

Subject: FW: January 13, 2015 Committee of the Whole Agenda Item#14

CW
January 13/15
ITEM - 14

Dear Mr. Ferri and Councilors

As a concerned resident of Appian way, I would respectfully like to request that Agenda item #14 on the January 13, 2015 be deferred to the March 2015 meeting for the following reasons;

1. Not all concerned residents who attended prior meetings and who have requested notification of future meetings have been notified of the January 13th meeting.
2. Our ward Councilor, Mr. Carella who has detail knowledge of this matter and who supports and shares the views and concerns of the area residents, will not be in attendance at this meeting.
3. At the September 2, 2014, the Committee of the Whole recommended more time "to allow further consultation by the applicant and the residents in an effort to work on a revised plan this is compatible with the R1 zoning". This has not happened.
3. The postponement would allow the planning department to provide more clarity on the item below;

According to the planning department there are currently 115 developed units. With the addition of the current proposed 5 lots this will bring the total to 120 units which is the permitted amount. However there remain additional lands that have not been addressed. How do those lands fit into the overall Official plan?

Official Plan

a) In-effect Official Plan

The subject lands are designated "Low Density Residential" by in-effect OPA #240 (Woodbridge Community Plan), which permits detached and semi-detached dwelling units. The subject lands are located within the boundary of Neighbourhood 4C of OPA #240 as shown on Attachment #2. The maximum density permitted for Neighbourhood 4C is 7.4 units per gross hectare. For the purpose of calculating density for the subject lands, a gross hectare includes the net residential land area, the local roads, and one-half of the boundary roads. Based on this definition, Neighbourhood 4C has a gross area of 16.18 ha, which would permit 120 units. Neighbourhood 4C currently maintains 115 units. The creation of 5 lots for detached dwelling units on the subject lands would increase the total number of units to 120, which is the maximum permissible through the density calculation of OPA #240, and therefore conforms to the in-effect Official Plan.

4. Today I was made aware of a letter. This letter is not found on the documentation that has been attached to the calendar event. This short notice does not allow sufficient time to review the information contained in the letter.

For the above reason, I ask you to defer this matter to a later date. The deferment would would allow additional time to review and consult as well as ensure that all concerned residents have been appropriately notified of the meeting. As this matter is of critical importance to the residents of Appian way, it would be prudent to allow the matter as much due process as needed.

Thank you for your kind consideration,

Rocki Guzzo
Appian Way Resident