

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	6	<ul style="list-style-type: none"> - Poor use of land in our downtown core neighborhood. - Parking is an inefficient use of land that undermines the city's transit options, lowers the value of the neighborhood. - Fails to support downtown development/density. - Too many parking lots and vacant sites downtown. - More surface parking lots will only make carbon emissions worse. - Will ruin the neighborhood character and integrity and remove housing stock. - Protect elms on front facing sidewalk and provide a low fence to screen the appearance.
<i>Accept if many features were different</i>		-
<i>Accept if one or more features were different</i>		-
<i>I support this proposal</i>	1	-
<i>Other</i>		-

Administration's Response:

It is acknowledged that the Proposed Development does not support OCP – Part A objectives relating to “compact and contiguous neighbourhoods”; however, there is direct policy support for the proposed development in the Transitional Area Neighbourhood Plan (TANP). This policy was added through an amendment approved by City Council on August 25, 2003, supporting a surface parking lot at the Subject Property through a Contract Zone agreement. While the original parking lot never materialized, the policy support still applies. The proposal complies with the applicable policies of the TANP as follows:

- The Proposed Development will have vehicular access only from the rear alley, which will allow retaining two street trees along Scarth Street;
- It will include landscaping, fencing, and a walkway within the front three metres from the back of the sidewalk to screen the parking area from Scarth Street and enhance the affected streetscape; and
- The parking lot's use will be restricted to occupants of the office building 2161 Scarth Street.