

North York Community Council

From: Ted Davidson <td@zoning.ca>
Sent: Tuesday, February 21, 2017 10:51 AM
To: North York Community Council
Cc: 'Gary Bensky'; Jared Bensky; 'Vince Santamaura'; 'Muio Frank'
Subject: My comments for 2017.NY20.41 on February 22, 2017 North York Community Council
Attachments: Letter to North York Community Council February 21.pdf

To the City Clerk:

Please add my comments to the agenda for the February 22, 2017 North York Community Council meeting on item 2017.NY20.41, Final Report - Official Plan Amendment Application, Zoning Amendment Application and Rental Housing Demolition and Conversion Application under Municipal Code Chapter 667 - 713-723 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.

Please see the attached.

Ted Davidson

Ted Davidson (Consultants) Inc.

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Ted Davidson (Consultants) Inc.
Planning ❖ Development ❖ Mediation ❖ ADR Consultants

Via Email: nycc@toronto.ca

21 February 2017

To the City Clerk:

Please add the following comments to the agenda for the February 22, 2017 North York Community Council meeting on item **2017.NY20.41, Final Report - Official Plan Amendment Application, Zoning Amendment Application and Rental Housing Demolition and Conversion Application under Municipal Code Chapter 667 - 713-723 Lawrence Avenue West**

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Dear Chairperson and Members of the Committee,

Wycliffe Marlee Lawrence Limited (Wycliffe Marlee) has retained Ted Davidson (Consultants) Inc. as the planning consultants for 713 – 723 Lawrence Avenue West to provide planning services in respect of the redevelopment project comprising lands west of Marlee Avenue fronting the south side of Lawrence Avenue West. We have been requested to provide the following comments respecting this matter.

For your information, Wycliffe is a well-respected development company spanning some 65 years.

Wycliffe Marlee supports all of the recommendations of City staff and asks this Committee to endorse said recommendations.

The lands in question, which form part of a Mixed Use designation pursuant to the City's Official Plan, are also located on what has been termed an Avenue. These "Avenues" are

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generally associated with arterial and other high volume roads and the “Avenues” are routes for surface transit linked to the Yonge University Spadina subway system. Both Mixed Use Areas and Avenues are identified in Toronto’s Official Plan as areas where significant residential development will be directed in order to accommodate the growing population of the City.

Since the submission of the application in 2015, Wycliffe Marlee’s consulting team has worked with City staff to design a low-rise residential project with underground parking compatible with adjacent land uses.

We have met with the Community and City staff at two separate consultation meetings. We have had numerous meetings with Planning and other City staff resulting in a re-designed project with less density, fewer units, and greater diversity of unit types, greater setbacks to the adjacent dwellings, relocated waste and recycling areas, less lot coverage, the provision of indoor amenity space and more landscaped open space and pedestrian walkways.

In achieving the final design of this project, we appreciate the time and effort by all City staff in finalizing this project.

This project is in keeping with the Provincial Policy Statement and the Provincial Growth Plans of the Province. As mentioned, Toronto’s Official Plan identifies these lands as a focus for redevelopment in order to accommodate future population growth and take advantage of already existing transit and other services.

It is these Avenue sites, located on the periphery of stable residential neighbourhoods, where growth is to be directed in order to take advantage of public transit options that exist.

It is not expected that this development on Lawrence Avenue West will in any way destabilize, affect or have any adverse impact on the surrounding low-density neighbourhoods.

The final project before Committee for approval is a redesign and improvement over that which was originally submitted and discussed at the preliminary community consultation meeting on September 29, 2015.

Wycliffe Marlee in consultation with City staff and in response to comments at the two community consultation meetings have made the following changes:

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First: The proposal has been reduced in density from the previous 2.1 times to less than 1.7. This density is lower than other developments on Lawrence Avenue West in the area and, in our experience, commensurate with the “Avenue” and “Mixed-Use” designation of the lands.

Second, the proposal has a reduced number of dwelling units proposed from 93 to 84.

Third, the number of two bedroom units has been increased to 72 as has the provision of some three-bedroom units.

Fourth, the building mass has been broken up into five (5) above grade buildings with pedestrian walkways and entrances to the units within these north/south mews and view corridors. These design changes reflect Official Plan policies as well as newly released Urban Design Guidelines, which were not in affect at the time of submission.

Fifth, the garbage and recycling has been relocated and internalized within the building moving it away from any of the rear yards adjacent to the project. As well, a small indoor amenity area has been provided above the waste and recycling area.

Sixth, the driveway entrance off Bolingbroke Road has been shortened and leads to an underground ramp to the below-grade parking. All of the associated parking is contained in an underground garage, which also accommodates short and long-term bicycle parking. The underground parking also provides for 12 visitor parking spaces.

Seventh, the design changes allow for more landscaping of the site and better buffering to the adjacent rear yards to the south. The width of the rear landscaping area adjacent to surrounding uses has been increased. Indoor amenity space has also been provided in accordance with City staff recommendations.

Eight, the form of the buildings has a height generally equivalent to existing permissions and all upper levels of the buildings meet or exceed the 45-degree angular plane from the residential properties to the south.

Ninth, the re-orientation of the units to face primarily east/west rather than north/south has lessened any overlook concerns with the properties to the south. In addition, the distance separation between the rear of the buildings to the south and the rear face of the proposed buildings would suggest that any overlook conditions would be minimal and further reduced by the proposed landscaping and fencing.

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Tenth: In addition to the above, the proposal makes improvements to the surrounding sidewalks and pedestrian connections. As well, requested improvements to the intersections will be undertaken as part of the development.

In conclusion, Wycliffe Marlee has undertaken significant improvements in terms of redesign in response to community concerns as well as comments and redesign requests from City staff. Again, we thank City staff for their assistance in achieving this final design and we fully support their conclusions and recommendations.

The proposed development is on the periphery of a stable residential neighbourhood, it maintains a respectful height and massing to the dwellings to the south and the significant landscape elements and relocation of the waste and recycling area resolve any compatibility issues.

Yours truly,

A handwritten signature in black ink that reads "Ted Davidson". The signature is written in a cursive, flowing style.

Ted Davidson (CONSULTANTS) Inc.

cc. G. Bensky

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