

RE: development at 776 Rockway Drive, Kitchener

I wish to submit my opposition to the proposed construction changes for 776 Rockway Drive. While the proposal may satisfy an arbitrary set of guidelines, I believe that there is a profound difference between that, and how it will play out in real life.

I can see that there is possibly room for a single semi-detached dwelling that could house 2 families, but the submitted proposal is a gross over-intensification of any city housing plan, that raises a number of concerns:

- 1) The possibility of 18 - 20 people crammed on to one housing lot - compatibility issues are sure to arise
- 2) Parking - driveways supposedly to accommodate 4 cars. It is ludicrous to think that this will suffice forever. Case in point: a basement apartment was approved at 780 Rockway that now houses 3 adults with 3 vehicles
- 3) Garbage collection: we are soon to have extra large bins for use. If they are to be part of the usual residential pickup for our street how will this be maintained? I have work experience with multi-unit buildings and can say that critter infestation of some sort will be attracted once people become lackadaisical about bin capacities and lid closures, and more critters than usual will spread through the neighbourhood. Will the person(s) in the accessible units be able to slug these bins around? - especially in the winter?
- 4) In regard to these accessible units - I have seen a report that these units do not have any wheelchair ramps for entry which begs the question of true accessibility. Where on this site plan is there even room for the required length of such ramps?
- 5) The filed submission form in **Section 8** indicated that it was unknown if there was any fuel containers on the property. Having lived doors away for over 40 years I can say that there was a 200 gallon fuel oil tank at the outside of the house from the day it was built until the house was converted to gas. Has there been any kind of environmental study done for the property?
- 6) This has been a quiet family neighbourhood since houses started being built on this street about 1950. Families look for a chance to move here, but over-intensification will take away from that attraction, and, I fear, our property values along with it.

I urge the panel to reconsider this request for development, and to scale it back to a single semi-detached for the use of 2 families.

Respectfully submitted,
Ron Couch