

From: [Sean Harrigan](#)
To: [Debbie Chapman](#); [Committee of Adjustment \(SM\)](#)
Subject: RE: 96 Wood Street Development
Date: Thursday, June 12, 2025 9:10:50 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Good morning James,

Thank you for your detailed comments and concerns. The Committee of Adjustment staff will ensure your comments are provided to the Panel Members for their consideration for this application.

Regards,

Sean Harrigan

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From: James Steckly
Sent: Wednesday, June 11, 2025 10:57 PM
To: Sean Harrigan <Sean.Harrigan@kitchener.ca>; Debbie Chapman <Debbie.Chapman@kitchener.ca>; coa@kitchener.ca
Subject: 96 Wood Street Development

Proposed redevelopment of an 8-unit rental building at 96 Wood Street.

To whom it may concern,

As a resident of close to 30 years on Wood Street, I am writing with concern re the new proposed redevelopment of the rental property at this location and that the building height be restricted to the bylaw's 11-meter limit. The proposed building height does not fit within the character of the neighborhood at the current height proposed. What is the use of bylaws if they can be changed on a whim whenever requested by a developer?

Considerations of materials and designs (e.g., brick finish, front porches) that better integrate with the neighborhood would also be required from the developer, as well as a landscaping plan to replace any trees that are removed. This would help preserve the natural beauty of the area.

Parking over the years has become a greater concern on York and the surrounding streets. These streets are already overwhelmed, especially if non-residents (e.g., hospital staff/visitors) are parking there. These streets, with their restricted 2-hour parking have been causes for ticketing of these hospital employees and/or visitors. Additional units would strain the situation further. York Street tends to be a busy street between Glasgow and Union and the width of this street is greatly reduced with parking along the side creating dangerous blind spots for any traffic entering from any of the perpendicular streets (particularly Wood Street) See attached photos.

As a homeowner and city resident, I am aware of the city's need for intensification within major transit station areas (defined as within 800 meters of the ION) but would request that the city and the committee respect the “cultural heritage landscape” of the area.

Can you guarantee these units would not end up being short term rentals as **Luisa D'Amato's Opinion Page** in the June 6th issue of the Record pointed out in her article: **Too Many Short Term Rentals Are Bad For The Neighbourhood. Already in some 800 units across the city.** What kind of rent controls do you have in place that will stop this type of rental model? Allowing such developments in an older mature established residential area is a very slippery slope. Thanks for your consideration.

Regards.

James and Andrea Weber Steckly