



LAWRENCE PARK RATEPAYERS' ASSOCIATION

3219 Yonge Street, Box 239

May 8, 2024

City Clerk, Attention Nancy Martins, Administrator
Planning and Housing Committee
Toronto City Hall
100 Queen Street West, 2nd Floor
Toronto, Ontario
M5H 2N2

Dear Members of the Planning and Housing Committee:

I am writing on behalf of the Lawrence Park Ratepayers' Association (LPRA) to address the proposal to allow small scale apartment buildings (up to a six-storey buildings) on Major Streets.

Our understanding is that the section of Lawrence Ave East between Yonge St. and Bayview Ave ("Lawrence"), Mount Pleasant Road south of Lawrence ("Mount Pleasant) and Bayview Avenue south of Lawrence ("Bayview") are all considered in the City's proposal to be Major Streets.

We support the by-law simplification and modernization process. As you know, Lawrence Park is considered by most Toronto residents to be a single neighbourhood. However, a part of Lawrence Park is located in the old City of Toronto, while another part is in the old City of North York. There are currently significant differences between zoning rules for immediate neighbours. There are also several zoning by-laws which are simply obsolete and typically ignored by the Committee of Adjustments and other regulatory bodies.

We are not opposed to increased housing density along Major Streets. Moreover, a number of LPRA members have told us that they are not opposed to three-storey townhomes built along Lawrence, Mount Pleasant and Bayview.

However, our residents strongly oppose the proposal to allow six-storey residential buildings along those streets. Properties along Lawrence, Mount Pleasant

and Bayview are shallow and/or are very close to single family homes in Lawrence Park. This is the case for development near corner lots and the many crescents within Lawrence Park. Allowing six storey buildings so close to single family homes does not allow for a suitable transition. We do not consider this to be “gentle intensification”, which is the stated intention of the Major Streets Study.

Moreover, in our immediate neighbourhood, areas of Yonge Street are already zoned for mixed use, and remain virtually undeveloped. This area of Yonge Street is almost entirely comprised of older two-storey buildings. We believe that development of these mixed-use areas would more than satisfy any additional housing needs.

Premier Ford has spoken out many times in the last few months against building taller buildings next to single family homes. On March 21, he stated *“I heard that announcement from Bonnie Crombie and I can assure you 1,000 per cent you go in the middle of communities and start putting up four-storeys, six-storey, eight-storey buildings ... there's going to be a lot of shouting and screaming. That's a massive mistake. We are not going to go into communities and build four-storey or six-storey buildings beside residences like this. It's off the table for us. We're going to build homes, single dwelling homes, townhomes, that's what we're going to focus on.”*

If you have any questions, please do not hesitate to contact us at mailbox@LPRA.ca.

Sincerely,

Victor W Vallance

Victor Vallance
Lawrence Park Ratepayers' Association Board Member