

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>		
<i>None of the above / other</i>	1	<ul style="list-style-type: none"> - Insufficient information to assess the impact. - Should the application be deferred until the intended users are identified?

- Issue: If there is a change in the zoning, the density of the site may increase, this could impact the neighbouring properties in regards to traffic, landscaping and drainage.**

Administration's Response: As directed by OCP policy, the City will ensure land use, scale and density of development within this area is compatible with servicing capacity and provides appropriate transition to surrounding areas. The density of the site is able to increase if the zoning remains as C – Contract Zone. This occurred in 2012 when the Contract Zone Agreement was amended to include a gas bar. When the density of any site increases, it is reviewed for traffic, landscaping, drainage and more, to ensure it follows all policies and regulations of the City, including the Zoning Bylaw.

- Issue: The site currently has shared access to the public roads with neighbouring properties, if the site were to change the parking field, landscaping or traffic lanes this could create difficulties for neighbouring sites. Can the zoning amendment include provisions for ensuring consensus or mutual consent for traffic related changes amongst the stakeholders?**

Administration's Response: The property at 665 University Park Drive is party to shared access and parking arrangement. The City ensures traffic, parking and landscaping for all sites meet City policies and regulations. Accommodation can be made for shared access and parking arrangements and all agreements will be registered on property titles.

All properties adjacent to 665 University Park Drive have access to the surrounding road network and agreements are in place to ensure access. There is a shared access in the northwest corner between 665 University Park Drive and 2660 E Star Light Street as well as in the southwest corner between 665 & 635 University Park Drive.

Should alterations occur to any shared access or parking, all parties to the agreement will need to agree to the alterations. If any shared access and parking agreement were to be dissolved, all parties to the agreement would need to be involved in the decision. The City's role would be to remove the shared access from title once proper documentation is received. If the shared access agreement was dissolved the access would need to be removed.

