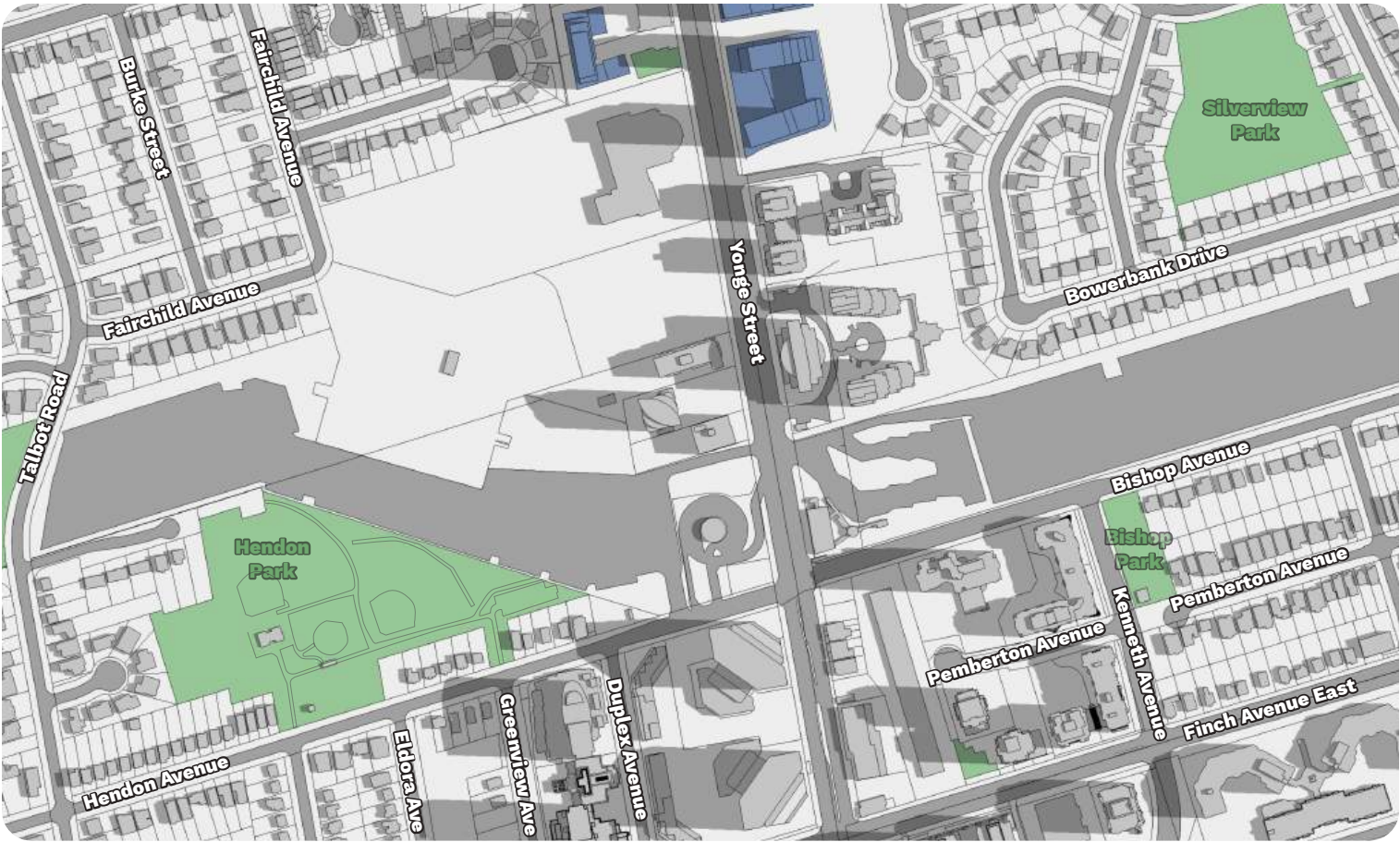
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June 21st

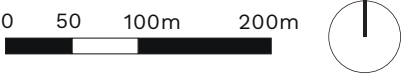
June 21st

9:18am

Existing Condition



Proposed Condition



Legend

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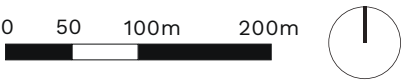
June 21st

10:18am

Existing Condition



Proposed Condition



Legend

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June 21st

11:18am

Existing Condition



Proposed Condition



Legend

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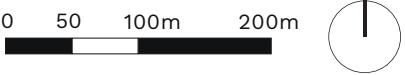
June 21st

12:18pm

Existing Condition



Proposed Condition



Legend

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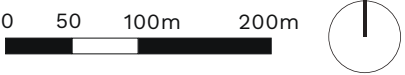
June 21st

1:18pm

Existing Condition



Proposed Condition



Legend

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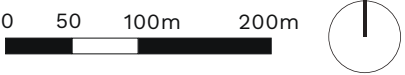
June 21st

2:18pm

Existing Condition



Proposed Condition



Legend

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June 21st

3:18pm

Existing Condition



Proposed Condition



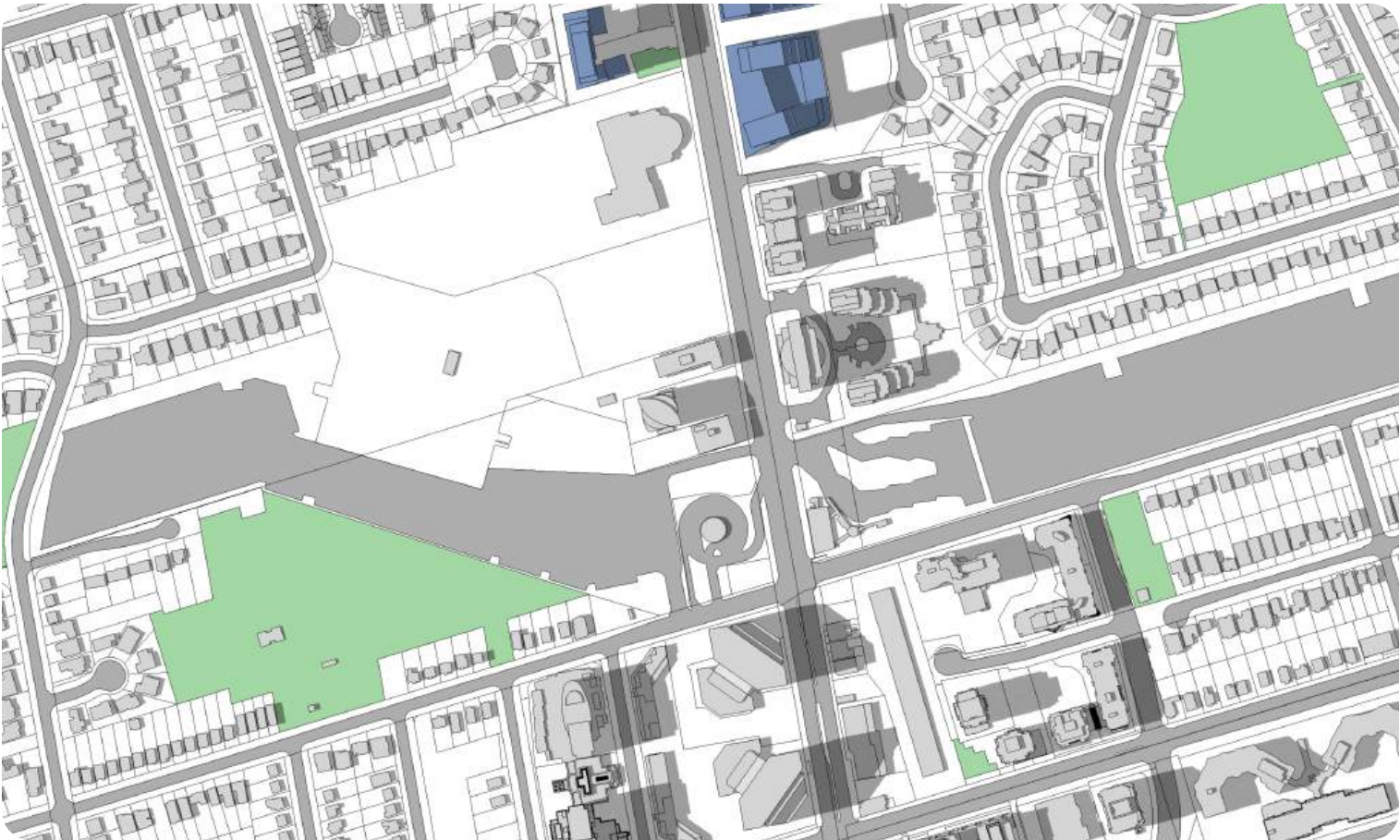
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June 21st

4:18pm

Existing Condition



Proposed Condition



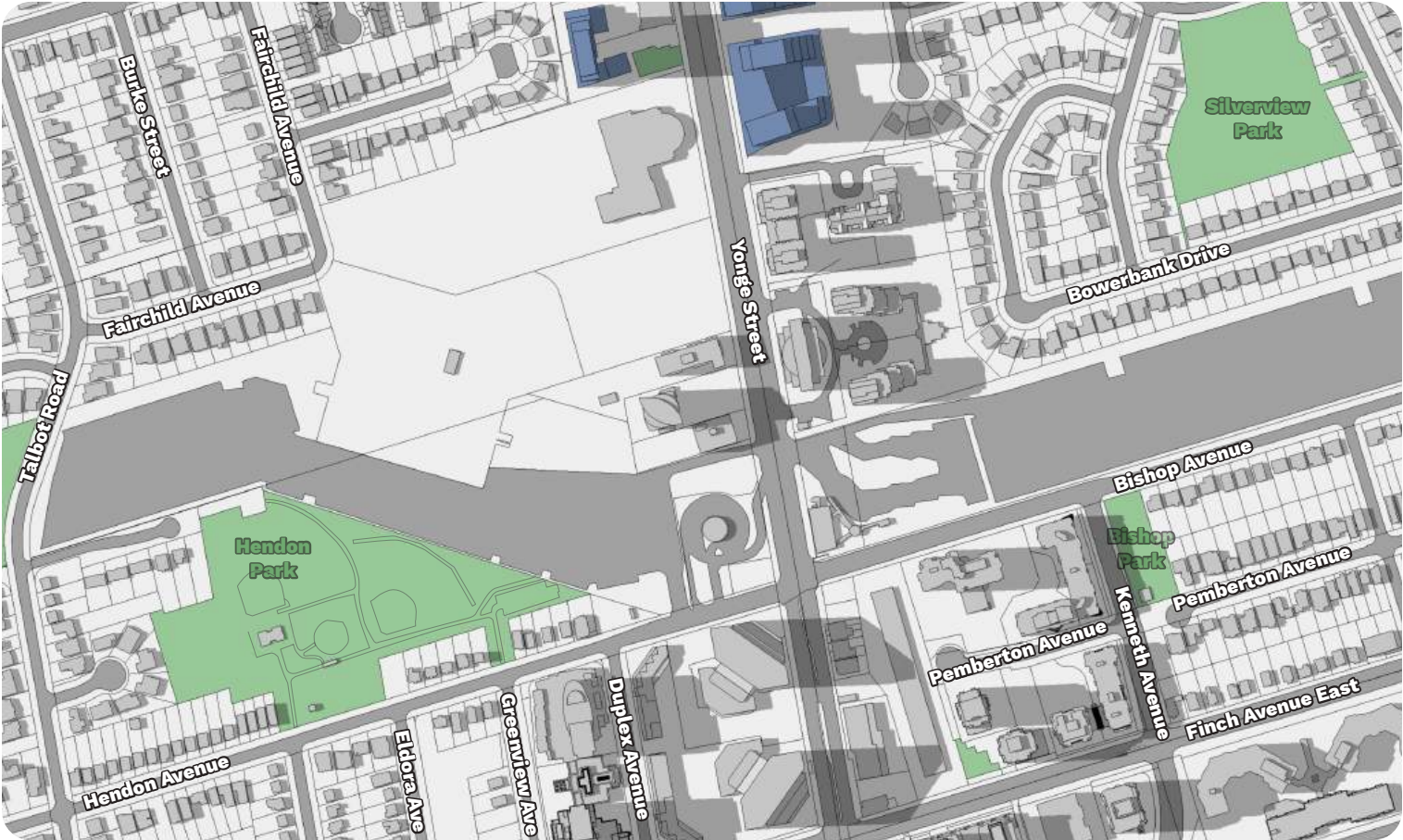
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June 21st

5:18pm

Existing Condition



Proposed Condition



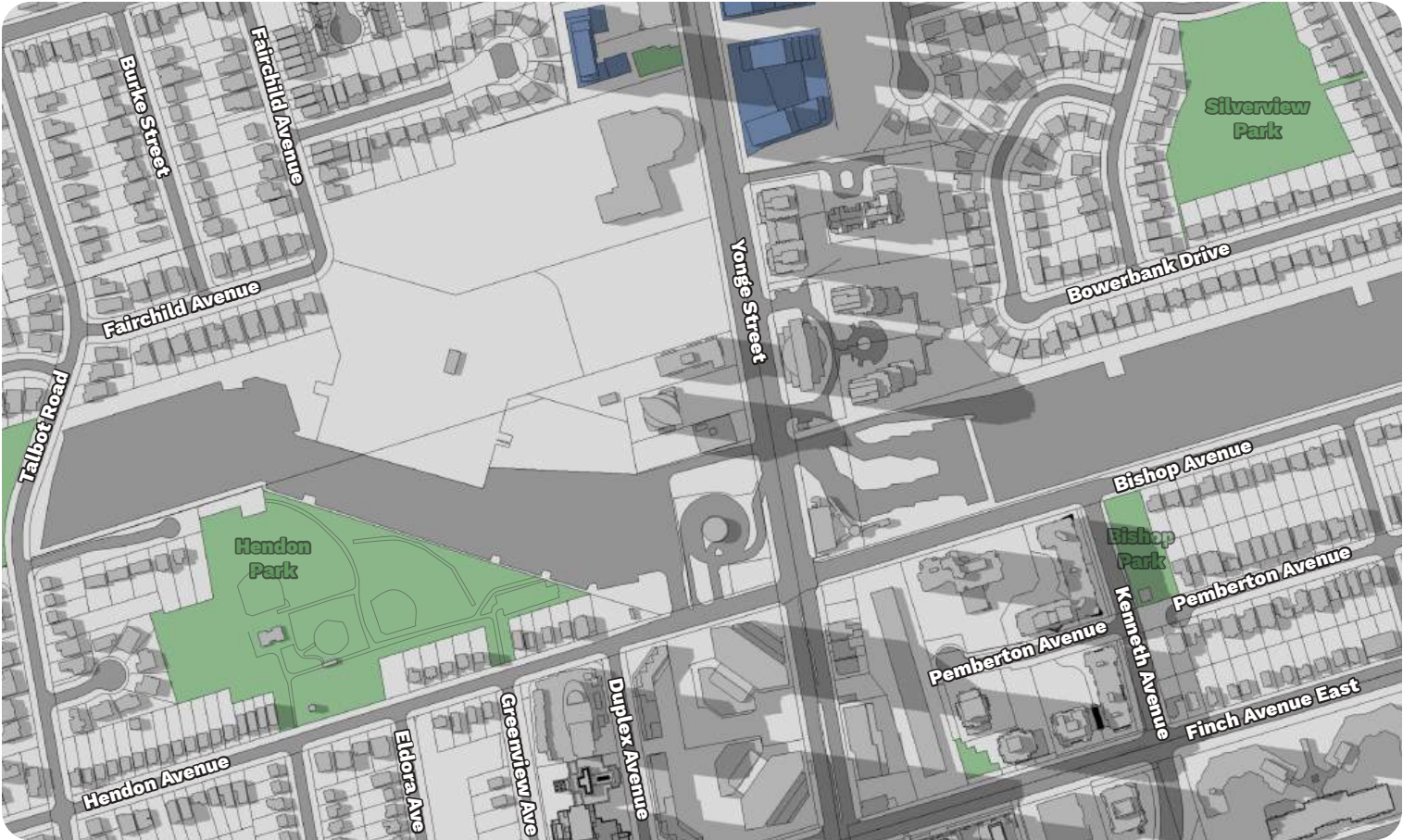
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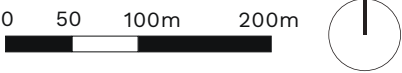
June 21st

6:18pm

Existing Condition



Proposed Condition



Legend

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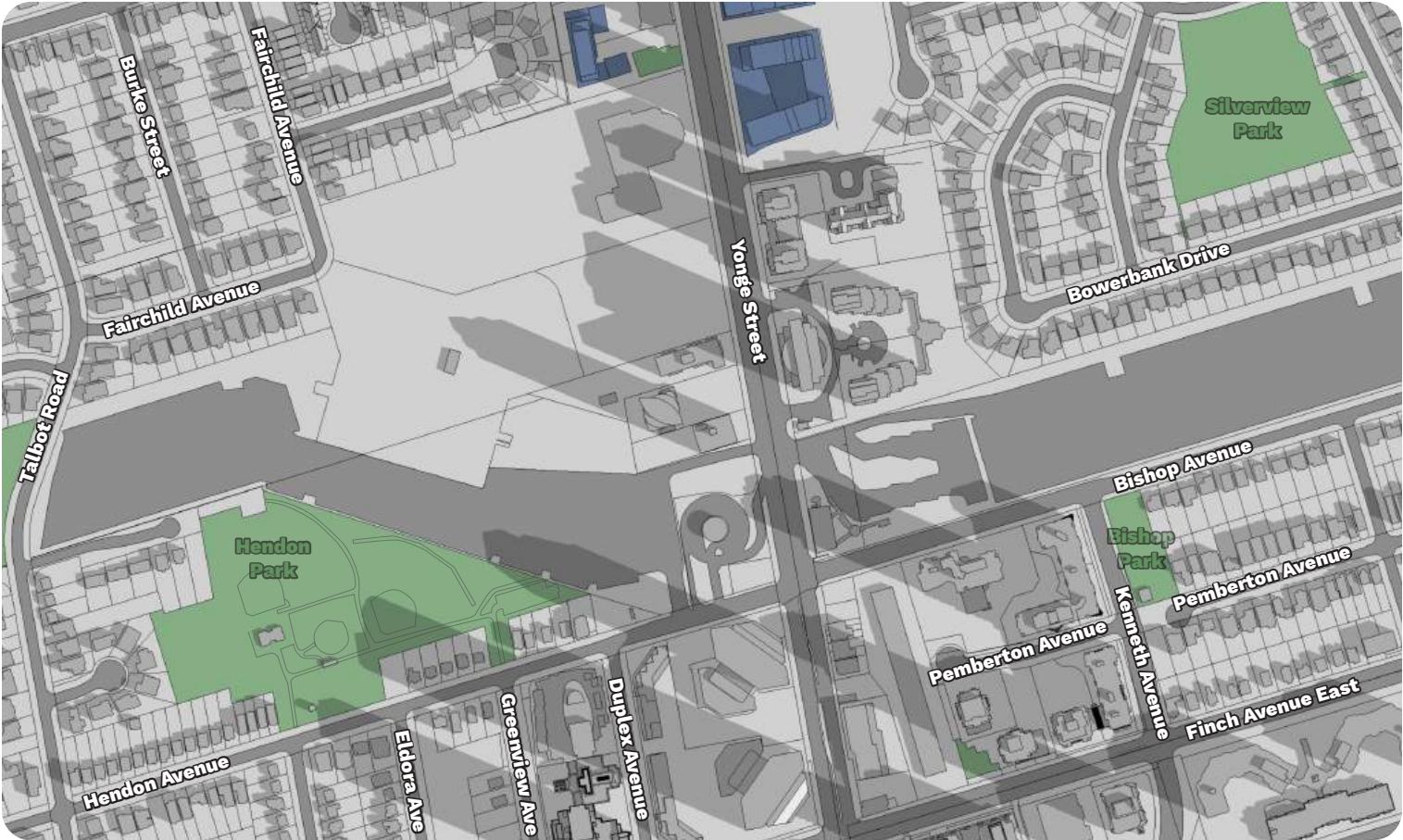
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September 21st

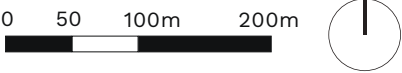
September 21st

9:18am

Existing Condition



Proposed Condition



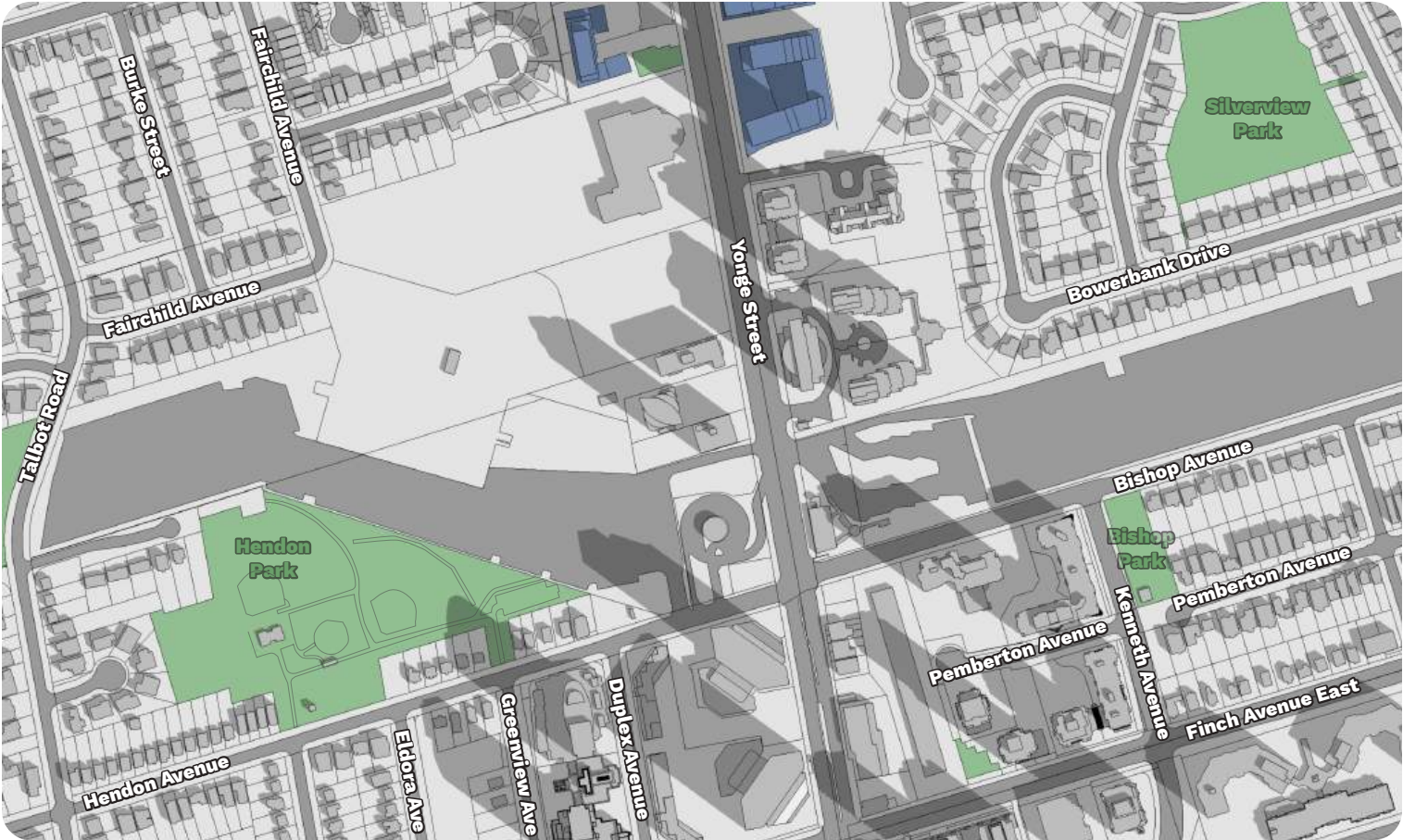
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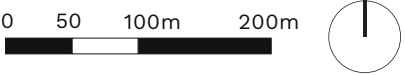
September 21st

10:18am

Existing Condition



Proposed Condition



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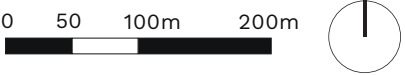
September 21st

11:18am

Existing Condition



Proposed Condition



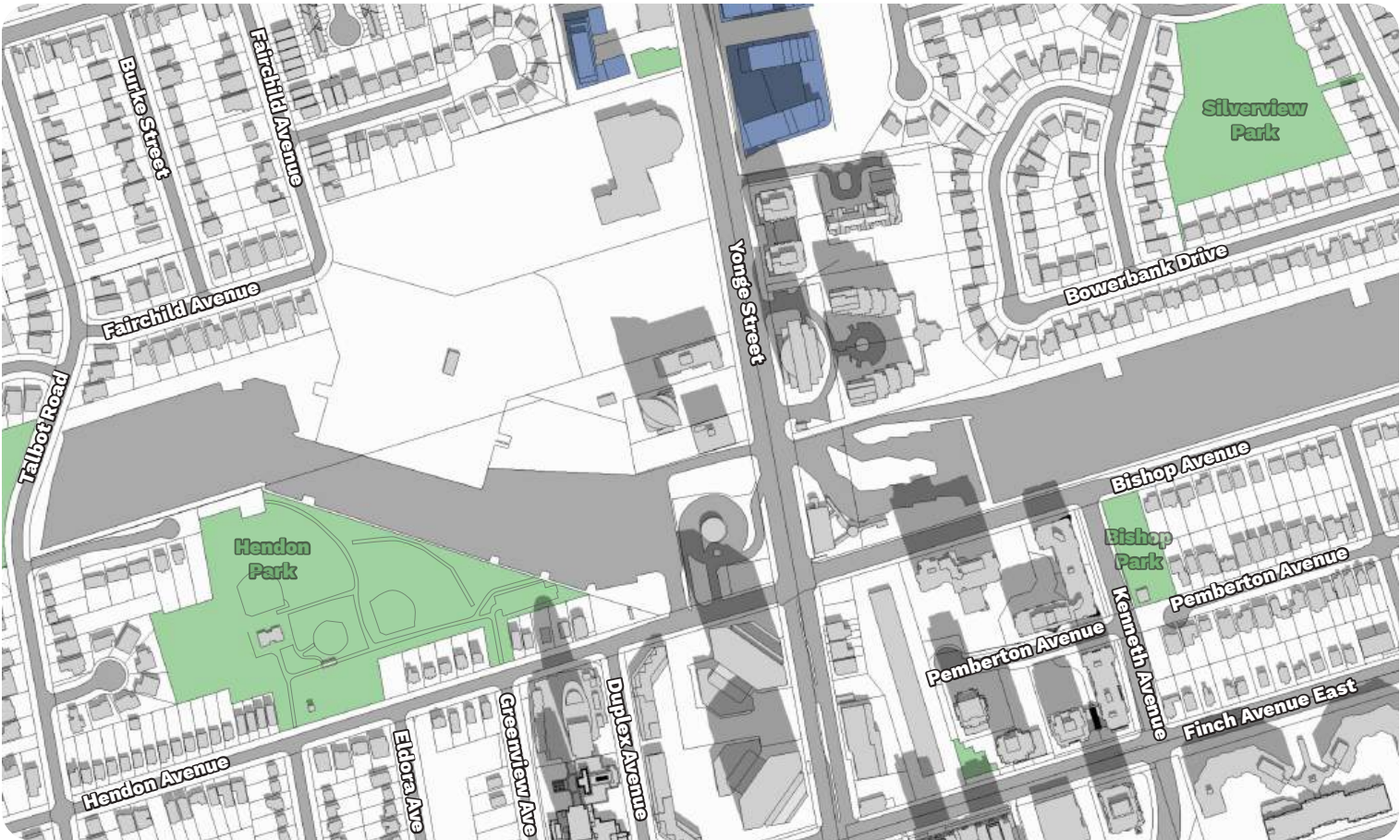
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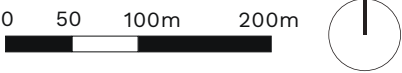
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September 21st

1:18pm

Existing Condition



Proposed Condition



Legend

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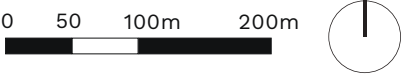
September 21st

2:18pm

Existing Condition



Proposed Condition



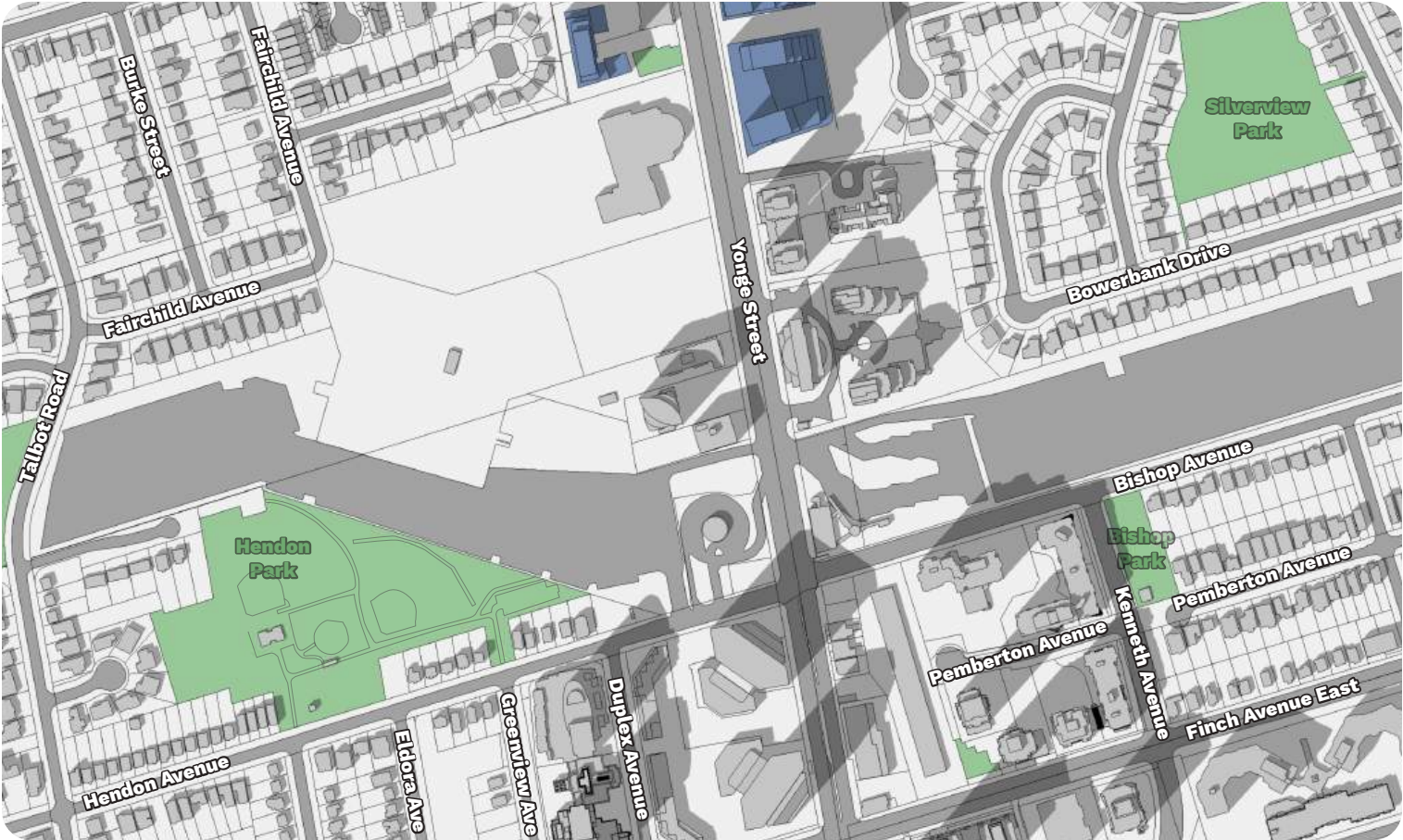
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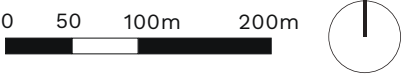
September 21st

3:18pm

Existing Condition



Proposed Condition



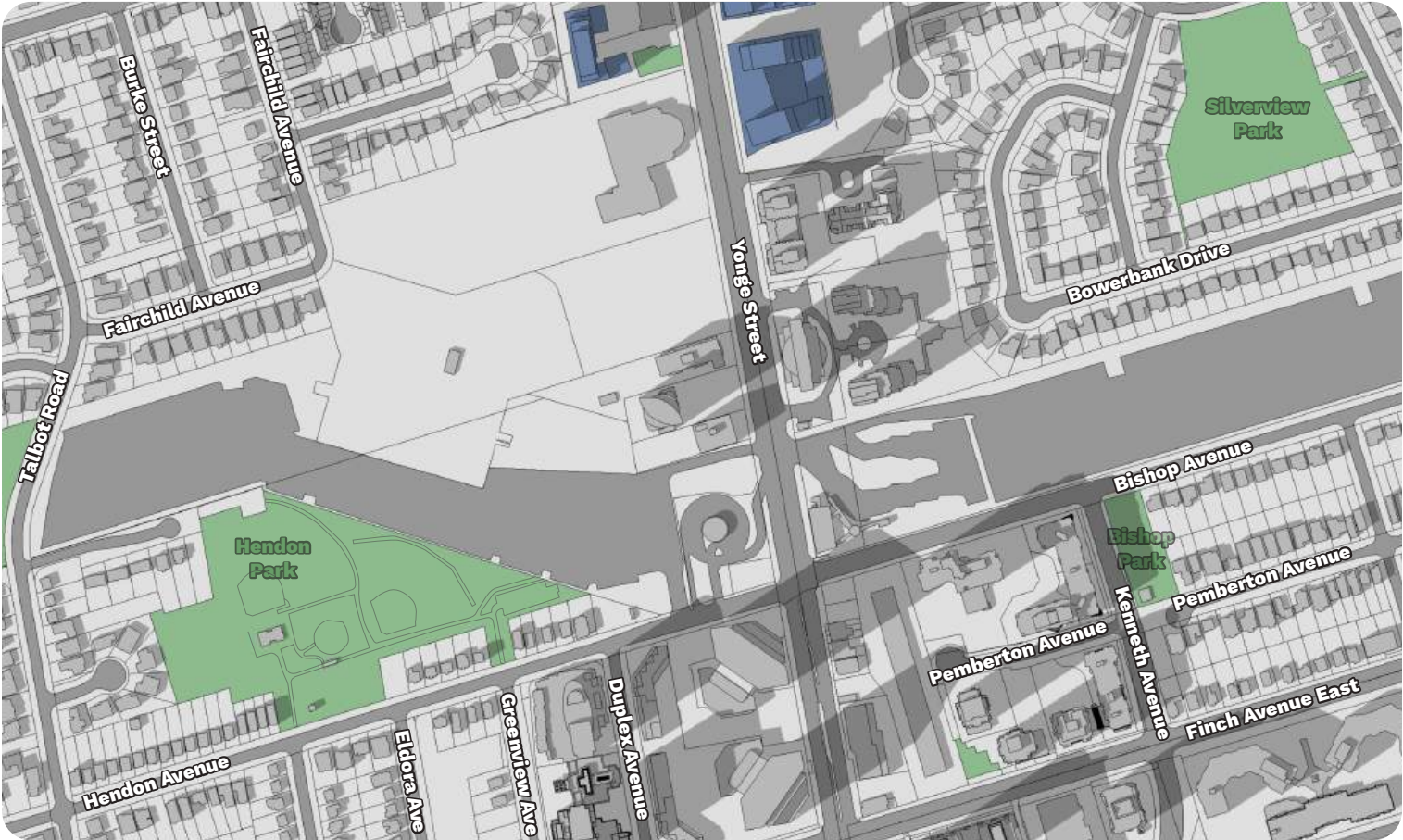
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September 21st

4:18pm

Existing Condition



Proposed Condition



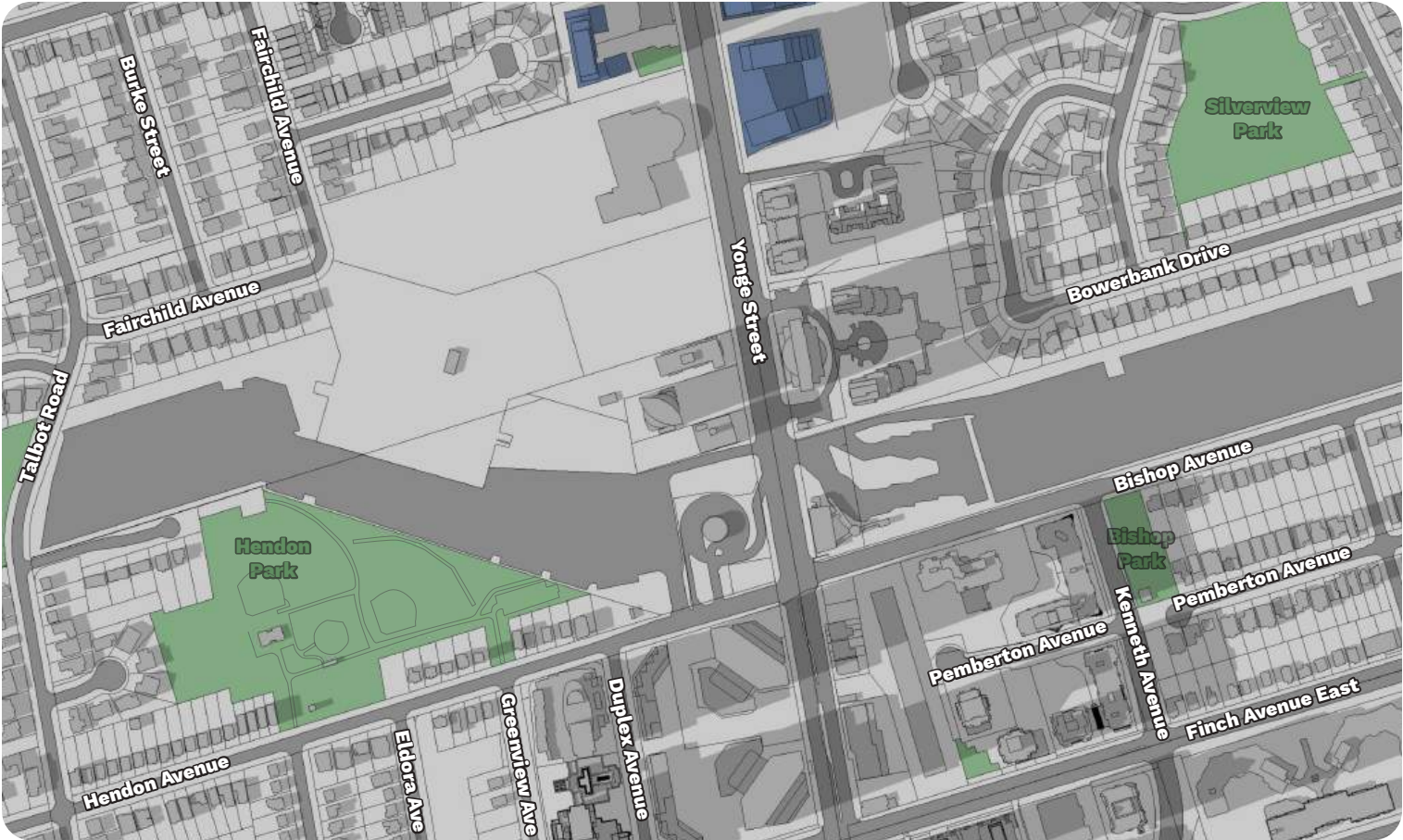
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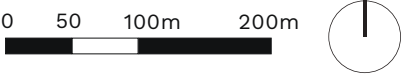
September 21st

5:18pm

Existing Condition



Proposed Condition



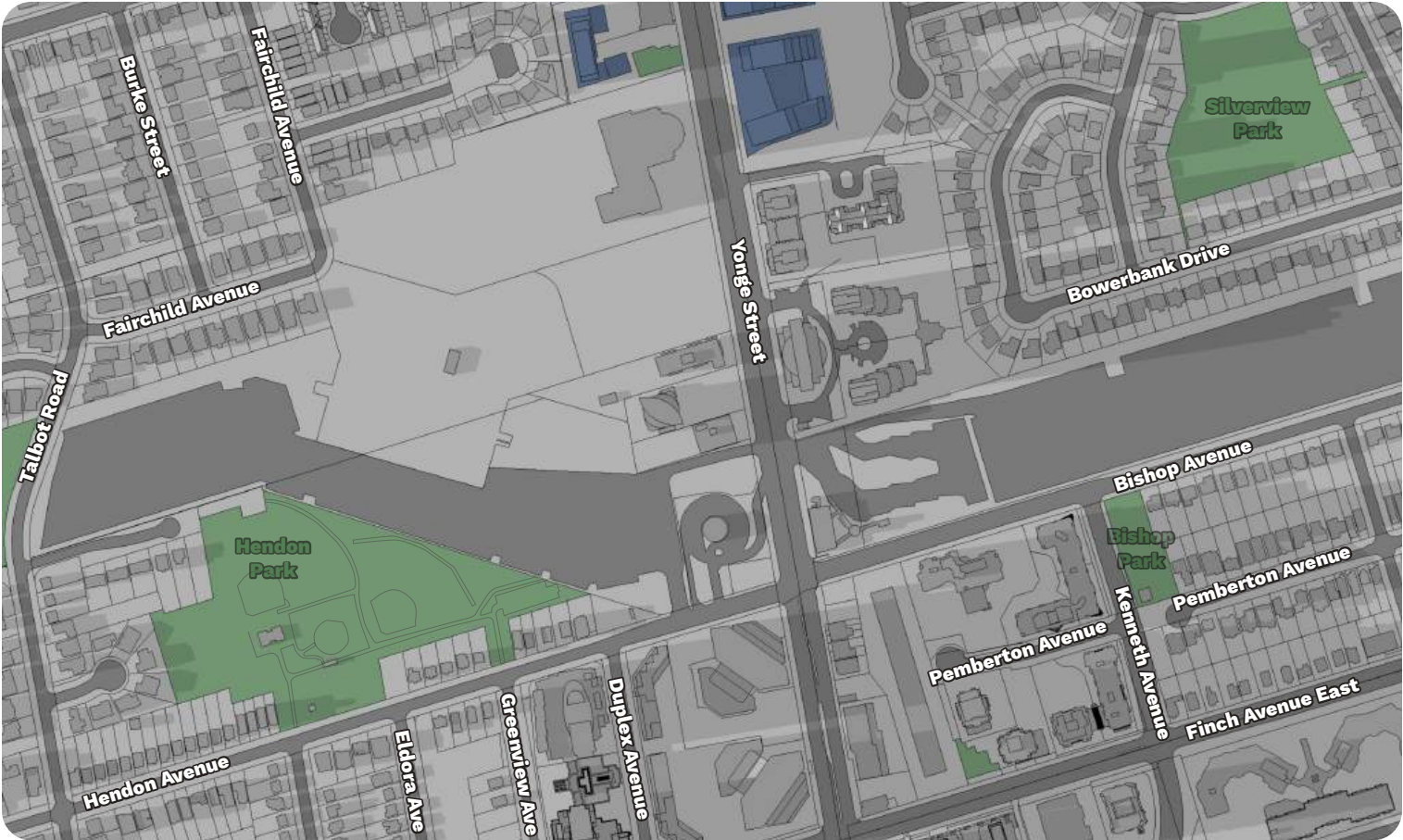
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|-------------------------------------|---|---|---------------|
| Subject Site | Shadows Cast by As-Of-Right Massing on Subject Site | Existing Buildings | Proposed Park |
| Development Proposal | Approved/Not Yet Built | Shadows Cast by Existing, Approved and Under Construction Buildings | Approved Park |
| Shadow Cast by Development Proposal | Under Construction | Existing Park | |

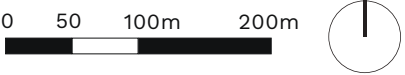
September 21st

6:18pm

Existing Condition



Proposed Condition



Legend

- | | | | |
|-------------------------------------|---|---|---------------|
| Subject Site | Shadows Cast by As-Of-Right Massing on Subject Site | Existing Buildings | Proposed Park |
| Development Proposal | Approved/Not Yet Built | Shadows Cast by Existing, Approved and Under Construction Buildings | Approved Park |
| Shadow Cast by Development Proposal | Under Construction | Existing Park | |

The background is a semi-transparent red aerial map of a city. A specific path is highlighted in a darker red color, starting from the bottom left and extending towards the top right. The path follows a street that runs diagonally, then turns slightly to the right, and finally turns again to follow a more horizontal street. The map shows various building footprints, streets, and green spaces.

December 21st

December 21st

9:18am

Existing Condition



Proposed Condition



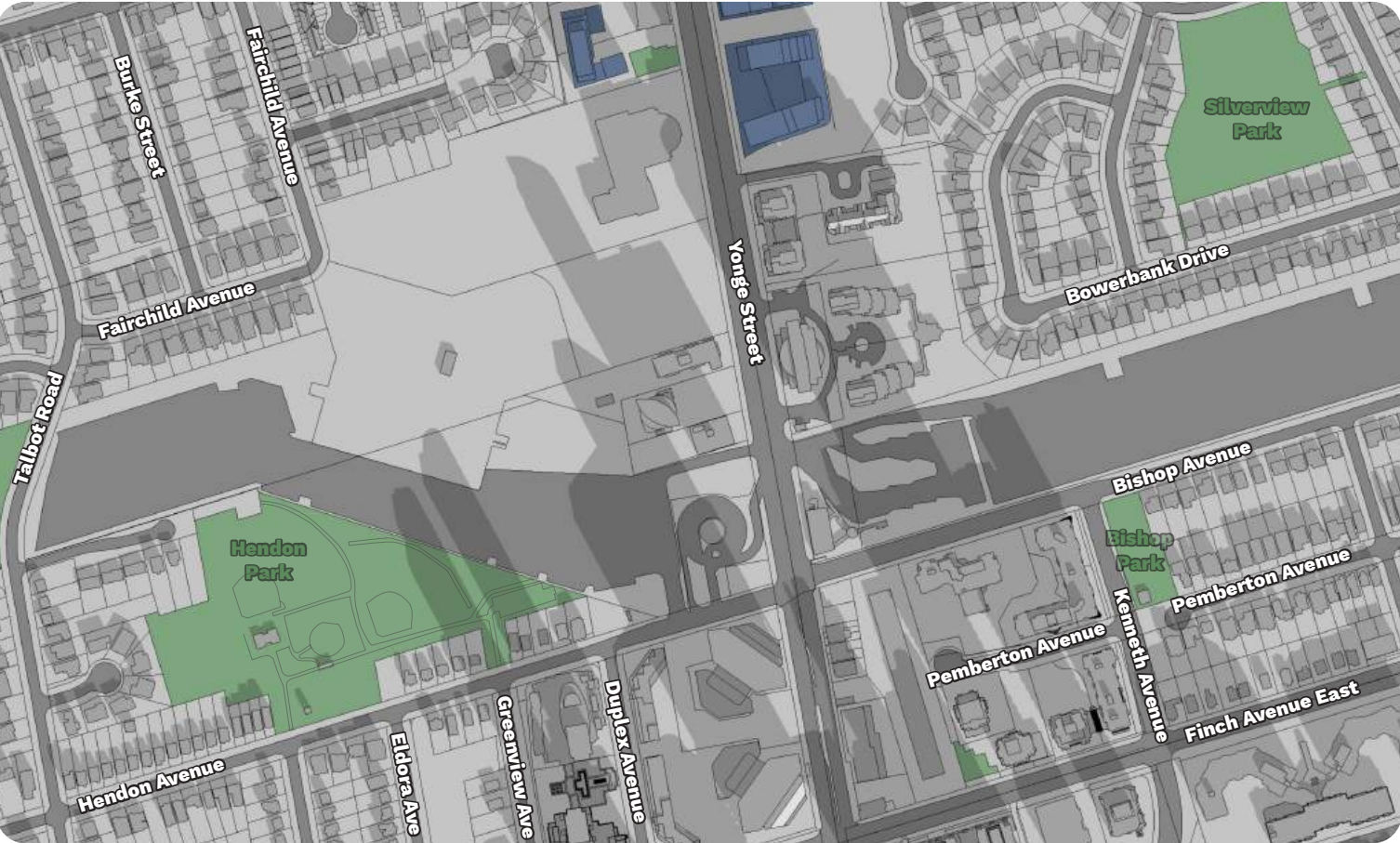
Legend

- | | | | |
|-------------------------------------|---|---|---------------|
| Subject Site | Shadows Cast by As-Of-Right Massing on Subject Site | Existing Buildings | Proposed Park |
| Development Proposal | Approved/Not Yet Built | Shadows Cast by Existing, Approved and Under Construction Buildings | Approved Park |
| Shadow Cast by Development Proposal | Under Construction | Existing Park | |

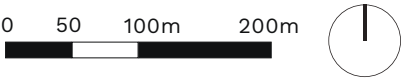
December 21st

10:18am

Existing Condition



Proposed Condition



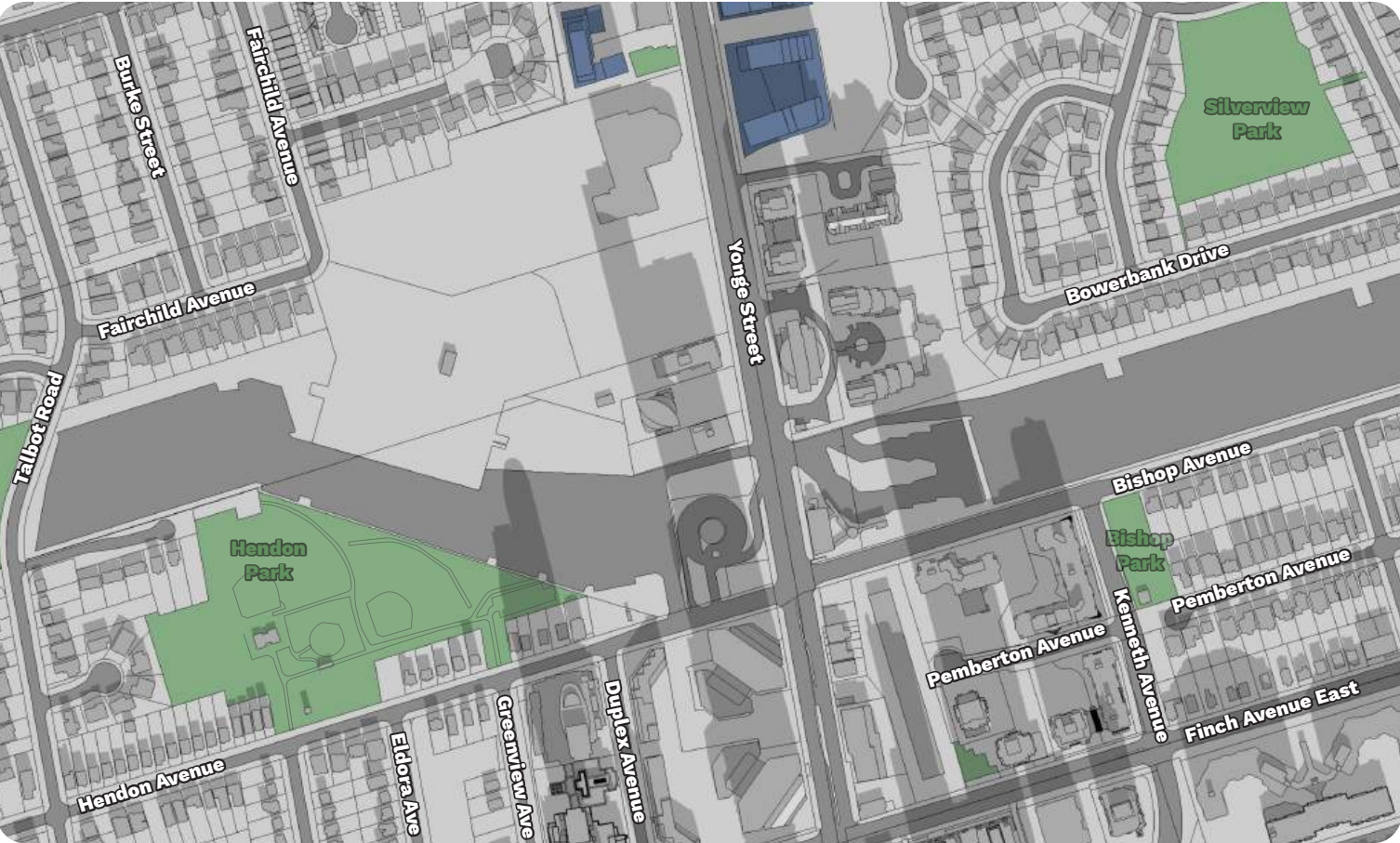
Legend

- | | | | |
|---|---|---|---|
|  Subject Site |  Shadows Cast by As-Of-Right Massing on Subject Site |  Existing Buildings |  Proposed Park |
|  Development Proposal |  Approved/Not Yet Built |  Shadows Cast by Existing, Approved and Under Construction Buildings |  Approved Park |
|  Shadow Cast by Development Proposal |  Under Construction |  Existing Park | |

December 21st

11:18am

Existing Condition



Proposed Condition



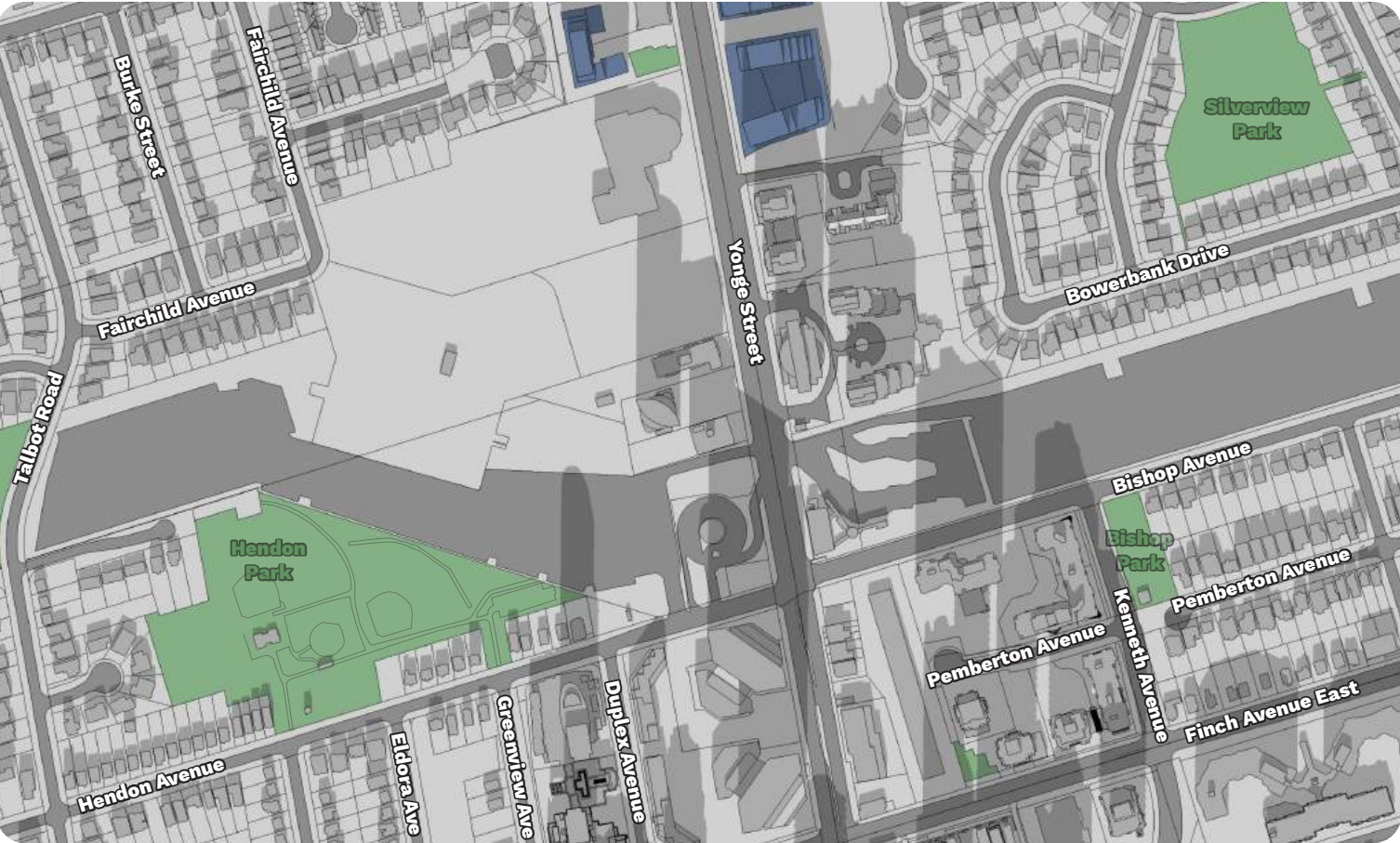
Legend

- | | | | |
|---|---|---|---|
|  Subject Site |  Shadows Cast by As-Of-Right Massing on Subject Site |  Existing Buildings |  Proposed Park |
|  Development Proposal |  Approved/Not Yet Built |  Shadows Cast by Existing, Approved and Under Construction Buildings |  Approved Park |
|  Shadow Cast by Development Proposal |  Under Construction |  Existing Park | |

December 21st

12:18pm

Existing Condition



Proposed Condition



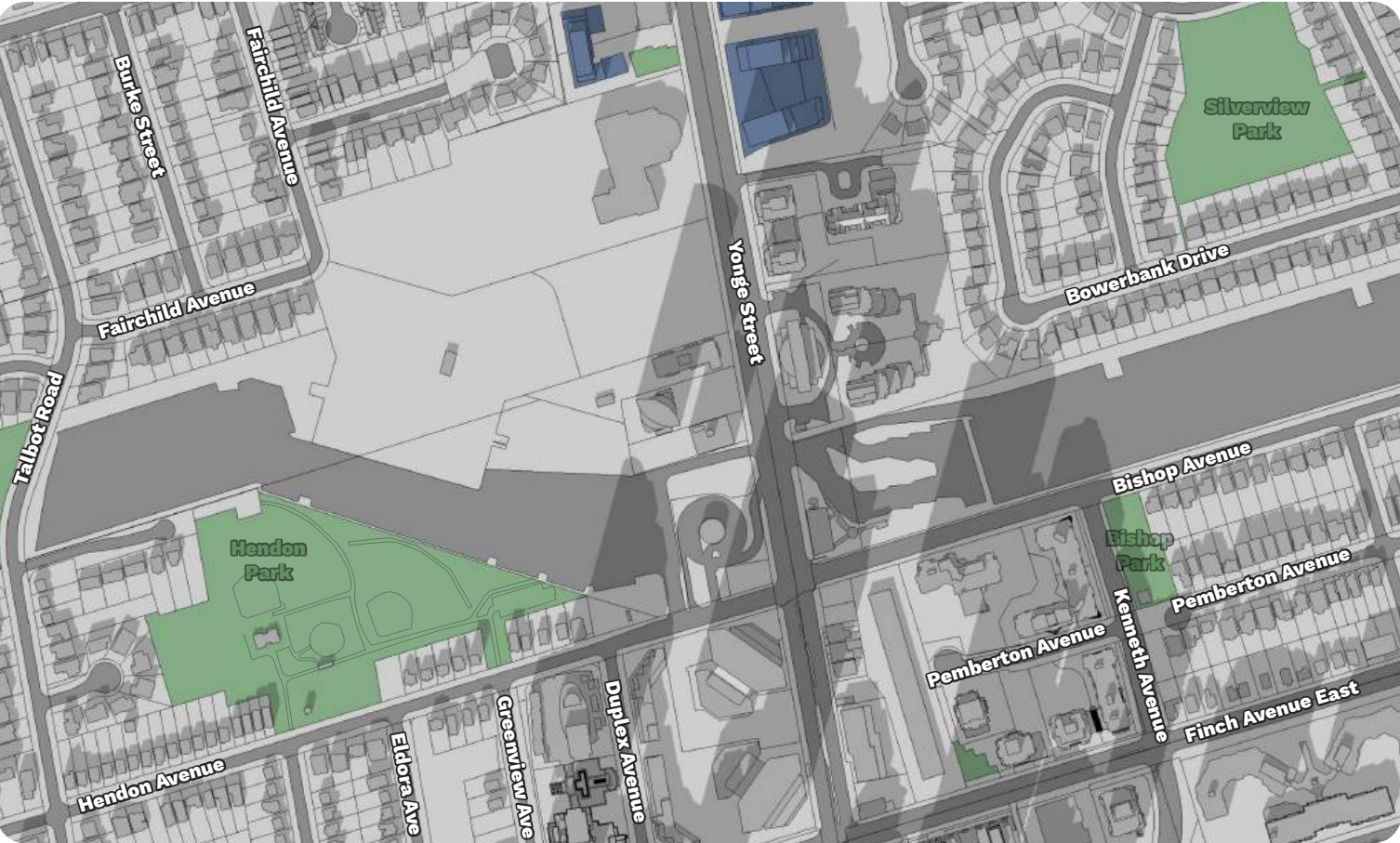
Legend

- | | | | |
|--|---|---|---|
|  Subject Site |  Shadows Cast by As-Of-Right Massing on Subject Site |  Existing Buildings |  Proposed Park |
|  Development Proposal |  Approved/Not Yet Built |  Shadows Cast by Existing, Approved and Under Construction Buildings |  Approved Park |
|  Shadow Cast by Development Proposal |  Under Construction |  Existing Park | |

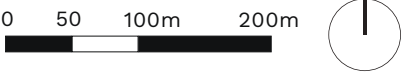
December 21st

1:18pm

Existing Condition



Proposed Condition



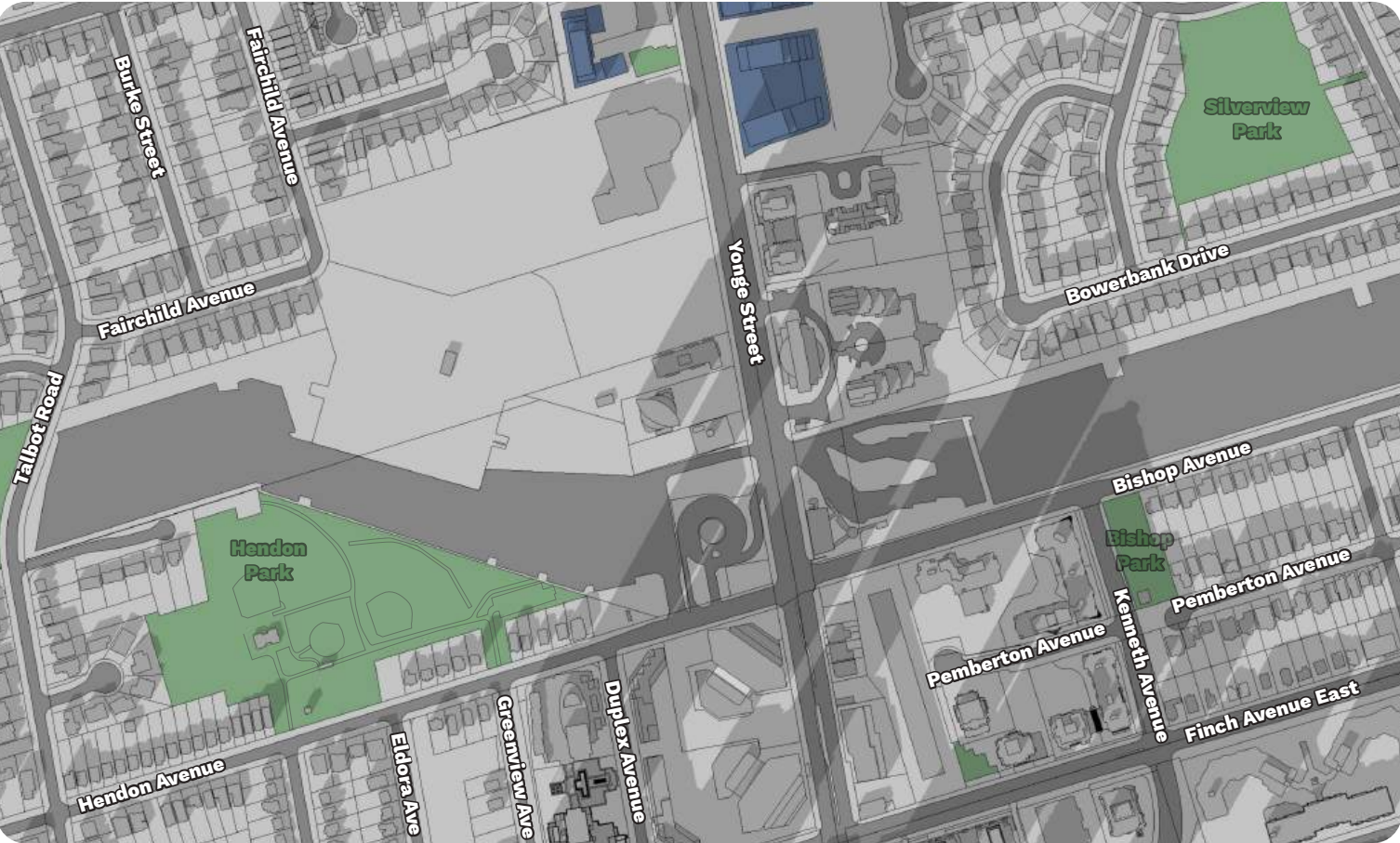
Legend

- | | | | |
|---|---|---|---|
|  Subject Site |  Shadows Cast by As-Of-Right Massing on Subject Site |  Existing Buildings |  Proposed Park |
|  Development Proposal |  Approved/Not Yet Built |  Shadows Cast by Existing, Approved and Under Construction Buildings |  Approved Park |
|  Shadow Cast by Development Proposal |  Under Construction |  Existing Park | |

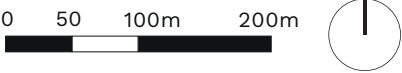
December 21st

2:18pm

Existing Condition



Proposed Condition



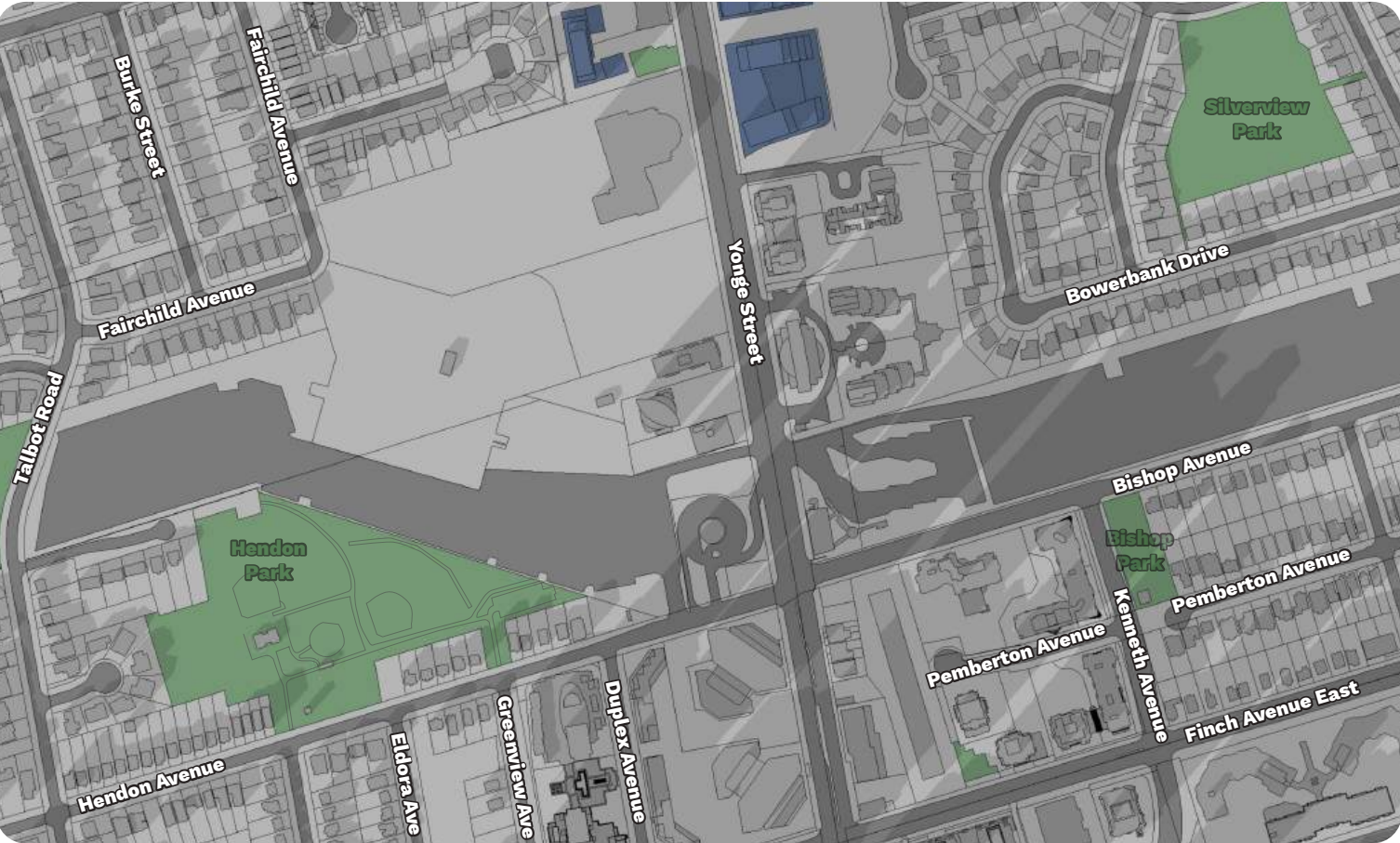
Legend

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|-------------------------------------|---|---|---------------|
| Subject Site | Shadows Cast by As-Of-Right Massing on Subject Site | Existing Buildings | Proposed Park |
| Development Proposal | Approved/Not Yet Built | Shadows Cast by Existing, Approved and Under Construction Buildings | Approved Park |
| Shadow Cast by Development Proposal | Under Construction | Existing Park | |

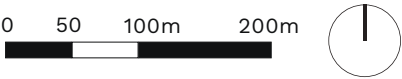
December 21st

3:18pm

Existing Condition



Proposed Condition



Legend

- | | | | |
|---|---|---|---|
|  Subject Site |  Shadows Cast by As-Of-Right Massing on Subject Site |  Existing Buildings |  Proposed Park |
|  Development Proposal |  Approved/Not Yet Built |  Shadows Cast by Existing, Approved and Under Construction Buildings |  Approved Park |
|  Shadow Cast by Development Proposal |  Under Construction |  Existing Park | |

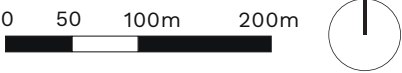
December 21st

4:18pm

Existing Condition



Proposed Condition



Legend

- | | | | |
|-------------------------------------|---|---|---------------|
| Subject Site | Shadows Cast by As-Of-Right Massing on Subject Site | Existing Buildings | Proposed Park |
| Development Proposal | Approved/Not Yet Built | Shadows Cast by Existing, Approved and Under Construction Buildings | Approved Park |
| Shadow Cast by Development Proposal | Under Construction | Existing Park | |

