

From: John Fracasso
Sent: Monday, April 08, 2013 8:41 AM
To: Corby, Mike
Cc: Lysynski, Heather
Subject: objection to rezoning 275 /277 Piccadilly z8132

While our neighbourhood association represents my views on the matter, I thought a brief note was also in order in case this goes to the OMB.

I live and own or co own, two other buildings on this block (316 ,310) and I have lived at 314 Piccadilly for over 30 years. It was a not so nice area when I moved here, run down lodging houses, ill kept student housing and few families. I have seen this block be transformed by individuals investing hundreds of thousands of dollars in restoring these buildings for themselves and their families. We personally purchased two other homes in the block in order to ensure the continued success of this process.

the problem with success is that there are always groups and individuals wanting to change the delicate balance that has fostered this transformation. The proposed rezoning is the an explar of what should NOT happen on this corner, PANAs letter outlines why and I concur with all of them.

Lines matter. Balance matters. Many do not understand these two things determine the success or failure of livable neighbourhoods and is especially true for this block. We have invested in 3 properties on this block because we love this area. We also believed that that we were investing in an R2 zone, understanding there was some non conforming uses that could not worsen in terms of zoning. Yet here we are again ! We are for some intensification of the enter Piccadilly region in hope of attracting even more families to the area but the TYPE of form matters along with a balance of density and location.

Spot zoning is NEVER a good idea and this application is a clear example of what should never happen. It s a horrendous over use that would likely kill the attractiveness of this block for families... does not the situation of Fleming Drive provide insight to what happens when too much density with an over concentration of one type of resident occurs.

While that is an extreme example, what DOES happen is that anyone with an non conforming use starts thinking if they got that, why shouldn't I apply to make my use legal or even expanded.

People like myself have invested in the area based on the zoning in this block. The city has a obligation to up hold that implied promise.

The type of building proposed is clearly suited for the edges of our neighbourhood ie Oxford, Adelaide, Piccadilly West od Wellington (where appropriate zoning is already available)

If intensification in the area is a goal, then it should be planned in a comprehensive fashion, so every has input and rules, lines and balances aged to and understood and NOT spot zoned.

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