

To Whom it may concern,

I am sending you the planning justification report prepared by Zelinka Priamo LTD land use planners. It should have been included in the agenda so the committee members can read it before the meeting . I would like to bring to your attention few things in the planning department report.

- on page 3 of the report (under the RATIONALE) the building was built four years ago and does fit in the neighbourhood.
- #4 speak about SPOT zoning , the building to the south of me is a five plex that is zone R2, the building to the north is a Triplex that zone R2. IT used to be legal until the city down zoned the area in 1993.
- #7 speaks about FURTHER PRECEDENT, the five plex and the tri plex did that already.

On page 6 of the city report .PLANNING history.

There was a reason for me to turn the plan into duplex, but for the city planner to say "maximized the intensity on the site by creating a duplex dwelling (two unit) which allows for up to 10 bedrooms" is giving the wrong info for the members of the committee, the planner knows that 4 bedroom units were built not 5 .

On page 6 ,under significant department/agency comments.

- out of the 6 opposed , only 2 came from close by neighbours and they are from other landlords that own property in the area, NONE of the comments came from the immediate neighbourhood , not beside 754 and not from across the st.
- The building at 754 Maitland st didn't erode the area,it improved it.

ON PAGE 6 , The last paragraph is what we want to approved.

- Change zoning By-law z.-1 from a residential R2 (R2-2) zone which permits single detached dwellings, semi- detached dwellings,duplex dwellings,and converted dwellings (max 2 dwelling units)

TO

- a residential R-3 (R3-4) zone which permits single detached dwellings,semi-detached dwellings, duplex dwellings,triplex dwellings and converted dwellings.

ON PAGE 7

in the analysis,the planner wrote "Abutting the subject lands to the south is a large legal non-conforming five plex". what about the tri plex to the north and the townhouses to the east?

ON PAGE 9 nature of application

quote "the conversion will allow for 1 additional unit which can hold up to a maximum of 5 bedrooms." The planner know that its 4 bedrooms and not 5. we had building permits for this building.

ON PAGE 10 Zoning

- "rezoning the subject property in isolation from the surrounding area represents "spot" rezoning and should be discouraged. The requested amendment could set a further precedent"
- we are in between 5plex and 3plex.

ON PAGE12

- "could lead to 5 additional bedrooms on the site"
- he knows it 4 bedrooms
- "The proposed rezoning of the subject site from a residential R2 (R2-2)zone to the residential R3 (R3-3) zone does not meet the general objectives of the residential land use designations outlined in the official plan"
- in a different report of the planning department just last Monday the city planner reported "The Official plan designation is low density Residential which permits the use." She was speaking about a triplex.

Again thanks for listening, Arnon Kaplansky