

Margaret Sexton

From: jp Martin - [REDACTED]
Sent: Wednesday, January 25, 2017 7:30 PM
To: Clerk; North York Community Council; Councillor Filion; Catherine LeBlanc-Miller; Michael Capotosto
Subject: WLHA response to proposed development at 245-255 Sheppard Ave W. and 250-258 Bogert Ave.

To:

Clerk, City of Toronto Council

Clerk, North York Community Council

cc: Councillor John Filion

January 25, 2017

RE Proposed development on 245-255 Sheppard Ave.W. and 250-258 Bogert Ave

Application for Zoning By-law & Official Plan Amendments

The West Lansing Homeowners Association (WLHA) represents the interests of approximately 300 paying members from among the approximately 1,000 homeowners in the neighbourhood bounded by Yonge Street, Sheppard Avenue West and the West Don parkland.

WLHA supports appropriate re-development of the properties on the south side of Sheppard Avenue between Beecroft and Easton Avenues. These properties form the northern boundary of our neighbourhood. Appropriate, properly planned re-development of these properties can and should be in the best interest of our neighbourhood and the City.

In regard to the development proposal noted in the subject line, we have heard overwhelmingly from our members that they do not support it. We strongly urge North York Community Council and Toronto City Council to reject the proposed development for the following reasons:

1. The application proposes to expand onto properties on the north side of Bogert Avenue, an area currently designated **Neighbourhoods**, with single family detached homes, both below grade with underground parking and above grade with services for the tower facing Sheppard, and the row of townhomes facing Bogert. We object to the use of Neighbourhoods-designated lands as a means to facilitate mass development along our borders.

2. Re-development within the Secondary Plan area (the portion of the site fronting on Sheppard Avenue West) should comply in all respects with the City's mid-rise building guidelines being used in other parts of the city. This development proposal clearly does not.

3. The townhomes proposed for the Bogert Avenue portion of the site are a building type not currently found anywhere in our neighbourhood. Permitting a new building type within the Neighbourhoods portion of the site would, in our view, set a dangerous precedent for future development in our neighbourhood.

4. The proposed development has no logical eastern boundary. If this proposed development is permitted, it is not clear to us what would prevent similar developments from ultimately being constructed on numerous sites all the way from Beecroft Road to Easton Avenue on both the north and south sides of Sheppard Avenue.

5. The proposed development does not provide an appropriate transition from itself to the homes immediately to the east and south of the proposed development along Bogert Avenue, which will remain should the project be completed. In fact, the proposed development terminates right next door to a single family detached residence at 244 Bogert Avenue.

We submitted a detailed letter outlining our specific objections to the proposal to Guy Matthew, the planner of record for the City in relation to the above-noted application. Our letter was submitted in response to the public consultation meeting held Dec. 6, 2016, which many members of our board and our membership attended.

WLHA supports the proposed revisions to the existing Secondary Plan which were submitted in a report to North York Community Council in November, 2016. The revised Secondary Plan applies to the lands along Sheppard Avenue only, leaving the lands along Bogert and Harlandale Avenues designated as Neighbourhoods and zoned for detached homes only. We feel that the revised Secondary Plan represents a type and scale of development which the neighbourhood and its infrastructure could tolerate.

City staff and Councillors should feel free to contact us with questions.

Regards,

West Lansing Homeowners' Association, per

Paul Martin, Vice President



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