

**Re: Proposed Development at 560 and 562 Wellington Street**

Dear Committee Members,

This proposal triggered the Victoria Park Secondary Plan and it was placed on hold because of the outbreak of the Covid-19 virus. It is not fair to residents to approve this development without completing that process. This sentiment is echoed by the Urban Design Peer Review Panel.

In addition to staff comments, this development is not complementary to Victoria Park which residents have clearly stated they do not want any harm coming to the park including shadowing, density – as the park is already over used and the soil compacted, and increased pollution through traffic. As this development is over-sized it does not offer open green space to its residents, forcing residents outside to seek open space and placing a greater burden on Victoria Park to supplement the lack of residential green space. It is not clear how this development will impact the natural qualities of the park.

This highrise combined with the one already approved across the street on the southeast corner on Wolfe and Wellington will completely shade out the homes on the north side of Wolfe St. and plunging these residents into shadow. This is not ethical as sunshine into a person's home is critical to personal well being.

The compromised solution by the developer to build a wall separating its property from the greater neighbourhood is an indicator that the development is not complementary or blend into the neighbourhood. It is the wrong building in the wrong spot. The developer wants to build here for marketing purposes as all developers look to exploit green areas for marketing value.

The current buildings can be retrofitted for residential use and are all great buildings. Retrofit is by far a more sustainable approach to new construction.

Thank You

AnnaMaria Valastro