

From:
To: [Committee of Adjustment \(SM\); Sean Harrigan; Debbie Chapman](#)
Subject: Opposition to Proposed 8-Unit Development at 96 Wood Street, Kitchener.
Date: Thursday, December 5, 2024 8:34:29 PM
Attachments: [image001.png](#)
[image002.png](#)

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Hello, Committee of Adjustment, Mr. Harrigan and Ms. Chapman,
I am writing to express my strong opposition to the the proposed 8-unit development at 96 Wood Street. This proposal raises significant concerns that jeopardize the character, functionality, and overall integrity of our neighborhood. As a resident of this area for over 15 years, I have witnessed the growth and transformation of this community, and I feel deeply invested in its future. While I understand the need for development in urban areas, I firmly believe that this particular project is not suitable for our neighborhood due to several significant concerns, which I outline below. Starting with the unprofessional conduct during the meeting on **Tuesday September 17, 2024 at 10:00am**; although I was unable to attend the meeting in person, I watched the recording and was **NOT** at all pleased by the comments made by **Chair** [redacted]; the comments were both inappropriate and dismissive to the residents' concerns around this project.

1. **Dismissal of Written Statements and Absence of Residents**

Chair [redacted] repeatedly emphasized the absence of neighborhood residents speaking at the meeting, despite the fact that **15 written statements** had been submitted. His remarks alluded to the absence of speakers as a detriment to the strength of opposition. This oversight fails to acknowledge that the meeting was conducted during **working hours—10 a.m. on a Tuesday**—making it inaccessible for many.

- Residents should not have to choose between personal or professional obligations and having their voices heard.
- Someone in a position of leadership should exhibit professionalism and understand the realities of residents' schedules when making such dismissive observations.

2. **Inappropriate Personal Commentary**

Chair [redacted] remarks during the meeting, including his statement:
"I'm going to respectfully disagree. It's not an overdevelopment of a lot. For someone who lived in a crappy basement apartment for 1 year with undersized windows—it sucks—and I'm in support of this application."

This type of unprofessional commentary, rooted in personal experience, is entirely inappropriate for a decision-making forum. Such statements are dismissive of the concerns of the community and indicate a troubling bias.

Moving beyond the inappropriate and unprofessional conduct of the Chair, please consider the following points:

Gildner Green Heritage Landscape

This property is part of the Gildner Green heritage landscape, a designation that underscores the City of Kitchener's recognition of the unique attributes of our neighborhood. The mature street trees, consistent architectural styles, and heritage-like "built-form" of the houses are defining features that this development blatantly disregards. This development threatens to disrupt the unique character of the area, which has been carefully preserved over many years. The construction of a large multi-unit dwelling in this location would mar the landscape and compromise its integrity, diminishing its value for future residents. It is essential that we protect this heritage to maintain the distinctive charm of the neighborhood.

Neighborhood Aesthetic and Property Values

The aesthetic of our neighborhood is one of its most valued aspects. The existing single-family homes, green spaces, and overall design create a serene and inviting atmosphere that has drawn families to this area for decades. The proposed multi-unit development, with its modern and potentially imposing structure, would clash with the current architectural style and disrupt the harmonious look and feel of the neighborhood. Not only would this alter the visual appeal, but it could also have a detrimental impact on property values. The presence of a large 8-unit building in what is otherwise a quiet, residential area could lead to decreased property values, affecting homeowners' investments and set a dangerous precedent, undermining the values meant to be preserved in this area.

Building Height and Scale

Another significant concern is the height and scale of the proposed building. The surrounding homes are low-rise structures, and the addition of a taller building would dominate the corner where it is to be built, creating a stark contrast with the current environment. This increase in height would significantly alter the character of the area, creating a sense of overcrowding and undermining the peaceful suburban feel that we currently enjoy. The proposed building height exceeds the zoning limit of 11 metres, reaching 12 metres. This is excessive and is incompatible with the surrounding homes.

Street Parking and Traffic Concerns

Our neighborhood already experiences significant challenges with street parking, particularly during peak hours. The introduction of a large apartment complex would exacerbate this issue, as new residents and visitors would likely rely on street parking. This would create congestion, making it more difficult for long-time residents to park near their homes. Additionally, the increased traffic could lead to safety concerns, particularly for children and pedestrians who currently enjoy the calm and safe streets.

Precedent for Demolition and Further Development

Allowing this development to move forward could set a troubling precedent for the demolition of other properties and the approval of future developments that do not align with the character of our community. Once these changes begin, it could trigger further destruction of the neighborhood's charm and integrity, leading to irreversible alterations to the area that may not be in the best interest of the community.

Personal Experience in a Well-Rounded Community

Having lived in this neighborhood for over 20 years, I have seen firsthand how the community has evolved while maintaining its tight-knit, family-oriented atmosphere. The residents here have built lasting relationships and take great pride in the area's peaceful environment. The introduction of an 8-unit dwelling would disrupt this balance, potentially leading to a loss of community cohesion. The influx of transient residents and changes to the neighborhood dynamics could erode the sense of belonging and mutual support that has made this area so special.

For these reasons, I **strongly** oppose the proposed housing development. I urge the committee to reject this proposal and consider the long-term impact this project will have on our community, its heritage, and its residents. It is crucial that we preserve the character and integrity of our neighborhood, protect our property values, and ensure that future developments are in harmony with the existing environment.

Thank you for your time and consideration. I look forward to your response and hope that my concerns will be taken into account as this matter moves forward.

Sincerely,

Will Rogers