

From:
To: [Committee of Adjustment \(SM\); Sean Harrigan; Debbie Chapman](#)
Cc:
Subject: Request for Variance/Adjustment - 96 Wood Street, Kitchener
Date: Friday, December 6, 2024 1:09:33 PM

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Good afternoon,

I am writing you today to express my concerns with the proposed development at 96 Wood Street, Kitchener.

While I recognize that increased density is our future and an area of focus for the Planning Committee, there are several aspects of the proposed development that should be considered when making a decision:

- **Maintaining the look and feel of the existing neighbourhood** - The proposed development abuts very closely to the property edges on several sides. While some single-family and duplex properties in the area also extend towards their property boundaries, they do follow the limits put in place and are significantly smaller structures. Given the height and scope of this project, allowing this structure to extend so close to the property line will create a "wall" like effect along York Street. While this may be appropriate downtown, it seems completely inappropriate for a residential neighbourhood.
- **Height** - Again recognizing that there are other higher density developments in the neighbourhood, these are all 2.5 floors or less. The proposed development is 3.5 floors, exceeding the permitted height in the area and would be taller than every other building in the area on a property of this size. It would extend well above adjacent properties and give those on the top floor an unimpeded view into neighbouring residences.
- **Lack of Parking** - The proposed development does not include any form of vehicle parking on-site. While we are close to many transit stops, it is not realistic to assume that zero occupants in the development will be without a vehicle. There are no paid overnight parking options in the area, and the daytime street parking is already crowded with hospital visitors. This is clearly visible in figure 7 of the Staff Report, and will lead to illegal parking on the street or at the nearby Catalyst 137 development. The Catalyst owners will not be appreciative of these extra visitors, as overnight parking there can impact lot maintenance. More cars on the street will also present difficulties, as sightlines when travelling eastbound across York from Mount Hope are already impacted by the allowed parking on York Street. I have personally observed several 'near misses' at this intersection.
- **Design** - This concern ties in to the first item relating to 'look and feel of the neighbourhood'. The proposed development is a more contemporary, angled design than other properties in the neighbourhood. Other proposed developments on Mount Hope Street were forced to modify their designs to be closer aligned to that of other properties in the neighbourhood. The materials chosen also appear to be in place to meet a certain cost, rather than the brick and siding used by other properties in the area. Our expectation as residents in the area is that larger developments also be subject to the same level of scrutiny.

Thank you for taking the time to review our concerns. If there is any follow up required or you

have any questions for us, please feel free to reach out.

Nathan Majury & Marybeth Reynolds