

North York Community Council

NY21.39.62

From: Sahra Toronto <sahratoronto@rogers.com>
Sent: Monday, April 3, 2017 9:47 AM
To: North York Community Council; Councillor Carmichael Greb
Cc: Jennifer Keesmaat; Joe Nanos; Vanessa Covello; joh2399@bell.net; rt.williams@outlook.com; jim.sadler@rogers.com; Langdon, Gary Krystyna; nizetbauraind@hotmail.com; france.rochette@gmail.com; Pam Main; Debra Satok; Old Orchard Grove Resident Association; abaise@rogers.com; 'Arlena Hebert'; Linda McCarthy
Subject: NY21.39 April 4 NYCC - Request for Direction Report - 250 Lawrence Avenue West
Attachments: SAHRA 250 Lawrence Ave W Request for Direction Apr 4 2017.pdf

A letter from the South Armour Heights Residents' Association (SAHRA) regarding this issue is attached. We would appreciate our letter being placed on public record for this discussion at the April 4 2017 meeting of the North York Community Council.

Thank you – Sheila Dunlop (Secretary)

SAHRA



South Armour Heights Residents' Association

Website - sahratoronto.com

Email - sahratoronto@rogers.com

April 3, 2017

North York Community Council (nycc@toronto.ca)

Councillor C. Carmichael Greb (councillor_carmichaelgreb@toronto.ca)

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

The following submission is made on behalf of the South Armour Heights Residents' Association (SAHRA) in support of Motion NY21.39 on the NY Council Agenda, April 4th, 2017.

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 apartment 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.

1500 Avenue Road, PO Box 1373, Toronto, Ontario M5M 0A1

SAHRA



South Armour Heights Residents' Association

Website - sahratoronto.com

Email - sahratoronto@rogers.com

- 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.
- Concerns about various sewer and water management issues including specifically the design of the rerouting of the storm sewer and a potential reduction in water flow.

Your support of NY21.39 is appreciated. We would appreciate receiving a copy of the Decision.

Yours truly

Sheila Dunlop, Secretary

Email: Jennifer Keesmaat, Chief Planner & Executive Director. City of Toronto
Joe Nanos, Vanessa Covello (Planning)
Ron Johnson, Bob Williams. Jim Sadler, Gary Langdon, Anne Nizet (SAHRA)
France Rochette, Pam Main, Debra Satok (OOGRA)
Andy Baise
Arlena Hebert, Linda McCarthy (LPRO)