

April 24, 2017

Councillor Josh Colle
 And City of Toronto Councillors
 Toronto City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2



Dear Councillor Colle and City of Toronto Councillors

RE: Proposed development at 713-723 Lawrence Ave West
Application No: 15 175990 NNY 15 SA (713,715,717,719,721 and 723 Lawrence Avenue West)
Up for discussion at Toronto City Council Meeting, April 26, 2017

We, the Wenderly Park Community Association (WPCA) are writing to you with regard to an item that will be before you during the Council meeting on April 26, 2017: the proposed development of the properties known as **713-723 Lawrence Avenue West**.

The WPCA was formed to represent and speak out on behalf of area residents with regard to the onslaught of intensification projects and proposals in our single-family home community. While we appreciate that transportation hubs provide attractive venues for multi-residential buildings and development, and we are not opposed to sustainable intensification, we are also mindful of the need to retain, as the City Official Plan declares, the intent to protect the character of the single-family residential aspects of its neighbourhoods.

With regard to the subject item, we believe it to be an inappropriate overdevelopment of the site: The proponents request the demolition of six existing homes, some rentals, in favour of five 4-storey stacked townhouses containing 84 units. In addition to the serious concerns such a development raises about increased traffic congestion in an already congested area, the proposal raises additional concerns such as flooding/waste/water management issues, accessibility, traffic spilling into the residential area, front yard setbacks, density and the lack of adequate family units.

Recently, the North York Community Council approved a motion from Councillor Josh Colle requiring concessions from the developer and greater scrutiny of the plan, especially as it concerns cumulative traffic. To the best of our knowledge, these undertakings are not yet satisfied. We understand that, for example, the approved front yard setback from Lawrence Avenue West of the stacked townhouses will be **0.25 metres (or 9.8 inches)** – we find this regrettable because of the sacrifice of potential bicycle lanes and street scape improvements in the name of density. In its report, the City Planner attempts to justify support for the reduced front yard setback by pointing out the presence of public sidewalk, boulevard and road allowance. This is public property not to be used to justify concessions to the developer. Keeping the proposal to the required 3-metre setback would force a reduction of the footprint of the building and the number of units, more in keeping with the zoning standards.

The City of Toronto Planning Department prepared, and City Council approved, the *Dufferin Street Secondary Plan* (the *Secondary Plan*). While we do have concerns with the proposed density and heights, we acknowledge that efforts were made to allow for community spaces and adequate setbacks. A number of developers have challenged the *Secondary Plan* and will be

arguing its merits at the Ontario Municipal Board hearing. Both Dufferin Street and Lawrence Avenue West have the same 3.0-metre road allowance. We believe the City should demonstrate, at minimum, the same vision, consideration and consistency to the subject proposal on Lawrence Avenue West with regard to the community spaces and setbacks, as it has for the Dufferin Street Plan.

We urge you to support our Community and Councillor Josh Colle in voting **against** this application until such time as the terms of the North York Community Council motion be met and the developer agrees to respect the 3-metre front yard setback on Lawrence Avenue West, without alteration to the rear yard setback or an attempt to increase height.

On behalf of the Wenderly Park Community Association, we thank you for your consideration.

Wenderly Park Community Association

<http://wenderlypark.weebly.com>