

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Application No B 2025-032
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I visited many houses and neighborhoods prior to making a choice to live in the Rockway neighborhood. It's a beautiful neighborhood consisting of two story, one and half story, bungalows, three and six plex's. Each dwelling somewhat different but they are unified and it looks and operates like a community. This neighborhood is for families. Neighbors don't just know the people who live beside them but many neighbors from other streets, so I guess you could say we are close knit neighborhood. Neighbors help each other out which I believe contributes to why Rockway is considered a desirable community to live in.

I recognize that as time goes by there will be changes to our neighborhood as most houses are reaching 75+ years, some maintained better than others and there will always be investors and developers that will be looking to purchase, rebuild and make a profit. That being said, this is my home and I'm very concerned with the proposal for the building on 776 Rockway. This proposal to severance the property and then build 2 buildings that appear as one building and then operate them separately is interesting. It allows the builder to build more units, which I guess is more profitable for them.

To be clear, I am opposed to severing of this property for so many reasons. Severing the property allows the builder to have 4 very small units for each property. There is little green space in my opinion and does not fit well within our existing neighborhood. We do have 3 and 6 plex buildings in this neighborhood however there is adequate green space allowing residents to sit outside and enjoy, perhaps have a small vegetable or flower garden. This building will use most of the green space for the building, bike sheds and garbage/recycle sheds/buildings.

I don't believe the proposed properties are for families and I suspect the studio's will be transient. These units will just be too small for people to feel comfortable to stay for long. I thought we learnt this lesson during Covid that people need a little space?

The existing proposal 8 units, 4 parking spots will be an issue as it is everywhere else in KW where an effort has been made to reduce parking spots. There are ads every week with individuals looking to rent a parking spot. I recognize the city of Kitchener allows/encourages reduced parking spaces, and in some areas it makes sense. That being said, people drive cars and continue to drive cars, when there is no room in the drive they park on the street, we are seeing this everywhere. In this case maybe the street during the day and Rockway Golf Course overnight? This property is located where there is a slight turn on Rockway Drive, parking on the street will be a safety issue for cars and pedestrians, there are no sidewalks on this street. Cars parked on the street (residents or visitors) will force people to walk around them on the street. This is a busy street with a high school where students are dropped off and picked up daily, a golf course and Rockway Gardens within 1-2 blocks of this building. This is

a safety issue. In this case, for this property, I believe more parking should be available.

I am also concerned with flooding, the green space will be reduced significantly on this property, our properties are on incline from the top of Rockway by the golf course down to Dixon and there have been several instances where residents have encountered flooding, for many more than once. Some residents have made some changes installing pavers and stone and now receive storm water credits for making changes allowing additional drainage, this should be highly considered. The green space in our neighborhood is important to mitigate this from re-occurrence. I suspect additional flooding would also impact to Schneider's Creek as well?

As I understand the waste management rules, this building / units will qualify for curbside pick up. If there are 8 units, that is 8 bins for garbage and 16 for recycle, effective March 2026, re-cycle will be reduced to every 2 weeks. We have existing rodent concerns in this neighborhood to begin with there are numerous raccoons, skunks and rats. I am aware of 4 properties in our area including my own where a professional company has been hired to eliminate, mitigate or prevent issues on their property. At least one property had an infestation of rats in their house. Garbage has to be maintained to not create a bigger problem than we have. Garbage and recycle from 8 units is way too much and very concerning on how that could even be managed properly.

I think when a new building is coming into a neighborhood, it should be built to be unified with the existing neighborhood. The building can be modern, but should fit into the neighborhood with the other houses, exterior should be brick, attractive. I see the letter with the application to the committee of adjustment references the intention to maintain this however without details I'm not sure if we should have faith that will occur. Who will monitor this, regardless of what is built on this property?

I was pleased the building height would be 2 story and I could support 4 nice sized units with 4 parking spots allowing the developer to have a profit and 4 families to have a nice unit to live in.

Neighbors privacy should be respected and protected at all costs. There is no reason that the new residents should be looking into someone else's property or vice versa. It should never be necessary for an existing resident to have to build a large wooden fence to maintain their privacy.

My property corner butts this property and my house was built with many windows, I have fears of being at the dinner table and looking into someone's apartment. I have these fears as I have no idea what this building will look like.

I am aware of 'bill C23'. I am also aware that there are thousands and thousands well in excess of 30,000 approved building applications in Kitchener approved by our council and planning teams where the shovel has not hit the ground as yet, four of these 20+ towers are within two blocks of this property. I see an abundance of apartment rentals in my neighborhood and throughout the city so I do not see any urgency or need to have 8 units jammed into this building.

This is my home and my neighborhood. I would be in favor of less more spacious units, and more green space. These type of units would be welcomed by residents ready to downsize from their house to an apartment.

At the end of the day, I would like to see a building that people will enjoy to live in, fits in our neighborhood. I want to see a building that will ensure my properties value is maintained or exceeded by the new building. I don't want the sale of my house someday to be impeded by this building.

I would encourage the Committee of Adjustment to do what's right when decisions are made, there are so many reasons to not do this. It's important to consider whether it's appropriate or permissible for here. I thank you for taking my input and concerns into consideration.

Lori Mark