

**From:**  
**To:** [Committee of Adjustment \(SM\); Debbie Chapman; Sean Harrigan](#)  
**Subject:** 96 Wood Street - Letter of Opposition  
**Date:** Sunday, June 15, 2025 8:18:34 PM  
**Attachments:** [Screenshot 2025-03-18 at 4.55.06 PM.png](#)

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Committee of Adjustment, Debbie Chapman, Sean Harrigan ...

I am writing to reiterate my opposition to the 96 Wood Street development .

To serve as an example, attached are photos of a new, nearby infill of similar height, width and setback on Peter Street (basement + 3 storeys).

As you are aware, applicants must demonstrate how the proposed development meets applicable Official Plan policies including those associated with the Cultural Heritage Landscape and Urban Design Manual created/refined through the 'Growing Together' public consultations.

Guidelines for Peter Street state ... "New development will respect and complement the existing neighbourhood context, including front porches, pitched roofs, detached rear garages, and use of brick as the dominate building materials."

How were policies and guidelines demonstrated here?

Specifically the 3 1/2 storey wall with 4 heat pumps that towers over the neighbour's front yard. In addition to 5 more heat pumps mounted next to the neighbour's side yard.

Imagine the experience living next to this building. No sunlight. Just a view of a wall cluttered with humming machinery and exhaust pipes. Not to mention the 10 utility meters installed directly in front of the development.

There clearly was no respect or consideration provided to the existing surrounding buildings here. More importantly, for the people and their homes. It doesn't appear that there was any effort to find a best-fit and meet the overall intent of the standards. How sad and disrespectful to nearby home owners and the heritage of our community.

This real life infill example reinforces the concerns expressed in the 25+ opposition letters you've received for the 96 Wood Street application.

Lastly, residents shouldn't have to put up with a developer incapable the maintaining basic property standards. Bylaw was forced to bring in a contractor to clear his Wood/York Street sidewalks after 1 month of neglect this past January.

As a long-time resident of this neighbourhood (13 years), I urge the Committee to do the right thing and reject the 96 Wood Street application. Our neighbourhood deserves better.

Jennifer Gaunt

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**Disrespectful Peter Street infill as outlined above.**





