

23-160-CD Appendix H – Public Comment Responses

Response to Public Comments Received

A number of oral and written submissions were made both in support and opposition to the proposed development. The themes of the comments can generally be summarized as follows: Height, density, traffic, noise, and open space protection.

- Density

Comments have been received relating to concerns regarding the density for the subject lands. The original proposal submitted for the lands considered a density of 82 units per hectare, which would have seen a total of 44 stacked townhouse units. The Low/Medium Density Residential designation applied to the lands permits a maximum density of 40 units per hectare. Given the comments received at the meetings held with members of the Public regarding the concerns around density, the applicant revised their application to reduce the number of units to 30, thereby reducing the total density to 56 units per hectare. Although this remains above the maximum permitted density of the designation, the proposed development and density is suitable for the subject lands and is considered a reasonable and gentle intensification of the lands that is compatible with existing low-density development in the area.

- Traffic

Comments were received regarding the concern of increased traffic on Clover Avenue and the safety of pedestrians as a result of the multi-unit development. Although some increase in traffic is expected as additional units are introduced onto the street, the total increase of 30 units is not anticipated to create adverse impacts on the surrounding properties or the ability for Clover Avenue to accommodate the increased population. Additionally, the development will also result in the creation of a cul-de-sac at the northern end of Clover Avenue, which will permit sufficient space for emergency and service vehicles.

- Open Space Protection

Comments received from the surrounding residents included those relating to the protection of the open space area adjacent the proposed development that abuts the subject lands. The portion of the lands to be zoned as Open Space on the northern side of the subject lands is being maintained and protected, in order to ensure the protection of the existing wetland. As part of the proposed development, appropriate measures are being taken to ensure the protection of the environmental lands and to ensure no negative impacts are experienced to

the existing wildlife in the area, including a 10- metre buffer between the development and the wetland area.