

North York Community Council

From: Jess Hungate <jhungate@rogers.com>
Sent: Monday, April 3, 2017 12:52 PM
To: North York Community Council
Cc: Councillor Carmichael Greb; Vanessa Covello
Subject: NY21.39 - Request for Directions Report - Official Plan and Zoning By-law Amendment Applications - 250 Lawrence Avenue West and 219 Glengarry Avenue

The undersigned are the Boards of Directors of two corporations (YCC 494 and YCC 503) that represent the 205 owners of the two condominium developments that make up the complex known as Bedford Glen, which lies behind (to the north of) the subject development. Our owners have a very significant interest in this development, and in the related planning vision for our neighborhood of which the development would be a part.

The applicant has appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Municipal Board (OMB). We write to express our continued opposition to the application as proposed 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.

In taking this position our major concerns include the following;

- Massing and scale of the proposed development
- Set-back from the Greenbelt
- Transportation Planning and Safety
- Building height (12 storeys)
- Relocation of the existing storm infrastructure

Among the above concerns, we would particularly note at this point the building's height, and the related impact of the proposed project on the density of development in this area. We see no precedent for this in the currently approved developments, no plan guidelines supporting a variation such as is being proposed, and only negative implications for the general living conditions our owners (and their neighbours) would experience.

Our current views reiterate the concerns mentioned in our initial submission on this development to Ms. Covello, in relation to the meeting of June 8, 2015,

Thank you for considering the above when making your decision.

Yours truly,

The Boards of Directors,

Condominium Corporations Y.C.C. 494 and Y.C.C. 503

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