



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
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Dear Members of North York Community Council:

**NY31.8 - 500 Duplex Avenue - Zoning By-law Amendment Application - Request for Direction**

North York Committee Council Meeting, 20 April 2022

### **Support for City Planning Recommendations to Oppose this Proposal**

The Lytton Park Residents' Organization is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

The Lytton Park Residents' Organization (LPRO) strongly supports the City Planning Department's recommendation to deploy City Solicitor and City staff resources to oppose the proposed development at 500 Duplex in the Ontario Land Tribunal. LPRO borders this proposed development, and several of our board members and members at large have participated in the consultation process (in which the developer failed to appear).

LPRO sees the proposal at 500 Duplex as a significant precedent for the placement of high-rise type development inside neighbourhood streets. As the City Planning report indicates, the development fails to comply with guidelines for height, massing, density, transition to the neighbourhood, park provision, tree conservation, shadows, and wind, among others.

Thank you for considering our position.

Maureen Kapral

President, Lytton Park Residents' Organization

c: Councillor Mike Colle

Linda McCarthy, Planning Assistant, Councillor Colle's office [linda.mccarthy@toronto.ca](mailto:linda.mccarthy@toronto.ca)

MPP Robin Martin, [robin.martin@pc.ola.org](mailto:robin.martin@pc.ola.org)

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<https://lyttonparkro.ca/>