

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Attention Committee of Adjustments
Date: Friday, December 8, 2023 8:34:30 AM

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Christine Regan

Dec 5 2023

City of Kitchener
Planning and Development Department
200 King Street West
Kitchener, ON N2G 4G7

Dear Sir/Madam,

I recently received a second letter from your office regarding Supplementary A 2023-138, pertaining to the variance request for 136 River Road. I appreciate the time and effort that has been put into addressing these concerns.

In the letter, it was mentioned that a setback of 6.1m is now being proposed, which deviates from the minimum requirement of 7.5m. Additionally, the request aims to permit a parking lot to be set back a minimum of 0.5m from our lot line, rather than the required 1.5m. Although I understand the objective behind these variations, it is important to express my continued concerns regarding the encroachment upon my property. In short, the variances that are proposed will result in the reduction of my property value. A multi-storey building overlooking my backyard will negatively impact any potential buyers in the future. Moreover, it will change the tone and feel of the property and the enjoyment of the land it sits on.

My husband and I have spent thousands of dollars and countless hours making our backyard into an oasis. We use this area as an extension of our living space. We recognize that not everyone uses their backyards. Some use theirs sparingly. Perhaps somewhat unusually, we use our backyard and its amenities nearly every single day, year round. My husband Richard Ware is a veteran after 28 years with the Canadian military. After being injured overseas while in service to our country, Richard uses the backyard hot tub daily as physical therapy for his permanent injuries, as well as for his mental health. This is a critical daily routine that allows him to continue to work and contribute to the Canadian economy. My work as an Educational Assistant working with vulnerable high school students with special needs also comes with its significant stressors and traumas. We both use our backyard space as a refuge. We eat outside most evenings (weather permitting), we

cook outside on our BBQ or custom made pizza oven, we enjoy evening campfires and afternoon gardening, and we entertain family and friends on a regular basis.

The variance proposed would bring unwanted guests into our oasis. It would allow more people to see over the fence into our space. It would disturb our privacy and the enjoyment of our space. We recognize the critical need both in the City of Kitchener and the Province of Ontario for more housing. We are not opposed to the building itself and accept that progress has benefits and drawbacks. What we are opposed to is amplifying those drawbacks to benefit a developer at the cost of Richard and I. We will already be losing property value. We will already be losing privacy. For the sake of the greater good, we do not oppose. Please, however, do not make our losses greater by bringing the building or the parking lot closer to us. I would like to emphasize the importance of adhering to the required setback regulations, as they have been put in place to ensure a harmonious coexistence among neighboring properties. By maintaining the stipulated distance, we can preserve the privacy and enjoyment of our respective outdoor spaces without infringing upon one another.

Once again, thank you for your attention and the time you have dedicated to reviewing this matter. I look forward to your positive response.

Christine Regan and Richard Ware