

From:
To: [Committee of Adjustment \(SM\); Sean Harrigan; Debbie Chapman](#)
Subject: Committee of Adjustment Concerns - 96 Wood Street
Date: Tuesday, September 10, 2024 7:25:02 PM
Attachments: [96 Wood Street - Plan.pdf](#)

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

Committee of Adjustment, Sean Harrigan and Debbie Chapman,

Re: A-2024-075 - 96 Wood Street

Requesting minor variances to permit a visibility obstruction (a fence) having a height of 1.83m within one side of the Driveway Visibility Triangle (DVT) rather than maximum permitted height of 0.9m within the DVT; a lot area of 393 sq.m. rather than the required 450 sq.m; a front yard setback of 3.8m rather than the required 4.5m; an exterior side yard setback abutting York Street of 2.5m rather than the required 4m; a building height of 12m rather than the maximum permitted 11m to facilitate the redevelopment of the property into an 8-unit multi-residential dwelling.

See plan attached.

I am sharing my concerns prior to the Committee of Adjustment meeting scheduled for September 17, 2024.

PROPORTION AND BALANCE

As demonstrated in the request for maximum height and width variances, the proportion of this 8-unit plan is vast. The building's size is unbalanced in comparison to the existing structures in the neighbourhood. In addition, this plan does not align with City guidelines and is disrespectful to adjacent homeowners.

As per the [Urban Design Manual](#) ...

- Respect existing and planned contexts, heights, building lengths and massing. Ensure new buildings do not appear substantially larger than the existing buildings. If a larger building is proposed, its massing should be subdivided into smaller, compatible pieces.
- Maintain the neighbourhood's prevailing pattern of lot widths, lot depth and lot area.
- Complement the existing development pattern of the neighbourhood in terms of building location, building height, landscaping, setbacks, entrances, windows and other architectural elements. The use of repetitive or generic design is discouraged.

DESIGN AND MATERIALS

As illustrated in the plan, the aesthetic of this 8-unit is "contemporary/modern cookie-cutter".

The building's drawing does not include any design elements that integrate with the heritage and character of the neighbourhood. In addition, this plan does not align with City guidelines.

As per the [Urban Design Manual](#) ...

-
- Provide a built-form which respects and complements existing neighbourhood characteristics, including heights, setbacks, orientation, building width and length and architectural rhythms.
- Respect the rhythms of design elements from the existing neighbourhood and streetscape. This rhythm can be found through massing, materials, details, and architectural features.
- On a street where existing elements (e.g. architectural styles, porches, building placement, materials etc.) are recurring, new development should reflect some or all of the key elements, sensitively interpreting these elements to reflect contemporary design approaches.

Here are some examples of new, quality builds that are well integrated in the neighbourhood ...

[65 Gildner Street](#)

[123 Wood Street](#)

[55 Wood Street](#)

[95 Mount Hope](#)

[103 Mount Hope](#)

[107 Mount Hope](#)

WASTE AND RECYCLING

The applicant has not outlined the mass waste enclosure for the 8-unit plan. While this detail is not an application requirement, it's disrespectful not to proactively include this information for adjacent homeowners. Furthermore, there doesn't appear to be remaining outdoor space in the plan for a mass waste enclosure.

As per the [Urban Design Manual](#) ...

- Waste storage areas are to be fully enclosed and screened from public view, first through the thoughtful design of site and building elements (including placement, orientation and locating the storage area internally to the building), then through landscape screening, and finally, if other options do not exist, through enhanced enclosure design.

- Provide safe and convenient recycling options including secure and generous sorting rooms, options for organic materials, and roll-out or outdoor garbage locations that do not negatively impact the streetscape, shared spaces, or building occupants (noise, odour).

TREES AND LANDSCAPING

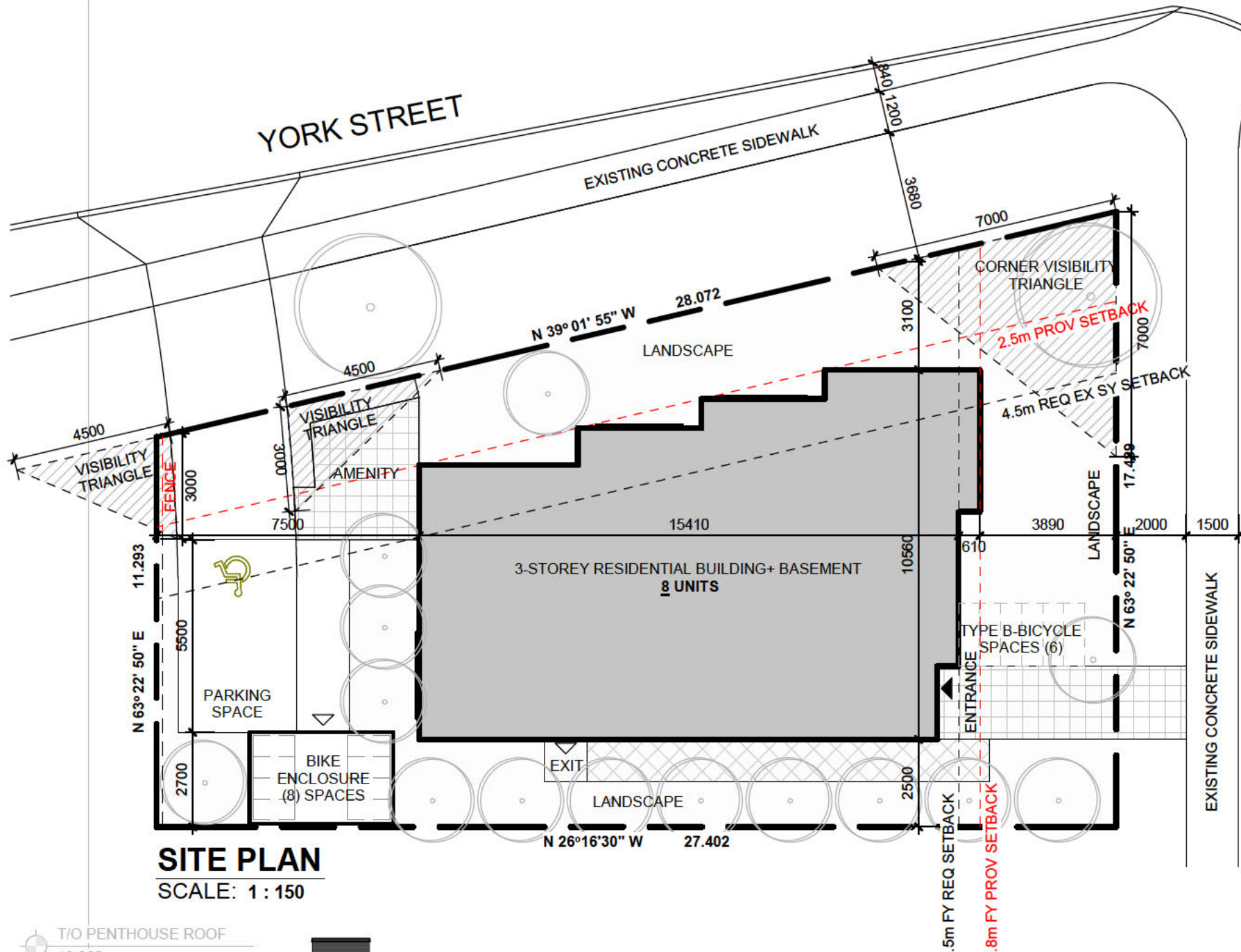
The applicant did not provide a tree preservation plan. Staff are still evaluating tree retention. Please be aware there is a growth tree situated on the new entrance path and another old growth tree to the right of the driveway.

It is unfortunate that this landlord has taken an opportunity from a first-time home buyer/family. We are very concerned that this development will set a precedent in the neighbourhood. Apparently, this landlord has expressed a development interest in another nearby home.

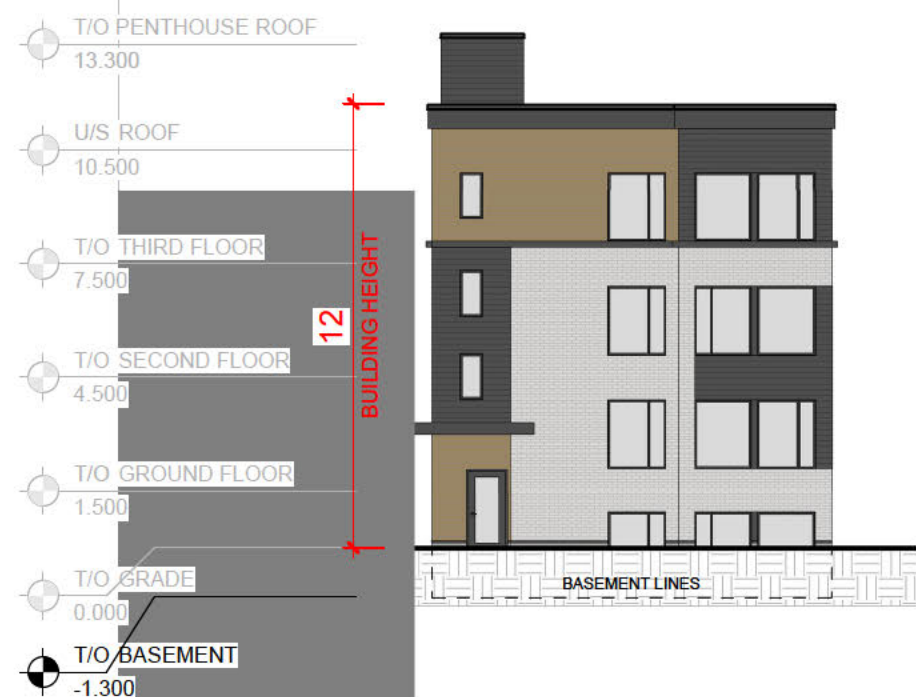
I recognize the need for the “Growing Together” initiative however, please respect the character and heritage of the neighbourhood. Our City standards/guidelines exist for a reason.

Thank you for your time and consideration.

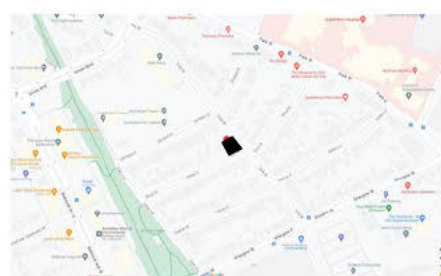
Jennifer



SITE PLAN
SCALE: 1 : 150



EAST ELEVATION (WOOD STREET FACADE)
SCALE: 1 : 200



KEY PLAN

DETAILS OF DEVELOPMENT

DATA		REQ	PROV
ZONING		SGA-1	
LOT AREA (MIN- m ²)		450	393
LOT WIDTH (MIN-m)		12	17
SETBACKS	FY (m)	4.5	3.8
	RY (m)	7.5	7.5
	EX SY (m)	4	2.5
	INT SY (m)	2.5	2.5
BUILDING HEIGHT (MAX-m)		11	11.7
BUILDING LENGTH (MAX-m)		24	15.4
SL FACADE OPENING (MIN-%)		20	26-35
LOT COVERAGE (MAX-%)		55	36.3
NUMBER OF UNITS (MAX)		N/A	8
LANDSCAPE AREA (MIN-m ²)		118	201
LANDSCAPE AREA (MIN-%)		30	51
FY LANDSCAPE AREA (MIN-%)		20	87
RY LANDSCAPE AREA (MIN-%)		40	42
PARKING SPACES (MIN)		N/A	1
BIKE SPACES			
TYPE A		8	8
TYPE B		2 OR 6	6

	AREA	
	m ²	SF
BASEMENT	143	1537
GROUND FLOOR	143	1537
2ND FLOOR	143	1537
3RD FLOOR	144	1551
BUILDING FLOOR AREA	429	4625

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.

THESE DOCUMENTS ARE COPYRIGHTED INSTRUMENTS OF SERVICE AND PROPERTY OF THE ARCHITECT.

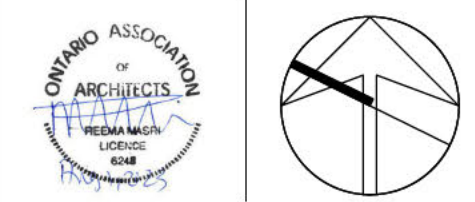
THESE DOCUMENTS ARE TO BE USED ONLY ONCE FOR THE INTENDED PURPOSE INDICATED UNDER THE ISSUED DATE.

ANY ALTERATION, DUPLICATION OR COPYING WITHOUT THE CONSENT OF THE ARCHITECT IS PROHIBITED.

DO NOT SCALE THESE DRAWINGS.

REVISIONS:

NO.:	DATE:	ISSUED:
1	2024.06.17	ISSUED FOR ZOC
2	2024.08.02	ISSUED FOR COFA



MASRI O Inc. ARCHITECTS
101-609 KUMPF DRIVE
WATERLOO, ON, N2V 1K8
PH. 519.579.0072
www.masriarchitects.ca

PROJECT: **RESIDENTIAL BUILDING**

DRAWING TITLE: **ARCHITECTURAL DRAWINGS**

DATE: 2023.10.18
SCALE: As indicated
DRAWN: SS
STATUS: COFA
JOB No.: 2311

DRAWING NO.: **A.4.1**