



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

To: North York Community Council nycc@toronto.ca
Cc: Councillor Carmichael Greb councillor_carmichaelgreb@toronto.ca
Date: April 3, 2017
Subject: NY21.39 Request for Direction Report – Official Plan and Zoning By-Law Amendment Applications – 250 Lawrence Avenue West and 219 Glengarry Avenue, North York Community Council, April 4, 2017

On behalf of the Lytton Park Residents' Organization I write in support of the above Request for Direction Report and urge you to support the staff recommendation that the City Solicitor, together with City Planning and any other appropriate staff, attend the OMB hearing in opposition to the current proposal's application for Official Plan and Zoning By-law Amendments.

The developer's proposal is wholly inappropriate to the density and scale of the neighbourhood. We are not against redevelopment of the site however the current zoning, which permits medium rise buildings of 4 or 5 storeys, would be more appropriate and compliment the low-rise condominium complex on the south side of Lawrence W. on Rosewell Avenue.

More specifically our concerns are:

- The proposal property would be significantly overdeveloped relative to adjacent properties. A 12-storey condominium far exceeds what is permitted in the Official Plan/Zoning by laws and would be dramatically out of character with neighbouring buildings and homes.
- The school system is already full. Accommodating this number of new units will result in children being bused out of area. When the development at 3080 Yonge at Lawrence was under construction several years ago, the TDSB was already posting a sign warning that the schools were full.
- Lawrence West at Avenue Road is already gridlocked not only at rush hour, but at other times of the day. Increased traffic from 241+ residents' vehicles coming and going directly

onto Lawrence would further impact the congestion. There is already a “No Left Turn” on the site. Perhaps more important than the increased congestion, is the very real safety hazard to the students and staff of Lawrence Park Collegiate Institute directly across the street and younger children who must cross Lawrence to attend public school.

- On behalf of our Ward 16 neighbours to the north, we call your attention to the Applicants’ stated intention to move/reroute the main storm trunk sewer to accommodate their building and underground parking. The design of the proposed storm trunk realignment proposes a **bend in the line**. This storm trunk serves the entire catchment area to the north and residents already have suffered from major flooding. Large ongoing studies are currently underway by the City. It would seem logical that if you put a bend in the line, the amount of water flowing through the system will be slowed down and possibly back up exacerbating an already serious problem. Are they planning to install bigger sewer lines?
- The site is heavily treed, on a ravine and adjacent to a park. We are concerned with the treatment of these much-valued features and continued access to the park.

We urge you to support the recommendations of staff. We look forward to working with the applicant resulting in a redevelopment of the land that is more in keeping with the community.

Thank you for your consideration of the above.

Linda McCarthy
Member, Board of Directors
lyttonparkresidentsorg@gmail.com