

Dear Councillor Cheng,

We are writing on behalf of our condominium boards and fellow residents (TSCC 1859 and TSCC1969, collectively known as 'The Meridian', located at 15 and 25 Greenview respectively) to discuss local impacts of ongoing and proposed development in Willowdale. We deeply appreciate your continued engagement with the community and commitment to ensuring that lived experience helps shape the future of our city.

The recent developments in the community (30-36 Hendon, 40-48 Hendon, 41-47 Hendon) and updates to the Secondary Plan have sparked a wide range of thoughtful conversations in our community. While we understand and respect the goals of long-term planning and inclusive growth, we remain concerned about how those goals are being implemented in ways that may not carefully consider key aspects of livability, stability, and infrastructure readiness in our area, especially in a way that accounts for the lived-experiences of the local community in the micro-scale. In particular, we want to share feedback on four (4) key themes that mirror much of what your office has already acknowledged through past correspondence:

### **1. Overdevelopment**

Many residents feel that the scale of proposed towers and the cumulative volume of new development, particularly in already dense pockets, risk overwhelming the area without new commitments to infrastructure improvements. These concerns are not anti-growth, but reflect a desire for balanced, phased planning that ensures livability keeps pace with density.

It's not just the height of buildings, but the aggregation of approvals and high-rise rezonings happening without a clear, coordinated vision for how the community can sustainably absorb this growth. In the past few months, nearly 1,000 new residential units on a short stretch of Hendon Street will effectively double or triple the local population in a short span. The pace of development is generating real worry that decisions are being made faster than residents can respond, and faster than city systems can adapt. The concept of the "Missing Middle" is well-acknowledged within even the City's own studies and messaging, and is something we would like to see be encouraged to reduce the amount of high-rise, and even super-tall, construction projects in the Willowdale community.

### **2. Traffic and Congestion**

City Staff's own presentation to residents of Newtonbrook West on May 5, 2025 about Hendon Street indicated current traffic of nearly 2,500 to 3,000 cars between Hendon/Greenview and Hendon/Talbot. As new buildings open and populations increase, our streets are feeling the pressure, particularly with the rise of delivery-based services like parcel drop-offs, rideshares, and food delivery, which are very popular with the demographics of this community. Despite new development teams citing minimal impacts on traffic due to low on-site car parking counts, we have witnessed that much of the traffic in the area is driven by these delivery-based systems which may not be carefully considered under current transportation and traffic planning. The volume of curbside activity, often unmanaged, is leading to congestion and safety issues, for all road users.

Many residents are concerned that the City's planning framework hasn't yet adapted to this modern urban behavior. Without stronger policies around curbside management, loading zones, and micro-mobility infrastructure, this pressure will only intensify as more developments are approved.

We also write this message understanding that the traffic may change due to the proposed changes to the Finch TTC parking lot and Beecroft extension, but until these changes are implemented it is difficult, if not impossible, to gauge whether or not this will have a positive impact on the flow of traffic in our community.

### **3. Impacts to Neighbourhood Character & Social Cohesion**

You noted in your recent update that changes proposed in areas like Empress, Willowdale, and Parkview raised concerns about maintaining the stability of established neighbourhoods with strong social connectivity. We echo that concern, especially as the City starts to consider growth beyond 45 storeys.

People choose to live here not just for convenience, but for the human-scale feel, walkable streets, and active community life. Large-scale development that does not reflect the existing built form or context can dilute the very character that makes these neighbourhoods work. The risk is not just visual, but social, especially if change feels imposed rather than co-created by the community.

### **4. Infrastructure Gaps (Physical & Social)**

Residents continue to raise deep concerns about whether infrastructure can realistically support future growth. From overcrowded schools and limited parks to traffic congestion, inadequate and underperforming sewage and stormwater infrastructure, and insufficient community space, the pressure is visible. The prospect of adding thousands of new residents without concrete plans for expanded supports raises serious questions about equity and access. To our knowledge, there are currently no plans for new schools, childcare, expanded green spaces, or community centers to support the influx of proposed new residents into this neighbourhood.

This includes social infrastructure (such as childcare, seniors programming, youth services, and health care access) which are too often excluded development discussions. We urge that future planning processes build in stronger partnerships with service providers and ensure accountability for delivery, not just entitlement.

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We are encouraged by your office's advocacy for transparency, meaningful data, and a planning process that is insistent on feedback and community involvement. In that spirit, we hope you will engage meaningfully with the residents in our area and partake in the type of dialogue that reflects your stated goals for this process.

As it stands, we cannot stand idly by while overdevelopment and reckless building cause damage to the social fabric of our corner of Willowdale. We urge the City of Toronto to reconsider the string of developments in this location and work better with the community to understand the actual issues of the neighbourhood and co-develop solutions that benefit everyone.

September 4, 2025

Thank you again for your continued leadership and for championing an inclusive and accountable planning process. We hope to hear from you soon.

Warm regards,

Condo Board Members of TSCC 1859 and TSCC1969 (The Meridian) on behalf of Owners and Residents of The Meridian