

North York Community Council

NY21.39.15

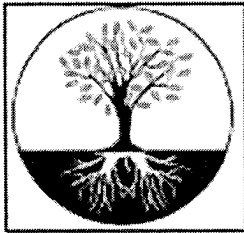
From: Old Orchard Grove Resident Association <oogra.toronto@gmail.com>
Sent: Thursday, March 30, 2017 3:30 PM
To: North York Community Council
Cc: Councillor Carmichael Greb; Jonathan Kent; Sahra Toronto; Andrew Holowynch; Bill Cronau; Charles Bostock; Debra Satok; Donna McCandlish; France Rochette; Mary Carrier; Matthew Cole; Pam Main; Peter Kostas; Ylanko Deborah and Hannu; Arlena Hebert; Linda McCarthy; A Baise; harbersmith@sympatico.ca; ebh001@sympatico.ca
Subject: NY Council Motion NY21.39 - April 4th Meeting - 250 Lawrence Ave West and 219 Glengarry Avenue
Attachments: 250 Lawrence Motion NY21.39.docx

The Old Orchard Ratepayers Association (OOGRA) would like to submit this letter of support for Council Motion NY21.39 scheduled at the April 4th meeting.

Could I ask that you confirm receipt and advise of the decision of the motion.

Regards,

P. Main
OOGRA



Old Orchard Grove Ratepayers Association

Dedicated to the harmonious evolution of our neighbourhood covering the area enclosed by Avenue Road, Bathurst Street, Lawrence Avenue, and Wilson Avenue.

Oogra.toronto@gmail.com

March 29, 2017

To: North York Community Council

cc: Councillor Carmichael-Greb

Subject: NY21.39 – Request For Direction Report – Official Plan and Zoning By-Law Amendment Applications – 250 Lawrence Avenue West and 219 Glengarry Avenue –April 4th Council Meeting

The following submission is made on behalf of the Old Orchard Grove Ratepayers Association (OOGRA) in support of Motion NY21.39 on the NY Council Agenda, April 4th, 2017.

The subject property is located at 250 Lawrence Avenue West and 219 Glengarry Avenue. The applicant has appealed the Official Plan and Zoning By-law amendment applications to the Ontario Municipal Board (OMB). We are writing to express our opposition to the application as proposed and request that you support the staff recommendation that the City Solicitor, together with City Planning and any other appropriate staff, attend the OMB hearing in opposition to the current proposal.

This application proposes to construct a 12-storey (39.34 meter high) residential condominium building containing 241 dwelling units with three levels of underground parking fronting on to 250 Lawrence Avenue West. In addition, there are two 3-storey semi-detached dwellings fronting on to Glengarry Avenue. The existing three storey medical office building is proposed to be demolished.

We support Staff's recommendations as follows:

1. City Council direct the City Solicitor, together with City Planning staff and other appropriate staff, to attend the OMB hearing to oppose the Official Plan and Zoning By-law amendment applications in their current form.
2. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report.
3. Should the OMB approve the applications, City Council authorize the City Solicitor to request that the OMB withhold its Order(s) approving the applications until such time as:

- a) The Board has been advised by the City Solicitor that the proposed Official Plan and Zoning By-law amendments are in a form satisfactory to the City
- b) A Section 37 Agreement has been executed to the satisfaction of the City Solicitor.

Our objections to the development as proposed include:

- The property is significantly overdeveloped relative to adjacent properties in the area.
- The height (12 storeys) far exceeds what is permitted in the Official Plan/Zoning by laws and would be dramatically out of character to neighbouring buildings.
- The school system is already full – to accommodate this number of new units will result in children being bused out of area.
- Due to the number of proposed units in the building (241), Lawrence Avenue traffic will increase and be impacted further with ingress and egress to the building.
- The design does not reflect the required angular plane design for transition to neighbouring properties.
- Concern about the design of the rerouting of the storm sewer and a potential reduction in water flow. One of several water management issues.

Your support of NY21.39 is appreciated.

Regards,

P. Main
OOGRA