

**From:** [REDACTED]  
**Sent:** Thursday, March 6, 2025 7:21 PM  
**To:** CityClerk  
**Subject:** 2 William Street

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

The small house is located at the corner of Monkstown Road and William Street.

I strongly **object** to this type of home business at this location based on serious concerns regarding:

1. **traffic safety** at the intersection of Monkstown Road and William Street; and,
2. impact on already over-subscribed and **stressful parking situation** in the area that has been getting worse over the past years

Traffic safety:

- The entrance to the house is off William Street from the roadway barely one car length from Monkstown Road (parking is on the opposite side of the road away from the entrance to the house);
- Delivery/pickup vehicles would have to stop on the road itself to access the house;
- William Street has a narrow one-lane vehicle passageway, so cars cannot pass around a vehicle that is stopped in the road (as it would be for the bakery ingredients and goods to be received/delivered);
- Therefore, these delivery vehicles would obstruct access to William Street;
- William Street is a densely populated street with vehicles constantly making this turn throughout the day and a parked vehicle would create the need for these vehicles to stop in an unsafe location with righthand turning traffic backing into Monkstown Road or lefthand turning traffic stopping traffic on Monkstown Road as they wait for the loading/unloading to take place.
- Monkstown Road is a very busy street with traffic often exceeding speed limits. There is no 'downtime' during the day for traffic on this main collector street connecting to downtown. This obstruction will hinder the free flow of traffic and create a potential collision situation.

Parking

- The homes on William Street do not have off-street parking;
- The homes on Monkstown Road directly across from William Street also do not have off-street parking.
- It is common for people on William Street to park on Monkstown Road when they can't get a parking spot on their own street. With more people living in each household and the increasing

number of rentals, one home might have up to four parking passes for the area. Over time this has created more stress on the limited parking available in this neighborhood.

- The parking exemption requested for this business would add more stress to an already stressful situation;
- No information is provided regarding whether the parking exemption is for 1 staff person or if the business is successful, 2 staff persons. Who will monitor this over time?
- Who will monitor that the operation is 'closed' at 5 p.m.?
- Another concern is the parking of the delivery vehicles on Monkstown Road. When the delivery/pickup vehicle drivers see that they can't make the turn from Monkstown Road to William Street, they will park in front of the houses on Monkstown Road. This is already the practice of the occasional courier service. However, with a regular, full-time business, this will become a regular, full-time practice and a regular, full-time nuisance.

Traffic safety and parking in this neighborhood is already a challenge. This proposal is not suitable for this location and I strongly object to any parking exemption.

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Thursday, March 13, 2025 3:07 PM  
**To:** CityClerk  
**Subject:** 2 William Street

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

I wish to present my opposition on this Discretionary Use application.

[REDACTED] I have seen the area grow and change, some for the better and some not so much.

However, parking is and remains an issue. It has become more difficult since homeowners have multiple vehicles and use Visitor's passes for permanent parking permits for their second vehicles. There are barely enough spaces for one car for each residence on the street.

Also, the Bed and Breakfasts have also brought in multiple vehicles.

So, if there are any extra parking requirements for this new business at #2, I think it would be ridiculous to take away another place from the permanent residents of the street.

Therefore, I strongly oppose this proposition.

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Friday, March 21, 2025 1:05 PM  
**To:** CityClerk  
**Subject:** Re: 2 William Street Discretionary Use Application

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Attention: Office of the City Clerk

[REDACTED]

I am writing to express concern about the discretionary use application for parking relief at 2 William Street.

The intersection at Monkstown Road and William Street is quite busy in terms of traffic and has a challenging parking situation, with many houses in this area, including on both Monkstown and William, having on street parking only.

The location of 2 William Street is in a challenging location at this intersection. Any delivery vehicles for this location would need to stop on William Street and would obstruct access for vehicles turning from Monkstown Road onto William Street. This would make a challenging and busy intersection even more difficult and unsafe.

There are already parking challenges in this area due to a lack of off-street parking. Approving a parking exemption would add more challenges and stress to an already difficult situation. It is not clear what the parking exemption would be for, but this would certainly exacerbate parking issues that already exist on both William and Monkstown.

I unfortunately have to oppose this application and respectfully request that City Council reject the application due to the safety and congestion concerns I have raised, and which I know some of my neighbours have also raised.

Thank you,

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Monday, March 24, 2025 12:37 PM  
**To:** CityClerk  
**Subject:** Comments on 2 William St Discretionary Use Application  
**Attachments:** 2 William St.docx

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Please find attached my comments on the Discretionary use proposed for 2 William St.

Thank-you for your consideration.

2 William St  
Discretionary Use Application  
Home Occupation Bakery  
March 2025

I have a few concerns regarding the discretionary use being proposed for 2 William St. They are:

1. Fire Risk. This house in question is the last house in a "row of a 3 attached houses". There is then a narrow 2.5-3 foot lane which separates these three from the next six (6) houses, which form another group of attached houses. It is one thing to cook a small family meal or a batch of cookies. A risk of potential fire will be magnified many-fold if a kitchen is being used all day from 9:00 AM to 5:00 PM to prepare a significant amount of food to send to commercial enterprises

What safety precautions have been put in place lest anything go wrong and a fire start?

2. In many houses in the older part of the City, the walls between adjoining houses do not include 2 x4 structure frame to which wall-board, or at best gyproc is attached. The older houses shared a "plow and tongue" pine wall to which a paper or wall-board was/is attached. In the 1980 the City required, that even in just a regular home you had to cover the plow and tongue shared wall with ¾ inch gyproc.

What are the safety requirements now for a small attached business; and are they in place in the structure in question?

3. Noise. I don't imagine you start cooking/ baking at 9:00 without preparatory activities - preparing and cleaning the kitchen; preparing the cooking and baking pans, etc.. I live in a row house; I know how easily noise travels between structures, even privately owned.

Is there a plan for some agency to regulate the noise that that could be produced prior to 9:00.

4. Parking. There is insufficient parking available on the street now. [REDACTED] i [REDACTED] park on Monkstown Rd [REDACTED] [REDACTED] people on the street who have had to give up their cars, and either carry things in knapsacks and walk, or take a bus to and from work/ the supermarkets/ other activities. I am not sure exactly what "parking relief" means, and I did not find a definition on the City's website. However, I imagine if the applicants are shipping/ taking goods off to purchasers, accepting ingredients (e.g. flour), that parking will be required on the street. The parking, as you can see is already problematic. So this proposal will likely make to issue worse.
5. Winter Snow clearing/ shovelling. Given that all the parking is on one side of the street, by necessity [REDACTED] [REDACTED] shovel toward the proposed business. What will happen in the winter? Will the owners expect to pull into locations that have been shoveled by someone else? There are certain neighbourhood protocols that make life livable in downtown neighbourhoods.

6. Rounding that corner from Monkstown Rd. is a challenge in the winter. There is a row of houses at the foot of William owned by people who pay for residents parking passes. The sidewalk in front of those houses is, rightfully, cleared promptly. However, this whole process makes Monkstown Rd narrow and difficult to navigate as you must pull into the lane that generates oncoming traffic to proceed up William. And the base of William itself has been narrowed. William St. is a 3<sup>rd</sup> level street for snow clearing and hence late to be plowed and then cleaned. It makes for interesting traffic issues now, without any further complications

Thank-you for your consideration of my concerns.



**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Monday, March 24, 2025 1:27 PM  
**To:** CityClerk  
**Subject:** 2 William Street

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

I am writing to express my concerns for the application for a bakery at 2 William Street. I am strongly opposed to this proposal.

2 William Street is at the intersection of William Street and Monkstown Road. Delivery vehicles would have to either park on the street at William at this intersection, or on the street on Monkstown Road. There is quite a lot of traffic on Monkstown Road, and increased congestion at this intersection poses serious safety risks.

Parking in this area has become very stressful recently. William Street has on street parking. The same is true for Monkstown Road around this intersection. The application states that parking relief will be required. The parking situation is already very tight. Having additional vehicles/delivery trucks parking in this area will make the parking situation even more stressful.



Theresa K. Walsh

---

**From:** [REDACTED]  
**Sent:** Monday, March 24, 2025 5:53 PM  
**To:** CityClerk  
**Cc:** [REDACTED]  
**Subject:** Application for proposed bakery at #2 William Street

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

[REDACTED] are very strongly opposed to the proposed home bakery at 2 William Street because of the lack of available parking on the street. [REDACTED] have seen the parking situation get steadily worse as the number of two vehicle households has increased. Often it is impossible to find an available parking spot on the street which is particularly concerning to us [REDACTED] (The street view attached to the application notice letter shows a very atypical view of the usual parking situation.) As the proposed bakery is requesting parking relief, that means the business will require extra parking permits (i.e. more than the two permits currently allotted for each household -- a homeowner's permit and a visitor's permit). If the bakery requires even one extra permit, that is one permit too many. The application should be denied on the basis of the parking issue alone.

Secondly, I believe that allowing the bakery at 2 William Street will cause a potential traffic hazard. Currently, delivery vehicles frequently park near the curb on the even numbered side of the street instead of pulling into the angle parking spaces. I believe the proposed bakery owners would tend to park a vehicle at curb side in front of #2 to deliver baking materials and to pick up baked goods rather than bringing materials to and from a parking space across the street (especially in inclement weather). When one is making a right hand turn off Monkstown Road to go up William Street, it is impossible to see a vehicle parked in front of #2 until one is well into the turn (the house at #2, being on the corner, obstructs a driver's view). Many motorists take that turn at some speed and are naturally going to be driving close to the curb on the even numbered side of the street in order to avoid hitting vehicles legally parked in the angle parking. This will be an accident waiting to happen.

Thank you,

[REDACTED]