

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<p>Summary of Comments:</p> <ul style="list-style-type: none"> - Need for commercial development - Increased Population - Traffic Impact <p>Detail Comments:</p> <ul style="list-style-type: none"> - Overpopulation, busy traffic and noise pollution - The developer promised/advertised amenities and commercial retail shops in the community for residents to use, enjoy and for convenience. - Continue the planned 6.5 hectares of Large Format Retail land instead of the low to medium rise residential. - They should focus on attracting commercial businesses. When homeowners see this, they would be encouraged to buy property in Westerra.
<i>Accept if many features were different</i>		-
<i>Accept if one or more features were different</i>		-
<i>I support this proposal</i>		-
<i>Other</i>		

1. Issue: Need for Commercial land uses in the Westerra neighbourhood

Administration's Response:

- The current application, if approved, will only reduce the commercial land available within the neighbourhood by 6.5 hectares.
- Westerra Concept Plan does have land designated for commercial and retail uses. However, the timing of such development is driven by the developer.

2. Issue: Increase population and Traffic

Administration's Response:

- The proposed amendment will increase the projected population of the Westerra Phase 1 concept plan area by 435 people. However, it is still within the acceptable limit with no impact on the planned services, including the transportation networks.
- A reduction in commercial Traffic would help offset the increase in residential Traffic.