

Site Area 1,224 (sm)
FSI 22.64 APPROX.

30-36 Hendon Ave - 0m L3-L4 east setback, 7.5m L5-L12 east setback, 5.5m east setback above 12 stories												
LEVEL	GCA (sf)	GCA (sm)	Approx. GFA (sf)	Approx. GFA (sm)	NSA (sf)	NSA (sm)	Parking	S	1B	2B	3B	UNITS
P3	11,722	1089					16					
P2	11,722	1089					16					
P1	11,302	1050					15					
GF	6,254	581.0	5,816	540	1,162	108		0	0	0	0	0
L2	5,802	539.0	5,396	501	0	0		0	0	0	0	0
L3	9,763	907.0	9,079	844	4,712	438		0	3	0	2	5
L4	6,071	564.0	5,646	525	4,712	438		0	3	0	2	5
L5	7,309	679.0	6,797	631	0	0		0	0	0	0	0
L6	7,309	679.0	6,797	631	6,028	560		0	5	1	2	8
L7	7,309	679.0	6,797	631	6,028	560		0	5	1	2	8
L8	7,309	679.0	6,797	631	6,028	560		0	5	1	2	8
L9	7,309	679.0	6,797	631	6,028	560		0	5	1	2	8
L10	7,309	679.0	6,797	631	6,028	560		0	5	1	2	8
L11	7,309	679.0	6,797	631	6,028	560		0	5	1	2	8
L12	7,309	679.0	6,797	631	6,028	560		0	5	1	2	8
L13	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L14	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L15	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L16	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L17	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L18	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L19	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L20	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L21	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L22	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L23	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L24	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L25	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L26	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L27	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L28	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L29	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L30	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L31	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L32	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L33	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L34	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L35	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L36	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L37	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L38	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L39	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L40	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L41	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
L42	7,815	726.0	7,268	675	6,527	606		0	6	2	1	9
MPH Lower	5,500	511.0	0	0	0	0						
MPH Upper	5,500	511.0	0	0	0	0						
TOTALS	331,798	30,825	298,341	27,717	248,592	23,084	47	0	221	67	48	336

69 sm average residential unit

740 sf

672 (sm) indoor amenity @2sm/unit min

7233 sf

672 (sm) outdoor amenity @2sm/unit

7233 sf

1003 (sm) indoor amenity proposed

10796 sf

397 (sm) outdoor amenity proposed

4273 sf

28.6 staging area (sm)

5.0 m² FOR EVERY 50 UNITS ABOVE 50

99.4 waste room (sm)

25.0 m² FOR THE FIRST 50 UNITS, 13.0 m² FOR EVERY ADDITIONAL 50 UNITS

10 bulk waste (sm)

10sm

3 hzd waste (sm)

1sm / 100units

Statistics Comparison		
	(March 18, 2025)	(June, 25, 2026)
	ZBA	Settlement Offer
GFA (sf)	328,324	337,890 (sf approximate)
Density (Estimated)	25.1	23.07
Unit Count	433	336
Car Parking	47	47
Indoor Amenity (sm)	1229	1088 (sm)
Outdoor Amenity (sm)	689	400 (sm)
Building Height (excluding MPH)	148.55m	133.80m
Building Height (including MPH)	152.55m	142.40m
# of Storeys	46	42

Issued

Without Prejudice Settlement Offer 06.25.26

ZBA Resubmission 03.18.25

ZBA 11.26.24

Description: Date: (mm.dd.yy)

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WITHOUT PREJUDICE

Architects:

STUDIO JCI

20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
T: (416) 901 6528
www.studiojci.com

PROPOSED RESIDENTIAL DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

PROJECT STATISTICS

Project No.: 2415
Scale: 1:400
Date: June 25, 2026
Drawn by:

Drawing No.:

A0.01A

VEHICLE PARKING LEGEND

5600

2600

RESIDENT PARKING SPACE

5600

2600

VISITOR PARKING SPACE

5600

2600

EVSE PARKING SPACE

5600

3400

RESIDENT BARRIER FREE

5600

3400

VISITOR BARRIER FREE

BIKE PARKING LEGEND

600

1200

VERTICAL (single)

600

1800

REGULAR (single)

460

1800

STACKED (double)

600

1200

ENERGIZED VERTICAL (single)

600

1800

ENERGIZED REGULAR (single)

460

1800

ENERGIZED STACKED (double)

PARKING NOTES:

1. BICYCLE PARKING RATES IN ACCORDANCE WITH ZONING BYLAW 569-2013.

2. LONG-TERM BICYCLE PARKING, SECURE CONTROLLED-ACCESS IN ACCORDANCE WITH ZONING BYLAW 569-2013.

3. 15% OF REQUIRED LONG-TERM BICYCLE PARKING SPACES WILL INCLUDE AND ENERGIZED OUTLET (120V) ADJACENT TO THE BICYCLE RACK OR PARKING SPACE.

The floor plan illustrates the P3-P2 levels of a building. The main structure is a large rectangle with a central core containing a mechanical room (MECH.), an elevator lobby (ELEV. LOBBY), and two vestibules (VEST.). Stairwells with 'UP' and 'DN' directions are located on either side of the lobby. The plan shows various ramps with a 5.0% slope, including a '5.0% RAMP DOWN' on the left and another on the right. A large parking area at the bottom contains 16 total car parking spaces per floor, including one barrier-free space. The plan also shows an intake area, an exhaust area, and various property lines (EXISTING, NEW, PREVIOUSLY ILLUSTRATED). Dimensions for spaces and setbacks are provided throughout the plan.

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Without Prejudice Settlement Offer	06.25.26
ZBA Resubmission	03.18.25
ZBA	11.26.24
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PROPOSED RESIDENTIAL DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

P3-P2 FLOOR PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:

A3.00

VEHICLE PARKING LEGEND

5600

2600

RESIDENT PARKING SPACE

5600

2600

VISITOR PARKING SPACE

5600

2600

EVSE PARKING SPACE

5600

3400

RESIDENT BARRIER FREE

5600

1500

VISITOR BARRIER FREE

BIKE PARKING LEGEND

600

1200

VERTICAL (single)

600

1800

REGULAR (single)

460

1800

STACKED (double)

600

1200

ENERGIZED VERTICAL (single)

600

1800

ENERGIZED REGULAR (single)

460

1800

ENERGIZED STACKED (double)

PARKING NOTES:

1. BICYCLE PARKING RATES IN ACCORDANCE WITH ZONING BYLAW 569-2013.

2. LONG-TERM BICYCLE PARKING, SECURE CONTROLLED-ACCESS IN ACCORDANCE WITH ZONING BYLAW 569-2013.

3. 15% OF REQUIRED LONG-TERM BICYCLE PARKING SPACES WILL INCLUDE AND ENERGIZED OUTLET (120V) ADJACENT TO THE BICYCLE RACK OR PARKING SPACE.

The P1 Floor Plan illustrates the layout of the first floor of a residential building. The plan includes a central core with mechanical rooms (MECH.), an elevator lobby (ELEV. LOBBY), and restrooms (VEST.). Stairwells are located on either side of the core, with 'UP' and 'DN' directions indicated. The building is surrounded by parking spaces, with a total of 15 car parking spaces on P1, including 1 barrier-free parking space. The plan also shows various ramps: a 7.5% ramp down to P1, a 5.0% ramp down to P2, and a 5.0% ramp down. The building's footprint is defined by a new property line, while the surrounding area is bounded by the existing property line. The plan includes dimensions for the building, parking spaces, and property lines. A north arrow is located in the top right corner, and a scale bar is in the bottom left corner. The plan is labeled 'P1 FLOOR PLAN' and 'PROPOSED RESIDENTIAL DEVELOPMENT'.

Issued

Without Prejudice Settlement Offer	06.25.26
ZBA Resubmission	03.18.25
ZBA	11.26.24
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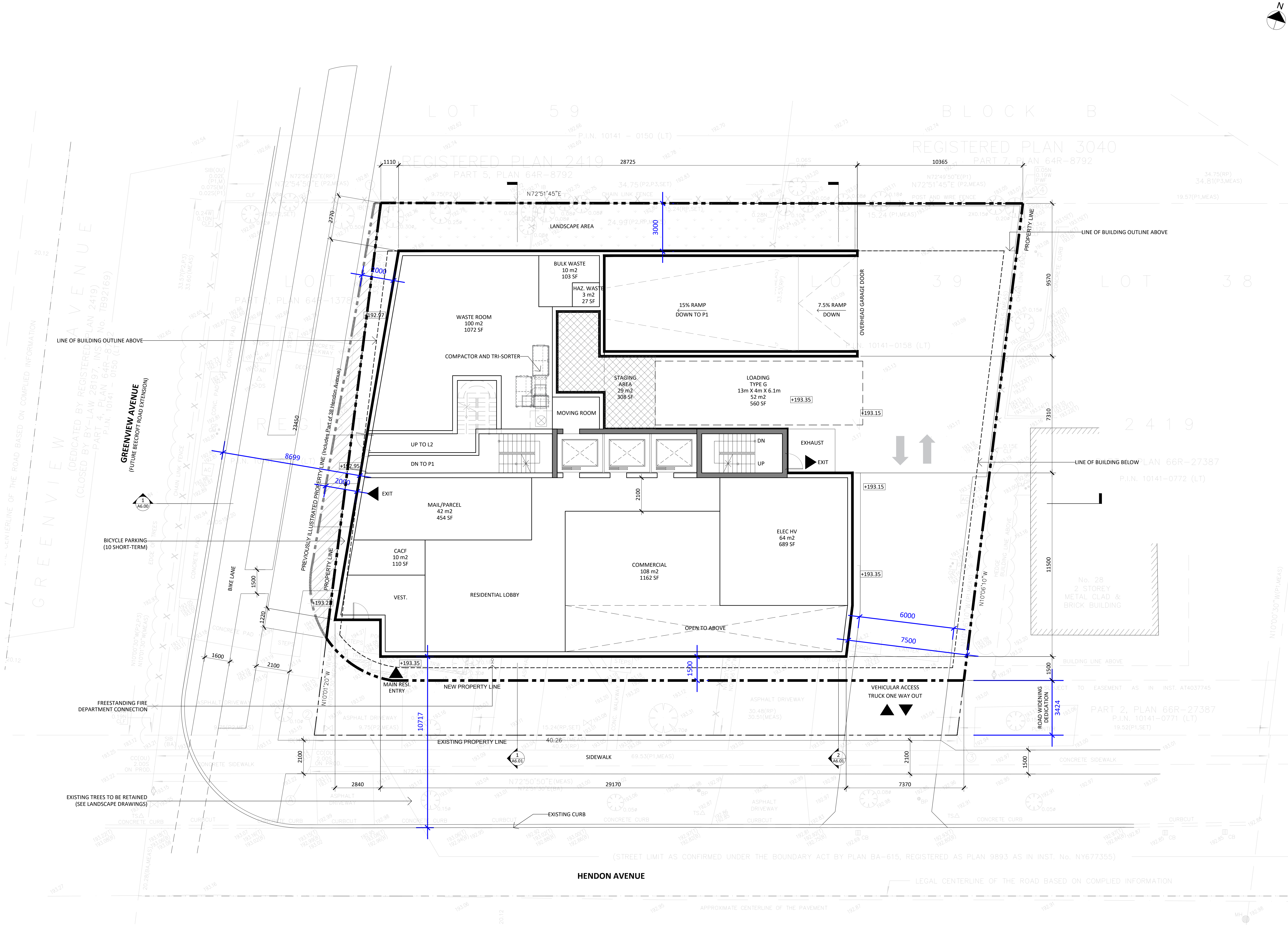
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20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
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PROPOSED RESIDENTIAL DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

P1 FLOOR PLAN
Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:
A3.01



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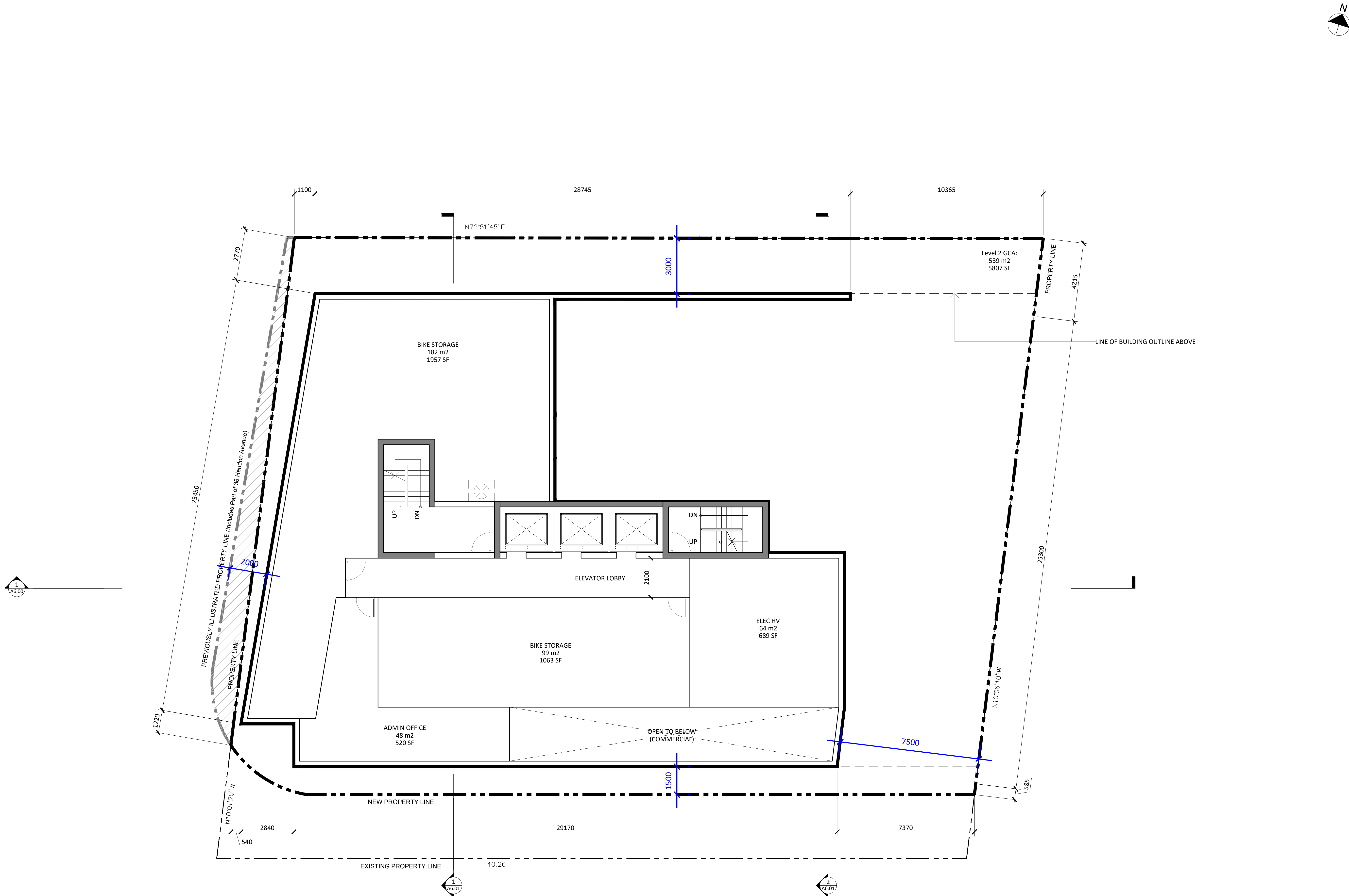
PROPOSED RESIDENTIAL DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

GROUND FLOOR PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:
A3.02



Issued	

Without Prejudice Settlement Offer	06.25.26
ZBA Resubmission	03.18.25
ZBA	11.26.24
Description:	Date: (mm.dd.yy)

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PROPOSED RESIDENTIAL DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

2ND FLOOR PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:

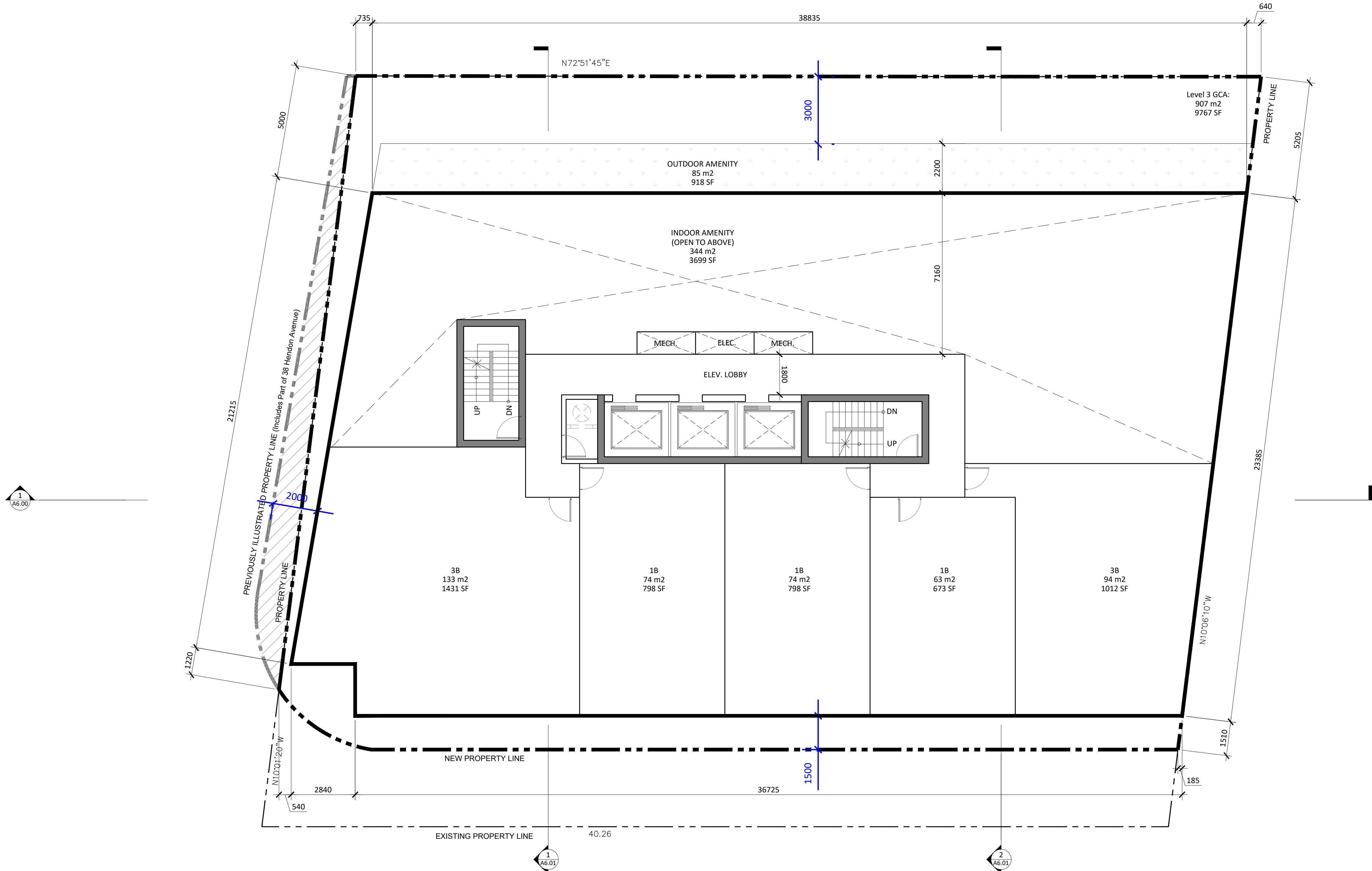
A3.03



Issued

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ZBA	11.26.24
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PROPOSED RESIDENTIAL
DEVELOPMENT

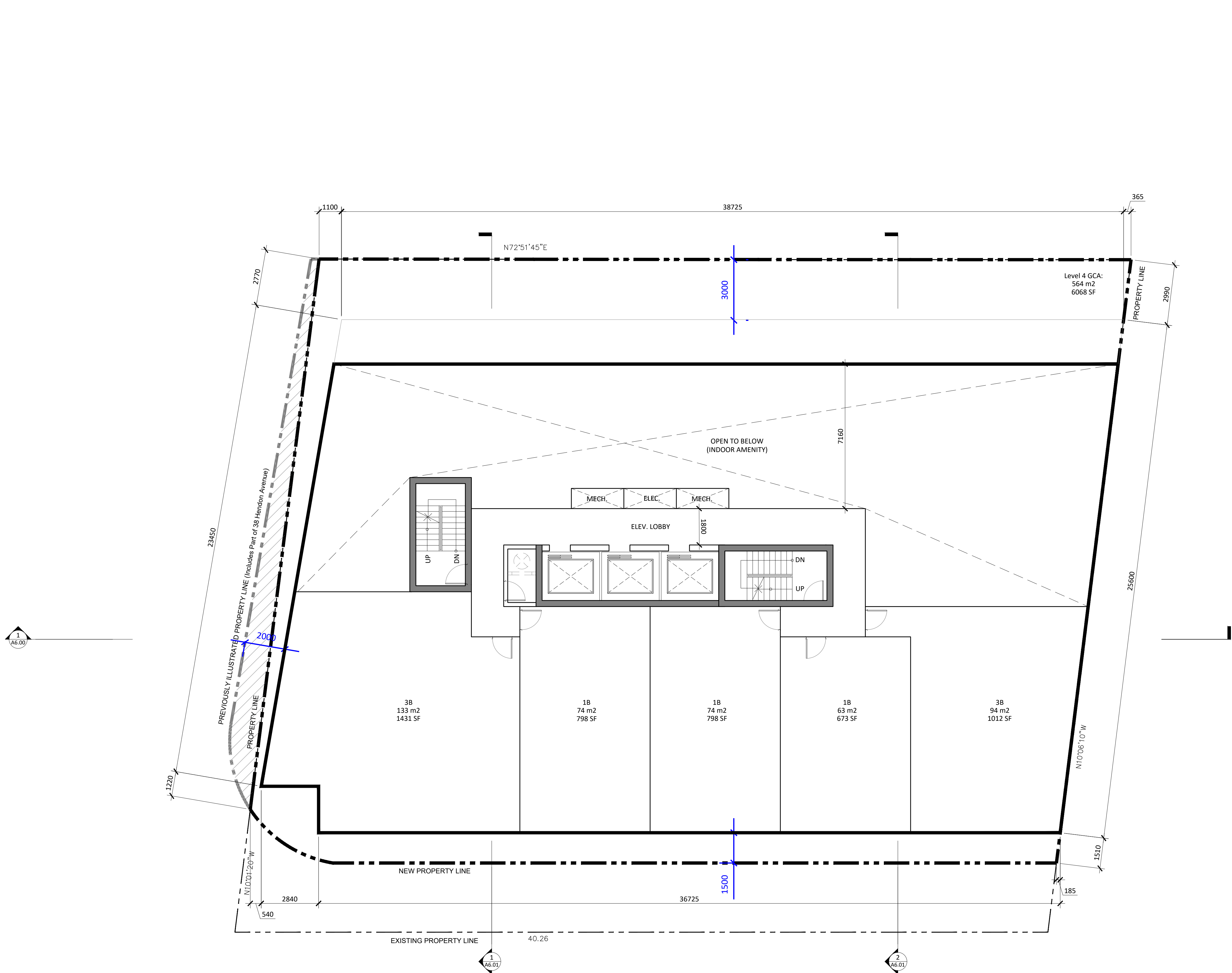
30-36 Hendon Ave, North York, ON M2M 1A2

3RD FLOOR PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:

A3.04a



Issued	

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PROPOSED RESIDENTIAL
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4TH FLOOR PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:

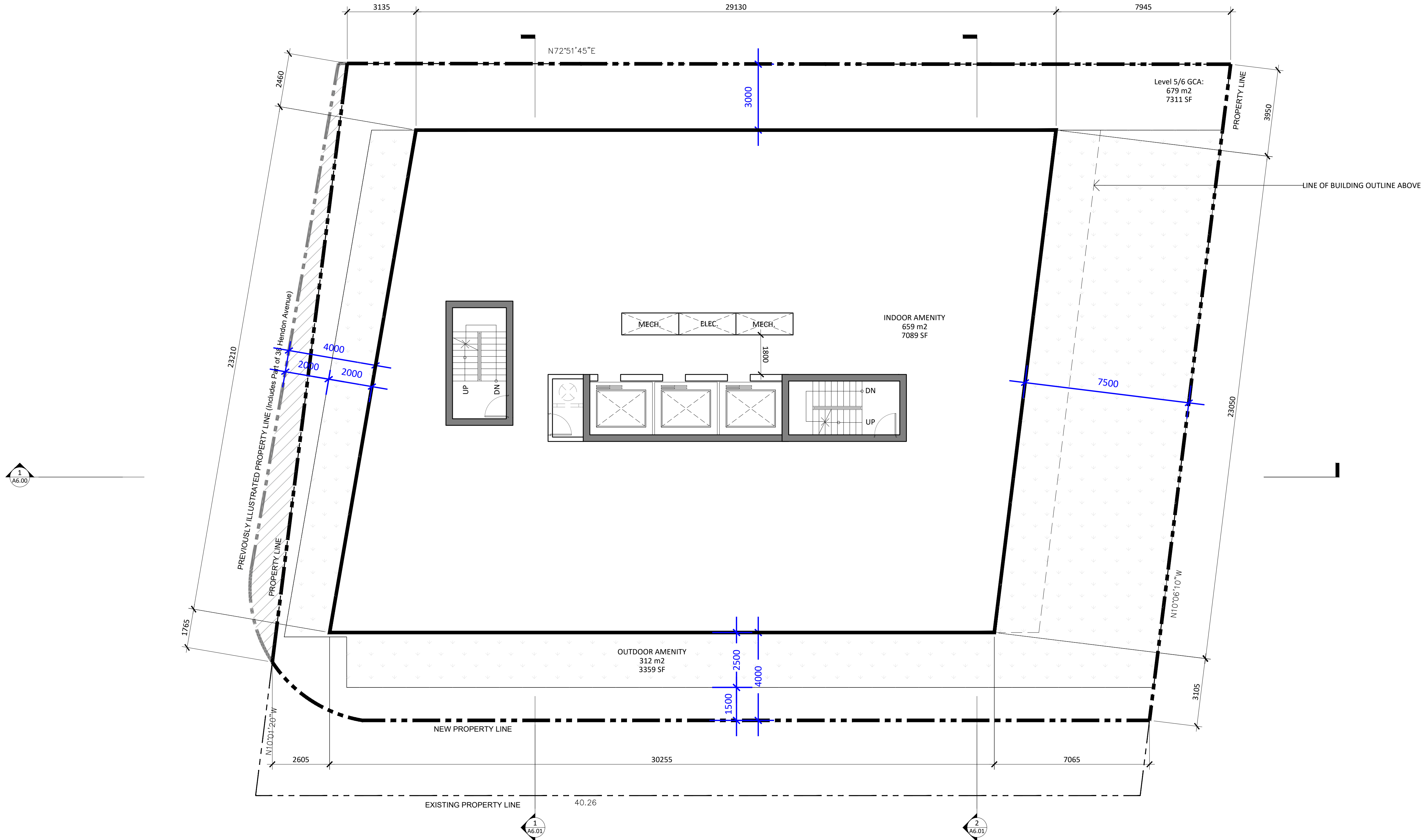
A3.04b



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PROPOSED RESIDENTIAL
DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

5TH FLOOR PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:

A3.05



Issued

Without Prejudice Settlement Offer 06.25.26

ZBA Resubmission 03.18.25

ZBA 11.26.24

Description: Date: (mm.dd.yy)

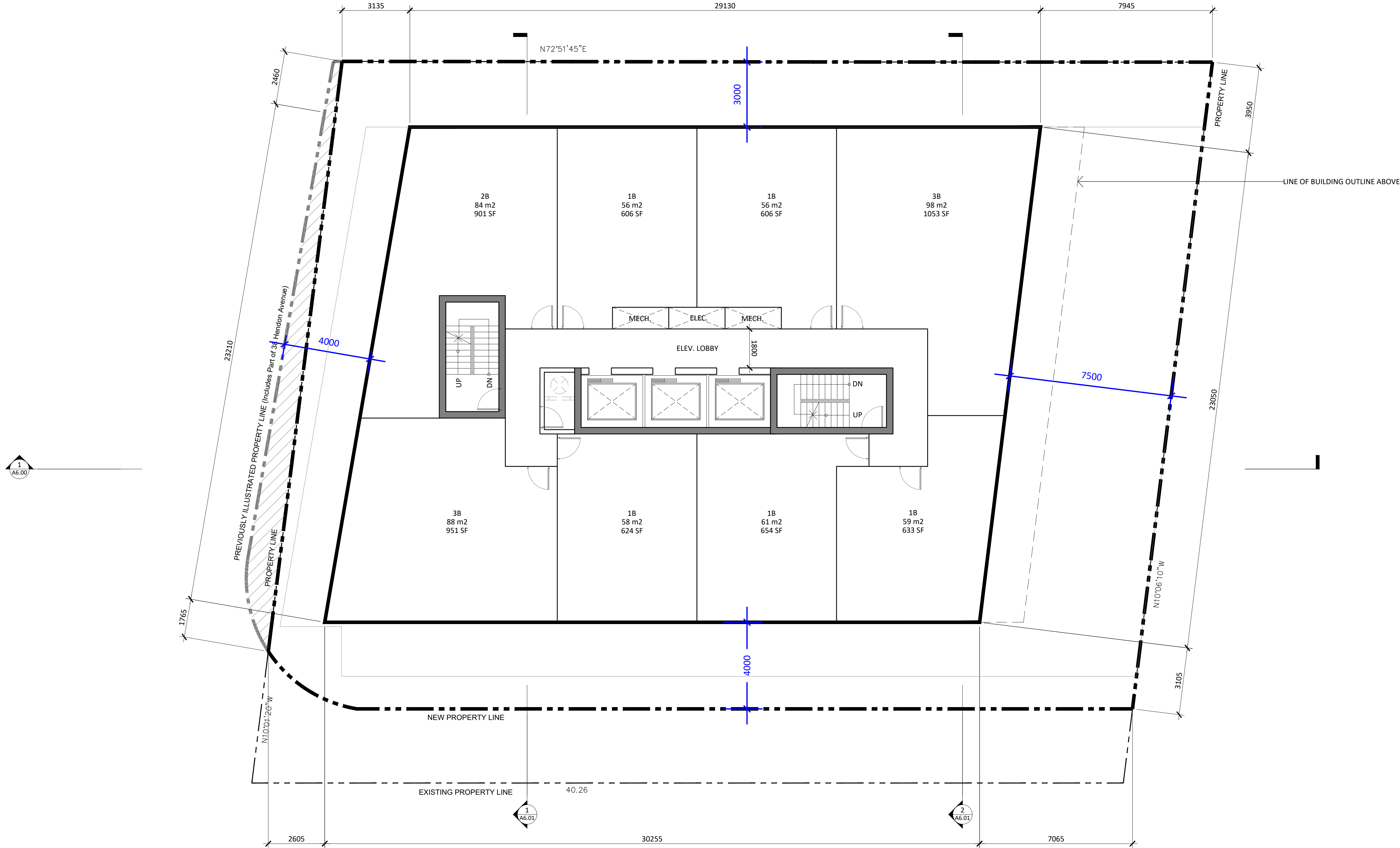
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PROPOSED RESIDENTIAL
DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

6TH-12TH FLOOR PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:

A3.06a



Issued

Without Prejudice Settlement Offer 06.25.26

ZBA Resubmission 03.18.25

ZBA 11.26.24

Description: Date: (mm.dd.yy)

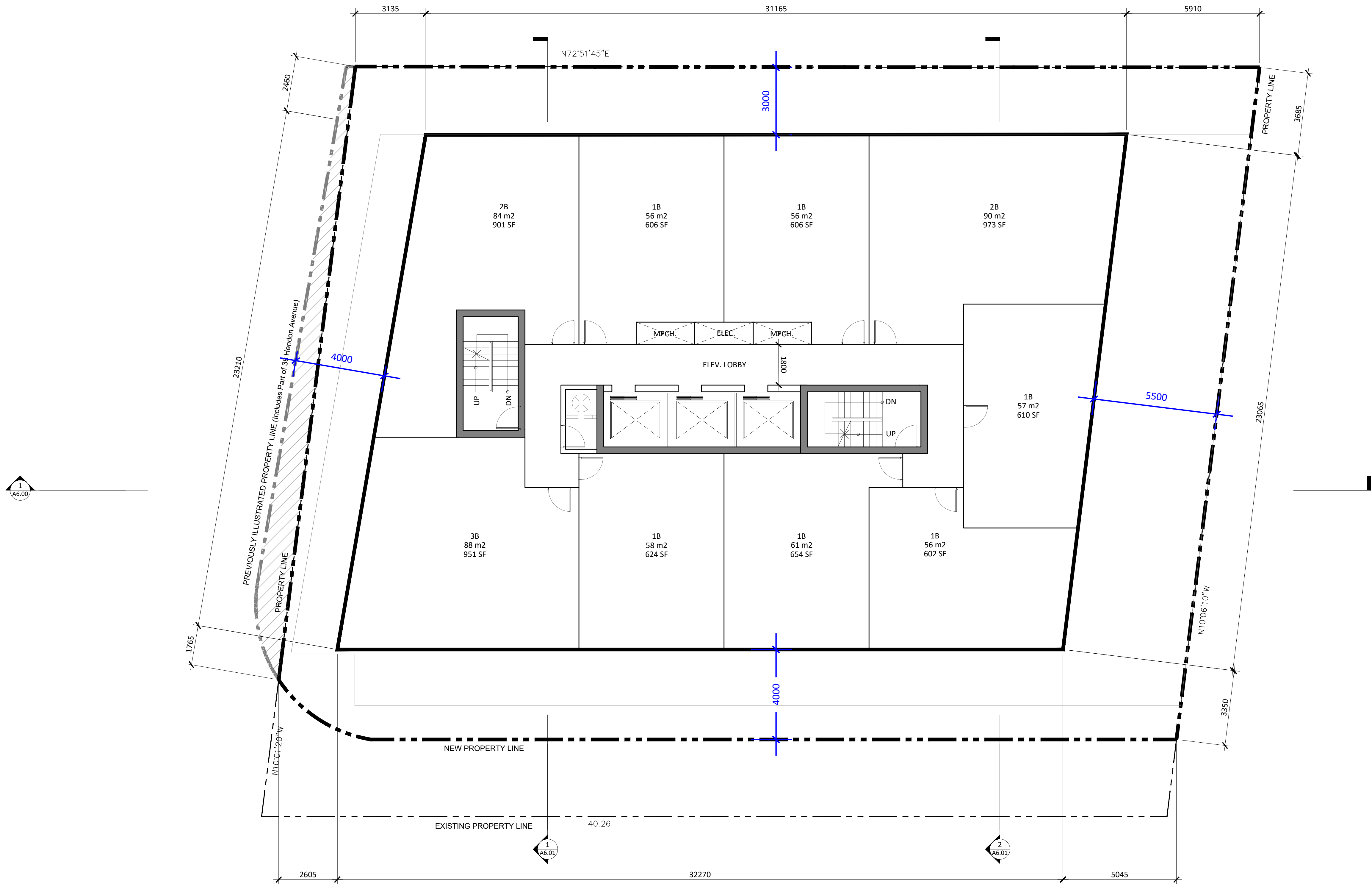
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PROPOSED RESIDENTIAL
DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

13TH-42TH FLOOR PLAN

Project No.: 2415
Scale: 1:100
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Drawn by:

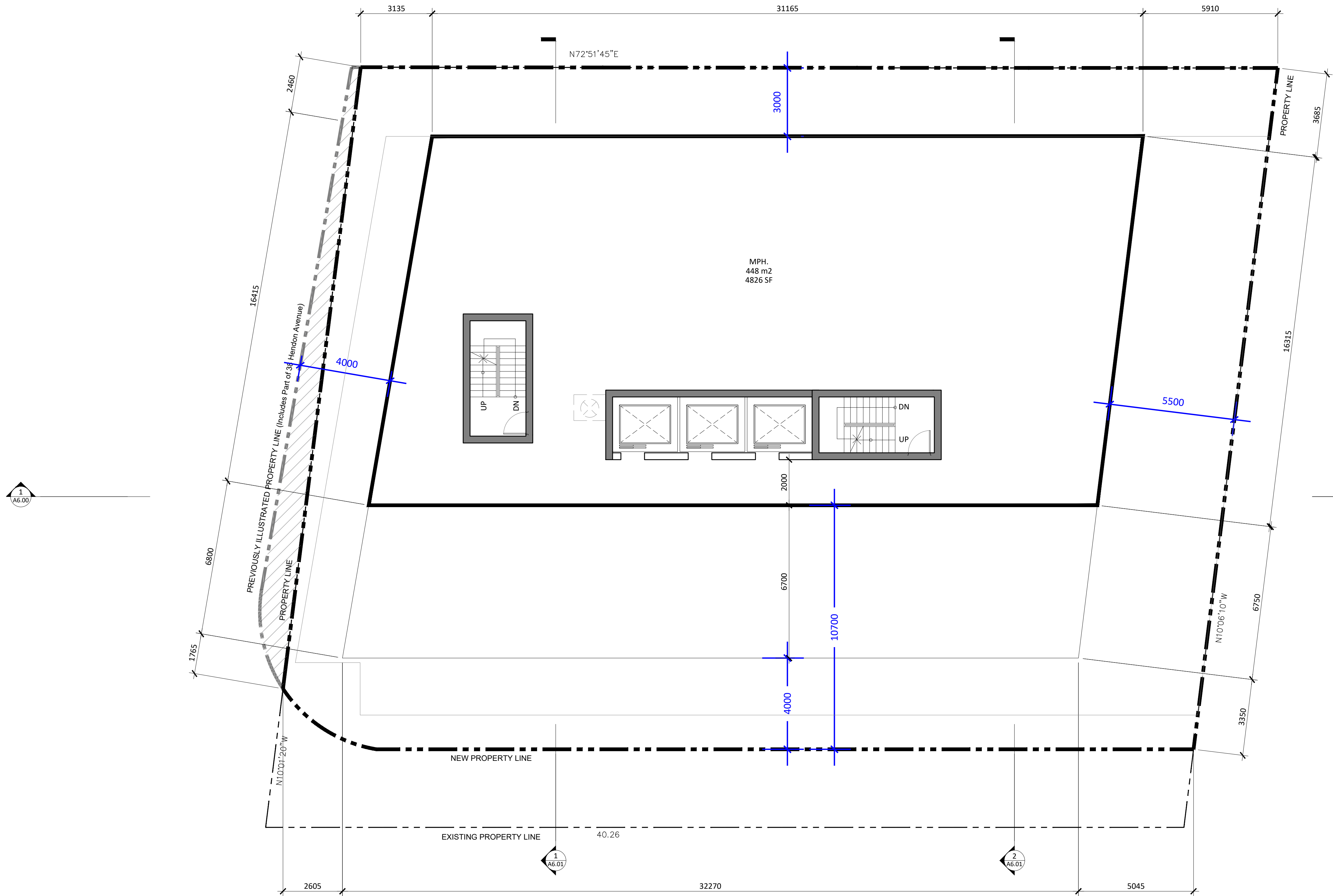
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ZBA	11.26.24
Description:	Date: (mm.dd.yy)

- General Notes:
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 - Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
 - Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.



WITHOUT PREJUDICE

Architects:
STUDIO JCI
20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED RESIDENTIAL
DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

43TH FLOOR PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:

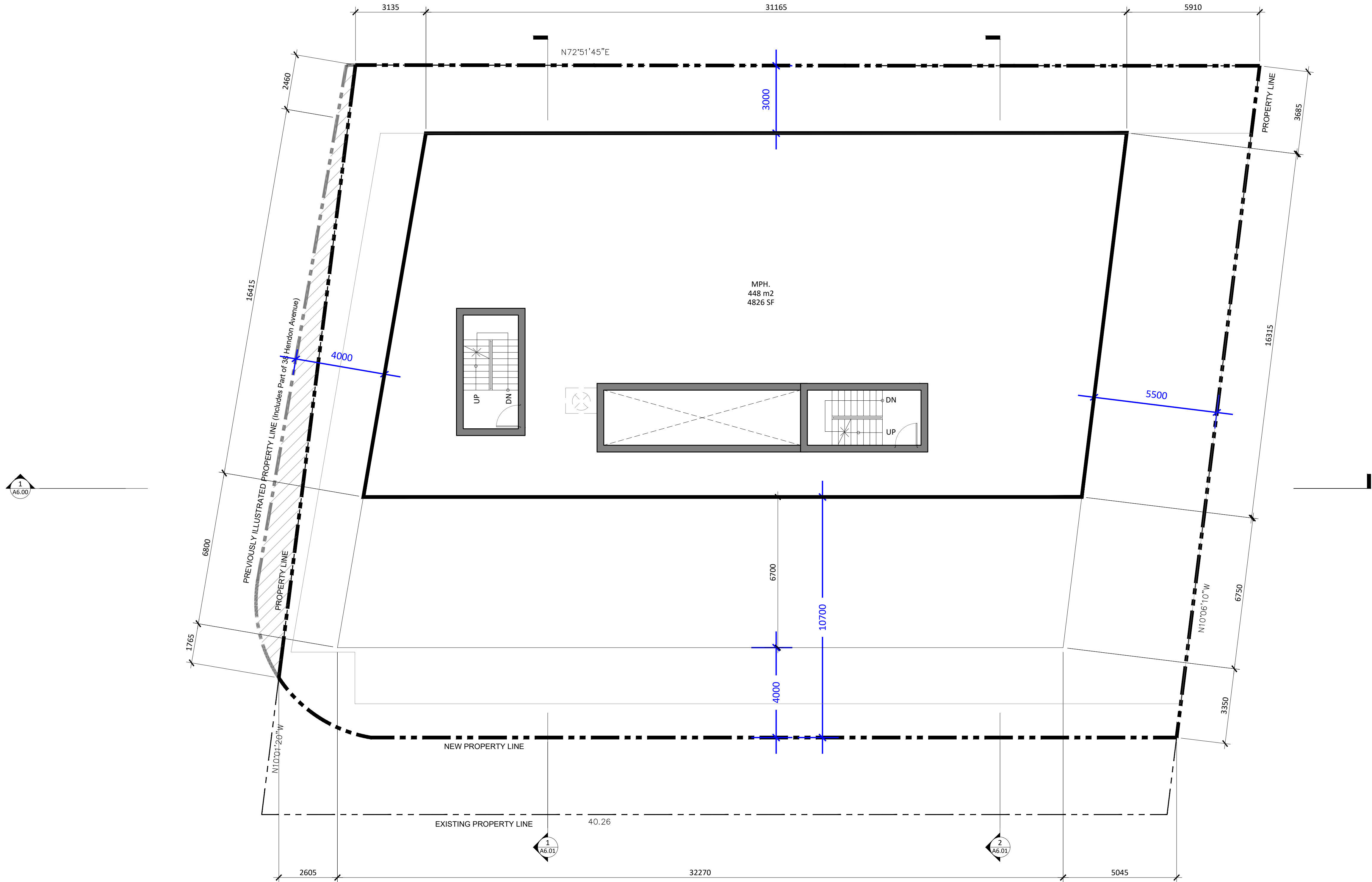
A3.07



Issued

Without Prejudice Settlement Offer	06.25.26
ZBA Resubmission	03.18.25
ZBA	11.26.24
Description:	Date: (mm.dd.yy)

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20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
T. (416) 901 6528
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PROPOSED RESIDENTIAL
DEVELOPMENT

30-36 Hendon Ave, North York, ON M2M 1A2

UPPER MPH. PLAN

Project No.: 2415
Scale: 1:100
Date: June 25, 2026
Drawn by:

Drawing No.:

A3.08

Without Prejudice Settlement Offer	06.25.26
ZBA Resubmission	03.18.25
ZBA	11.26.24
Description:	Date: (mm.dd.yy)

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STUDIO JCI
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Toronto, ON M3J 0H1
T. (416) 901 6528
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PROPOSED RESIDENTIAL DEVELOPMENT

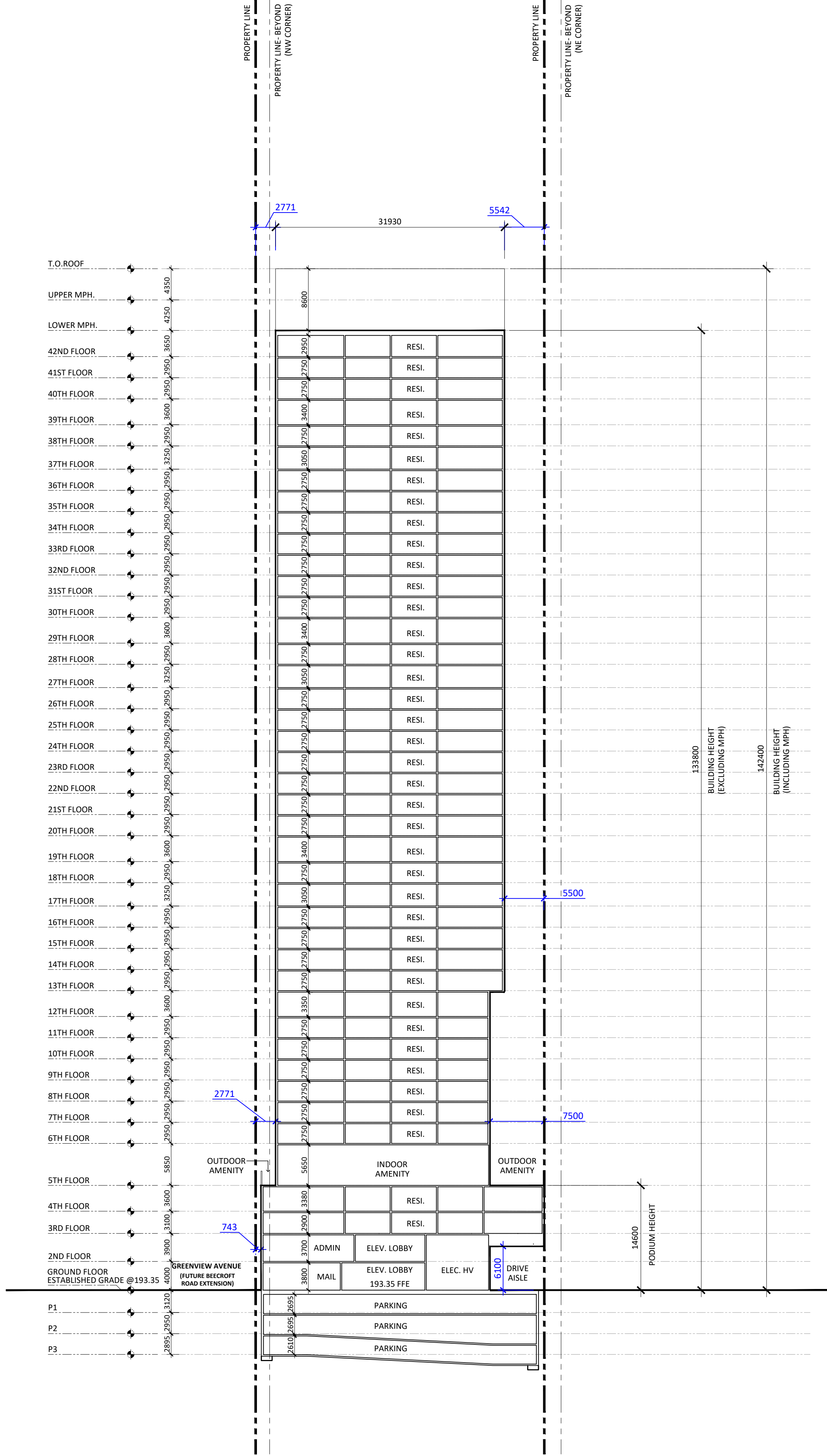
30-36 Hendon Ave, North York, ON M2M 1A2

SECTION A

Project No.: 2415
Scale: 1:400
Date: June 25, 2026
Drawn by:

Drawing No.:

A6.00



Without Prejudice Settlement Offer		06.25.26
ZBA Resubmission		03.18.25
ZBA		11.26.24
Description:	Date: (mm.dd.yy)	

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Architects:
STUDIO JCI
20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
T. (416) 901 6528
www.studiojci.com

PROPOSED RESIDENTIAL DEVELOPMENT

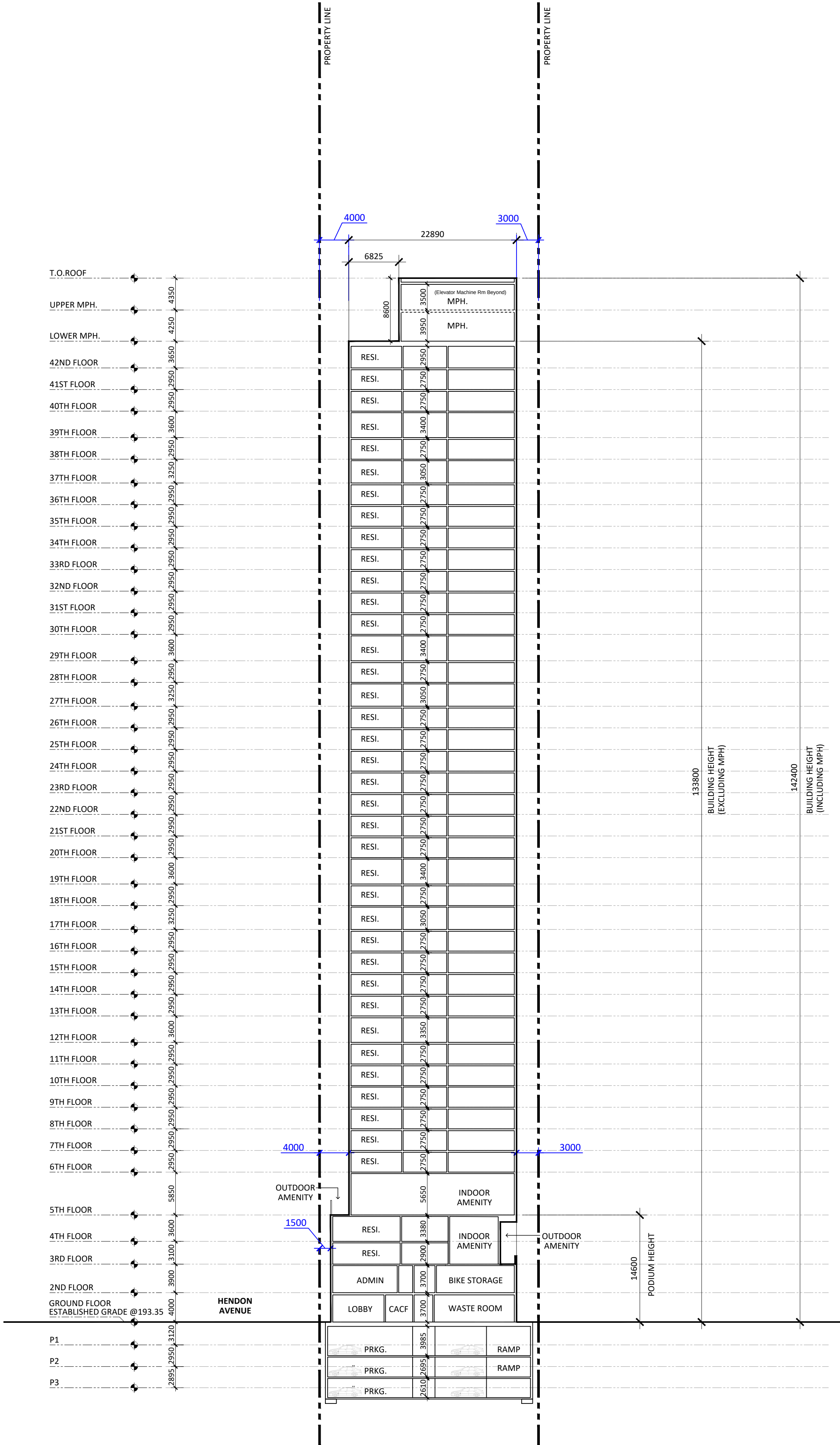
30-36 Hendon Ave, North York, ON M2M 1A2

SECTION B & C

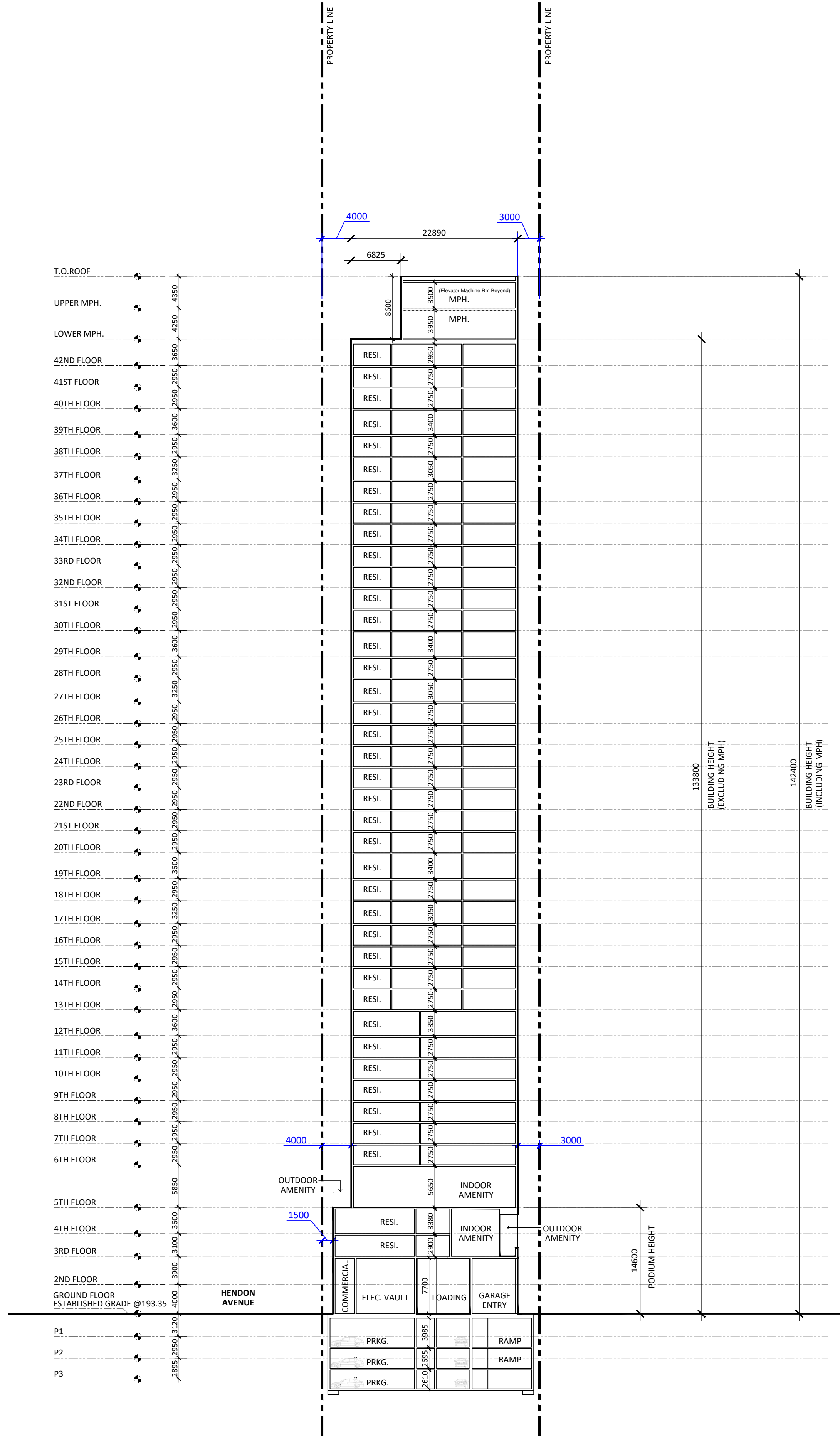
Project No.: 2415
Scale: 1:400
Date: June 25, 2026
Drawn by:

Drawing No.:

A6.01



1 SECTION



2 SECTION