

**From:**  
**To:** [Committee of Adjustment \(SM\); Sean Harrigan; Debbie Chapman](#)  
**Subject:** My opposition to the proposed development at 96 Wood St Kitchener  
**Date:** Friday, December 6, 2024 3:13:41 PM

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Greetings all,

My wife and I are the homeowners of \_\_\_\_\_, the property directly behind 96 Wood St. I have some concerns about the proposed development at 96 Wood St.

My first concern is sort of a general one — that a building that needs this many variances is simply not the right building for the lot:

- it exceeds setbacks in every direction;
- the building shape, build materials, and flat roof are not compatible with the existing character of the neighbourhood.

The best way I can think to put it is that it's trying to fit a square peg into a round hole.

Another concern is related visibility and safety along York St. This street is used as a commuter bypass for Belmont and Park St traffic, since there's not a stop sign along York between Union and Glasgow. The Wood St. intersection is the midway point and the apex of speed as these commuters zip through our neighbourhood. Compound that with the street parking of hospital visitors along York St, and visibility and safety is already very bad. I'm worried that having a building extending into the setback by 2 metres is going to make the York/Wood intersection safety even worse. This neighbourhood is full of young children using the sidewalks, and I do not want a new construction to make traffic along York St. less safe than it already is.

Finally, I am not satisfied that the proposed development adequately accounts for how garbage, recycling, and food waste for these units will be handled. Is it going to be a dumpster pushed up against my back fence? Because it sure looks like it's probably going to be a dumpster pushed up against my back fence. If that happens, what recourse do I have? We have young children and we all spend a lot of time in our backyard, especially in the warmer months. Hopefully you can understand why I'm genuinely worried about how the waste of 8 units will be managed.

We have owned \_\_\_\_\_ since 2008, and in that time we've seen old housing stock in the neighbourhood get removed and the lots densified. I have never voiced opposition to any of that. I would also welcome the lot at 96 Wood to be redeveloped with a densified new construction, if a proposal were put forward that was congruent with the lot size and character of the neighbourhood, didn't negatively impact York St. safety, and had a reasonable plan for how waste would be managed. But this proposal is not that. This proposal is a square peg and 96 Wood St is a round hole. I urge you to reject this proposed development.

Thank you for taking the time to consider my concerns.

- Cliff Snyder