

**North York Community Council**

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**From:** Elaine Marans <elainemarans@rogers.com>  
**Sent:** May 21, 2019 4:34 PM  
**To:** North York Community Council  
**Cc:** Elaine Marans  
**Subject:** My comments for 2019.NY6.7 on May 22, 2019 North York Community Council

To the City Clerk:

Please add my comments to the agenda for the May 22, 2019 North York Community Council meeting on item 2019.NY6.7, Request for Directions Report - Official Plan and Zoning By-law Amendment Applications - 579-585 Lawrence Avenue West

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

We appreciate the report for direction calls for City lawyers and planners to fight the application. That said we want to share our concerns with the application. We hold participant status for the appeal.

Planning Applications have been made in respect of the above properties, and as residents in the area we have concerns with the proposed development as it will directly impact us, our homes and our neighbourhood. Although the April 27<sup>th</sup> draft revisions have improvements we still have concerns.

We share City Planning concerns on the injection of townhomes adjacent to stable residential neighbourhoods near Lawrence Avenue West. We feel that recent applications including this application on 579-585 Lawrence Ave West are not appropriate considering neighbouring land uses and the fact that there are so many nearby areas that are more appropriately slated for or currently undergoing intensification. We are not against intensification, but intensification needs to follow good planning practices. For example the Lawrence Heights area has an excellent plan that takes into account the need for greenspace, parks, tree canopy as well as transitions to stable existing neighbourhoods. The Lawrence Height revitalization is a great model in many respects adding at least 10,000 residents to the area.

**Planning Application Concerns**

- The proposed buildings' massing and density, and height of 16.06 metres
- Retaining wall along the rear property line with Fairholme and the laneway and parking along the property line
- The lack of privacy for the abutting neighbours to the immediate south on Fairholme both due to the height and the rear entrances
- The proposed changes to the physical character of our neighbourhood, including the reduction of green space, elevation and potential to add to the current flooding issues in Fairholme backyards
- The proposed buildings' access and circulation, in addition to the incremental traffic on neighbourhood streets
- The lack studies of studies as it relates to storm water management and traffic