

Response to 776 Rockway Drive Zoning Certification (25 110976) and building permit (25-119483).

The proposed build of 8 rental units and 10 bedrooms on this existing lot is referred to as a “gentle intensification”. Although there isn’t an argument for more accessible and affordable housing one wonders if this is the case, or if this gentle intensification is a more of an aggressive intensification for the existing neighborhood.

I can’t help but see this proposal and wonder outside of the building specs and whether or not they meet code and planning acts, if there was any thought given to the impact on the environment, namely street parking. It’s a nice “green” touch to have a bike shed on each property but many of us still rely on cars for transportation. With eight units available, one might consider the likelihood of having more than eight cars. This plan calls for 4 parking spaces, leaving the possibility of 4 plus, plus parking spaces needed on the street. With a street where parking is permitted on both sides and there currently isn’t an existing sidewalk has there been any consideration on pedestrian safety?

As recent published water capacity issues for proposed builds has come to light there is a growing concern that there is a lack of environmental considerations/coordination. Given the backyards on this site looks closer to a postage stamp where do the families/kids/dogs play. Are builders like this required to contribute to a green zone fund? There are multiple approved and impending new builds on Weber and King Street but no new green sites to accommodate this increase of population. When might that happen.

As just a “Joe Citizen” the concern is developers maximize profit, city planner’s role over to accommodate and get bonus monies from Queen’s Park, at the expense of existing communities’ members who have been here and paid taxes for decades. Roads and green spaces and now water are given secondary consideration or not any consideration at all.

All actions have consequences on our environment, many times unforeseen. My next-door neighbour several years ago cut down an 80-year-old oak tree on his property because the roots had started to raise into his driveway. A beautiful stately tree that was in perfect condition, but what could I say it wasn’t my tree or my property. The tree had provided shade for my beautiful Japanese maple. The Japanese maple couldn’t tolerate the afternoon sun that now hit it full force and subsequently died. The oak tree provided shade to my front door, the ensuing coupled with my screen door created a green house effect and warped my great wood door – the original on a 1939 home that then needed to be replaced. My neighbors’ actions cost me hundreds of dollars to say the least – who knew.

As you can see my concerns are that there is a lack of consideration for existing communities when builders and planners get together and the ultimate cost is borne by the community not the builders and planners.

Phil and Sharon Hartigan