

**Public Consultation Summary**

Response	Number of Responses	Issues Identified
<i>Completely Opposed</i>	2	<ul style="list-style-type: none"> <li>- Keep the Low density Residential as is or as green space</li> <li>- Not enough parking within the neighbourhood area</li> <li>- Does not capture the efficient use of transportation system</li> <li>- Does not facilitate the urban fabric of the neighbourhood, and instead creates additional commercial space with a primary focus on vehicular movement</li> <li>- Does not maintain a safe and walkable environment that promotes pedestrian activities throughout the development</li> <li>- Significant use of external parking in the development</li> <li>- Development does not propose underground parking</li> </ul>
<i>Accept if many features were different</i>	2	<ul style="list-style-type: none"> <li>- Access to the site should be from College Ave. will help ease traffic congestion along Anson Road</li> <li>- Underground parking</li> <li>- Match the external building material to the existing heritage buildings</li> </ul>
<i>Accept if one or two features were different</i>	5	<ul style="list-style-type: none"> <li>- Site entrance along Anson Road to be located at other location preferably along College Ave</li> <li>- Traffic congestion along Anson Road</li> </ul>
<i>I support this proposal</i>	3	<ul style="list-style-type: none"> <li>- Support the proposed amendment</li> <li>- Development has ample proposed parking</li> <li>- The building is proposed to be 2 storeys in height does not block views to College Ave.</li> <li>- Preservation of existing trees and replanting is removed or destroyed</li> </ul>

**1. Issue**

The subject property should be kept Low density residential or green space.

*Administration's Response:*

Even though the existing Neighbourhood Plan does not allow for new standalone commercial buildings, a medical clinic is permitted use under the mixed-use policy area as well as the within the existing heritage buildings. The use is allowable and compatible within the neighbourhood.

According to the developer, there is little potential for low-density residential to develop in this location.

The proposed site has always been planned for development rather than green or open space as per the Neighbourhood Plan. Green space has been accommodated opposite Halifax Street within the Canterbury Park neighbourhood.

## **2. Issue**

Concerned with commercial development resulting to on street parking demand, traffic issues and significant use of external parking in the development

### *Administration's Response:*

The proposed development has considered the need to contain the parking within the development area by providing parking spaces in excess of the minimum requirement. This will help to minimize the on-street parking for the visitors using the facility thus minimizing the on-street parking demand along Anson Road. The nature of the proposed use would not create a lot of vehicle trips and would be restricted to daily business hours rather than weekend and evening.

The patients visiting the proposed development would require vehicular access due to the nature of the service as it is being planned as orthopedist and podiatrist clinic.

## **3. Issue**

Does not maintain a safe and walkable environment that promotes pedestrian activities throughout the development.

### *Administration's Response:*

The proposed site has always been slated for development with pedestrian routes around the site rather than from within as a through and through access. The proposed development does not impede into any existing or proposed pedestrian linkage planned for the neighbourhood.

The development will be oriented towards the pedestrian realm and parking will be screened with landscape, which is consistent with Neighbourhood Plan policy

## **4. Issue**

Site access should be through College Avenue.

### *Administration's Response:*

Existing neighbourhood policy does not allow for direct access to College Avenue. In addition, the plantings along College Avenue have provincial heritage significance and the entrance along College Avenue will have a significant challenge for the proposed development as it will be restricted to right-in right-out access only.

**5. Issue**

Development does not propose underground parking.

*Administration's Response:*

Administration is recommending an exception to the requirement for underground or enclosed parking for this development. It is not practical or usual for a commercial use that is service-oriented to provide for enclosed parking. Within the neighbourhood most residential parking is underground or enclosed, but commercial is not. The parking lot is properly screened with landscaping, consistent with the Neighbourhood Plan and would not have a negative impact on the character of the neighbourhood.

**6. Issue**

Match the external building material to the existing heritage buildings

*Administration's Response:*

Developments within this neighbourhood including the proposed development shall be governed by the Architectural control requirements (AC-1) and any development must adhere to this requirement, which includes standards on material quality of buildings. Architectural control compliance will be reviewed separately at the time of building permit application at later stage.

**7. Issue**

Does not capture the efficient use of transportation system

*Administration's Response:*

The City is focused on a transportation system that is people-focused and supports users of all ages, abilities, and modes of transportation. The Former Diocese of Qu'Appelle Neighbourhood was planned for efficient use of transportation system and this shall be true for the all sites within this neighbourhood regardless of the development within a specific site.