

Written Submission to Council  
Re: Mizrahi Item #5, OPA 20.002

COMMUNICATION - C104  
CW (PH) - July 13, 2020  
ITEM # 5

Dear Council,

My name is Ara Movsessian, I have been a Thornhill resident for the past 10 years and have lived in the Yonge and Steeles area that entire time, previously on Woodward Avenue, and for the past 5 years, I have lived with my young family at ■ Crestwood Road. We live immediately behind the proposed developments just slightly to the East along Crestwood.

I believe the first priority should be to build the Royal Palm extension along with the necessary planting and cultivating of a green space buffer per the Yonge Steeles corridor approved plan, ahead of any development along Steeles. This would allow development of either townhomes or stacked townhomes across the stretch of Royal Palm, which serves as both a mitigant against the drop in values of Crestwood property owners due to the proximity to proposed towers, as well as welcoming more families to the area with properties having larger living spaces, more conducive to families than the proposed highrise developments with a high degree of 1-2 bedroom units and small square footage. It is also incredibly important for traffic flow to have through roads in the area and a proper Royal Palm extension, not a temporary road or cul de sacs, should be an early stage immediate priority.

I have a number of concerns about the proposed developments, including but not limited to;

- Disregard of the secondary plan height limits and not following a 45 degree plane to the rear of the property line over and above this extreme disregard of approved limits.
- The impactful shadows and cold over 7 months of the year from fall to early spring the series of proposed developments from Yonge to Hilda across Steeles would create (my oral deputation supported by presentation material will elaborate on this).
- A large balcony and lookout hovering directly above Crestwood and Royal Palm extension residents.
- Development again not being in line with secondary plan allotments for green space. I see zero publicly accessible green space and buffer zone at the North end of the property which contradicts schedules in the secondary plan showing some 100+ feet of green space at the very narrowest along the rear of these properties along Steeles.
- Lack of commercial/retail/service development, especially in light of the loss of highly utilized businesses such as the TD branch, Dollarama, etc.
- Lack of easily accessible ground level parking
- Lack of office space or other employment generating usage. In short an unbalanced development of the area focused squarely on the profit margins per square foot of land for the developers hence packing in extreme height and density, disregarding guidelines, then having all those residents commute to other locations to work and be entertained.
- Lack of entertainment oriented facilities, walking and biking paths.
- Small square footage of the units, not being conducive to families and providing spacious quality of life to the incoming residents.

In summary, I moved to Crestwood and felt excited about the prospect of the area developing in line with the Yonge-Steeles Corridor Secondary Plan. The proposed series of developments along the area including this one or so grossly out of line with the plan that a firm stance is required to have the developers adhere to the plan, or support their claims with evidence requiring deviation from the plan, and having debate about perhaps minor variances rather than complete disregard and frankly disrespect of the plan.

Council, please respect the Yonge-Steeles Corridor Secondary Plan you approved in 2010.

Sincerely,

Ara Movsessian

■ Crestwood Road

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