

**From:**  
**To:** [Committee of Adjustment \(SM\); Debbie Chapman; Sean Harrigan](#)  
**Subject:** Opposition to Proposed 8-Unit Development at 96 Wood Street (Committee of Adjustment Application)  
**Date:** Tuesday, June 17, 2025 7:14:11 AM

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To Whom It May Concern,

Our names are Kevin and Katie Kirk, and we are residents and homeowners at [redacted]. We are writing to formally express our strong opposition to the proposed 8-unit residential development at 96 Wood Street, which is scheduled for discussion at the Committee of Adjustment meeting on Tuesday, June 17, 2025.

While we appreciate the need for thoughtful infill and urban intensification, this specific proposal raises serious concerns that we believe are not in alignment with the character or capacity of our neighbourhood.

1. Severe Parking Impact

Parking on Wood Street is already extremely limited. Adding eight residential units—likely resulting in at least eight additional vehicles—would further strain an already difficult parking situation. This poses safety concerns and will create daily frustrations for existing residents.

2. Disruption to Streetscape and Setback

The proposed building would sit significantly closer to the street than the existing homes, disrupting the uniform setback that gives Wood Street its cohesive and welcoming appearance. Such a visual intrusion would permanently alter the streetscape.

3. Poor Maintenance History

The current state of 96 Wood Street has already been a source of concern. Last winter, the City had to intervene to clear snow and ice from sidewalks due to neglect. We are deeply concerned that the proposed development lacks a clear waste management and maintenance plan, which could result in further degradation of the area.

4. Impact on Property Values

This type of high-density infill development is not appropriate for a quiet, low-density street like ours. We believe it risks negatively affecting surrounding property values and would deter families like ours from investing further in the neighbourhood.

5. Long-Term Precedent

Approving this proposal sets a precedent for future high-density developments on Wood Street and other similar streets. This could lead to irreversible changes in the character and livability of our neighbourhood.

We love our community and want to see it grow responsibly. This proposal does not reflect responsible growth. We respectfully urge the Committee to reject this application in its current form and protect the integrity of our residential street.

Thank you for your time and consideration.

Sincerely,

Kevin & Katie Kirk