

North York Community Council

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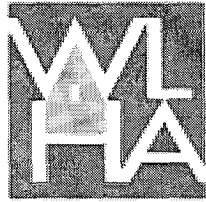
From: Michael Capotosto <mcapotosto@rogers.com>
Sent: Wednesday, March 29, 2017 11:47 AM
To: Jason Brander
Cc: North York Community Council; Catherine LeBlanc-Miller; paulandjenmartin@gmail.com
Subject: 21-23 Franklin Avenue NY Ward 23
Attachments: 21-23 Franklin Ave WLHA Objection 2017-03-29.doc

Hello Jason

Further to our chat the other day, attached please find our formal letter of objection on this file.

Thank you

Mike Capotosto, President
West Lansing Homeowners' Association
416-566-3358



WEST LANSING

HOMEOWNERS ASSOCIATION

www.westlansing.ca

To: Jason Brander, Planner, City of Toronto (jbrande@toronto.ca)
cc: Clerk, North York Community Council (nycc@toronto.ca)
cc: Office of Councillor John Filion, Special Assistant Developments Catherine LeBlanc-Miller (cleblan3@toronto.ca)

Wednesday March 29th, 2017

Dear Mr. Brander,

RE: Development proposal at 21-23 Franklin Ave in North York Ward 23.

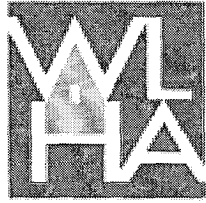
The West Lansing Homeowners Association (WLHA) represents the interests of the approximately 1,000 homeowners in the neighbourhood bounded by Yonge Street, Sheppard Avenue West and the west Don parkland.

While we support the appropriate re-development of properties in our neighbourhood when the opportunity arises, those re-developments must be consistent with the Official Plan of the City of Toronto to receive my support.

We object to the proposed development on the following grounds:

- 1) The requested overall lot coverage of 38% is higher than is typical for the surrounding neighbourhood.
- 2) The requested lot sizes are significantly smaller than those of the surrounding neighbourhood, and these would be the narrowest lots in the entire neighbourhood if constructed.
- 3) The requested height is near the 10m limit.
- 4) The neighbourhood is currently zoned for two storey detached houses at maximum, whereas the proposed houses are three full storeys.

These four factors in our view render this development proposal inconsistent with the Official Plan. Neighbourhoods like our neighbourhood of West Lansing are supposed to be physically stable areas, not targeted for intensification. New developments are supposed to be judged on how well they fit the existing character and built form of the neighbourhood before they are approved. The proposed homes do not fit the existing built form in my view- they are a significant departure from both the existing homes and other new infill homes recently built.



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We are extremely concerned about the precedent which would be set for future re-development in the neighbourhood should this development be permitted. The proponent's planner demonstrated at the public meeting that the smallest/narrowest lot, highest coverage and tallest building permitted in any previous development are ***always*** cited by the next developer who invariably seeks to push these limits even further. The notion that this development could be approved without ensuring that other, similar developments would be built later is unfortunately not reliable based on past experience at the OMB.

The proponent could easily seek to build a smaller number of new homes on modestly larger lots and receive the support of the neighbouring community. However, they have chosen to ask for roughly TWICE the number of homes which would be permitted via the normal Committee of Adjustment process. The only justification for doing so is a desire on their part for greater profit. It has nothing to do with good community planning, or providing an appropriate transition between the neighbourhood and adjacent or future large developments.

Please register our objection to the proposed development on the public record, circulating my letter to the Clerk of the City of Toronto if this should be necessary to do so.

Please ensure that we are on the circulation list for any future communications in relation to this development as well as any OMB appeal related to this development.

Regards,

Michael Capotosto, President
West Lansing Homeowners' Association
416-566-3358