September 12, 2006

Delivered By Hand

Mayor Di Ianni and Members of Council

Re: Council Agenda Item: 6.1- Planning & Economic Development Committee Report 06-015: Issue 20 G.R.I.D.S. - Twenty Road and Glover Road Lands (PED06365)

I am writing today on behalf of my client, Silvestri Investments Limited, the owner of approximately 50 acres of land in the area north of Twenty Road and west of Miles Road. This area is displayed in the Appendix A of the report.

In May of 2006, Council saw fit to direct staff to "investigate and report back on any opportunities and the implications of incorporating the lands north of Twenty Road, south of the Hydro Corridor, west of GIBP, into the City’s growth strategy".

In their August 18, 2006 report, staff concluded that no changes were necessary to the already Council approved G.R.I.D.S. preferred option. This Report is the basis for the item when debated at Committee level last week, and which will be before you for tonight’s Council meeting.

We recognize that the G.R.I.D.S. preferred growth plan was the culmination of a vast amount of work and community consultation. Your staff was given a large and difficult task and we have nothing but respect for the process, the people that were involved in it, and the serious and responsible role this Council has played in that process.

We also understand that the statutory planning process is yet to begin, at which time we hope to provide a more detailed presentation on the merits of this property.

We also appreciate that going through an exercise of altering an already approved G.R.I.D.S. plan could be seen as a cumbersome process, one that staff are reluctant to alter from their original recommendation. Opening the door to change could be something no one desires.

Unfortunately, we feel that both the Final G.R.I.D.S. Report and subsequent Information Report concerning the Twenty Road lands do not substantially justify
the decision to exclude the property in question.

Although it is not our intention to continue to debate this issue at great length, we would like to express our arguments in a brief and succinct argument for your final consideration.

1. The development of these lands is consistent with sound planning principles and the Provincial Policy Statement.

2. The inclusion of these lands does not represent sprawl or inefficient development nor is it counter to the nodes and corridor option of the GRIDS final report.

3. The development of these lands would make efficient use of existing investments in infrastructure.

4. These lands would not be a threat to the Rymal Road mixed use corridor.

5. The Twenty Road lands represent a “Rounding Out” of an already urbanized area. It makes too much sense not to "round out" the urban boundary in this area in order to make use of the investment in the existing infrastructure and to complete the adjacent community. These lands appear to be left stranded between urban uses on the west, north and east.

6. Including this area in the future urban area will create a strong and consistent urban boundary along Twenty Road.

7. These lands do not adversely affect either the HIA or the NGIBP. These lands are not within the airport influence area.

Finally, I believe in the concept that “a picture speaks a thousand words”, and if you were to just look at the area of the Twenty Road lands, as displayed on the map, Figure 10: G.R.I.D.S. Preferred Option, it really does tell the story. It is hard to explain why these lands are left out, rather than why we should be justifying them being brought in.

Attached also is an aerial photograph which clearly shows the juxtaposition of the property in relation to other developed areas.

Sincerely

Michael Bryan Consulting Limited

Mike Bryan MCIP RPP