

For Inclusion with the PEC Report –
from Lambeth Community Association

Lambeth Community Association wishes to draw the attention of Planning Committee to the lack of passive and active recreational features along the Wonderland corridor and to the opportunities to use land west of Wonderland for siting of erosion-protective features and sound and visual buffering by broadening green buffers along the west of Wonderland.

It is imperative that commercial, residential and business properties in Lambeth and area are buffered from encroachment by the incompatible elements of the mega-urban plan for Wonderland Rd. Similar buffering is needed along the north “boundary of existing Lambeth”, for the purpose of transitioning new neighbourhoods compatible with existing residential neighbourhoods.

Lambeth Community Association proposes that Planning Committee direct Staff to ensure that new development adjacent to, abutting or Impacting existing communities, be compatible with continued quiet enjoyment of property, preserve existing property values and buffer points of interface and transition between existing and new-planned developments.

Specific direction would include:
rewording of:

Plan part 20.5.6.3 Low Density Residential

i) Intent

To read:

***“The Low Density Residential designation is intended to provide for a lower intensity of low density residential development than typically occurs in suburban low density areas.*”**

These lands are located south of Hamlyn Road east and west of Wonderland Road South. These areas are adjacent to natural areas, and opportunities for innovative development that takes advantage of these natural heritage features shall be encouraged.

Similar designation and densities are to be assigned to lands located east of Col. Talbot Road and immediately north of the Lambeth Walk residential area of Lambeth,"

And

ii) Permitted Uses

"Permitted uses in the Low Density Residential designation shall Be restricted to single detached dwellings in areas adjacent to or abutting wetlands, parklands and open space or existing single detached dwellings in existing developments."

These simple but powerful changes will not hold up the grand scheme of SWAP but will provide Lambeth community with the support to "nudge the boundaries" of the plan to successful transition.



Thank you,
Geoffrey Faul
President, Lambeth Community Association