



Old Orchard Grove Ratepayers Association

*Dedicated to the harmonious evolution of our neighbourhood covering the area enclosed by Avenue Road, Bathurst Street, Lawrence Avenue, and Wilson Avenue.*

March 2, 2017

To: Adam Pressick, Assistant Planner, City of Toronto

Cc: Jonathon Kent, Office of Councillor Carmichael Greb  
France Rochette, Chair, Old Orchard Grove Ratepayers Association  
Sheila Dunlop, Secretary, South Armour Heights Residents Association

From: **Old Orchard Grove Ratepayers Association**

Subject: **1560 Avenue Road-Committee of Adjustment File A0613/16NY  
Letter of Objection**

The Old Orchard Grove Ratepayers Association (OOGRA) is submitting this letter of objection regarding 1560 Avenue Road. The scheduled Committee of Adjustment hearing date is March 9, 2017. Please acknowledge receipt of this letter.

There are a number of objections to this application. Key objections that OOGRA would like to bring forward are as follows.

**1. Right of Way Reduction:**

The Committee of Adjustment documentation indicates that the required laneway access is 5.5 meters. The Owner is requesting that the laneway access be reduced to 4.58 meters. Parking for 3 cars is shown directly in front of the rear wall of the proposed building with the parking extending out to the laneway area.

A site review would indicate that a typical car would extend much further into the laneway area even with a car parked directly at the building wall which is not feasible. It would be at least .5 meter back however our calculations were based on the plan as submitted. The protrusion of the parking area would result in a right of way laneway of approximately 4.3 meters. This was arrived at by placing a car at the back foundation wall of the new structure (which is in place now). The **usable** area of the right of way would be at least one meter less than this. This width of laneway would be difficult if not impossible for large waste management trucks or delivery trucks to enter or exit. It is evident on the site today that the restaurants to the south use private waste management bins so would require pick up by this type of truck. A validation of the layout

is recommended to ensure that other retail outlets in this block are not impacted by the reduced right of way. The plan as proposed is not acceptable.

As well, the new building at 1560 makes zero allowance for any waste management of their own. Is the intent to allow this on the Douglas side of their building? There is no practical provision for outside laneway use for any tenant in this building.

2. Angular Plane Calculation at Rear:

On the Avenue Road side of the property, the angular plane calculation has been done correctly. At the rear of the property however it has not been calculated from grade level. This is not in compliance with the requirements of the Avenue Road Study and would suggest that the applicant is “cherry picking” the various bylaws. There has been no allowance for angular plane on the north side of the building. This as well is not in compliance with the Avenue Road Study and will set a precedent for future development in this block. Why do the Study if it is not going to be applied.

3. Building Height – Number of Storeys:

Although the overall building height is in compliance, the exterior drawings suggest that a four storey building is being proposed. The internal drawings however show three floors only. If in fact four storeys is going to be built this will change the gross floor area significantly as well as requirements for internal accessibility and parking. This would result in further variance requirements. Can you confirm that the owner has no intention of building four usable storeys now **or in the near future.**

Could you please advise what the City position is on this development. Response to the objections detailed above is requested . Please include OOGRA in the Decision notification and any intent on the part of the Owner to proceed to OMB if required.

Regards,

Pam Main  
OOGRA

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