

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	8	<ul style="list-style-type: none"> • Traffic issues on Woodland Grove Drive. • Proximity to schools and pedestrian safety • Incompatibility between residential and commercial, property value, commercial light spillage. • Gas station is not appropriate for this location.
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	3	<ul style="list-style-type: none"> • Would support if improvements are made to Woodland Grove Drive.
<i>I support this proposal</i>	9	<ul style="list-style-type: none"> • Amenities closer to home, specifically a gas station

- 1. Issue: Woodland Grove Drive is not appropriate for commercial development. Pedestrian safety at the intersection of Woodland Grove Drive and Buckingham Drive will be an issue.**

Administration's Response: The Administration has reviewed and accepted a Traffic Impact Assessment prepared by the proponent in support of the development. The study recommends that traffic signals are installed at the intersection of Buckingham Drive and Woodland Grove Drive to manage traffic and improve pedestrian safety. The development will be required to conform to City standards for access control on Buckingham Drive and Woodland Grove Drive.

- 2. Issue: Commercial development will not be compatible with surrounding residential area. A gas station is not appropriate for this location.**

Administration's Response: The Administration maintains that the commercial development will be appropriately scaled and development standards will mitigate concerns regarding incompatibility between commercial and residential development.

Woodland Grove Drive is approximately 20m in width and provides buffer separation between the commercial and existing residential. The development will also be required to install perimeter landscaping consisting of trees and shrubs. The multi-use path and trees up to Woodhams Drive will continue north along Woodland Grove Drive, providing additional relief from commercial impacts.