



NY19.3.1

lyttonparkresidentsorg@gmail.com

November 2, 2020

Carlie Turpin, Secretariat Contact
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Dear Members of North York Community Council:

North York Community Council Meeting, November 4, 2020
Agenda Item NY19.3: Preliminary Report – Zoning By-law Amendment and Rental Housing Demolition Applications – 2674, 2676, 2678 and 2704 Yonge Street (Ward 8)

We have reviewed the Rezoning and Rental Housing Demolition Applications submitted by Triage Development Corporation for the lands at 2674- 2704 Yonge Street. We have also reviewed the Preliminary Report dated October 13, 2020.

We are pleased that the Developer has committed to restoring the Alexandra Gates, which are adjacent to the site and important to the Community. We support the proposed Yonge Street sidewalk widening and believe appropriate rear separation from the Neighbourhood has been achieved. We have several concerns with the application as currently proposed, which include:

1. Lack of onsite parkland
2. Lack of setbacks and step-backs
3. Lack of on-site vehicular drop-off area
4. Height in excess of Mid-Rise Guidelines and Yonge-Eglinton Secondary Plan

Our neighbourhood will continue to experience growth, especially along Yonge Street. LPRO wants to ensure that this growth contributes to the increasing need for public parkland, and therefore supports the required 10% onsite parkland dedication. Step-backs will be needed to ensure adequate transition to the adjacent neighbourhood and appropriate massing facing Alexandra Blvd., Yonge St., and Snider Parkette. Facing Alexandra Blvd., LPRO is in favour of slightly increasing the setback and including a step-back at a lower height. The setback from Snider Parkette or any parkland dedication will also need to be assessed. Given the scale of the proposal, it would be reasonable for vehicular drop-off activity to take place on the Developer's site as opposed to Alexandra Blvd. Finally, LPRO is supportive of coordinating this application with the narrowing of Alexandra Blvd. in front of the development site.

LPRO has been in contact with City Planning, Councillor Colle's Office, and Triage Development Corporation. We look forward to further discussions regarding this application.

Sincerely,

Maureen Kapral, Vice-President
Lytton Park Residents' Organization

c: Councillor Mike Colle

The Lytton Park Residents' Organization ("LPRO") is an incorporated non-profit association, representing member households from Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

<https://lpro.wordpress.com>