

**Margaret Sexton**

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**From:** jp Martin <[REDACTED]>  
**Sent:** Wednesday, January 25, 2017 7:56 PM  
**To:** Clerk; Councillor Filion; Catherine LeBlanc-Miller; Michael Capotosto; Marilyn Toft; Allison Meistrich  
**Subject:** RE: January 31 council meeting item NY19.33: WLHA support for revisions to Sheppard West Secondary Plan

Please distribute this letter to all City Councillors when item NY19.33 is being considered at the January 31, 2017 meeting of Council.

I am writing on behalf of the West Lansing Homeowners Association (WLHA). We represent the interests of approximately 300 paying members from among the 1000 homeowners in the residential neighbourhood southwest of the corner of Yonge St. and Sheppard Avenue West to the West Don Parkland. The lands in the Sheppard West Secondary Plan boundary form the northern boundary of our neighbourhood, so we are most directly affected by any proposed changes to the Secondary Plan.

Several members of our board attended the September 7th, 2016 public consultation meeting related to the planned revisions to the Sheppard Avenue Commercial Area Secondary Plan. We have subsequently reviewed the Nov. 7th 2016 staff report (11 298705 NNY 23 OZ) and have reviewed its final recommendations..

WLHA fully supports the recommended changes to the existing Secondary Plan recently considered by North York Community Council, and suggests that Toronto City Council support the Official Plan Amendment required to implement these recommendations. In particular:

- 1) We strongly support the recommendation (articulated clearly on p.13 of the final report) to keep the boundaries of the Secondary Plan as originally drawn. We are strongly against the expansion of the planning boundary to the south or north to include properties on Bogert Ave. or Harlandale Ave. The homes on Bogert Avenue are part of our neighbourhood, and per the City's Official Plan, these properties should not be targeted for development.
- 2) We support the implementation of the modified Mid-Rise Guidelines for the properties on Sheppard Avenue, and the change in land use from commercial /office/ professional to mixed use including residential above the 1st floor, within the Secondary Plan area..
- 3) We see the proposed update of the existing Secondary Plan as a desirable alternative to the current process, whereby properties along Sheppard are re-developed on a site by site basis.

We look forward to continued participation in the consultations related to the public realm: streetscape, cycling infrastructure, parking, road crossings and other aspects of the Secondary Plan review process for Sheppard Avenue. We find the proposed expanded public realm concept of the Sheppard Avenue West Promenade particularly exciting and are looking forward to consulting with City staff in relation to its implementation.

Feel free to contact me if you require any additional information.

Regards,

West Lansing Homeowners Association, per  
 Paul Martin, Vice President

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