

North York Community Council

From: jp Martin <paulandjenmartin@gmail.com>
Sent: May 1, 2018 7:52 PM
To: Victoria Fusz; Councillor Filion; Brian Liberty; Clerk; Michael Capotosto
Subject: Fwd: West Lansing- First Block Re-Zoning Study - WLHA Response

RE: Reference Number 17 243614 NPS 00 OZ

City-Initiated Zoning By-Law Amendment- West Lansing Zoning Study Ward 23

To: Victoria Fusz, Assistant Planner
cc: Councillor Filion, Paul Nanos, Clerk of NY Community Council

May 1, 2018, by e-mail only

Dear Victoria,

I write on behalf of the West Lansing Homeowners Association (WLHA). We represent the interests of our approximately 300 paying members from among the approximately 1,050 homes within the residential neighbourhood bounded by Yonge Street, Sheppard Avenue and the West Don ravine lands. The study area of the above-noted study are entirely within the confines of our neighbourhood. Please feel free to distribute our letter to members of North York Community Council and to the Clerk of the Community Council.

WLHA thanks you and the rest of the involved planning staff for providing a thorough report with good public consultation as an integral part. WLHA agrees with the conclusions and supports the proposed re-zoning in the area identified in the staff report. We feel that the re-zoning will reduce otherwise unnecessary Committee of Adjustment consent applications and TLAB appeals.

We also feel that the proposed re-zoning will provide badly needed clarity about where lot splits are permitted, and where they are NOT permitted, to home-owners, investors and developers who continue to build new homes in place of the existing homes. We in West Lansing will need the support of the City going forward to ensure that the lot splits are contained to the blocks in question and are not allowed to spread to the entire neighbourhood through future C of A consent applications and TLAB appeals. There are many areas of the neighbourhood outside the study area where lot splits would be, in our view, completely out of character with the prevailing built form and hence would damage the stability of the neighbourhood if they are allowed.

We also trust that the long-awaited Neighbourhood Design Guidelines (our neighbourhood is included in the Willowdale pilot project) will reflect the new zoning should it be approved by Council, identifying the blocks set out for revised zoning in this report as a unique area in terms of design (i.e. with narrower lots, smaller side-yard setbacks etc.)

We are grateful that the study supported the concerns of residents (including our members) who had good reasons for objecting to lot splits on Stuart Crescent, and that the proposal has kept the existing zoning in place for Stuart Crescent.

Feel free to contact me if you have any further questions or concerns.

Regards,

Paul Martin
Vice President
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