

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> <li>-The retail businesses create a garbage problem</li> <li>-Retail should stay on 13<sup>th</sup> Avenue</li> <li>-Retail would bring traffic down the street.</li> <li>-Parking is already scarce.</li> <li>-decrease of property values.</li> </ul>
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	4	<ul style="list-style-type: none"> <li>-There are very few retail vacancies on 13<sup>th</sup> and this will add to the vibrancy of the neighbourhood.</li> <li>-The area improves with this type of investment.</li> <li>-The business and residential is well-balanced in the neighbourhood.</li> </ul>

**1. Issue – Garbage in the alley**

*Administration's Response:* There is unlikely to be an immediate increase in garbage as an art gallery of this nature would not generate much waste. Significant commercial operations are required to have private garbage pick-up.

**2. Issue – Retail should stay on 13<sup>th</sup> Avenue**

*Administration's Response:* While the Cathedral Neighbourhood Plan notes that commercial should not expand into residential areas, the Administration maintains that this is small scale and would not have a negative impact on the surrounding residential area.

**3. Issue Parking and Traffic on Cameron Street**

*Administration's Response:* The street is currently used by residents and patrons of nearby commercial businesses. There is unlikely to be significant change from its current state, given the size and nature of the proposed business.

**4. Issue Lower property values**

*Administration's Response:* Changes in land use in established neighbourhoods often generate such concerns. The Administration acknowledges that residents have these concerns, but is not aware of any evidence that such development will necessarily have a negative impact on surrounding property values. The potential impact cannot be determined conclusively in advance, but will be affected by the perceptions, experiences and resultant actions of individual households, over time.