

From:
To: [Committee of Adjustment \(SM\); Sean Harrigan](#)
Cc: [Debbie Chapman](#)
Subject: Opposed to Variance Request for 96 Wood St (A-2024-075)
Date: Thursday, September 12, 2024 4:57:26 PM
Attachments: [96 Wood Street - Plan.pdf](#)

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

Please note Debbie, I have copied you for awareness only as you are the representative for our area.

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.

Dear Committee Members,

I hope this message finds you well. My name is William

I am writing to express my concerns and opposition to the development request for 96 Wood St in Kitchener, turning this single-family dwelling into an 8-unit multi-residential building.

The proposed variances include:

1. **Fence Height:** Request to permit a fence height of 1.83m within the Driveway Visibility Triangle (DVT) instead of the maximum permitted height of 0.9m.
2. **Lot Area:** A request for a lot area of 393 sq.m. rather than the required 450 sq.m.
3. **Front Yard Setback:** A front yard setback of 3.8m instead of the required 4.5m.
4. **Exterior Side Yard Setback:** A setback abutting York Street of 2.5m rather than the required 4m.
5. **Building Height:** A building height of 12m instead of the maximum permitted 11m.

I am concerned that the proposed variances and the overall design of this redevelopment project do not align with the City's Urban Design Manual and may adversely impact our

neighborhood. Here are my specific concerns:

Proportion and Balance:

The proposed building's size and height are disproportionate compared to existing structures in the neighborhood. According to the Urban Design Manual, new buildings should respect the existing context and massing, avoiding significant discrepancies in size. The proposed building appears significantly larger and does not reflect a harmonious integration with the surrounding structures.

- 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:

The design presented is described as "contemporary/modern cookie-cutter" and lacks elements that reflect the character and heritage of our neighborhood. The Urban Design Manual emphasizes the importance of integrating new developments with the existing architectural rhythm, including respect for building height, setbacks, and materials. The proposed design does not seem to align with these guidelines and fails to complement the existing development patterns.

- 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 application does not provide details on waste and recycling storage, which is crucial for the quality of life of adjacent homeowners. The lack of information about waste management and the apparent absence of designated outdoor space for waste enclosures are concerning.

- 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 absence of a tree preservation plan is troubling, especially since there are significant growth and old-growth trees on the property. These trees contribute to the character of our neighborhood, and their preservation should be a priority.

Impact on Neighborhood:

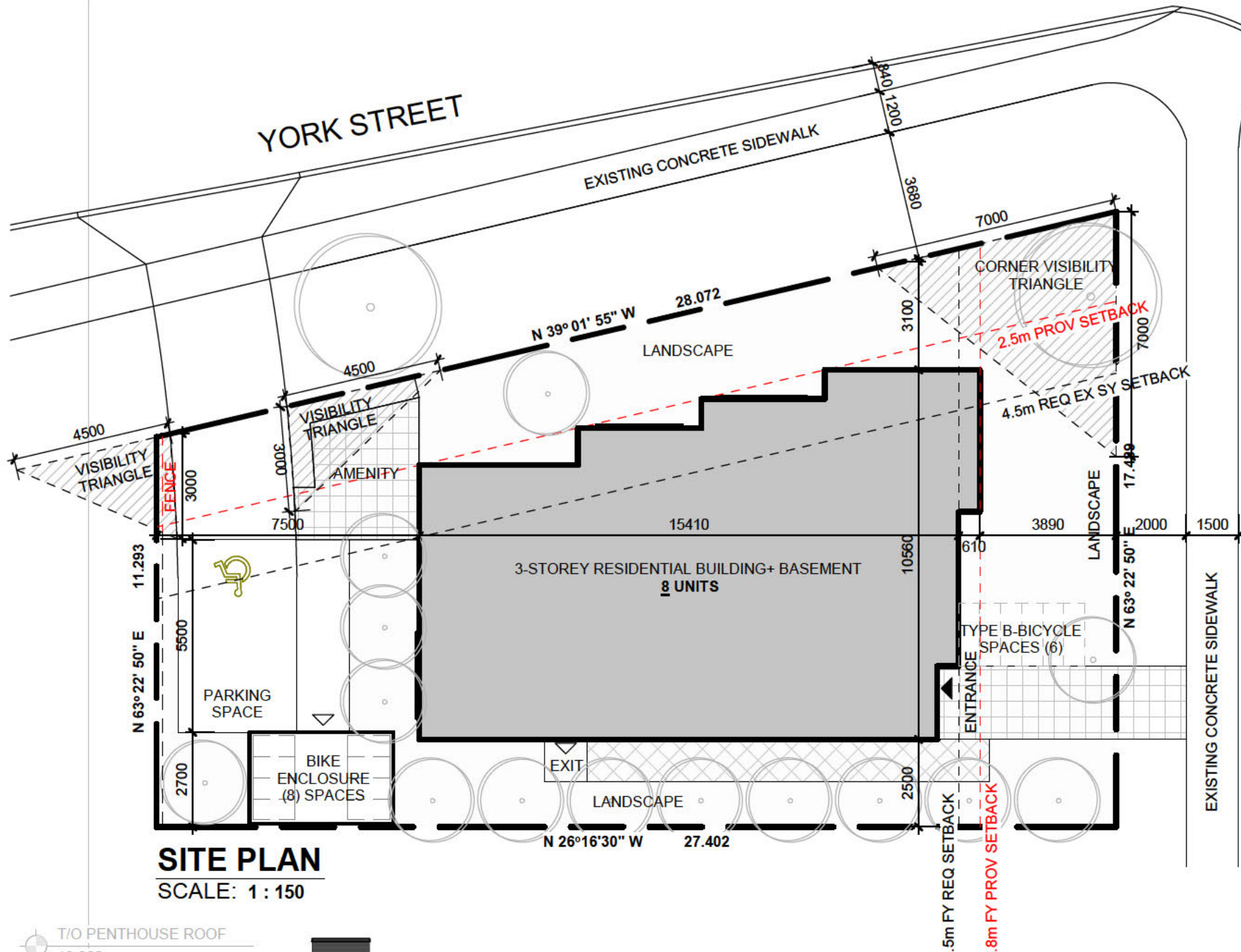
This development may set a concerning precedent in our community, especially considering that the landlord has shown interest in redeveloping other nearby properties. Such large-scale changes could significantly alter the character of our neighborhood, which is a vital aspect of our community's identity.

While I understand the need for growth and development, I respectfully urge the Committee to consider these concerns in light of maintaining the character and standards of our neighborhood. The existing City guidelines and standards are in place to ensure balanced and respectful development, and I believe adherence to these principles is crucial. Our neighbourhood and local community is unique and we would like to keep it that way.

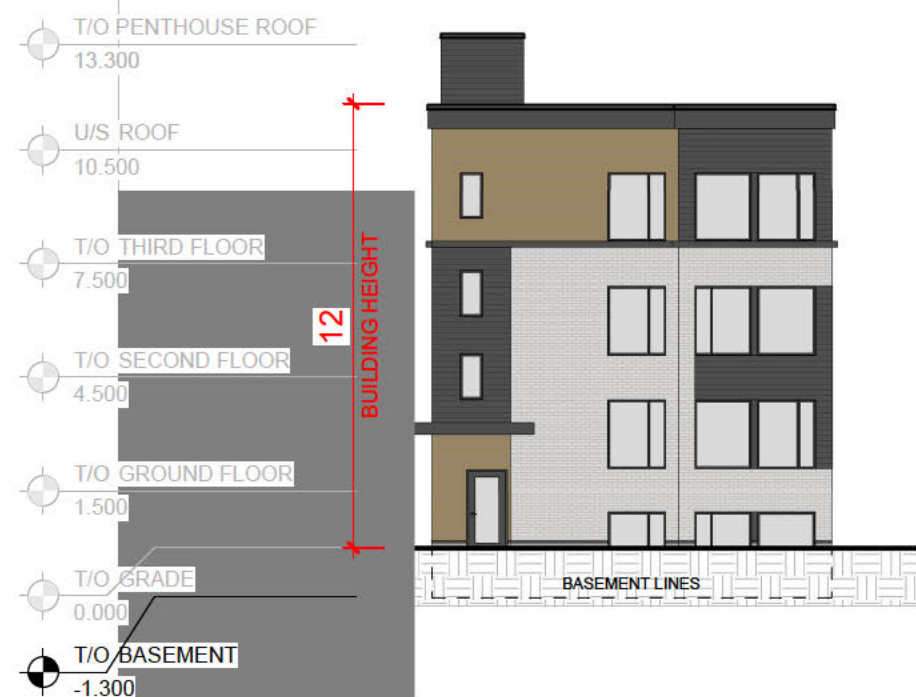
Thank you for your attention to these matters. I appreciate your consideration and hope for a decision that respects the heritage and character of our community.

Sincerely,

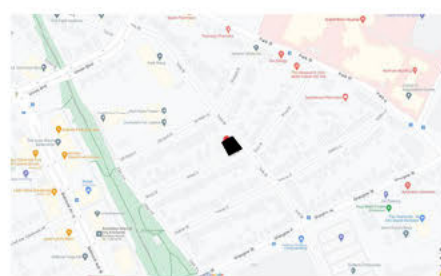
Will



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

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REVISIONS:

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

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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