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Armenian Community Centre

45 HALLCROWN PLACE, WILLOWDALE, ONT. M2J 4Y4

May 31, 2023

From: The Armenian Community Centre &
Armenian Youth Centre
45 & 50 Hallcrown Place,
North York, Toronto

To: City of Toronto
John D. Eldrige
City Clerk

Subject: Deposition Regarding “Proposed Official Plan Amendment Pertaining to Employment Areas Conversion Requests”. Special Public Meeting June 1, 2023

Dear Sir,

The Board of directors of the Armenian Community Centre and the Armenian Youth Centre (45 & 50 Hallcrown Place, Toronto) considered the subject matter and would like to express its extreme concern regarding the apparent wholesale requests for zoning conversion from employment to residential use. The sheer volume of such requests can only be viewed as alarming, as the potential negative impacts of such conversions without objective forethought can be devastating to various neighbourhoods and the city overall.

In our specific neighborhood, (the area between Victoria Park Avenue, Shepard Avenue East, Hwy 401 and 404) six requests for such conversion are proposed for eleven different sites within this area.

Only in 2021, The Consumersnext report was drafted and adopted by the City after extensive collaboration by all stakeholders to evaluate the potential negative impact of alternative land use changes in this area and how these negative impacts can and should be mitigated. The adopted Consumersnext Report allowed for development with alternative land uses (including residential) along the entire corridor of Sheppard Ave. East and Victoria Park Avenue. The key element of mitigating the increased traffic and congestion due to increased density allowances was the planned subway. Currently, the faith of the Shepard Subway appears most uncertain, introducing a void in the reasoning justifying the increased density envisaged by Consumersnext.

This Consumersnext area is a successful, viable and functioning employment area with the largest concentration of office workers outside of downtown. It is critically important

not to jeopardize the viability of this employment area with the introduction of residential space beyond that already envisaged by Consumersnext. We concur with the conclusions of City Staff in this regard and support their recommendations.

The Armenian Community Centre has invested over 45 years in cultivating our presence in this neighbourhood to establish a community service ecosystem that reaches all Canadian Armenians in the GTA. Therefore, any unplanned and irresponsible increase to congestion and radical alteration of its character, will gradually make the community centre and its services inaccessible to our patrons if they have increased difficulty to get here.

We believe that considering any further proposals that are inconsistent with the policy direction of Consumersnext should be suspended until an all-encompassing study, "Consumersnext Phase II" is initiated and concluded to establish revised and new parameters and direction of development in the area if appropriate.

Therefore, we would like to record our opposition to considering the merits of individual proposals that represents a radical departure from Consumersnext. The negative unplanned impact of such developments in the absence of an overall plan can only lead to irreversible damage to this neighbourhood and the city overall.

Respectfully,

Vahan Ajamian
President
Armenian Community Centre Inc.