

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Opposition to Rezoning Proposal on 96 Wood Street
Date: Monday, June 16, 2025 8:40:55 PM

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To the Members of the Committee:

As a long-term resident of Wood Street, I'm writing to express concern about the proposed rezoning and development at 96 Wood Street.

The scale and character of the proposed 8-unit building do not fit our neighbourhood. At 12 meters high, it exceeds the current 11-meter zoning limit and would stand out sharply among the surrounding homes. Many of us have spent years maintaining and improving our properties — this type of development risks devaluing that investment and changing the look and feel of the street.

Parking is another major issue. Wood Street is already under pressure, especially with hospital visitors and staff using the limited 2-hour spaces. Adding 8 residential units with no on-site parking will make things worse, and could also impact snow clearing in winter months.

I'm also concerned this development could set a precedent. This landlord has already taken a home off the market that might otherwise have gone to a first-time buyer and appears to be looking at other nearby properties. Approving this rezoning could encourage further demolitions and multi-unit conversions that don't reflect the nature of our area.

Finally, I'd like to note that this property falls within the Gildner Green Cultural Heritage Landscape—an area recognized by the City for its unique character, including tree-lined streets and consistent built-form. This development does not align with those values.

Thank you for considering the impact this will have on our neighbourhood.

Sincerely,
Paul Mueller