



February 5, 2020

## **LPAT TOTALLY REJECTS LAMB DEVELOPMENT'S PROPOSAL FOR 422-424 WELLINGTON STREET WEST – A VICTORY FOR OUR COMMUNITY AND THE CITY!**

As many of you know, WPNA and the City opposed the Lamb Development on Wellington Street West known as “Wellington House”. City Council rejected the proposal on planning grounds but Lamb appealed this decision to LPAT - the Local Planning Appeal Tribunal.

Our concerns about this project were based on 1) the height and massing of the proposed building, 2) the setbacks from existing and future adjacent buildings and, 3) the inappropriateness of the project in the context of Wellington Place, urban design and other recent developments. If approved at LPAT, this project would set a precedent for ALL other projects in the pipeline (there were 3 at the time of our objection).

To present our case for objection, WPNA engaged (at considerable expense covered by the generous donations of many residents and businesses) a lawyer and planner to oppose, on the community's behalf, this proposal. The LPAT hearing that took place in October 2018.

We are delighted to advise that in a decision dated February 4, 2020 LPAT completely dismissed Lamb's appeal. In summary the decision was based on:

- The proposal's excessive length, height and inadequate setbacks.
- Shortcoming in relation to: lack of improved pedestrian connections, setbacks to principal windows, and lack of contribution to public realm.
- In the words of the decision *“In aggregate, the ... shortcomings result in a proposed development that does not conform with the OP policies in respect to a harmonious ‘fit’ with the existing and planned context, as described above. The proposed building does not appropriately reflect the scale, massing and street relationships in this Area of Special Identity as is described in the Secondary Plan. The proposed building mass is simply too large, too high and too long for this relatively small lot, it has inadequate setbacks, and this results in a building that overwhelms its context, rather than providing for a harmonious ‘fit’ with its context.”*

**This is a great victory for the future of our community and the city. Thank you all for your financial and moral support.**

**Board of Wellington Place Neighbourhood Association**