



WPCA UPDATE

Please visit the WPCA website for up-to-date information on the Official Plan Amendment (OPA) and Development Proposal for a 5-storey 54-unit apartment building with stacked townhouse elements at 589-599 Lawrence Ave. W. For the link to the application and supporting documents and a link to provide the City with your comments, please visit the WPCA website. We need your help to get the word; please talk to your neighbours and share this information. As of Oct 15th, no City notices have been posted at the site.

The WPCA is an association of volunteers trying to protect our Community. As local residents, we all will be impacted by this and the other proposed and ongoing developments in the area. .

After reviewing of the application WPCA volunteers have identified a preliminary list of concerns. Please add your views also:

1. Character of neighbourhood related concerns

- Official Plan Amendment (currently this is not a area designated for intensification). Areas nearby that are designated for intensification have not yet been developed.
- Introducing a new building type to the neighbourhood
- Surrounding area are only single-family detached homes
- Not an area for a 5-storey building

2. Application has been filed but site signage has not yet been not posted after 1 month

- Application was filed on Sept 15 and as of Oct 15 there is no sign
- Not enough time to inform and engage the neighbourhood

3. Building height 15 meters, privacy issue for homes on Fairholme Ave and shading issues for homes on Lawrence Ave W.

4. Proposed **Laneway** along the property line could adversely affect surrounding back yards, will create noise and could be used as an entrance to rear of the proposed building.

5. **Concern: Private patios at rear** could be used as entrances. The proposed building has units with stacked townhome type entrances in addition to shared hallways.

6. **Proposed plan** is to store the garbage underground and then move it above weekly to a staging area for collection. This does not **sound like a realistic plan.** **The Garbage staging area** is along the property line of the Fairholme Ave single-family detached homes.

7. **Removal of mature trees** takes away tree canopy, and a great view. The findings of the Arborist report submitted by the developer is being questioned for accuracy by local residents.

8. **Traffic impact:** Fairholme has become a highway, currently it is hard to back out of the driveways. This poses safety concerns for elderly residents and children. Safety is already an issue which will worsen with any increased sources of traffic.

9. **Backyard/basement flooding.** Water management concerns include:

- Runoff storage area maintenance
- Permeable pavement needs maintenance, without maintenance it becomes regular pavement.

If you are an engineer, lawyer, arborist, or feel that your expertise could help

the Community further the review of application, please contact us. If you want to join a door-to-door canvas on Fairholme Ave or the surrounding area please contact us. More and more lawn signs are going up daily in all of the 5 areas that have development proposals. Let's send out a message to the 599 Lawrence Ave W. proposal that we want responsible development. We support the Official Plan of the City of Toronto that designates our area as a neighbourhood!

Thank you.

[Go to the WPCA Website](#)

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