

NOTICE OF MOTION

Allocating Community Benefit Charges from 41-47 Hendon Ave development to improve Hendon Park

Moved by: Councillor Lily Cheng

Seconded by: Councillor Jon Burnside

SUMMARY:

Hendon Park is an important local community park serving residents in the Yonge and Finch area, including a growing population living in high-density residential buildings. A proposed 34-storey residential development at 41-47 Hendon Avenue, located directly across from Hendon Park, is anticipated to begin construction this year and will contribute additional residential density and increased demand for parkland, recreational space, and community amenities in the surrounding neighbourhood.

As part of the development approval process, the City will collect Community Benefits Charges (CBC) associated with the project. Given the direct relationship between the development and the anticipated increase in park usage, it is appropriate that the CBC funding generated through the project be allocated toward improvements at Hendon Park.

Investing these funds into Hendon Park would help support neighbourhood growth, enhance the park's capacity to serve a larger number of residents, and ensure that local community infrastructure keeps pace with intensification in the area. Improvements may include upgrades to park amenities, accessibility features, landscaping, pathways, seating, playground, and other enhancements identified through the Parks planning and budget process in consultation with the local Councillor.

RECOMMENDATIONS:

1. City Council request the Mayor, as part of the 2027 Budget process, to allocate 100 percent of the Community Benefits Charges funds collected from the development at 41-47 Hendon Avenue to improvements for Hendon Park, in consultation with the local Councillor, through the annual budget process immediately following the payment of the funds to the City.

Date: May 20 – 22, 2026