



South Armour Heights Residents' Association



September 8, 2020

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**North York Community Council meeting September 10, 2020**  
**Agenda Item NY17.3: Preliminary Report – Official Plan Amendment, Zoning Amendment, and Rental Housing Demolition Application – 284, 286 and 290 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1541 and 1545 Avenue Road**

We have reviewed the Official Plan Amendment and Rezoning Applications submitted by First Capital REIT for the lands at 1507-1545 Avenue Road and 284-290 Lawrence Avenue West. We have also reviewed the Preliminary Report dated August 18, 2020. This site is at a key intersection that affects four residents' associations within the area – Bedford Park Residents Organization, Lytton Park Residents' Organization, South Armour Heights Residents' Association, and the Upper Avenue Community Association.

We are pleased to see that the proposal includes widened sidewalks, ravine setbacks, and consolidated vehicle access compared to the existing site configuration. We have several concerns with the application as currently proposed, which include:

1. Tall buildings proposed on mid-rise site
2. Inadequate upper-level step backs
3. No on-site public parkland proposed
4. Driveway and traffic issues

The four residents' associations have been in contact with City Planning, Councillor Colle's Office, and First Capital. We look forward to further discussions regarding this application.

We understand that the purpose of the Preliminary Report and agenda item is to identify preliminary issues and schedule a community consultation meeting, but we wanted the North York Community Council to also be aware of our concerns with the development as proposed.

We would appreciate receiving an update on your decision regarding this application.

Sincerely

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c: Councillor Mike Colle  
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