

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Application No B 2025-032
Date: Sunday, December 7, 2025 8:11:04 PM

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Lindsay Shantz

December 7, 2025

Committee of Adjustment
City of Kitchener
200 King Street West
Kitchener, ON N2G 4G7

Re: Opposition to Proposed Severance at 776 Rockway Drive

Dear Members of the Committee,

I am writing as the owner and resident of [redacted], across from **776 Rockway Drive**, to express my opposition to the proposed severance and redevelopment that would replace the existing single detached home with two four-plex buildings containing eight units.

I have lived on Rockway Drive for five years, and I walk my dog through this neighbourhood two to three times daily. This gives me a close, everyday understanding of how the street functions and how people use it. Rockway Drive is a friendly and cooperative community, and its quiet residential character is an important part of what makes it such a pleasant place to live.

Parking is already a sensitive issue on our street. Since there are no sidewalks, all pedestrians—including myself when walking my dog—use the roadway. To maintain safety, the neighbourhood has worked together to keep cars off the street as much as possible. My neighbour on one side often parks at the end of my driveway with my permission, and my neighbour on the other side regularly makes room for additional vehicles in their driveway for other households. This informal system helps preserve safety and visibility, but it functions only because our street consists of low-density homes. Adding eight units will introduce a number of new vehicles that simply cannot be accommodated without significant on-street parking.

This is especially concerning because our street curves, and visibility when backing out of my driveway is already limited. Any additional cars parked on or near the curve would further obstruct sightlines. As someone who exits my driveway multiple times each day—and who walks my dog along that same curve—I am very worried about the increased risk of collisions or near misses. The combination of no sidewalks, a bend in the road, and more vehicles is unsafe, both for drivers and for pedestrians who must use the roadway.

Winter conditions are likely to make this even more hazardous. The road narrows with snowbanks, and there is limited room on the proposed property for snow storage. Snow often

ends up pushed onto the street when lots are overbuilt, which would further constrict visibility and road space.

I am also concerned about the loss of greenspace on the lot. Replacing the existing home with two multi-unit buildings and expanded parking areas will significantly reduce permeable surfaces. Our neighbourhood already experiences water pooling during heavy rainfall, and additional hardscaping will increase runoff and the potential for localized flooding, including onto neighbouring properties.

Waste management is another issue. We already have raccoons, skunks, and even rats in the area. With eight units producing much larger volumes of garbage, any improper storage or overflowing bins will attract more wildlife, create odour and mess, and spill into the street. This will be especially concerning when recycling and garbage pick up is reduced to every 2 weeks come March 2026.

Overall, the scale and intensity of the two four-plex buildings do not fit the established character of Rockway Drive, which is a neighbourhood of mostly single and semi-detached homes. The proposed density is too high for the lot and would negatively affect the safety, appearance, and daily functioning of our community. As someone who walks the street multiple times each day and interacts closely with neighbours, I am deeply concerned about the permanent changes this development would introduce.

For these reasons, I respectfully request that the Committee **deny the severance application for 776 Rockway Drive**, or require a significantly lower density more appropriate to the physical conditions, safety considerations, and overall character of the neighbourhood.

Thank you for your time and consideration. I would appreciate being notified of any future steps or decisions related to this application.

Sincerely,

Lindsay Shantz