

Public Comments Response Matrix		
Comment No.	Comment:	Response:
Written Submissions - October 30, 2018		
1	This development would further increase the volume of traffic utilizing Fallis Crescent which is already far too narrow, in addition it would remove road parking spaces when permit applications are requested, let alone submit residents and their children to traffic volumes that would increase dramatically the risk of injury.	The proposed development will not impact visitor parking. Visitor parking is not intended to be provided on the cul-de-sac as this is an emergency access issue.
2	Although not directly affected by the size of this proposed development I am certain that adjacent residents would be losing both privacy and view, not to mention increased noise pollution.	This development would result in minimal intensification of the area as well as privacy.
3	So far this week the above development proposal and that on File numbers POPA 18-01 and RZ 18-03 have concentrated a severe change of lifestyle for residents of Fallis Crescent and McElroy court, and compounded yet again on insufficient parking facilities for all properties, where road restrictions permanently in place restrict parking spaces.	The proposed development will provide sufficient parking as per the Town's bylaw requirements and will not impact the neighbourhood's supply of visitor parking.
4	The addition of 7 more units to McElroy ct will make it difficult to find any visitor parking because there is no parking allowed on the west side of the street currently. If parking was permitted this would help somewhat. Another solution would be to remove the sidewalks in front of our homes so the driveways would be longer. Since the proposal is to turn McElroy into a cul de sac the sidewalks are not necessary.	The proposed development will not impact visitor parking. Visitor parking is not intended to be provided on the cul-de-sac as this is an emergency access issue.
5	This developer is not thinking of people living in these houses, especially with reduced lot area and frontage standards. There goes the green space again. Also, the town houses will be located right beside two story town houses and one story houses. With the Increased height limit they are requesting as well, there goes the view for those residents and others who have to look at those town houses.	Please see response to comment 2.

6	Parking is an issue already in this area already where they plan to add these town houses. The parking is going to be a even bigger issue now. I can't wait to see how hard it is to find a spot on the street to park.	Please see response to comment 1, 3 and 4.
<b>Public Meeting - November 14, 2018</b>		
7	Emmission concerns with a double car garage	A double car garage is typical in this neighbourhood.
8	How does the design comply with a building code	The proposed development has been designed in accordance with the Building Code. At the Building Permits stage, the design will be required to comply with the code for an approval.
9	What are we doing about the height of the buildings?	The proposed height of buildings (3-storey townhouse units) is similar to the existing townhouses in the neighbourhood.
10	What are we doing about our sidewalks?	Existing sidewalks will be maintained.
11	What are we doing about parking?	3 parking spaces are provided at each unit - 2 in the garage and one on the driveway.
12	Parking deficiencies for townhouses on Fallis & McElroy	Sufficient parking is provided as per Town's bylaw requirements.
13	2 bedrooms would have at least 3-4 cars per home. There is not enough parking or overflow	Sufficient parking is provided as per Town's bylaw requirements.
14	Suggest 3 storeys and then go down to 12 units	The proposed development consists of 3-storey units.
15	noise levels?	14 townhouse units will not result in significant noise
16	How is traffic and parking concerns addressed?	14 townhouse units will not result in significant increase in traffic or parking.