

The Ward Residents' Association

Honouring the past, planning the future

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We need to maintain the integrity of the Official Plan

The proponent is requesting increased building height, decreased setbacks and an increased podium height from the standards set out in the proposed Downtown Secondary Plan.

In our opinion the integrity of comprehensive plans should be respected. If exceptions are routinely granted the authority of the plan will be eroded. New precedents will be established and future exemptions will be harder to resist.



The photo to the left is the port area of Lagos, Nigeria. Lagos suffers from poor enforcement of their Official Plan.

Parking

The current proposal includes 3 stories of parking in the above ground podium. If that parking space were built underground it may be possible to reduce the height of the building without reducing the number of housing units. As this has been done in other developments nearby, it should be possible here.



The photo to the right shows 3 stories of underground parking being constructed at 71 Wyndham South.

Traffic



From the 71 Wyndham Street S. traffic report; “the queue along the northbound left turn lane at Wyndham Street S./Wellington Street E. is anticipated to slightly exceed the available storage length,”

If this project effectively “fills” this lane how will traffic from adjacent developments be accommodated?

Affordability

It is unlikely that any of the units proposed will be affordable. It is worth noting that there were 4 small houses that were affordable rentals on this site, that were torn down five years ago. The site has sat vacant since then.

The photo to the right is of 41, 43 and 45 Wyndham Street South, recorded in July, 2017.



Parkland

We recommend using the parkland cash in lieu and any bonusing be dedicated to purchasing the Wellington plaza for conversion to parkland as envisioned in the Downtown Secondary Plan. It is important to provide parkland adjacent to areas that are increasing in density. The only green space apartment dwellers will have is public parkland.

