

From:

Sent: Sunday, November 23, 2025 7:30 PM

To: Committee of Adjustment (SM) <CommitteeofAdjustment@kitchener.ca>

Subject: 776 Rockway Drive (B2025-032)

My written submission opposing the notice of application for 776 Rockway Drive Kitchener (B2025-032) from;

Tracy Livingstone

I am a homeowner of Rockway Drive (built in 1952) and have lived in this beautiful "historical" neighborhood" for almost 15 years. I purchased my home in this specific area due to the stunning classic Victorian gardens only steps away from home. An old vibe neighborhood with no sidewalks and unique characteristics, including each single family home having it's own distinct aesthetic look with a history of our homes being built as far back as 1952. Rockway Gardens built in 1928 is considered a historical site and the gardens have a long association with the Kitchener Horticultural Society, which has maintained and beautified the site for decades. They are also associated with individuals important to the community, such as garden founder J. Albert Smith.

Heritage Designation: A heritage study found that the gardens meet the criteria for protection under the Ontario Heritage Act. The City of Kitchener has designated it as a Cultural Heritage Landscape

This neighborhood prides itself in maintaining this historical vibe with each home having unique elements from the 1950's along with each single family home that sits on their own plot of land, providing more distance from neighbors, which reduces noise and offers greater privacy and of course a long-term investment. I did not purchase my home 15 years ago to have a semi-detached dwelling, each half having 3 additional dwelling units next to me. I understand that we are facing a housing crisis, however allowing this development will not only destroy the historical look of Rockway Drive (and the rest of the neighborhood) but it will also decrease the value of our homes that we worked so hard to have. Who wants to buy a home with a sixplex unit beside it

This property at 776 Rockway Drive (and proposed build) is too narrow for two buildings and 6 units, not to mention providing a parking lot and vehicles to park. Each one of us on Rockway Drive enjoy sitting in our backyards with our beautiful gardens (and privacy) to only have an influx of exhaust fumes now entering our backyards and our homes. I can't image where the parking lot for this unit would be, destroy the back yard and lay asphalt so the homes that surround this dwelling are greatly impacted with the smell of exhaust fumes while we are trying to enjoy our backyard ? This is outrageous

Allowing this type of build at 776 Rockway Drive will greatly impact our privacy by having units looking into peoples windows as well as significant, major changes to our stunning and beautiful neighborhood. This will also set a precedent for our neighborhood to have buildings shoved into very small spaces.

It's horrible that the new owner of 776 Rockway Drive (a hungry landlord) wants to come to Rockway Drive with a lack of respect for a neighborhoods heritage look is outrageous. The area of Rockway is RES4 which generally allows for low-density residential dwellings. This home located at 776 Rockway sits on a very small piece of land (built back in the 1950's) this home has character and would certainly make a family happy if left alone and simply rented.

This neighborhood of Rockway Drive just finished another fight of bike lanes that were going to be installed and we won !! Reroute before you uproot (Rockway Gardens) was yet another battle that this entire community of Rockway came together to fight.

Please do not allow this application and build to follow through and allow Rockway Drive to maintain our look by adhering to specific guidelines and best practices that preserve our area's unique character and historical integrity.

Please protect our neighborhood and do not pass this application. We cannot allow a landlord to come to Rockway Drive and completely destroy our street, our neighborhood, our privacy, our heritage.

Please stop this.

Garbage Concerns

This unit and its proposed plans to demolish the existing home, sever the property and build an additional 8 units does meet the requirements for garbage removal and the new cart system that is being implemented in March 2026.

A property owner with a 3-6 unit building (each registered unit will receive one garbage cart. Two green carts will be shared between the 3-6 units).

Properly storing garbage, yard waste and recycling in a back shed on this property will only add to the current rat problem this neighborhood has been dealing with over the past year. Not to mention the increased risk of smell to the surrounding neighbours.

The waste management rule is that more than 6 units on a property requires private collection or a dumpster. If the proposed severance is approved, there would be 4 units on each side of the semi-detached dwelling which qualifies for municipal curb side pick up for waste.

So in total we would have 8 large new black garbage bins at the curb for pick up weekly ??? Is there enough curb side space for all these garbage bins and what about all the recycling bins, how would everything fit ? This would also create a hazard to pedestrians walking on the street since we do not have any sidewalks.

This is too many units on this property without this beautiful street starting to look congested and the historical component gone !!

Sincerely,
Tracy Livingstone