

Alley Closing Policy Survey

November 25, 2019

Have you read about the proposed Alley Closing Policy?	Do you agree or disagree with the proposed Alley Closing Policy?	Please provide comments on why you disagree with the Alley Closing Policy.	Comments
No	Disagree	The alleys should be left open for the utilities to access the lines back there. I also like that my neighbours yard doesn't back onto mine	
Yes	Disagree	It would be great for the alley to be paved and used for the homeowners. It helps for heavy equipment to come in and out of yards that would not be able to fit in between if needed.	
Yes	Disagree	<p>I like the fact that there is green space between myself and my backing neighbour. <input type="checkbox"/></p> <p>Keeps the area private and intact to it's original layout. <input type="checkbox"/></p> <p>I'm bias because I grew up in the old part of Toronto, and one of the main reasons I bought this house was the nostalgia it brought me. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Worst thing about these new neighbourhoods popping up is that they are sitting on top of each other. Nothing worse than having a neighbour peering in thru the fence. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>I like the very fact that the OPP do their routine checks through the alleyways. Makes me feel safe. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Why change things when they don't need to be fixed??? Let's fix the sewer systems.</p>	See above.
Yes	Agree		<p>What happens in the case that alleys have already been taken? Which is true in my area for over 10 years I might add. <input type="checkbox"/></p> <p>I tried to purchase my land several years ago, only because the alley was already 85% taken by residents? Clerk told me that alley was still being used.....which shows that the town either doesn't get out or cares <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>If neither party want their section of alley, what happens then? <input type="checkbox"/></p> <p>Example, if neighbors to the north and south, along with their back neighbors buy their section....why do I need to buy mine? <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>The best solution I believe, give the alley away free...owners pay the legal fees....and town is able to increase property tax a fraction. In my case (20 year resident) not once have the town come out to survey the alley, or check how many owners have taken them over.</p>
Yes	Agree		Rather than selling the land, could the city convert alley's into green spaces? A row of hedges and flower beds on both sides of the alley to create new walkways for the public in urban areas. Alternatively, they could also be converted to community gardens to help alleviate the food shortage issue in low income areas.
Yes	Agree		I own 902 Lesperance. We have had kids break into cars and sheds using the unlit alley as a means of entrance and escape. I would like to see the alley closed and would purchase the alley behind my property so that I could fence and maintain it myself. In doing so, I believe that criminals would be less inclined to attempt breaks ins without alley access.
Yes	Agree		We have had things stolen out of our yard theough the alley. Its one of the main reasons we want to sell our house. And were diagonally across from the police station. Kids are bold in the alley.
Yes	Agree		<p>Does the reference to/definition of "resident" include businesses in this Policy ? If yes I would like that made clear, and if not I would request that the Policy be amended to include businesses who wish to purchase abutting alleys as well. <input type="checkbox"/></p> <p>I would also request a definition of your usage of the word surplus and the factors comprised to lead to such labeling. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Thank you</p>
Yes	Disagree	<p>1) The inclusion of a Policy pertaining to those grandfathered roads and alleys that were closed before this new Roads and Alleys Policy by-law that will include public input before they are deemed surplus and offered for sale. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>2) I have concerns with 3.3 The declaration of a closed alley or road as surplus without public input. <input type="checkbox"/></p> <p>My thoughts on this matter is based on the assumption, after reading the Alley Closing Policy, that roads or alleys after going through the public process of being closed can be deemed as surplus by the corporation and sold without input from the residents. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>3) Consulting with residents , before a road is deemed surplus, may be beneficial to the corporation in determining the possibility of the future need of the closed road for long term growth and development.</p>	<p>1) Oldcastle Road South of Hwy. #3 was closed before this policy and therefore a policy pertaining to it as a (Grandfathered Closed Road) should include public input before it is deemed surplus and offered for sale. <input type="checkbox"/></p> <p>2) Public input would allow for a discussion on the future use of this closed road toward the long term growth and development of the properties between the Oldcastle Road and Walker Rd.</p>

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Yes	Disagree	Just unnecessary	This town has cost that are greatly unnecessary due to giving the Directors 100% say without councils approval. What needs to happen is that needs to change. So they can stop wasting tax payers money on roofing companies that rip off the town or stupid over spending like a 18 grand heating system that does not work knowing it wouldn't or inefficient spending on staff that take naps on our dimes.
Yes	Disagree	The alley is beneficial for many reasons. Most of the lot widths do not accommodate some of the needed access to back yards. Living on Lesperance I need access to my back yard through the alley especially since the road has been reduced to 2 lanes to accomodate bicycle riders during our 4 months or warm weather. I would argue that these needless changes are causing enough inconvenience to our home to make us reconsider living on Lesperance at all.	The alley is beneficial for many reasons. Most of the lot widths do not accommodate some of the needed access to back yards. Living on Lesperance I need access to my back yard through the alley especially since the road has been reduced to 2 lanes to accomodate bicycle riders during our 4 months or warm weather. I would argue that these needless changes are causing enough inconvenience to our home to make us reconsider living on Lesperance at all.
No	Agree		I for the closing of the alley in for sale to owners
Yes	Disagree	I don't know what you are talking about. You haven't defined what the pilot program IS. Then your error message says to advise why I disagree with the Urban Hens Pilot Program. I'm not writing about that. I'm commenting on the Alley closing Policy. I think your website is screwed up.	<p>1. WHAT Pilot Program? I have read the proposed alley policy, but there is no mention of a Pilot Program. I can't agree or disagree to the Pilot program when you haven't defined or explained what the Pilot Program is. Because I cannot submit my comments without an answer on the Pilot program, I have answered 'disagree' but that might not be true because you haven't said what the pilot program is. <input type="checkbox"/></p> <p>2. Your question above says: "Have you read about the proposed Alley Closing Policy?" What does that mean? Again, the language is unclear. Does it mean have I read about the policy somewhere else? Does it mean have I read the Policy itself? It is very unclear. But I can tell you I DID read the draft of the policy. <input type="checkbox"/></p> <p>2. Policy sec. 4.1 You should define "affected persons". People whose property don't abut the alleyway can be affected by the closure. Perhaps it is used as a shortcut to another street. Closing it would be a hardship to people who use it. Closing it would also make the town less walking and biking friendly. Perhaps the surplus road will be purchased by a developer of the adjacent lot and thus be able to have more space to enlarge his proposed development (ie: McColl st). In such a case, all the people in the neighbourhood are affected, especially the property owners who abut the developer's lot(s). They are affected persons. <input type="checkbox"/></p> <p>3. Policy sec. 4.7 re Notice to be given. To WHOM? It doesn't say to whom. It should be given to the entire neighbourhood. I think this section should be re-written along the lines of: When the surplus alley or road to be closed is adjacent to a large parcel that has the potential to be developed for additional residences, multi unit residential, commercial buildings, etc., then specific, written notice must be given to not only the owners whose property abuts the alley/road to be closed, but also to every property owner who abuts the larger lot that has the potential to be developed. <input type="checkbox"/></p> <p>This is essential because a change in the neighbourhood affects a larger circle than just the abutting land owners. The McColl closing is the perfect example: The developer buys the road allowance and then wants to increase the size and scope of his development which affects everyone in the neighbourhood. Without the road property, he wouldn't be able to enlarge his plans, which affect everyone. Had all of his property neighbours been notified of a potential closure, then they could have objected in a timely manner. <input type="checkbox"/></p> <p>4. The policy should also include language that prior to offering the property for sale to abutting landowners, the Town must consider green space alternatives for the property. Perhaps it could be a public gardening and beautification space. The alley/road could be outfitted with permeable surfaces to re-direct storm-water into the ground to assist in proper drainage. An alley in the business area might be used for special public events, like art shows, pop up stores, etc. Bigger cities are doing this more and more.</p>

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Yes	Disagree	My property is only approximately 30 feet wide, the alley is my only access to my garage for my vehicles. I use it very frequently and I'm really concerned that one day I would not be able to use it for my vehicles. If that was the case my property value would also go down.	I take care of mine and my neighbours alley so it's usable and presentable. Really wish that won't change in the future.
Yes	Agree		We are very interested in purchasing the property behind us. <input type="checkbox"/> My question if both neighbors backing the alley want the alley property will it be divided? <input type="checkbox"/> If only one person requests to purchase the alley property. Will the other neighbor backing the alley be notified and given a chance to say yes or no?
Yes	Disagree	I would like clarification of 3.8. We purchased our home knowing we had access to the garage from the alley. There is no access from the front. Secondly, are the total costs for closure of the alley or roadway presented to the effected property owners prior to the property owners having to make a decision? Thank You!	I would like clarification of 3.8. We purchased our home knowing we had access to the garage from the alley. There is no access from the front. Secondly, are the total costs for closure of the alley or roadway presented to the effected property owners prior to the property owners having to make a decision? Thank You!
Yes	Agree		Hello, <input type="checkbox"/> <input type="checkbox"/> I have a few recommendations for the Policy from my dealings with the Windsor street and alley closing policy. <input type="checkbox"/> <input type="checkbox"/> 10.0 - If possible provide greater clarity as to what will be looked at in determining potential for closure. With Windsor we look at whether the alley serves a commercial property, whether it is used as the only access to a garage that received a permit from the municipality (ie can't remove access), and also whether infrastructure is present that would not be sufficiently protected by an easement. <input type="checkbox"/> <input type="checkbox"/> 14.0 - A bit unclear if this is referencing half of the width of the alley. Example, north half of alley is offered to abutting owner on the north and south half is offered to abutting owner on the south. In the event one owner doesn't want their half than the full width is conveyed to the one owner. I believe that is what this point is trying to say as that is how Windsor's policy is. However, their is no reference to "width" in point 14 which makes it less clear. <input type="checkbox"/> <input type="checkbox"/> 18.0 - This seems to contradict point 16, where a viable buildable road allowance would follow the Sale of Land By-Law. This point states that no road allowance will be sold to anyone but the abutting property owner, which is not true as point 16 would allow buildable road allowance to be sold on the open market under the Sale of Land By-Law. Point 18 should perhaps say "Under no circumstances will an alley or non-buildable road allowance..." <input type="checkbox"/> <input type="checkbox"/> The process for determining cost is not addressed in the policy, but that may develop over time. Additionally, a word of caution is that closures should be completed as close to the same time as the conveyance as possible. In Windsor it is common for an alley to be closed and then never conveyed because the abutting owner does not respond to the request, or the ownership changes and the new owner doesn't want it etc. Closure should not happen until a binding agreement is in place with the abutting owners to purchase the alley. Orphaned alleys can quickly become a problem.
Summary			
Yes - 15	Agree - 8		
No - 2	Disagree - 9		