



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

Via Email: nycc@toronto.ca

TO: Chair and Members of the North York Community Council

DATE: November 9, 2017

RE: **NY26.6 - Refusal Report - Official Plan and Zoning Amendment Application - 2400, 2430, 2440 and 2444 Yonge Street**

On behalf of the Lytton Park Residents' Organization I write in support of the above Refusal Report and urge you to support the staff recommendation that:

1. City Council refuse the applications for Official Plan Amendment and Zoning By-law Amendments at 2400, 2430, 2440 and 2444 Yonge Street for the following reasons:
 - a. the proposal conflicts with the Growth Plan for the Greater Golden Horseshoe;
 - b. the proposal is inconsistent with the PPS;
 - c. the proposal does not conform to the Official Plan and Yonge-Eglinton Secondary Plan; and
 - d. the proposal is inconsistent with Council-approved guidelines/policies for tall, mid-rise and townhouse buildings.
2. Should the application be appealed to the Ontario Municipal Board, the City Solicitor and appropriate City staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal of the Official Plan Amendment and Zoning By-law Amendments.
3. Should the application be approved by the Ontario Municipal Board, the City Solicitor be authorized to have Section 37 Community Benefits, a heritage designation of the properties at 2430 and 2434 Yonge Street, and a heritage easement secured.

Lytton Park Residents' Organization Inc. represents approximately 3,000 households in the Lytton Park area bounded by Avenue Road, Lawrence Avenue West, Yonge Street and Roselawn Avenue.

Your truly,
Linda McCarthy
Vice-President.

lyttonparkresidentsorg@gmail.com

c.c.: Councillor Christin Carmichael Greb, Councillor Ward 16
Eglinton Park Residents' Association