

Written Submission to Council

Re: Salz Item #4, OPA 20.001

COMMUNICATION - C103

CW (PH) - July 13, 2020

ITEM # 4

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 [REDACTED] Crestwood Road. We live on one of the [REDACTED] foot lots that back onto the Salz proposed developments and the proposed Royal Palm extension.

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 (i.e. 54 stories vs 22), plus 49 stories at the center of the property, 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 my backyard looking straight down into the backyard and swimming pool on our property where my wife and children would be left in the shadow of skyscrapers with the added negative impact of a loss of privacy.
- I own what would be considered a luxury property, there would be adverse effects on my property value if the developments are out of line with approved limits due to shadow effect and loss of tasteful planning (i.e. diverging from council approved Yonge Steeles corridor plan).
- 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

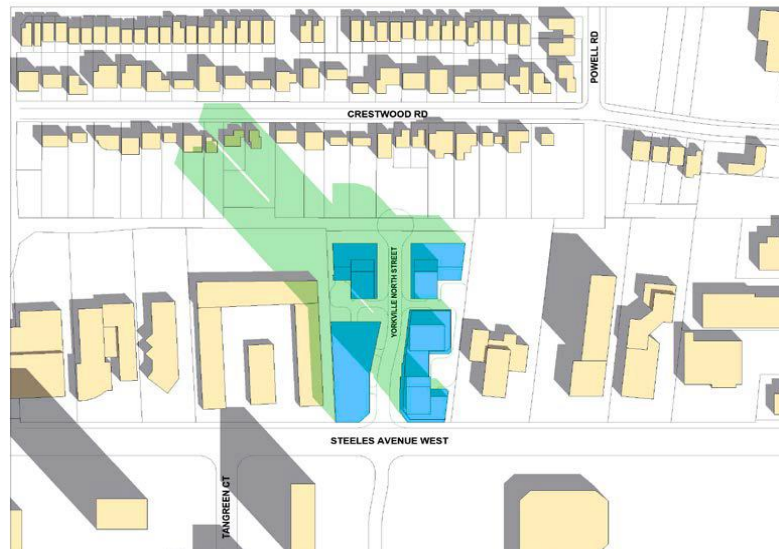
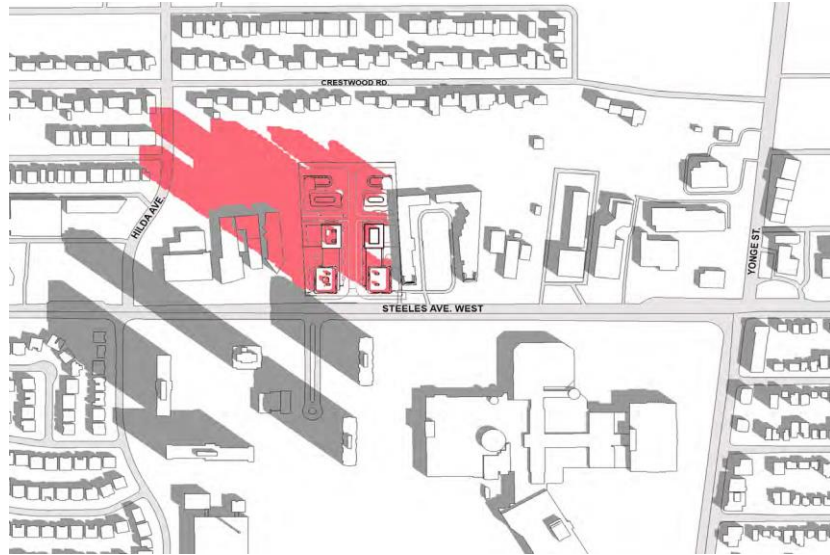
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SHADOW IMPLICATIONS FOR NEIGHBOURHOOD

Re: 100 Steeles, 180 Steeles

Combined effect of multiple developments is significant

- Cannot view Shadow studies for each developer along Steeles from Hilda to Yonge in isolation
- “Wall” effect resulting from multiple towers in multiple locations across length and depth of adjoining lots
- Fall/Winter/early Spring period, the majority of the year, Crestwood and Royal Palm residents are in the dark and cold as a result of the shadows for the majority of the morning every day (see slide 3 on)



Combined effect of multiple developments is significant

Keeping to 22 Storey limit (at Steeles part of property), and respecting 45 degree plane from that level, already results in large towers and shadowing. Exceeding this has drastic implications on the neighbouring properties, particularly residential properties along Crestwood and Royal Palm, including;

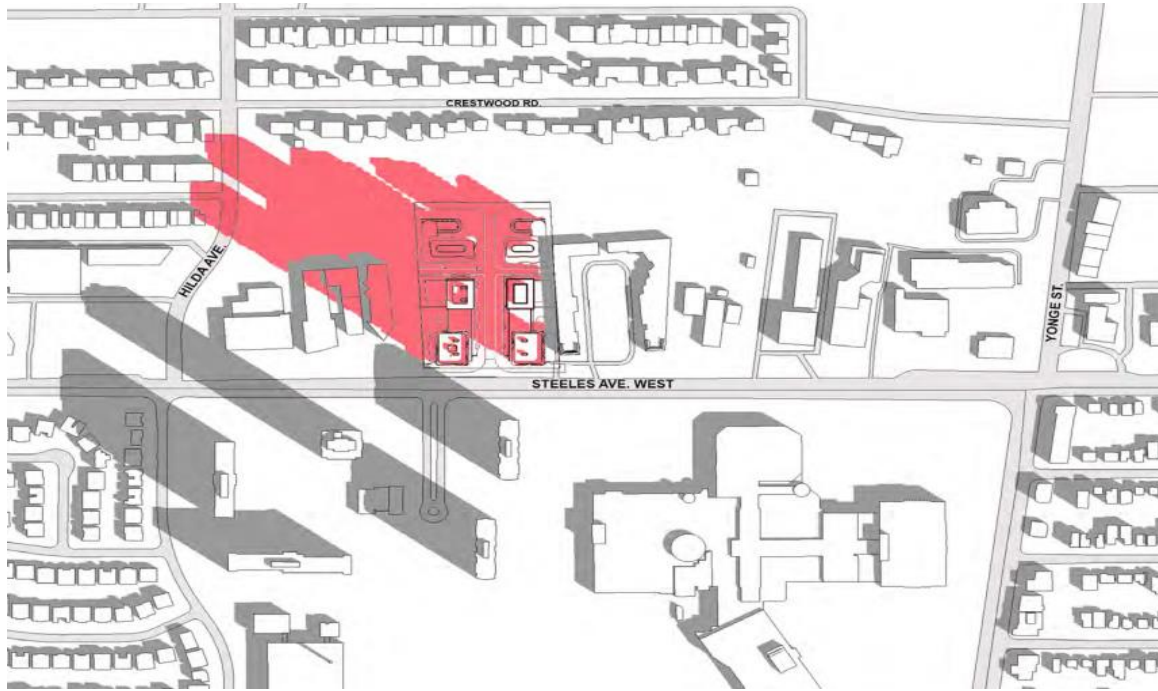
- Extreme cold

- Snow and Ice accumulation without melting effect

- Quality of Life issues – lack of sunlight

- Decline in property value

- “Wall effect” and view changing from blue skies to exceedingly large towers next to 2 storey homes.



MARCH 18 & 21. 10:18AM

180 STEELES

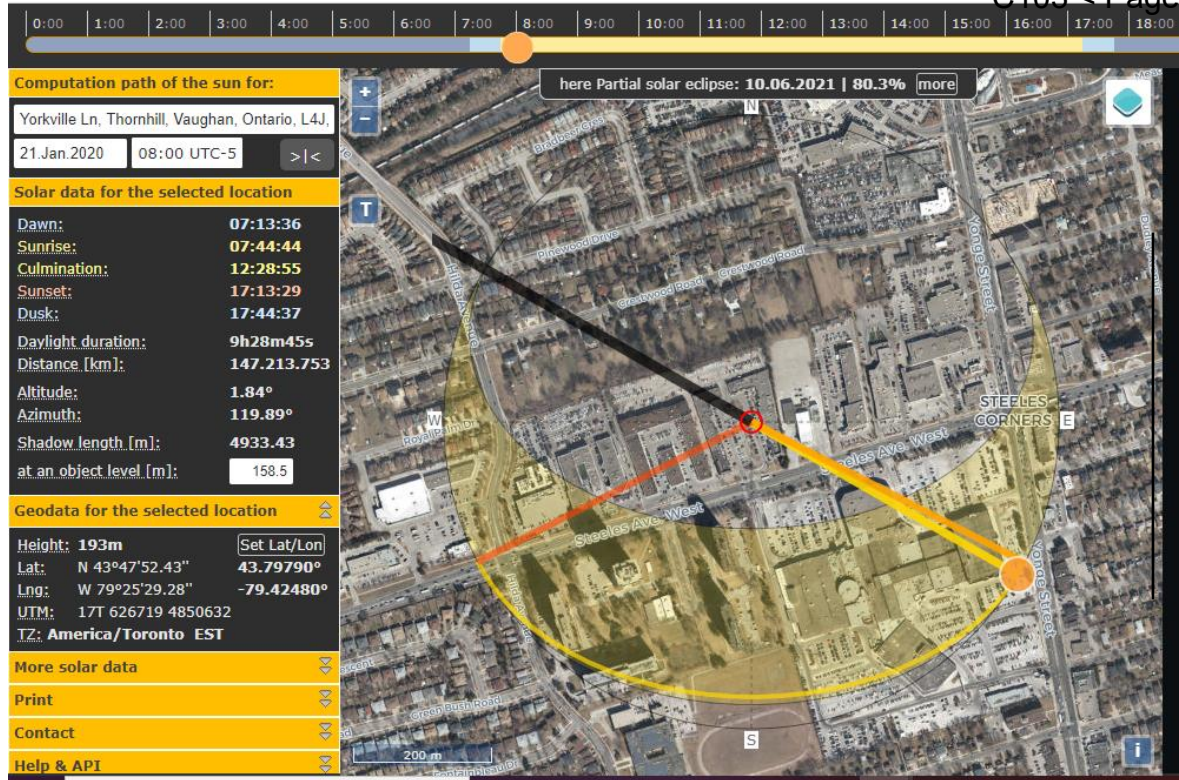
100 STEELES

COMBINED EFFECT ON NEIGHBOURHOOD
NOTE SHADOWS CAST IN COMBINATION.

SHADOW EFFECT ACROSS THE MORNING HOURS MARCH 21. 9:18-11:18AM 100 STEELES

NOTE EFFECT ON ROYAL PALM AND CRESTWOOD RESIDENTS. ADD
SHADOW EFFECT OF 180 STEELES





Shadow Presence over residences =					
	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
21-Jan					
8:00					
9:00					
10:00					
11:00					
12:00					
13:00					
14:00					
15:00					
16:00					
17:00					

JANUARY SNAPSHOT – 100 STEELES - SHADOW REACHING NEIGHBOURING STREET RESIDENCES
<https://www.suncalc.org/#/43.7979,-79.4248,16/2020.01.21/14:00/158.5/1>

Height and Position Calculation: 49 Storeys at right of center of property = 344.83-192.33 (add 6m mechanical) = 158.5m

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
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JAN-APRIL
/SEPT-DEC
SNAPSHOT
– 100
STEELES
SHADOW
REACH

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
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CLOSER LOOK – 100 STEELES SHADOW REACH OVER ROYAL PALM & CRESTWOOD RESIDENCES - 7 MONTHS OF THE YEAR

Summary

- Combined effect of proposed plus neighbouring developments cast excessively large and prolonged shadow over adjacent residences for more than half of the year. This is not an acceptable building height, massing, and resulting shadow level proposed.
- Multiple adverse effects including quality of life, property values, lack of sunlight, health hazards, heating costs, snow accumulation due to excessive and prolonged exacerbation of cold in winter.
- Design should be within Thornhill Secondary Plan approved heights of 22 storey maximum (at Steeles) and not greater.