

Attwala, Pravina

Subject: FW: [External] Appian Way Extension / Ashley Park Homes**From:** GW Ratepayers Association [REDACTED]**Sent:** September-09-20 12:51 AM**To:** Committee of Adjustment <CofA@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca; Vigneault, Christine <Christine.Vigneault@vaughan.ca>**Subject:** [External] Appian Way Extension / Ashley Park Homes

To The Committee of Adjustment

-- The Greater Woodbridge Ratepayers Association wants to reiterate it's opposition to the fact that the Staff Reports are not adhering to the Bylaw principles of the Master Plan development of the Appian Way neighbourhood and surrounding area designated as R1. The Engineering Dept failed to adhere to the plan of building a straight thoroughfare road, instead of the current meandering one. We were assured in our meeting with them that it would be straight and leave the current hammerhead at the DiNardo Estates to allow a wider pie shape lot. This would have removed the issue of the short setback on the current proposed home.

Precedence has been set by the original developments to follow the R1 zoning, including elevation building heights, loggias, cabanas, grading, setbacks, sightlines of the homes along the street. The Staff report denied the developers of 1115 Clarence any setback alterations to the homes on the 2 severed lots on the Clairence side of the road. Therefore, in keeping with the previous Staff Report, they should continue to follow R1 conditions.

Several fallacies that were made public at the Committee of Adjustment:

1. The 1115 Clarence address, now 71 and 75 Appian Way, are vacant undeveloped lots, not homeowners.
2. The original Committee of Adjustment sign was not on any main road for visual notice.
3. The residents weren't notified of their radius boundaries regarding the C of A.
4. The application was not registered as 1125 Clarence St., only as 81 Appian Way.

The GWRA called several times to the Planning Dept. to request notification because trees were cut down and the house was demolished without an application on file.

5. There was no original public meeting for input, nor was the GWRA acknowledged to be made aware of the development.

6. The residents and GWRA were considered vexatious / frivolous in any discussions.

Our conclusion is that there is room on the lot to follow all R1 zoning Bylaws and the fact that many issues were falsely expressed leads us to acknowledge that the Committee of Adjustment is naively misled in their decision - making. This leads to negative judgements to the community.

Tony Lorini
President
GWRA

GWRA Executives
[REDACTED]