

Monique Ouellet, Greffière
City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7

REÇU
25 FEV. 2020
CITÉ CLARENCE-ROCKLAND

20-02-2020

Dear Ms Ouellet,

Subject: 808 Powers Street, Zoning By-Law Amendment from R-1 to R-2.

As residents of Powers Street, we vehemently oppose the request for the property of 808 Powers Street, to be rezoned from R-1 to R-2.

Powers Street is a short and narrow, single lane that has two sloping sections on either end with the Laurier exit passing between two buildings that face Laurier. It is a fire route that specifies no street parking. Our demographic is approximately 10 single dwelling homes with one duplex (original frame) and one triplex (near easement and rezoned in error with encroachment onto Laurier St property).

Our street has a growing population which includes young families with many children under the age of 10 years old. Many of these families are seen walking with their children and pets to access bus stops, parks and neighbouring friends. We also have many seniors and persons with mobility impairments living on Powers St. It should be noted that as pedestrians, they must be considered at risk when traversing our narrow street.

During the winter, snowbanks are as high as 6 feet making visibility incredibly difficult when passing driveways on our way to our home or when leaving or entering our driveway. The current situation means that Powers Street is already a high risk for the potential of vehicle and pedestrian accidents. We have additional non-local pedestrian traffic as well. Present snowbank heights are already at maximum for the average snow-blower. An 8-car driveway, as proposed by Client 2701220, would increase the already maximized snowbank capacity of Powers Street and would have a serious impact on immediate neighbours.

The current traffic flow includes local and through traffic. Our current speed limit is 40km/hr. Vehicle passing bi-directionally on the street is done via courtesy easement onto driveway ends to allow for safe passage. While Powers residents are familiar with such courtesy, some non-locals, including non-permitted construction vehicles, have blocked our road for extended periods of time. We do not block the road and do not encourage visitors to block the road either. An addition of 8 local vehicles on Powers Street, parked in such a way that 'car-jockeying' would be necessary, would block traffic in front of said property and can be anticipated as a serious inconvenience to Powers Street residents.

We, the residents of 764 Powers Street, are thereby opposed to the rezoning of 808 Powers Street from R-1 (single-dwelling home) to R-2 (multiplex).

Sincerely,
Helen Pace



and

Irene Simard



Co-owners of 764 Powers Street. Rockland, ON.