

From: Ira Kirshen  
To: Dave Barrow, Tom Muench  
Copy: Stephen Huycke  
Sent: April 3, 2019 at 6:21:23 PM EDT  
Subject: Secondary Plan

Dear Mayor Barrow and Councillor Muench,

I would first like to commend the council on shelving the existing untenable and unworkable secondary plan (DLCSP) for the Downtown core, and starting over

to produce a plan that will bring investment to a much needed area.

I have worked in the downtown core for 37 years, and 7 years ago was able to acquire a stake in the premises where I work namely, 10133 Yonge St, a six store plaza.

It took many years to realize the dream of ownership and not renting, and many of the owners on Yonge St are small business men and women not large corporations.

Limiting the heights and density restrictions to 5 to 6 stories does not allow a return on investment, and the zoning requests to date have been quite moderate and realistic .

Why would someone develop in the downtown when they can go 500 feet north and south and get permission for a building twice the size.

The concepts of integrated mews and courtyards should be a non starter as it already restricts a tight parking situation and takes people off of Yonge Street where the stores

are. We should focus on insuring the people shop at our local stores and not drawing them away to back mews and alleyways. This recommendation was also spurious when council did

not want to pay for expropriating the land, nor take responsibility for any liability on these pathways. Air rights were not even offered in lieu of expropriation but this would have led to buildings 10+ stories.

I wrote letters during the initial process to the township whose receipt was acknowledged, but was never consulted nor asked for any opinions nor asked to a focus group or meeting.

One of the major steps that Council could take would be to move City Hall back to the downtown core. You need to be a major player in the area as this will jump start planning and investment.

I am very civic minded and in York Region, have been Past President of York South Association for Community Living , Chief of Dentistry at Mackenzie Health for 7 years in the past, coached baseball and hockey for 10+ years, and if asked would

volunteer to sit on a steering committee of staff and councillors and stakeholders to address a new plan.

I am unable to attend tonight's meeting regarding the DLSCP, but wish to ensure that my voice be heard in the future and notified of all meetings regarding this subject. simply standing up and giving a brief

in front of council and turning it back to staff is not sufficient for what I have witnessed over the last 5 years in regard to this file. Please give strong consideration for representation from all

stakeholders in the form of a steering committee. This allows a buy-in to the process from the owners and mitigates complaints later.

Thank you for trying to correct the situation.

Respectfully Submitted,

Ira R Kirshen DDS

President Precision Equity