

February 17, 2017

Councillor Josh Colle  
Toronto City Hall  
100 Queen Street West, Suite A20  
Toronto, ON M5H 2N2

E-mail: [councillor\\_colle@toronto.ca](mailto:councillor_colle@toronto.ca)

Fax: (416) 392-4191



Dear Councillor Colle:

**Re: Application No: 15 175990 NNY 15 SA (713, 715, 717, 719, 721 and 723 Lawrence Avenue West)**

---

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.

We share your concerns when you said: ..."Recently, there has been a push from developers to inject stacked townhomes adjacent to stable residential neighbourhoods near Lawrence Avenue West. Recent applications on Marlee Avenue and Lawrence are not appropriate considering neighbouring land uses and the fact that there are so many nearby areas that are more **appropriately slated for or undergoing intensification.**" J. Colle Pressreader April 2016

Our concerns with regard to the subject site include :

- The proposed buildings' massing and density consisting of 84 living units and 89 parking spaces equating to a density of 1.62x the area of the lot;
- The building set-back being flush with Lawrence Ave West and the entrances for the Units facing Lawrence Ave West;
- Lack of sufficient set-back will eliminate alternative transportation options, such as a dedicated bus lane from Dufferin to Lawrence West station, bike lanes, and /or wider sidewalks or roadways;
- The type of units, with mostly 2-bedroom units and only two 3-bedroom units;
- The height of the buildings proposed at 10.6 m (13.7m to the roof of the mechanical penthouse);
- The lack of privacy for the abutting neighbours to the immediate south;
- The proposed changes to the physical character of our neighbourhood, including the reduction of green space;
- The proposed buildings' access and circulation, in addition to the incremental traffic on neighbouring streets (Bolingbrooke Ave, Wenderly Drive) and at the Lawrence Ave / Marlee Ave intersection, and
- The lack of proper studies as they relate to storm water management, traffic and noise

In the current form, the development proposed interferes with the safety of the neighbouring residential homes and it fails to protect the stability, integrity and character of the area's residential neighbourhoods. It sets a negative precedent for the entire Dufferin/Lawrence West/Marlee Avenue corridor. Finally, it will significantly exacerbate existing traffic volumes on Lawrence/Marlee/Wenderly roadways and add to the congestion at the Lawrence Ave West / Marlee Ave / Allen Road intersections.

We respectfully request that as the Councillor for Ward 15, you protect the interests of residents of the Ward by ensuring that, prior to the approval of the above applications, the City addresses:

- Reducing the number of units to a density of 1.0x the lot, per the Toronto Official Plan;
- Increasing the set-back from Lawrence Avenue West to allow building entrances on Lawrence Ave West for all the units facing Lawrence Ave West;
- Increasing the number of 3-bedroom units;
- Maintaining the total height of the buildings at 10.6m, per the Toronto Official Plan;
- Ensuring that no balconies and windows face south onto the residential lots to the immediate south;
- Ensuring there is no roof-top party room (noise and privacy factors);
- Increasing the south fence height to 3.048m (10ft);
- Completing proper studies for storm/sanitary water management, traffic and noise;
- Enabling and supporting building access off Lawrence Ave West, and
- Undertaking an accurate and impartial traffic impact study of the Lawrence Ave West/ Marlee Ave/ Allen Road intersection, as well as Bolingbroke and Wenderly Drive to assess the impact of this development proposal and the potential of any other proposals being considered and to be considered in the future;

**In Summary: Oct 2016 Developer Revised Submission vs Residents' Requirements**

	<b>Oct 2016 Developer Revised Submission</b>	<b>Feb 2017 Residents' Requirements</b>
Height	10.6m	10.6m (including mechanical penthouse)
Density	1.62x area of lot	1.0x area of lot
No. of Units	84	Reduced by density, increased 3 bedroom units, and building coverage (64 maximum)
No of 3 bedroom Units	2%	10%
Building Coverage	43%	35%
Landscaped Area	1966.84m <sup>2</sup>	2600 m <sup>2</sup>
Vehicle Parking Spaces	89	Reduced by density
Front Set-back	Flush with Lawrence	Increase with reduced building coverage from 43% to 35%
Rear Set-back	8.0m	No change
Fence	1.8m	Minimum 3.048m

We look forward to hearing back from you regarding our concerns

Wenderly Park Community Association  
<http://wenderlypark.weebly.com>