

From: Kate Rapson

Sent: Friday, September 25, 2020 1:41 PM

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Cc: MaryAnn Hodge

Subject: [EXTERNAL] Great West application

Hello,

Thank you everyone for your comments on the 556 Wellington St. application. And thank you for upholding LACH's recommendation to refuse the heritage alteration application.

A few more thoughts:

1) While it's good there was discussion to move the parking exit off of Wolfe to Wellington, if the applicant agrees, will Wellington be widened? The boulevards are a heritage feature in the West Woodfield HCD. Also, if the applicant does agree to move the parking entrance/exit, would another traffic study be required? The impact of 500+ cars on that road should be carefully considered, especially in light of the fact that more buildings will be built in this area. An exit onto Princess was also a good suggestion, once the school traffic is taken into consideration.

2) Two slimmer towers would be better for shadowing and mitigate the massing on the street level? Will the shadow study be redone? What about wind impact?

3) Since everyone, including the applicant, is agreeable to residential on the ground floor, does that require a rezoning? How can we make that happen? While a coffee shop would be nice, a row of dark store fronts on the street level is not optimal for a neighbourhood. Eyes on the street, as Judy Bryant always said! Also if there were commercial units on the ground level, would there or could there be guidelines for lighting and signage? For instance a huge blinking "OPEN" sign would not be great. It is a pity there was not a public site plan approval process.

Also, community and immediate neighbours are very aware that a building will be on that site, and even welcome it as it fills in another surface parking lot. Rather it's the impact on the park and community that is of great concern. It's very unfortunate for everyone that discussion on site plan had to happen at this late in the game. However, I recognize it's just the way things work as there is unusual zoning on this site!

All this brings me to the Vic Park Secondary Plan. I know this is not on your agenda. But while we wait for the virtual public meeting to be scheduled, here are a few thoughts:

1) When I met with the planners on this file earlier this year, I asked if an environmental study could be included which would show what the impact of the scenario currently in the draft plan would have on the park. They said no: they could not do a study unless there were applications in front of them. So an environmental impact study would only be done on a case by case basis. I find this unacceptable because by then it's too late. Can staff be asked to include an overall study

that looks at the impact of potential shadowing, wind, vehicular traffic, pedestrian traffic, lighting, etc. would have on this small urban park? Bryant Park in New York is a prime example of what a walled in park looks like. Let's make this plan awesome! Innovative with lots of green building practices in place!

2) And finally, is it too late to freeze development applications until the Victoria Park Secondary Plan is done?

Many thanks your time and consideration of this application.

Kate Rapson
Chair, Woodfield Community Association