

RZ-2021-01: 41 William Street

Public Comment Response Table

Comment	Response
<p>Traffic:</p> <ul style="list-style-type: none"> Hannah is a very narrow street, (18.5 ft.) and there is not enough room for vehicles to manoeuvre (one parked on the roadside and two to safely pass each other.) Once intensification occurs, the ability to park on Hannah Street will end up being eliminated. The subject property already has a driveway on William Street and a driveway on Hannah Street. Adding more driveways on Hannah St to this already busy corner and narrow street will bring too much traffic to the area. 	<p>The two semi-detached units have been designed to comply with parking requirements of the zoning by-law. A prohibition of accessory dwelling units has been added to the draft by-law to ensure that only two additional dwelling units are constructed on Hannah Street.</p> <p>The proposed detached dwelling at the corner of Hannah Street and William Street will comply with the sight triangle requirements for corner lots, as specified by the Zoning By-law. This requirement ensures that adequate sightlines are maintained at intersections.</p>
<p>Safety:</p> <ul style="list-style-type: none"> There is a lot of foot traffic on Hannah St. and there are no sidewalks, meaning that residents walk on the road. There is a very real chance that someone could be injured by vehicles reversing out of the semi-detached driveways. 	<p>The lack of sidewalks along Hannah Street is an existing condition and the proposed development does not warrant new sidewalk construction along this roadway.</p>
<p>Parking:</p> <ul style="list-style-type: none"> There is a potential for 8 more vehicles that will need to be parked. Most will end up parking on the road. Each of the proposed semi-detached homes could be converted into two separate dwellings (accessory 	<p>The proposed dwellings must comply with the parking requirements of the Zoning By-law. No reductions are proposed in the amending By-law with respect to parking requirements.</p> <p>A prohibition of accessory apartments has been added to the zoning by-law to alleviate concerns that the two semi-</p>

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apartments), further increasing the demand for street parking in the area.	detached units could be converted to a total of four units in the future.
<p>Density:</p> <ul style="list-style-type: none"> • The Town’s encouragement of “infill” and intensification has led to a preponderance of non-conforming investment rental units and non-conforming apartments on William St. in the immediate area. • Allowing this level of density changes the scope of the immediate neighbourhood area. 	<p>The subject property is the largest single detached lot in the neighbourhood, and other lots of comparable size have historically been developed for higher densities through previous intensification developments. A prohibition of accessory units within the semi-detached dwellings has also been added to the amending By-law to address concerns about additional units beyond what is currently proposed.</p>
<p>Property values:</p> <ul style="list-style-type: none"> • Property values will fall dramatically, especially in the immediate area around the proposed development. • The negative effects of this development will decrease the number of Buyers interested in purchasing homes in the neighbourhood, thereby decreasing property values 	<p>Property value impacts are speculated based on a subjective perception of change or perceived impacts that may result from new development. Because of this high degree of perception and subjectivity, perceived property value implications are not given consideration in the planning evaluation and decision-making process.</p>
<p>Precedent Setting:</p> <ul style="list-style-type: none"> • A potential precedent-setting status for other similar developments to come forward, should this application be approved 	<p>There are limited lots within the neighbourhood that have access to two streets and are of a size that would accommodate a redevelopment proposal that is similar to what has been presented with this application. Furthermore, each application must be reviewed based on its own merits.</p>
<p>Privacy:</p>	<p>The proposed semi-detached units will face the existing detached garage and driveway of adjacent properties located on the opposite side of William Street. The proposed</p>

Report No. INS-2021-054 - Attachment No. 4

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<ul style="list-style-type: none">Additional residences fronting on Hannah Street will be two storeys in height and will decrease the privacy of nearby homes.	dwellings will comply with the maximum building height permissions of the Zoning By-law.