

High-rises in our neighbourhood?



APPEAL FOR FUNDS OMB HEARING 250 LAWRENCE AVENUE WEST

The developer has appealed this proposal for a 12-storey condo to the Ontario Municipal Board (OMB). The City, Ward Councillor, and your local Resident Associations are all opposed. This application **threatens our community**. The sheer height, scale and density do not meet any of the provincial or municipal policies and regulations for use of the land.

Approval of this proposal by the OMB would set a dangerous precedent, likely releasing all the lots along Lawrence Avenue West from their "Neighbourhood" protection thereby opening the way for developers to build a wall of high-rise condos from Bathurst to Yonge St, as well as along Avenue Road. This is not Yonge and Eglinton, nor an area selected by the Official Plan for intensification.

We already suffer from significant **traffic** volumes, **flooding** from overloaded sewers, aging water services, and **schools** that are over-capacity. In addition, we have real concerns with the developers' proposal to reposition the main trunk sewer currently under the property. We need to protect the Douglas Ravine, its' open creek which runs underground through the property, and ensure public access to the park from Lawrence Avenue.

Do you want to see our neighbourhood change from family homes and low-rise, affordable apartments and shops to **high-rise condos**?

**HELP US represent the community at the OMB.
Complete the form on the back & make a donation.**

This precedent-setting 12-storey condo could dictate the height of all future development on Lawrence from Bathurst to Yonge Street, north and south on Avenue Road.

▶ **This site is zoned for low-rise Residential which does not allow for 12-storey Condos**

▶ **Will increase density and traffic, & has insufficient parking**

▶ **Proposed changes to the main sewer may restrict capacity & could lead to increased basement flooding**

▶ **Protect the Douglas Greenbelt /Ravine and ensure future public access**

**QUESTIONS OR CONCERNS?
EMAIL US AT:
250LAWRENCE@GMAIL.COM**

SPONSORED BY THE FOLLOWING LOCAL RESIDENT ASSOCIATIONS



*Old Orchard Grove
Ratepayers Association*

SAHRA



South Armour Heights Residents' Association



HOW CAN YOU HELP?

- ▶ Your financial donation to retain qualified legal and planning professionals, is needed now. You can help to ensure that our Community voice counts; is most-effective at the Ontario Municipal Board.
- ▶ We know from past experience that without professional representation, what we say will not have sufficient impact. OMB decisions are based on the opinions of experts.

MAKE CHEQUES PAYABLE TO: Lytton Park Residents' Organization Inc., put the words **"250 Lawrence"** in the memo line and mail it with the completed form below to "Lytton Park Residents' Organization Inc., Box 45031, 2482 Yonge St., Toronto, ON M4P 3E3", drop it off at "71 Chudleigh Ave", or even easier donate via **PayPal**: visit <https://pro.wordpress.com> & **"250 Lawrence"**.



- ▶ Spread the word, and request for donations, amongst your friends and neighbours.
- ▶ Show your support by attending one or more days of the May 22 – June 1, 2018 OMB Hearing.



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Name: Date:

Address: Phone:

Email address:

I would like more information: Yes / No I would like to be a volunteer: Yes / No

I can attend one or more days of the OMB Hearing starting May 22nd: Yes / No

Comments:

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