

From:
To: [Committee of Adjustment \(SM\); Sean Harrigan](#)
Subject: 96 Wood St
Date: Thursday, September 12, 2024 5:34:19 PM

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Good afternoon,

I am writing to express my concerns regarding the proposed redevelopment of 96 Wood St. and the request for several variances. As a rear neighbor, diagonal to the property, I have serious reservations about the scale and impact of the proposed redevelopment and urge the Committee of Adjustment to deny the requested variances for lot size, height, and front and side yard setbacks.

While I appreciate the city's need for intensification within transit station areas, I am opposed to the variances requested for lot size, front and side yard setbacks, and building height. Adherence to lot size restrictions and front and side yard setbacks are a big reason why new construction "fits" the neighbourhood. The 12-meter height of the proposed building does not fit within the cultural heritage landscape of our neighbourhood and will be an eyesore to our neighbour.

Additionally, such a large building removes all privacy for my family and our adjacent neighbours. A rooftop patio would be extremely invasive and wouldn't be warranted if the proposal adhered to lot size restrictions.

Relocating parking from Wood St. to York St. raises significant safety issues. York St is often used as a through street and the additional driveway would increase risks for pedestrians, cyclists and drivers. There is simply no need to add another access point when the driveway can safely remain on Wood St.

Finally, the city is considering a proposal to add more people to the neighbourhood without having the proper infrastructure in place or ensuring that the proposed development will meet the needs of the would-be tenants. The addition of a new driveway on York St. would also remove valuable on-street parking spaces frequently used by hospital visitors. This change would negatively impact the broader community, reducing accessibility in an area where street parking is already at a premium.

I ask that the committee deny the requested variances for front and side yard setbacks, lot size, and height.

Thank you,
Karl Snyder