

High-rises in our neighbourhood?



250 LAWRENCE AVE. W. PROPOSAL COMMUNITY MEETING FEBRUARY 13TH @ 7 PM LAWRENCE PARK COLLEGIATE

The developer has appealed this proposal to the Ontario Municipal Board (OMB). The City, Councillor, and your local Resident Associations are all opposed. Come and hear more about how this proposal **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 or our neighbourhood, and would result in a major overdevelopment of the site. 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 and ensure public access from Lawrence.

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 luxury 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. All other buildings approved for redevelopment along Avenue Road and Lawrence Avenue West have been capped at 7-storeys. We already suffer from significant **traffic** volumes, **flooding** from over-loaded sewers, aging water services, and **schools** that are over-capacity.

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
condo development
could impact all future
area development.**

► **This site is zoned for
low-rise Residential
which does not allow for
a 12-storey
condominium**

► **Our neighbourhood
Medical Building is lost,
but we can have a say in
what replaces it!**

► **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 will go towards retaining qualified legal and planning professionals crucial to making our Community's voice count 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 substantially on expert opinions.
- ▶ Show your support by attending the **May 22, 2018 OMB** Hearing and/or join us at the community meeting **February 13th at 7 pm** at Lawrence Park Collegiate Institute, 125 Chatsworth Drive (fully accessible).

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** OR drop it off at one of the following locations: • 71 Chudleigh Ave • 235 Glenview Ave • 118 Felbrigg Ave • 127 Grey Rd

Donations via PayPal: visit <https://lpro.wordpress.com> Our Email Address: 250lawrence@gmail.com



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 the OMB Hearing May 22nd: Yes / No Comments: _____