



Leaside Property Owners' Association

Dear Sir:

Re: 70 Wicksteed Avenue (and surrounding properties) – Development Application
Design Review Panel Meeting

Leaside Unite is a residents' group that has formed because of concerns regarding the proposed development/re-zoning at 70 Wicksteed Avenue, and has joined with the Leaside Property Owners' Association to provide a vehicle to ensure that the voices of the Leaside community are heard with respect to the proposal. This is particularly important given that the proposal was presented to the community during the first community meeting held in late March ostensibly as a *fait accompli*, and the community is overwhelmingly opposed to the application. In particular, we believe that the application does not meet the tests for re-zoning set out in the City's Official Plan and therefore ought not to be permitted.

It has very recently come to our attention that a Design Review Panel consideration of the proposal is scheduled for May 14. While we believe that the DRP serves a vitally important purpose in the planning process, we believe that such consideration is exceptionally premature as the entire scope of the project is currently subject to heated debate. It is probable that the proposal you consider now will be significantly altered before implementation, causing duplication of effort on the part of the DRP. More critically, given that the mandate of the DRP is not to consider the greater planning/zoning considerations, it is possible that the DRP could comment favourably on the proposal based on design merits and that such comments could be "spun" as a more comprehensive "approval". This would have the effect of inhibiting discussions over the substantive planning issues, and would therefore be counter-productive.

We therefore respectfully request that the Design Review Panel's consideration of this proposal be delayed until the fall of this year to permit the completion of various staff reports and peer reviews, as well as to permit appropriate community input.

We apologize that this request comes so close to the scheduled meeting date. We had contacted Councillor Parker with our concerns in this regard, however, we have not received a response to our communication. We believe that it is critical that due process in this matter be provided to the community, not just the developer, however, community opposition has had very little time to organize

to permit community viewpoints to be made or heard. We therefore ask for your cooperation in permitting us to protect the community's rights, while at the same time avoiding the duplication of resources and potential prejudice that might result from a premature consideration of this proposal by the DRP.

Sincerely,

David Mimms
Leaside Unite

Graham Shirley
Leaside Unite

Brian Athey
LPOA