

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: A2024-068-22 Woodfern Crt. Concerns
Date: Tuesday, September 10, 2024 9:31:29 AM

You don't often get email from [redacted]. [Learn why this is important](#)

Hi there, I've not ever sent an e-mail like this before so I apologise if I'm doin this wrong.

I'm a resident of Woodfern Crt and I have concerns about the "Conditionally Approved Site Plan Application SP24/052/W/E5" being proposed for 22 Woodfern Crt.

The application listed doubling the units with half the required visitor parking and less than 60% increase in available parking overall.

My concerns primarily stem from there being no available road site parking or parking alternatives in a residential neighbourhood with a large proportion of children. The park in question is often filled with organized children's soccer several days a week.

With no alternative parking and double the residencies, there becomes a concern of the cul-de-sac being overwhelmed with road side parking that would make it borderline impossible to enter and exit the surrounding apartments. Not to mention the heavily reduced visibility in a children and pet heavy area making it significantly more likely someone would become injured.

Additionally, those units are currently 2-3 bedroom units. Perfect for this area. The last thing Kitchener needs is more cramped single bedroom units when families are desperate to find housing in the current market. Keeping multi-bedroom units available, especially in this area, is an important resource as they serve not only families, but also roommate agreements that allow people to split the costs in a difficult economy. Replacing 2-3 bedroom units with 1 bedroom units serves only to limit the flexibility of said units while adding nothing to offset that loss. Every 2 bedroom can become 2 room mates splitting rent, a 1 bedroom unit on the other hand has no ability to house a family.

In addition to all this, I know prior tenants from 22 Woodfern that left the building due to power issues, lack of hot water, security concerns, lack of maintenance, and a multitude of other issues that are currently working their way through the LTB system for compensation. So an additional concern becomes the units being "slum lord" units that will not be properly maintained (as evident by the lack of maintenance since ownership was taken by the new owners).

So we will go from having a building that is capable of adapting to a variety of tenant needs and situations with parking that allows for a car per unit and guests when needed, to a building crammed full of inadequate units and an increase in traffic and risk to the children in the area for absolutely no benefit to the public.

I can't find a single reason why this application should be approved and a large number of reasons why it should not be.

Please advise how I should proceed as a concerned resident.