

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: 776 Rockway Drive, Kitchener, On - Consent Application
Date: Friday, December 5, 2025 4:02:06 PM

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Kirk Greenwood

Re: 776 Rockway Drive. Kitchener, On – Consent Application

Members of the Committee of Adjustment,

This letter has been prepared to express non-support for the application to sever the property at **776 Rockway Drive** into two separate lots.

While it is understood that, according to current zoning bylaws, the property is considered oversized and aligns with federal and provincial housing goals under Bill 23, the proposed severance and construction of two 2-storey, semi-detached duplex developments does not respect the integrity or character of this older, well-established neighbourhood in Kitchener's East Ward. This area is uniquely situated near Rockway Gardens and the Rockway Golf Course, and the proposed development does not adequately consider the impact on the long-term residents—many of whom have lived here for over 30 years—or on the already aging infrastructure.

After canvassing the neighbourhood, the consensus is that this proposal does **not** represent positive redevelopment or an appropriate use of the land, given the location and character of the surrounding community.

The proposal includes two semi-detached buildings, each containing four units—two units per floor—with five bedrooms in each building, for a total of eight rental units and ten bedrooms. Each lot would provide only **two tandem parking spaces** for a building containing four units. This leaves four rental units with **no onsite parking**, which raises several concerns:

- Overflow street parking on a road with **no sidewalks**, creating safety issues for pedestrians and children who must navigate around parked vehicles.
- Winter parking challenges due to municipal no-street-parking bylaws.
- Limited options for snow removal, as the development is proposed to span from property line to property line, leaving no buffer or storage space for snow.

Additionally, zoning bylaws require only a minimum of 20% landscaped space in the front yard. With **eight units**, questions arise regarding where garbage and recycling will be placed for curbside collection, especially with the Region's new waste

management program beginning in the new year. It is also unclear where garbage and recycling containers will be stored on non-collection days.

For these reasons, I respectfully ask the Committee to consider the neighbourhood's concerns and **deny the application for severance of 776 Rockway Drive.**

Thank you for your consideration.

Kirk Greenwood

Regards,

Kirk Greenwood