

From: [Sean Harrigan](#)
To:
Cc: [Committee of Adjustment \(SM\)](#)
Subject: RE: Objection to Proposed 8-Unit Development at 96 Wood Street
Date: Friday, September 13, 2024 12:58:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Good afternoon Alison,

Thank you for your email and comments. The Committee of Adjustment staff (cc'd) will provide your comments to the Panel Members for their consideration.

Regards,

Sean Harrigan

Senior Planning Technician, Customer Experience & Project Management | Planning & Housing Policy Division | City of Kitchener
519-741-2200 ext. 7292 | Sean.Harrigan@kitchener.ca



From: Alison Marshall
Sent: Friday, September 13, 2024 12:41 PM
To: Sean Harrigan <Sean.Harrigan@kitchener.ca>
Subject: Objection to Proposed 8-Unit Development at 96 Wood Street

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

Good Afternoon Sean,

I hope all is well. I am a concerned home owner on Wood St in Kitchener. I am writing to share my concerns and objection for the proposed 8-unit development at 96 Wood Street because of the following points:

- **Neighbourhood Integrity** - by proposing this 8-unit development, the integrity of the neighbourhood will be compromised by developing a large building in its center. The neighbourhood is filled with century-old homes and a building of this size would simply diminish the cultural heritage landscape of the area. I ask that you take this into consideration and respect the beauty of the neighbourhood.
- **Building Height** - The Bylaw states 11 Meters. This is what we invested in. This proposal is

looking to break the bylaw that our community invested in

- **Parking** - Wood, York, Mount Hope, Gilder and Eden Ave are all small quiet streets. With the addition of an 8-unit development there will be an additional influx of vehicles and traffic added to the neighbourhood. We already experience a high volume of vehicles parking along the street due to hospital traffic as well as individuals using these streets as thruofares to get to Glasgow and Union. These streets would simply not support the addition of vehicles that would accompany an 8-unit development. (See photo for congestion example). The property itself, does not allow for adequate parking, which will be flowed out into the street
- **The need for single detached homes** - there is no need to develop this plot of land into an 8-unit development. There have been two larger plots of land on Belmont and the corner of Belmont and Union that have been sold to develop into 11-story+ developments. The city is in need of single detached plots of land to preserve the integrity of the city and it does not need another multi unit dwelling to go up specifically right in the center of this neighborhood.

I hope to see you at the Committee of Adjustment meeting on Tuesday September 17th, where I would be more than happy to expand on my concerns with you in person.

Thank you and I hope you have a wonderful weekend!
Alison Marshall