

December 9, 2024

Dear Appointees of the Committee of Adjustment,

I am writing to you as one of the owners of 96 Wood Street, Waterloo, regarding the proposed development. I'd like to express my gratitude for your consideration as well as for the input from the community. We appreciate the time and effort that everyone has dedicated to this matter.

Living in this particular neighbourhood is something that I've aspired to for many years. We purchased this property due to its significant location, rich history, and the close-knit community. Our intention with this project is to create somewhere I will be able to call home that also contributes to the area's growth and sustainability for future generations to come.

The central location of this property near uptown, downtown, public transit, and many major businesses, makes it an ideal candidate for redevelopment. Given the excellent accessibility, owning a vehicle isn't a necessity, and would help reduce emissions, prevent additional traffic, and attract tenants who are vehicle-free. I know numerous individuals who rent/own property in the area and don't have vehicles or see a need for them. This is a growing trend in cities, and as Kitchener-Waterloo continues to expand, we believe this approach aligns with evolving needs.

As a current resident of Uptown Waterloo, I'm renting a unit similar to the ones proposed at 96 Wood Street and I have firsthand experience with the demand for more centrally located rental options. For long-time homeowners, it might be difficult to relate to the challenges faced by renters. In Uptown Waterloo, rental options are often limited to either overpriced high-rises or very dated homes. The proposed development would help address a gap in the market by offering a modern alternative in a mature neighbourhood.

Ultimately, our goal with this project at 96 Wood Street is to revitalize and enhance the value of an aging property. As the region continues to experience rapid development, we hope this property could be a positive, family-owned contribution to the future of this vibrant community.

Once again, thank you for your time and consideration.

Sincerely,

Nadia Vladco

Owner, 96 Wood Street, Waterloo