

NY6.6.2

North York Community Council

From: Elaine Marans <elainemarans@rogers.com>
Sent: May 21, 2019 2:45 PM
To: Councillor Colle8; Councillor Pasternak; Councillor Jaye Robinson; Councillor Minnan-Wong; Councillor Carroll; Councillor Fillion; North York Community Council
Subject: Re: Application No: 18 141573 NNY 08 OZ
Attachments: Fairholme Residents May 21_2019 LETTER_LAWRENCE West OPA 19 141573 NNY 08OZ.pdf

Letter for NYCC Meeting May 22nd. Please circulate to the Councillors.

NY6.6 - Final Report - City-Initiated Official Plan Amendment Application - Lawrence Avenue West Block Study - South side of Lawrence Avenue West generally between Shermount Avenue and Glenmount Avenue at the North York Community Council meeting on May 22, 2019.

Tuesday, May 21st, 2019

To: Francine Adamo, Administrator, City Clerk
Mike Colle, Councillor Ward 8,
James Pasternak, Chair, Councillor Ward 6
Jayne Robinson, Councillor Ward 15
Denzil Minnan-Wong, Councillor Ward 16
Shelley Carroll, Councillor, Ward 17
John Fillion, Councillor, Ward 18

North York Community Council
5100 Yonge Street
Toronto Ontario M2N 5V7

Re: Application No: 18 141573 NNY 08 OZ To adopt an amendment to the Official Plan for the City of Toronto respecting the lands along the south side of Lawrence Avenue West generally between Shermount Avenue in the west and Glenmount Street in the east and municipally known as: **543 to 565 Lawrence Avenue West and 579 to 633 Lawrence Avenue West.**

Dear Councillors:

I am a resident of Fairholme Avenue, which is the street with property lines adjacent to the above lands.

Please find below my concerns and suggested revisions (a-d on Page 2) to the Official Plan Amendment:

- 1) Development can create a vibrant and walkable Lawrence Avenue West, which frames the public realm at a human scale and enhances the street's identity as a major street served by public transit, while achieving an appropriate transition to the adjacent *Neighbourhood* to the south. However 4 Storeys is not an appropriate transition. Policy 4.1.5 of OP320 considers the prevailing build style in the geographic area. Per the block study, no properties in any direction are listed as currently being 4 storeys. We suggest that the maximum be set to 3 storeys and/or a height of 11m. This height reflects a similar situation in the OPA 162 Lawrence Heights Secondary Plan Policy 3.1.3 on transitioning to existing stable neighborhoods. **Please see (a) below.**
- 2) The need for greenspace in Lawrence Ave West properties was discussed by City Planning at the various Community Consultations. City planning had local residents indicate suggested areas for such park designations. We suggest a landscaped area or yard or common outdoor amenity area of 9.2 m(30 ft) from the rear property line. Please note we are referring to the yard size, **not setbacks**. The 3m landscaped area in the OPA that will go to vote on May 22nd will not serve this purpose. The need for these yards is both for the residents on Lawrence Ave West, as well as to protect the adjacent Fairholme yards from additional flooding. It addition it will provide privacy for both properties. One could argue that this greenspace would be of value to families or individuals that would buy a Lawrence West property, as well as for future generations of Torontonians. **Please see (b) below.**
- 3) From the townhouse guideline (2018) "Back yards or gardens can provide an important extension to the livable space of a dwelling unit. Private outdoor amenity spaces should have access to sunlight, be comfortable, designed to afford a level of privacy. The needs

of families with children and pet owners must also be considered." As well as the NYCC May 22 meeting notification stated that parks and open spaces will be encouraged . As mentioned above at the community consultation we were asked to provide suggestions for the locations of parks and open spaces on Lawrence Ave West. Unclear is how greenspace will be encouraged with only a 3 metre strip along the property lines. There is no mention of such greenspace in the OPA other than this 3m, and we understand that only fees in lieu will be collected from Developers. We ask that the OPA be amended to provide the intention of a designated green space that will be an outdoor public amenity. Example could be a parkette and/or benches. Per City Guidelines developments that will be over 400 m from a park (which much of the block study is) should have such an amenity. **Please see (c) below.**

- 4) The block study takes into account flooding issues on Fairholme properties in part due to the higher elevations of the Lawrence Ave W. properties. These higher elevations also impact privacy and the transition. The proposed 45 degree angular plan is the typical geometric transition requirement the city uses all over between stable neighbourhoods and more intense development. We are therefore asking for additional clarification related to the angular plane measurement that clearly takes into account this elevation difference. City documents in other areas have stated similar detail. **Please see (d) below.**

Lastly as mentioned in the OPA the Fairholme residents have an issue with our current urban forest view be replaced with what will be a view of a concrete wall. The below changes will not fully address this issue, these suggestions will add benefits to the current and future residents of Lawrence Avenue West as well as the properties to the south on Fairholme. The proposed changes to the mentioned OPA address this reduction of green space, elevation and potential to add to the current flooding issues in Fairholme backyards and homes. **Please vote for adding the below items to the current amendment to the Official Plan for the City of Toronto respecting the lands along the south side of Lawrence Avenue West generally between Shermount Avenue in the west and Glenmount Street in the east:**

- a) Detached houses, semi-detached houses, duplexes, triplexes, various forms of townhouses and walk-up apartment buildings that are no higher than 11m or three storeys are permitted.
- b) Development will include a minimum of 9.2 metres of soft landscaping along the lot line abutting the *Neighbourhood* to the south.
- c) Development should include breaks between buildings generally every 36 metres in order to provide access to the rear of properties and break-up the building massing. Additionally, properties that are more than 400m from an existing park should be provided with a public designated parkette area.
- d) In situations where the rear of the property is at a different grade level than the Lawrence Avenue West frontages, the rear 45-degree angular plane should always be taken from the lowest grade elevation of the adjacent property located along the rear property line. This will ensure that properties to the rear are not subject to additional impacts resulting from changes in grade, or creating potential for taller buildings adjacent to these shared property lines.

Your Truly,
Elaine Marans
Fairholme Ave Residents
Wenderly Park Community Association Inc.