



LYTTON PARK RESIDENTS' ORGANIZATION INC.
Box 45031, 2482 Yonge Street
Toronto, M4P 3E3

March 3, 2016

By Email: gmatthe2@toronto.ca

Guy Matthew MCIP RPP
East Section, Community Planning, North York District
North York Civic Centre, 5100 Yonge Street
Toronto, ON M2N 5V7

Dear Mr. Matthew,

Re: 15 152080 NNY 25 OZ, 49-51 Lawrence Avenue East and 84 Weybourne Crescent – Official Plan Amendment and Zoning By-law Amendment Applications

The Lytton Park Resident's Organization (LPRO) strongly objects to the subject proposal for the following reasons:

- The properties are located in an area designated Neighbourhoods under the Official Plan. The height and density of the proposed development is not in keeping with the existing neighbourhood. The City of Toronto Official Plan states that "a key objective of this Plan is that new development fit, respect and reinforce the general physical patterns in a Neighbourhood". Clearly this proposal does not do so.
- The inclusion of an existing single family residential lot from a neighbouring side street to permit higher and larger development is not in keeping with the Official Plan's Neighbourhood protection policies.
- At 14.2M the development height contravenes the by-laws governing height on Weybourne Avenue and would be negative for the immediate streetscape on both Lawrence Avenue and Weybourne Avenue.
- The design of the proposal is truly out of character with the neighbourhood. The Official Plan states that new development must respect and reinforce the existing neighbourhood.
- The setbacks, soft landscaping must meet city guidelines.

This proposal should be refused by the City. LPRO requests that city staff and Councillors turn down the proposal as inappropriate.

Sincerely,

Arlena Hebert

President, Lytton Park Residents' Organization

Email: LyttonParkResidentsOrg@gmail.com

Cc Councillor Jaye Robinson, Councillor Carmichael -Greb