

From:
To: [Sean Harrigan](#)
Cc: [Committee of Adjustment \(SM\)](#)
Subject: Concerns Regarding Minor Variance Request for 96 Wood Street
Date: Monday, September 16, 2024 8:23:40 PM

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Dear Sean,

I am writing in regards to the request for a minor variance at 96 Wood Street.

I live at [redacted] Street, and my side yard and driveway face 96 Wood Street. I recognize the need for more housing in our region, and do not oppose the redevelopment of this lot, but feel like there are too many changes requested that will affect the safety of those who live, work and play in this neighbourhood.

York Street is already fairly busy, with cars flying down it to enter the back of the Catalyst 137 parking lot and avoiding Park Street. Currently there is street parking where the proposed new driveway for 96 Wood Street would be. This driveway would take away the already limited street parking in the neighbourhood. Street parking that supports local businesses, but also acts as a badly needed traffic calming measure.

The proposed size of the building will negatively affect the sight lines from both the proposed parking spot and driving up Wood Street. Keeping the driveway/proposed parking spot on Wood Street will maintain some street parking for those visiting residents of the apartment buildings and businesses/hospital on Park Street and be safer for the resident who uses that parking spot.

The corner of Wood Street and York Street already do not line up, limiting the sight lines will make an already unsafe intersection even more unsafe. This neighbourhood is full of pedestrians and kids, and their safety should be a priority. If the variance is granted I would like to know what traffic calming measures will be put in place to ensure pedestrian safety is a priority.

I completely support the need for more housing in our community, but eight single-bedroom units on such a small piece of land is a lot. The property developer will be making a large income off these eight units, and I believe the city should consider asking for at least two-units to be affordable housing. if they are going to grant all of these variances. If the property owner was interested in building this type of building, they should have looked at purchasing a lot that could easily fit the proposal.

I look forward to hearing the outcome of the meeting.

Andrea Harding