



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

RE: NY26.7 - 40, 42, 44, 46 and 48 Hendon Avenue - Official Plan Amendment, Zoning By-law Amendment Applications - Decision Report - Approval

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

I'm writing concerning agenda item NY26.7 today. I am a local resident just across the street from the proposed development on Hendon. I am writing **in support** of this proposed development.

Location and potential residents

The 11 storey building would offer much-needed housing, 60+ percent of that being 2 and 3 bedroom units, right next door to Finch subway station. This would provide good family sized unit options for new residents to the area. New parents with young children would have Hendon Park and all of its amenities right next door. Working couples would have great options for home offices while working hybrid or remote. And, best of all, these new residents would be able to access shops, stores, and restaurants all within walking distance while still being easily connected to the rest of the city via the subway.

Traffic, commuting, and parking

A development like this would attract people who are seeking out living options where cars are not needed or barely needed - that's exactly the reason why we moved into the area a few years ago! With all that in mind, the proposal notes minimal impact on car traffic in the neighbourhood. This is made further clear by the fact that [over 50% of people in Newtonbrook West used non-car methods to get to work as of 2021!](#)

I attended the in-person consultation for this meeting in the summer, and noted that there were concerns brought up about the visitor parking allotment. I believe that the current plan is sufficient, as there is the very large Finch TTC lot located adjacent to the site. It's free to park there on weekends and almost always has more than enough space, and only \$5/day during the

week. I live in a condo building nearby and we always suggest to visitors that they use the TTC lot. There has never been a visitor parking capacity issue for us.

Final thoughts

This is already one of the best areas to live in Toronto, and we're lucky to have a downtown core in North York Centre/Willowdale. This type of core thrives when you have a diverse mix of people walking, cycling, shopping, and enjoying the urban setting. This development is a reasonable size and is consistent with the future direction of the North York Centre Secondary Plan.

The growth will continue no matter what, and we should be building affordable, reasonably sized housing like this for our future neighbours in Willowdale!

Best regards,

Harry Keess, on behalf of More Neighbours Toronto (Willowdale Chapter)