

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	9	<ul style="list-style-type: none"> <li>- Opposed to drive-through, concerns of garbage, noise and smell</li> <li>- Need clarity on how land will be developed, where certain uses will be developed and how parking will be accommodated</li> <li>- Business competition concerns for other commercial areas in the neighbourhood, viability of existing commercial uses.</li> <li>- Traffic concerns</li> <li>- Want current zoning regulations to remain (mixed use development)</li> <li>- Concerned that the zoning amendments will change neighbourhood dynamics</li> <li>- This is considered a reactionary zoning</li> <li>- it is a residential zone that permits limited main floor commercial. The amendment requested is to up-zone it to a retail zone.</li> </ul>
<i>Accept if many features were different</i>	5	<ul style="list-style-type: none"> <li>- Opposed to drive-through, concerns of garbage, noise and smell</li> <li>- Traffic concerns</li> <li>- This will lower the property values in the area</li> <li>- Want current zoning regulations to remain (mixed use development)</li> <li>- Do not plan for any residential</li> <li>- make sure to have sufficient parking spaces within the new development.</li> <li>- On street parking may have to be restricted</li> <li>- Future design shall be visually appealing</li> <li>- The development must be safe for pedestrian</li> <li>- support the build of residential buildings being required behind the commercial.</li> </ul>
<i>Accept if one or more features were different</i>	1	<ul style="list-style-type: none"> <li>- no apartment buildings or any condos over 2 stories</li> </ul>
<i>I support this proposal</i>	23	<ul style="list-style-type: none"> <li>- Support the change to allow standalone commercial buildings fronting Chuka Boulevard and residential building/s to be required behind the commercial buildings.</li> <li>- Introduction of the Drive through restaurant.</li> <li>- This would create a commercial corridor in the area, generate tax dollars and create employment opportunities</li> <li>- Traditional mixed use may not work in suburbs.</li> <li>- This will create jobs and generate tax dollars.</li> <li>- It may bring down the density.</li> </ul>

		<ul style="list-style-type: none"><li>- This will improve the lives of the East end residents.</li><li>- proposed change should include that residential buildings are not required to go behind the commercial buildings.</li></ul>
Other		

**1. Issue: Impact on property value.**

*Administration's Response:*

- Administration is not aware of any supporting document that suggests that there may be a perceived loss of property value due to the addition of high and medium density residential development.

**2. Issue: Traffic Impact due to the addition of a drive through restaurant**

*Administration's Response:*

- Restaurant as a land use is permitted in this zone
- Addition of Drive through is being considered as a discretionary use subject to review of Traffic Impact Assessment at the time of a discretionary use application.
- Key considerations will be site access, given that Chuka Boulevard is an undivided road, access control to Chuka Boulevard, on-site circulation, and pedestrian conflict.

**3. Issue: Addition of standalone commercial and insufficient demand for more commercial development. The existing zones provide complimentary and non-competitive options for retailers and developers**

*Administration's Response:*

- The proposed changes still require the remainder of the land behind the commercial fronting Chuka Boulevard to be developed as residential and/or other currently permitted land uses (such as "religious institutions," "community centres" or "Day Care")
- By allowing stand alone commercial fronting Chuka Drive, a horizontally spread mixed use development with residential at the rear of the site can be developed without compromising the intent of the zone with a mixed-use development.
- This proposed amendment will still provide the complimentary and non-competitive options for retailers and developers with greater flexibility.

**4. Issue: This is a reactionary zoning**

*Administration's Response:*

- Historically, several areas within the city including the Greens of Gardiner have been through similar amendments. As suggested by the applicant, particular amendment based on the changing market condition and need within the area. It is common to adjust zoning regulations based on market need.