

Sent: Wednesday, September 16, 2020 1:02 PM

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Subject: [EXTERNAL] Proposed Development at 556 Wellington Street

I understand that you are on the committee charged with the task of approving the proposed development at 556 Wellington Street. We live at 320 Wolfe Street near the intersection of Wolfe and Waterloo. My understanding is that the committee focus is on heritage concerns as the project, apparently, complies with all other requirements. I understand what characteristics makes a house heritage but I'm unclear what characteristics makes a street or area heritage. Despite this lack of understanding I will, herewith, convey my concerns that I think will impact the character of Wolfe Street and I think will affect the heritage of the area.

Wolfe Street is a relatively quiet street. At some point in the past, I understand, the residents of Wolfe Street fought hard to maintain a narrow street with no parking in hopes to reduce the amount of traffic. We do get some traffic but it tends to be pretty sparse and it is not unheard of to see students playing road hockey on Wolfe Street. I am concerned that the proposed development will cause a significant increase in traffic on Wolfe Street. I have briefly reviewed the traffic study completed by LEA Consulting. I see that the study was dated April 2019 but we just received it today, the deadline to make submissions. Although I am a Civil Engineer and able to understand such studies, my review was very limited due to time constraints. Nevertheless I have a few comments on this report. I see the traffic study is predicting a significant increase in traffic on Wolfe street from this proposed development. There are two reasons why I believe the report may have underestimated the increase in traffic on Wolfe Street. First, the authors of the report attempt to predict conditions in the future to estimate 2026 traffic volumes for comparison purposes. Without the completion of the planning study that is currently underway for properties around Victoria Park, it, in my view, is not possible to make this future prediction. A proposal has also been submitted for the property at the North East corner of Wolfe and Wellington. If this development were to go ahead as a result of the Victoria Park Study (Secondary Plan) it would dramatically affect this traffic study. The second reason that I believe this study is flawed is that it does not take into account all the service/delivery vehicles that regularly park on Wolfe or Wellington near the intersection of Wolfe and Wellington. These service/delivery vehicles routinely cause traffic problems which have not been accounted for in the LEA traffic study.

Apart from concerns about increased traffic on Wolfe Street I am also concerned that the new proposed building will not be set back to align with the existing buildings on the South side of Wolfe Street. I believe this will have an impact on Wolfe Street as it will partly close off Wolfe Street looking West down Wolfe Street.

In summary, I have two main concerns. I am concerned about increased traffic on Wolfe Street and I'm concerned that the North face of the proposed building does not align with the existing houses on the South side of Wolfe.

Garth Webster