

The Ward Residents' Association

Honouring the past, planning the future

<https://thewardresidentsassociation.org/>



Residents are pleased at the changes from the original proposal including recessing of balconies and reducing the height to 4 from 5 stories.

Some concerns and requests have been expressed about the current plan.

- The reduction of setbacks on the Alice St. side: required = 6.1 - proposed = 3.0m
- Backlighting of the building number
- The front entrance to be less vehicle focused.
- The front entrance/foyer to allow some sort of community eye level interaction
- The reduction of parking spaces from the requires 1.5/unit to 1/unit. We would aske that if this is allowed that some sort of mitigation be implemented, such as making the Elizabeth Street lot permanent, or that the lot at 83 Duke (owned by Fusion) include permanent parking.