



LAWRENCE PARK RATEPAYERS' ASSOCIATION  
3219 Yonge Street, Box 239  
Toronto, Ontario M4N 3S1

July 8, 2024

North York Community Council  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Via email: [nycc@toronto.ca](mailto:nycc@toronto.ca)

Dear Committee Members:

**Re : 49-59 Lawrence Avenue East – Official Plan Amendment and Zoning By-law Amendment - Appeal Report**

The Lawrence Park Ratepayers' Association ("LPRA") represents the immediate neighbours of the proposed development at 49-59 Lawrence Avenue. We agree with the City Planner's proposal to oppose this application.

The LPRA wants to make it clear to the Committee that the immediate neighbours are very much opposed to the proposed development. The LPRA Board met with our City Councillor, the late Jaye Robinson, in March, and she was also very much opposed to this proposed development. The proposed development is far taller than allowed under current zoning rules and also has much smaller setbacks. It lacks any concept of transition to the single family homes immediately beside it and the building will look down on the homes and backyards of neighbouring homes.

As you will see in the Report from the City Planner, there has been a long history of decisions associated with this address, with developers being denied permission to build 4-storey stacked townhomes, then granted permission to build 4 semi-detached homes (only one was built on Weybourne Crescent, with none built on Lawrence Avenue East). It is the same developer that is now proposing the 9-storey building.

The planner has clarified that the subject site is not subject to the EHON Major Streets Study. However, this proposed development far exceeds the guidelines that would be applicable even if it was subject to those rules. Many of our members attended the May 9, 2024 meeting of the Planning and Housing Committee in which the committee discussed the Major Streets Proposal. It was clear that even the strongest supporters of this proposal were hoping that developers would build according to these more generous zoning

rules and not apply for additional adjustments. The Major Streets Proposal allows 6-storey buildings with 50% lot coverage and fairly large setbacks.

The LPRA would argue that this specific lot should have lower allowances than those allowed under the Major Streets Proposal, as this lot is not included in that proposal, the lot is unusually shallow (only 100 feet deep) and at a corner (so abutting the side lot of the house on Weybourne Crescent).

We believe that allowing a development far in excess of zoning rules (and also the Major Streets Proposal) would set a dangerous precedent. Developers would consider this to be a green light to apply for variances far exceeding those contemplated within the Official Plan and the Mid-Rise Guidelines. It is clear that most developers are not motivated by thoughtful density, but with greed.

Although the property is close to the Lawrence subway station, the additional density suggested by the PMTSA could easily be achieved by developing the properties along Yonge Street, which is already zoned as mixed use, with taller buildings allowed under current zoning. The area of Yonge Street north of Lawrence Avenue is virtually undeveloped, with most buildings being older 2-storey buildings.

We hope that the Committee will support the City Planner's request to oppose this application, and provide the necessary financial support to an appeal.

If you have any questions, please do not hesitate to contact me by email or phone.

Yours truly,

A handwritten signature in black ink, appearing to read 'Cedric Lam', with a stylized, cursive script.

Cedric Lam

Board Member

On behalf of the Lawrence Park Ratepayers' Association

[Treasurer@lpra.ca](mailto:Treasurer@lpra.ca)

416-562-9831