

November 27, 2025

This letter addresses my concerns/opposition regarding the Application B 2025-032-776 Rockway Drive, where by the applicant is requesting to sever a parcel of land into 2 parcels or units? which will result in a 7.6m x 36.6m semi build on each parcel; with 3ADU's attached to be dealt with independently, and the existing dwelling demolished.

Having been in this, (as real estate agents often list it as) "well sought after" neighbourhood for more than 3 decades, my family born and raised in this neighbourhood, and continue to live, my greatest concern is the potential for how this property will change the desired appeal and landscape of Rockway and its value as a future "well sought after" neighbourhood. While I am not opposed to changing the existing homes by maintaining, improving and also if necessary building new additions to homes, I am concerned with the introduction of allowing "any type of building, any number of buildings and any style of building" approach to change the properties on this street. Presently the bungalow, 1 ½ stories, etc., on the street give a continuity to the neighbourhood. Larger buildings are on corner lots. More recently the allowance of basement rentals, (duplexing and 3 rentals allowances), 2 story semis in the neighbourhood, like on Plymouth, Doon, Rockway/Doon, have begun to impact our streets with overflow parking, privacy issues due to height differences, and space issues. As well, the "rental unit" often tends to be under-maintained, or becomes an airbnb situation, raising other concerns, noise, transients, damage to property etc. Historically, and for the future rebuilding of the neighbourhood and amenities, there should be a clear and consistent look, size of property, intended functionality, and rebuilding plan that resembles the continuity and landscape that is present and expected today for any new build neighbourhoods—unified in appearance, respecting the environment, similar architecture etc.

The newer built semi on the corner of Rockway and Doon is two storey and *seems* to blend with area: brick, landscaped and fenced properly, etc., although it *does* infringe on privacy for the neighbours via backyards. Again it is a corner lot, it does not have 5+ surrounding neighbours as this build would.

My question as well is what does "dealt with independently" mean, in the case of 3 ADU's? And, why is there no basement? Garage (storage???) What will it look like???

Rockway Drive should maintain its original purpose, housing families with long term intentions, who own and care for property with pride and long term intentions, and who can enjoy a decent space for decades. Studio apartments, etc. does not ensure or guarantee permanency in living arrangements in this neighbourhood (transiency, rentals, airbnb) instead it usually invites the opposite in the aftermath of its build; by-law infractions, safety issues, and an undesirable area to live. What does this do to property value?

It is my hope that this application is denied unless the landscape remains the same, respects house type, landscape, lot size and house design-the standard like that which was ensured when the neighbourhood began. Keeping its historical value, character of the area, environment, and landscape integrity is essential. At minimum, I would support a semi property, not higher than the present stories nearby, with 2 units in each.

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