

# Appendix F

## Public Notice Comments – Concept Plan and Rezoning

Public notice of the applications was provided to landowners within 75 metres of the Subject Property. As a result of this, 24 submissions were received – approximately 50% supporting and 40% opposing the Proposed Development. A summary of comments follows.

Position	Number of Comments*	Comments
<i>Completely opposed</i>	8	Too much density/ traffic in Harbour Landing
	1	Do not develop until lands east of Campbell Street are fully developed
	2	Don't close Campbell Street
	1	Conflict with OCP goals and policy: conflict with complete neighbourhood, intensification and fiscal sustainability targets
	2	Urban sprawl
	1	No rationale provided
<i>Accept if one or two features were different</i>	4	Don't close Campbell Street
	1	Include Devonia Park
	1	Don't include higher density development
	1	Add more park space closer to Delhaye Way
<i>I support this proposal</i>	3	Commercial business that supports additional population
	3	Home builder that supports additional population
	1	No rationale provided
	1	Supports new school
	3	Layout and land-use
	2	Supports closure of Campbell Street
<i>Other</i>	1	Ensure new school design responds to Covid situation (e.g. supports social distancing)
* 24 submissions were received; however, these included multiple comments		

The following is a summary of issues identified through public consultation:

### 1. Density

Administration's Response:

Proposed density is 52 people per hectare, which is close to the minimum requirement expected for lands designated in the OCP as New Neighbourhood (50 people per hectare - Section C, Policy 2.11.2). This requirement would apply to the Proposed Development, as the Subject Property would need to be redesignated to New Neighbourhood (in addition to Phase 1) in order to accommodate development proceeding.

Further, Section D6 (Housing), Policies 8.11-8.13 requires that new neighbourhoods accommodate a mix of housing types to support diverse interests and needs.

The recommendation of the Administration, if approved by Council, will render this issue as non-applicable, as the Proposed Development will not be permitted to proceed.

## **2. Traffic**

Administration's Response:

Traffic is acknowledged to be an issue at some intersections and the Proposed Development would contribute to this. In particular, Lewvan Drive and Parliament Avenue is projected to experience traffic constraints in the 2045 horizon year.

Traffic will be partially mitigated through transit service, which is currently available in Harbour Landing and will be extended as per City standards.

The recommendation of the Administration, if approved by Council, will render this issue as non-applicable, as the Proposed Development will not be permitted to proceed.

## **3. Proposed Closure of Campbell Street**

Administration's Response:

The City informed the Applicant that it is premature to consider the closure of Campbell Street at this time and that the Applicant will need to amend the proposed concept plan by moving the development boundary to the west edge of the Campbell Street right-of-way, thus retaining Campbell Street as a functioning roadway. The Applicant made this change.