

From:
To: [Committee of Adjustment \(SM\); Sean Harrigan; Debbie Chapman](#)
Subject: Opposition to Proposed 8 Unit Development at 96 Wood Street
Date: Sunday, November 24, 2024 1:25:51 PM

Committee of Adjustment, Sean Harrigan and Debbie Chapman,

Re: A-2024-075 - 96 Wood Street

I am writing to reiterate my opposition to demolish 96 Wood Street to facilitate the redevelopment of the property into an 8 unit multi-residential dwelling.

These are the reasons why I do not support the application.

1. STRATEGIC GROWTH AREA (SGA) - DESIGN CHARRETTES

This property is located within the “Gildner Green Heritage Landscape”.

As part of SGA planning, Urban Design Planning Staff held six “Growing Together” Design Charrettes with residents to collaboratively develop Urban Design Guidelines specific to their neighbourhood.

The first point outlined in the criteria states ...

“Where front porches or detached garages are a predominant feature in the neighbourhood, within a cultural heritage landscape, or along a particular street, provide the same within new development, additions and/or alterations.”

See [Growing Together - KW/Midtown](#) webpage and refer to [Neighbourhood Specific Guidelines](#) for Midtown - Section 04.1.6 (Page 11).

The application must demonstrate how the proposed development meets applicable Official Plan policies including those associated with the Cultural Heritage Landscape and Urban Design Manual created/refined through the Growing Together design charrettes.

The application does not appear to demonstrate this.

2. URBAN DESIGN MANUAL - SECTION 03.3.0 SITE DESIGN - 03.3.1 BUILT FORM

As demonstrated in the request for maximum height and width variances, the proportion of this 8-unit application is an overdevelopment. The size is unbalanced in comparison to the existing structures in the neighbourhood. The design does not include ANY elements that integrate with the heritage and character of the neighbourhood.

See [Urban Design Manual](#) webpage and refer to 03.3.0 Site Design - 03.3.1 Built Form.

- 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.
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- 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.
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- 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).

The application does not appear to demonstrate this.

Again, the application must demonstrate how the proposed development meets applicable Official Plan policies including those associated with the Cultural Heritage Landscape and Urban Design Manual created/refined through the Growing Together design charrettes.

3. STRATEGIC GROWTH AREA (SGA) - UNDER APPEAL

The application is dependent on SGA-1 zoning and bylaws that are not in effect.

As per my last inquiry, the response received stated ...

"Bylaw 2024-065 is under appeal in its entirety and it could take up to a year to resolve."

4. STREET PARKING

Under SGA-1, parking is no longer required for residential use.

Hospital employees frequently park in the 2 hour time limited street spaces. The addition of 8 units will exacerbate parking congestion and snow removal.

4. DEVELOPMENT DEMOLITION PRECEDENT

Again, it is unfortunate that this landlord has taken an opportunity from a first-time home buyer. This landlord had also expressed an interest in another nearby property. We are extremely concerned that this development will set a demolition precedent in the neighbourhood for more multi-unit developments.

For example, this precedent is already happening in the Cherry Hill residential neighbourhood, along Peter, St. George and Cedar streets.

Lastly, there were 15+ written submissions in opposition of this application. During the last COA meeting, several remarks were made about the lack of in-person representation. Please understand that many of us are new to this process. These COA meetings are also conducted during typical working hours. There appears to be an unwritten expectation to speak in-person.

I would also like to comment on the lack of professionalism demonstrated by the chair who is also a voting member. Decisions should be based on information and facts applicable to the application. Not a past personal experience as demonstrated at the last COA meeting. His rationale is concerning.

Quote ... "I respectfully disagree. I don't think this is an overdevelopment of the lot. As someone who lived in a crappy basement apartment for 1 year with undersized windows, it sucks. They're just appreciating a funky lot. As-is, I'm in support of the application."

I recognize the goal for intensification near major transit stations however, I believe this development is too intensive for our neighbourhood and will negatively affect existing infrastructure, character and property values. The Official Plan policies including those associated with the Cultural Heritage Landscape and Urban Design Manual exist for a reason.

I respectfully ask that the Committee take these concerns into serious consideration and deny the request for the proposed development.

Thank you for your attention to this matter.

Jennifer

