



ՀԱՅ ԿԵԴՐՈՆ

Armenian Community Centre

45 HALLCROWN PLACE, WILLOWDALE, ONT. M2J 4Y4

June 26, 2023

From: The Construction and Future Development Planning Committee
The Armenian Community Centre &
Armenian Youth Centre
45 & 50 Hallcrown Place,
North York, Toronto

To: City of Toronto
Scarborough Community Council
John D. Eldrige
City Clerk

Subject: Comments Regarding "Request to Amend Zoning By-law Application Number 20 191759 ESC 22 OZ". Notice of Public Meeting June 27, 2023

Dear Sir,

We are in receipt of the Notice of Public Meeting regarding the subject zoning amendment application and would like to express our extreme concern regarding the proposed development with a density of 5.7 FSI on this site which part of and is included in the area that was the subject of ConsumersNext Study Report. (The area between Victoria Park Avenue, Shepard Avenue East, Hwy 401 and 404)

As you well know, only within the recent few years 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 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 fate of the Shepard Subway appears most uncertain, introducing a void in the reasoning justifying the increased density envisaged by ConsumersNext.

We are certainly not against development. In fact, we welcome the continued development of the ConsumersNext neighbourhood that we are part of. We also understand the need for zoning amendments that will accommodate land use with higher density for residential uses while the existing employment in the area is not only preserved but further enhanced.

The Armenian Community Centre has invested over 45 years in cultivating our presence in this neighbourhood to establish an extensive community service ecosystem that reaches all Canadian Armenians in the GTA and provides comprehensive community services (religious, social, educational, art & culture, athletic etc.) that extend from cradle to grave. Therefore, any unplanned and irresponsible increase to congestion and radical alteration of neighbourhood's character, will gradually make this community centre and its services inaccessible to our patrons if they have increased difficulty to get here.

This proposal with a 5.7 FSI density is almost twice the 3.0 FSI density recommended by ConsumersNext with apparent total disregard to increased congestion and in our overall neighbourhood. Therefore, we strongly urge city planning to reject this application and development in its current form.

We would also like to record our opposition to all other individual proposals, including this one that represent a radical departure from the overall ConsumerNext guidelines in recommended density increase and ignores recommendations for enhancement of employment in the area and traffic measures to mitigate the increased congestion.

Sadly, this proposal is only one of many recent other applications that are attempting to ignore ConsumersNext Guidelines and exhibit apparent disregard to the entire ConsumersNext area and adjoining neighbourhoods. Allowing such amendments for one development in will only encourage all the others to seek the same level of radical exemptions.

Considering the merits of such developments in isolation, without consideration for all the other upcoming developments in various planning stages can only lead to disastrous outcomes as the collective negative unplanned impact of such developments will add up to seriously threaten this critically vital employment area and lead to irreversible damage to this neighbourhood and the city overall.

Respectfully,

Levon Hasserjian

For

The Construction and Future Development Planning Committee

The Armenian Community Centre & Armenian Youth Centre