

**From:**  
**To:** [Committee of Adjustment \(SM\)](#)  
**Subject:** Re: 776 Rockway - b2025-/032  
**Date:** Monday, December 8, 2025 10:30:43 PM

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I am writing to formally object to the proposed demolition of the existing home at 776 Rockway Drive, Kitchener and the construction of a semi-detached home consisting of 8 units.

As a long standing resident of this neighbourhood - 37 years to be exact I am deeply concerned about the negative impact this will have on the surrounding area in particular I would like to highlight the following concerns:

First, the proposed development will significantly increase traffic and parking congestion on a street that was not designed to accommodate that volume of vehicles. This creates safety risks for pedestrians and residents and will make everyday access to driveways and homes more difficult.

Second the existing infrastructure in this area including water, sewer and storm water systems was designed for low density residential use. A project of this scale risks overloading these systems and increases including the likelihood of flooding, sewer backups and service disruptions.

Third an 8 unit building would be out of character with the established streetscape. The neighbourhood is primarily made up of single-family homes and this development would drastically alter the scale, design and visual harmony of the street.

Fourth, the increased density will result in more noise, light pollution and reduced privacy for adjacent properties. The height and massing of the proposed building will create overlook and shadowing impacts that directly affect neighbouring homeowners.

Finally, this type of intensified development will negatively affect nearby property values by changing the character and livability of the neighbourhood.

For these reasons I respectfully request that the City of Kitchener deny or substantially reconsider this application.

Sincerely,  
Denise & Ian Kerr