

Public Consultation Summary – 166 University Park Drive

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	4	<ul style="list-style-type: none"> • Traffic congestion in the neighbourhood • Parking issues • Concerns about garbage • Decrease property values • Noise concerns
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	1	<ul style="list-style-type: none"> • Not Identified
<i>I support this proposal</i>	1	
<i>Other</i>	0	

1. Issue: The proposal would contribute to increased traffic.

Administration's Response: The restaurant has limited seating which will not generate excessive traffic.

2. Issue: The proposal would contribute to parking issues.

Administration's Response: There is ample parking in the lot provided. There is a reduction in parking requirements from the previous use, which required 22 parking stalls. A 16 seat restaurant will not create parking shortages, relative to the previous use.

3. Issue: The proposal would contribute to increased garbage.

Administration's Response: The restaurant is located on a large site and most litter would be contained on the mall site where it is the responsibility of the owner and tenant. Litter can be managed on site with outdoor waste and recycle bins and through regular clean-ups. The restaurant will have access to a dumpster outside.

4. Issue: The proposal would result in decreased property values.

Administration's Response: Surrounding residents are often concerned about property values when responding to a change in the neighbourhood. However, the Administration is not aware of any conclusive evidence that necessarily suggests that such changes will negatively impact surrounding property values. Property values are influenced by a wide variety of factors including the resulting actions and perceptions of current and future property owners. In this case, the restaurant is small in scale, within an existing shopping center and would not change the character of the neighbourhood.

5. **Issue: The proposal would result in additional noise.**

Administration's Response: The restaurant is not expected to generate additional noise beyond a typical commercial business in this context. The restaurant would continue to be serviced from the rear of the building. The proposed restaurant is small in scale and does not contain a drive-thru. The front of the business does not interface any surrounding property.