

Kirk Greenwood

**Re: 776 Rockway Drive. Kitchener, On – Consent Application**

Members of the Committee of Adjustment,

This letter has been prepared in non support of this application to sever the property at 776 Rockway Drive into two lots.

Although and understood according to current zoning bylaws, the property is considered oversized. And consistent with the federal and provincial goals of new housing –Bill 23, the severance of this property and construction of two 2-storey, semi detached duplex developments does not take into consideration the integrity of an older, well established neighbourhood in the East Ward of Kitchener close to and surrounded by Rockway Gardens and Rockway golf course. It also does not take into consideration the impact of said development has on the residents of the neighbourhood, Most of these residents having owned these properties for 30 plus years. Also the addition of the upload on an already aging infrastructure. Upon canvassing the neighbourhood the general consensus is that this type of development is not a positive example of re-development and a good use of land in this particular case due to location and character of the existing surroundings.

The proposed building consisting of two semi-detached buildings, Each building consisting of 4 units or 2 units per floor, 5 bedrooms for a total of 8 rental units and 10 bedrooms. With the proposed development and severing of the property each lot only facilitates 2 surface parking spaces per 4 unit building. Thus leaving 4 rental units with no parking facilities. Concerns surrounding this issue are parking overflow onto the street which has no sidewalks, putting pedestrians and children in danger when walking or bicycling having to maneuver around excess vehicles. Also with no winter street parking bylaws, where does the excess overflow park during those months? Snow removal will also be an issue as the new development is proposed to stretch from one property line to the other allowing zero space for snow removal.

With Zoning bylaws only requiring minimum 20% of the front yard be landscaped, the question to be asked is where 8 units are to place garbage and recycling on municipal curb side pickup days, under the new regional garbage and recycling program being implemented in the new year, where will the garbage containers be stored?

I ask the committee to take the neighbourhoods concerns into consideration in denying the application for severance of 776 Rockway Drive.

Regards

Kirk Greenwood