

From:
To: [Sean Harrigan; Committee of Adjustment \(SM\)](#)
Subject: 96 Wood St
Date: Friday, September 13, 2024 10:09:56 AM

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I am writing to express my opposition to the proposed 8-unit apartment building at 96 Wood Street. My husband and I have lived on Wood St for over 20 years; we have watched homeowners in this area (including ourselves) renovate to accommodate growing families rather than move out of this neighbourhood. These few blocks (between Wood / Mt Hope / Gildner) are a rarity – a well-established, humble neighbourhood with streets lined by tall trees, where people find community within the density of a city.

The 12-meter height of this proposed building exceeds the bylaw limit, and I feel it disrupts the character of our neighbourhood. There have always been 2 triplexes at the end of Wood St by the park, but they are modest and do not draw your eye. A building of this height would disrupt the visual harmony and aesthetic value, along with being precariously placed in the middle of the neighbourhood and its residential homes.

Parking is also a major concern. Our streets -- particularly Wood, York, and Eden -- are already congested. Our neighbourhood is used as a through-way between King St / Grand River Hospital to Belmont Village. Current parking restrictions, including 2-hour limits and ticketing, are insufficient to manage the high demand; people already park illegally on a regular basis. Adding more units in this small section of the city will exacerbate this problem, making it even harder for residents to find parking. (My husband even got a parking ticket this summer for parking on our street)

Please consider the attributes that make our neighbourhood significant to Midtown – older brick homes, tall trees lining the streets, front porches, and moderately-sized dwellings.

On a personal note, I hear about the inadequacies of finding affordable places to live in KW on a daily basis in the work I do, so I am aware of the city's need to intensify especially near public transportation. However, I am going to assume that this 8-plex will **not** be owned by a local individual who is invested in the community and the rent will not actually be affordable. My assumptions (and maybe I'm wrong) are that this is a capitalist venture without regard for quality, affordable units to provide safe living spaces within our little neighbourhood for those who actually need it.

The times we live in require decision-makers who consider more than just the legalities of zoning, so thank you for your consideration.

Sarah