

The Lawrence Park Heritage Committee

June 10, 2016

North York Community Council  
North York Civic Centre  
Main floor, 5100 Yonge St.  
Toronto, ON M2N 5V7  
Attention: Francine Adamo  
E-mail: [nycc@toronto.ca](mailto:nycc@toronto.ca)

RE: NY 15.47 Request for Direction Report - Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Applications - 49-51 Lawrence Avenue East and 84 Weybourne Crescent (Ward 25)

Dear Councillor Augimeri and members of Community Council

This letter is to convey the strong support of the Lawrence Park Heritage Committee for the staff report recommendation to oppose the OPA and ZBA applications to permit an apartment building and townhouse complex at this location.

We are writing to be included on the Speakers' List for this matter.

This project, if permitted, would represent a significant, undesirable and inappropriate encroachment into the Lawrence Park Neighbourhood, beyond its impact on the existing heritage designated property at 77-79 St Edmund's Drive (Wilfrid Servington Dinnick House and Garage) and the loss of the existing houses on the above noted properties fronting on Lawrence Avenue east (two) and Weybourne Crescent (one).

The proposed development is located in "Old Lawrence Park", which was designed and developed as an early "Garden Suburb". Lawrence Park has many architecturally significant homes nested within the natural beauty of the Burke's Brook, a tributary of the Don River. The cultural significance of this neighbourhood was recently demonstrated by its inclusion<sup>1</sup> in the "What's Out There" landscape tours in connection with The Cultural Landscape Foundation's international conference held in Toronto on May 22-25, 2015.

"Old Lawrence Park" represents a significant cultural heritage landscape, which has been nominated for consideration as a Heritage Conservation District (HCD) under Section V of the Ontario Heritage Act, and will be before the Toronto Preservation Board on August 25, 2016 for authorization as eligible for HCD Prioritization for Study and Plan. If permitted, the development would be profoundly non-conforming due to its post-Modern design, and its scale, height and massing.

For a number of years now, Lawrence Park has been witnessing demolitions, and the addition of new homes, some of which tend to be at odds with the existing physical character of the neighbourhood. We believe that approval of this development would accelerate the erosion of the unique character of Lawrence Park.

77-79 St Edmund's Drive, which abuts the proposed development, is one of a dozen or so Chadwick & Beckett designed houses from the early days of Lawrence Park. 77 St

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<sup>1</sup> <https://tclf.org/landscapes/lawrence-park>

Edmund's Drive is a two-and-a-half storey dwelling where Wilfrid Servington Dinnick, the subdivision's developer, lived from the latter part of 1911 until about 1916. The property has a very important symbolic value in this matter as W.S. Dinnick planned, designed and substantially built Lawrence Park. This property was designated under section IV of the Ontario Heritage Act in 2004.

As per OPA No.199 (2015)

26. New construction on, or *adjacent to*, a property on the Heritage Register will be designed to protect the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it, including considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property

As noted in the staff report a Heritage Impact Assessment (HIA) for the proposed development and 77-79 St Edmund's Drive was submitted with the earlier application but did not conform to the requirements of the City of Toronto's HIA Terms of Reference.

The staff report well-describes the conflict between this proposed development and the City of Toronto Official Plan Neighbourhoods policy which states that any proposed development should respect and reinforce the existing and planned context. As the staff report concludes:

"Apartments and town houses represent new built form types not found along this segment of Lawrence Avenue East and represent an intensification which is not appropriate. The proposed building configuration, setbacks and heights are also inappropriate and do not fit with the existing and/or planned context of the neighbourhood"

We agree, and recommend that the North York Community Council support the staff report recommendations to City Council.

Respectfully submitted,

Jane Somerville  
Chair and  
Alex Grenzebach Vice-Chair  
The Lawrence Park Heritage Committee

c.c. Councillor Jaye Robinson, Ward 25  
Mary MacDonald, Senior Manager, Heritage Preservation Services  
Tamara Anson-Cartwright, Manager, Heritage Preservation Services  
Sharon Hong, Heritage Planner, Heritage Preservation Services  
Joe Nanos, Director, Community Planning, North York District  
Guy Matthew, Planner, Community Planning, North York District  
Valentine Lovekin, President, Lawrence Park Ratepayers' Assn  
Janet Griffin, Chair Development, Lawrence Park Ratepayers'  
John Detwiler, owner and resident, 77-79 St. Edmund's  
Alex Grenzebach, Vice-Chair, Lawrence Park Heritage Committee  
Geoff Kettel, member Lawrence Park Heritage Committee  
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