



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

lyttonparkresidentsorg@gmail.com

20 August 2024

Panel Members
Committee of Adjustment North York
coa.ny@toronto.ca

Dear Members of Committee of Adjustment North York:

3180-3202 Yonge Street - File A0312/24NY
Committee of Adjustment North York, 29 August 2024

The Lytton Park Residents' Organization strongly objects to this new application.

Mediation Agreement November 2022

In November 2022, the Lytton Park Residents' Organization, along with the Bedford Park Residents' Organization, was a Party to the Appeal for this site. City and Residents negotiated a settlement in good faith over several days of mediation which considered the height, massing, form, shadow impact, etc. that might be appropriate for such a site. Shadow studies onto the school, neighbourhood streets and Yonge Street, as well as the angular planes of the development were discussed, and a compromise arrived at. Some sense of proper transition to the Blessed Sacrament school and to the houses on Woburn were achieved, as was the Yonge Street pedestrian experience on both sides of the street regarding shadows.

Major Variances Now Requested at the Committee of Adjustment

The variance now requested by the developer is not your ordinary variance request. Specifically, the developer is requesting the following changes:

- from 11 to 15 stories (36% increase)
- from 115 to 153 units (33% increase)
- height including utilities from 42.5M to 54.65M (29% increase)
- Gross square footage from 12,000 to 15,922 (33% increase)

Major Negative Effects

The resulting changes to neighbourhood transition and Yonge Street, including the shadowing effect, are major. The proposed height is far from any mid-rise development plan or completed building for the Yonge/Lawrence area. The traffic patterns in the area will be further stressed as they are already during school drop off and pickup. The developer is unable to provide on-site parkland in an area short of good park space.

Increasing the size of the development by a further 1/3 should not be approved.

Sincerely,

Maureen Kapral
President, Lytton Park Residents' Organization

c: Councillor and Deputy Mayor Mike Colle
Linda McCarthy, Committee of Adjustment, Councillor Colle's office linda.mccarthy@toronto.ca
Caia Yeung, Planner, City of Toronto caia.yeung@toronto.ca
Brenden Clapp, Application Technician, Brenden.Clapp@toronto.ca
John Miles, President, Bedford Park Residents' Organization

The Lytton Park Residents' Organization ("LPRO") 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.

<https://lyttonparkro.ca/>