

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: 96 Wood St.
Date: Thursday, September 12, 2024 9:01:31 AM

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Paul Koop

Committee of Adjustment
City of Kitchener
200 King Street West
Kitchener, ON N2G 4G7

Dear Members of the Committee,
I am writing to express my opposition to the proposed development of an 8-unit building at 96 Wood Street. Understanding the city's goals for intensification, I urge the Committee to carefully consider the impact this development will have on our neighbourhood's unique character and landscape – many of the homes in the neighbourhood were built for Dominion Tire factory employees.

One major concern is the proposed building height of 12 meters. This exceeds the bylaw's 11-meter limit and does not align with the character of our neighbourhood. This size of building would be inconsistent with the lower-scale nature of the area. A building of this height would disrupt the visual harmony and aesthetic value that defines our community.

Parking is another significant issue – our current parking situation is already strained. Street parking is frequently overwhelmed, exacerbated by non-residents such as hospital staff who use our streets as overflow parking. Current parking restrictions, including 2-hour limits and ticketing for hospital employees, highlight the existing challenges. Introducing additional units will only intensify this problem, making it even more difficult for residents to find adequate parking.

Lastly, the preservation of trees and landscaping is crucial. Although there is no bylaw preventing tree removal, I ask that the Committee require the developer to implement a comprehensive landscaping plan that replaces any removed trees. This would help maintain the natural beauty and environmental quality of our neighbourhood.

Thank you for considering my concerns.
Sincerely,
Paul Koop