

**From:**  
**To:** [Committee of Adjustment \(SM\); Sean Harrigan; Debbie Chapman](#)  
**Subject:** Opposition to Proposed Redevelopment at 96 Wood St.  
**Date:** Monday, June 16, 2025 11:01:43 PM

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Dear Committee Members,

I am writing to express my concerns about the proposed redevelopment at 96 Wood Street and the associated requests for multiple variances.

As a nearby rear neighbor, located diagonally to the property, I have significant reservations about the scale and impact of this project and respectfully urge the Committee of Adjustment to deny the requested variances for lot size, height, and front and side yard setbacks.

While I understand and support the city's broader goals around intensification near transit hubs, I believe this particular proposal does not align with the established character of our neighborhood. The requested variances, particularly those related to lot size, setbacks, and building height, would result in a structure that is out of scale with surrounding homes. These planning rules exist to ensure new developments integrate appropriately into existing neighborhoods, and disregarding them undermines this goal.

The proposed 12-meter-tall building would significantly disrupt the heritage character of the area and negatively impact neighboring properties. Its scale would eliminate the privacy of adjacent homes, including my own. Furthermore, the inclusion of a rooftop patio exacerbates this issue and would not be feasible if the development adhered to proper lot size regulations.

Additionally, the owner of 96 Wood St. has been unable to take care of basic upkeep of the single family home that currently resides there. For example, they failed to have the sidewalks cleared properly this past winter. This is a basic task that has to be taken care of for the safety of those traveling in our neighbourhood. If they can't complete this basic task, how will they, for example, manage the waste disposal of an 8 unit property? The owner has shown time and again that they have very little interest in our beautiful neighbourhood and the people that live here.

In light of these concerns, I respectfully request that the committee deny the proposed variances related to lot size, front and side yard setbacks, and building height.

Thank you for your time and consideration.

Sincerely,

Karl Snyder