

May 4, 2017

City Planning Staff,

Re: Cleary-New Orchard Corridor Development Study

The following comments are consistent with what the Woodpark Community Association has stated previously so they should come as no surprise.

Woodpark residents are extremely concerned about any potential up-zoning of Byron Ave. west of Woodroffe. In everyone's mind 2 storeys is the correct absolute limit and there is no comfort in designating a 4 storey limit as you have now proposed. Everyone believes that even if we could reconcile ourselves to such a height increase, it would just be the opening gambit for a future developer to demand 8 storeys or more. Therefore, if we are going to fight this battle, we would rather fight it from its existing 2-storey limit. So under no circumstances is WCA prepared to accept the suggestion that 4-storey development along Byron west of Woodroffe might be acceptable.

Our next point is that we object to the inclusion of Byron west of Woodroffe in this study at all. It was never included in the original terms of reference and any reference to this area should be left out of this study altogether. Councillor Taylor continues to insist that New Orchard Station is intended to serve the local community only and that its impacts on Woodpark will be minimal and positive. We ask that you take him at his word and support the community on this matter by deleting any references to Byron west of Woodroffe from this study.

Sincerely,

Larry Ladell, Chair, LRT Liaison Committee,  
Woodpark Community Association

cc. Councillor Mark Taylor