

From: [REDACTED]
To: [REDACTED] [Christine Vigneault](#)
Cc: [REDACTED] [Adriano Volpentesta](#); [Committee of Adjustment Mailbox](#); [Lucy Cardile](#); [Steven Del Duca](#)
Subject: [External] Re: Information Request: A118/24 (71 Appian Way)
Date: Tuesday, September 10, 2024 11:06:39 PM
Attachments: [image002.png](#)

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To the Committee of Adjustment

I am Tony Lorini, former President and current advisor to the Greater Woodbridge Ratepayers Association, I want to input into the discussion of 71 Appian Way. Lets begin by stating that in September 2017 the Committee of Adjustment Development Agreement with Clarizon Development had a 2 year window to complete the requirements of the 2 lots ,71 and 75, the Appian Way north / south connection roadway, the Clarence boulevard landscape. Although there is a Letter of Credit, the above issues have expired well past the the due date by 5 years.

Every developer, with the Council's R1 designation during the original subdivision development, has complied with the 60' character design of the neighbourhood. The Committee of Adjustment has failed to sustain the original R1 designation with the approval of many minor variances approvals, which in reality are major variances in construction well beyond their scope. The increase from 35% to 42.23 % is a major overbearing structure, although technically to code, fails to stay within the 35% footprint.

The answer is simple. If the development can't stay within the 35% allotment, then it must be denied. All original developers understood the R1 designation. No neighbourhoods should have to endure or see to fruition any of these variances because the term 'minor' is a camouflage for the term 'major'.

The Council say that they can't be involved with such decisions. Firstly, they have final say in all decisions. They can uphold and enforce all land designations to maintain a common character within each neighbourhood. This removes contentious minor variance issues.

Points of Order:

1. The severance agreement with the August 2017 C of A with the developer was to maintain a 35% dwelling footprint on each 50' lot. This plan is excessive at 42.23. This is an

approximate 25% increase, which doesn't follow the R1 Zoning that all other builders had to comply. The houses have maintained a 2 story footprint. Only the C of A has faltered to enforce these bylaws.

2. As per the developers agreement, there is to be a catch sewer basin in the rear fence line to prevent flooding onto the adjacent property...67 Appian Way.
3. There has been very short notice and very small signage to reflect the variance proposal.
4. The roofline height of the stone wall is oversized to the building bungalow design.
5. The A/C units coinciding on the same fence corridor will create excessive noise to the existing dwelling at 67 Appian Way.
6. The extended footprint will create a very long wall at 67 Appian Way, severely blocking air space, daylight, and A/C noise.
7. If you flip the house design, with the deck on the south fence, there is more open space. I'm sure the north house #75 would share the same reservation with the house design
8. The house adjacent on the north side followed a R1 guide in its construction. Being that this lot is the same size, it would follow that the constructed house would be the same in nature.
9. Due to the developer's land ground disruption with heavy equipment, the fence has been severely disturbed requiring a thorough repair of the posts and supports

Regards

Tony Lorini