

From:
To: [Sean Harrigan](#)
Cc: [Committee of Adjustment \(SM\)](#)
Subject: Concerns Regarding Proposed Development at 96 Wood Street (A2024-075)
Date: Tuesday, September 10, 2024 1:59:48 PM

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

Hi Sean,

I hope you're doing well. I wanted to share some concerns from the neighborhood about the proposed 8-unit development at 96 Wood Street, which I believe will have a significant impact on both the character of the area and our already strained infrastructure. I understand that you're the planner on the project.

While we recognize the city's focus on intensification within major transit areas, it's important that this be done in a way that respects the unique heritage and feel of our neighborhood. The proposed height of 12 meters exceeds the current bylaw limit and would stand out against the surrounding homes, which are much lower in profile. I've attached photos of nearby properties to illustrate how this development could disrupt the cohesion of the area.



[Neighbourhood Photos.zip](#)

Another major issue is traffic congestion, especially when it comes to parking. The streets around us, particularly Wood, York, Mount Hope, and Eden, are already overwhelmed with cars, often due to nearby hospital staff parking here. I've attached photos showing current parking congestion to give you a better sense of the challenges we face. The addition of more units without sufficient parking solutions will only exacerbate this problem.

One of the main reasons my partner and I chose to move to this neighborhood, specifically at 109 Wood Street, right across from the proposed development, is because of the unique charm of the small, character-filled homes, the beautiful old trees lining the street, and the sense of close-knit community. This development, particularly at the proposed height and scale, threatens to fundamentally alter that character and diminish the appeal that originally drew us here.

Additionally, we are concerned that the construction of a building of this size and density will negatively impact the value of our home and investment. Preserving the neighborhood's heritage is not only about aesthetics but also about maintaining the qualities that sustain it and its value, both for current residents and future generations.

We'd appreciate any steps you can take to ensure that these concerns are taken into account. I am strongly against this proposal/application. If there's any additional information or action you would recommend on our part, please let me know.

Thank you for your consideration.

Best regards,
Tristan Pilcher



