

From:
To: sean.harrington@kitchener.ca; [Committee of Adjustment \(SM\)](#)
Subject: A 2024-075 - 96 Wood Street
Date: Friday, September 13, 2024 12:02:21 PM

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Re: A 2024-075 - 96 Wood Street

Hello,

I am writing to express my deep concerns regarding the proposed redevelopment of 96 Wood St. and the request for several variances. As the rear neighbor, 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.

I appreciate the need for housing and support the redevelopment of the property into a multi-unit building. However, I am opposed to several aspects of this specific plan and I see no compelling reason for this development to bypass the regulations that help maintain the integrity of the neighborhood.

My specific concerns include:

1. Lot Size, Setbacks, and Height:

I am opposed to the variances requested for lot size, front and side yard setbacks, and building height. This neighborhood is a cherished mix of old and new single-family homes, small multi-unit buildings, and larger apartment buildings that blend harmoniously. Adherence to lot size restrictions and front and side yard setbacks are a big reason why new construction “fits” the neighbourhood. The proposed structure is simply too large for this lot and without the required setbacks a building of this size would overshadow adjacent properties, intrude on my family’s privacy, and alter the feel of the block in a way that feels out of place.

2. Parking Relocation and Safety Concerns:

Relocating parking from Wood St. to York St. raises significant safety issues. Speeding on York St is common, and the additional driveway would increase risks for pedestrians, including my children, and to cyclists and drivers. There is simply no need to add another access point when the driveway can safely remain on Wood St.

3. Displacement of Current Tenants:

I am most troubled by the displacement this would bring to the current tenants at 96 Wood St—a family with an infant and a dog. This family faces the prospect of losing their three-bedroom home, which is especially concerning given the severe shortage of such rental units in the city. It is distressing to see a family pushed out to make way for eight smaller units that do not meet the same need. The lack of communication from the property owner with the tenants regarding this redevelopment only reinforces my feeling that this

project prioritizes profit over people.

4. Loss of Privacy:

The proposed rooftop patio and the building's excessive height would significantly infringe upon my backyard privacy.

5. Street Parking Removal:

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 kindly ask that the committee deny the requested variances for front and side yard setbacks, lot size, and height. This project, as proposed, would significantly disrupt the neighborhood, increase risks for pedestrians and drivers, reduce on-street parking, and displace valued residents.

Thank you for considering my perspective.

Sincerely,

Keely Phillips