



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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November 26, 2020

Carlie Turpin, Secretariat Contact
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Dear Members of North York Community Council:

North York Community Council Meeting, December 3, 2020
Agenda Item NY20.3: Request for Direction Report – Official Plan and Zoning
By-law Amendment Applications – 41 Chatsworth Drive (Ward 8)

We have reviewed the revised plans dated November 13, 2020, submitted by Chatsworth GP Inc. for the property at 41 Chatsworth Drive. We have also reviewed the Request for Direction Report dated November 18, 2020.

LPRO supports the recommendation of City Planning Staff to oppose the application in its current form. The height, setbacks, massing, density and parkland dedication are not supportable. The revised proposal does not address outstanding issues. The height and density have increased while setbacks have been reduced. The proposed parkland dedication of 0.4% of the site area is inadequate. The proposal does not reflect the character of the neighbourhood and does not conform with Official Plan “Neighbourhoods” or “Healthy Neighbourhoods” policies. The proposal does not respect the intent of the Townhouse and Low-Rise Guidelines.

The proposed development requires major revisions including reduced height, increased setbacks, and an adequate amount of on-site parkland.

Sincerely,

Maureen Kapral, Vice-President
Lytton Park Residents' Organization
c: Councillor Mike Colle

The Lytton Park Residents' Organization (“LPRO”) is an incorporated non-profit association, representing member households from Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

<http://www.lyttonpark.ca/>