

PUBLIC PARTICIPATION MEETING COMMENTS

11. Properties located at 2044, 2062, 2070 and 2100 Meadowgate Boulevard (OZ-8663)

- *(Councillor van Holst – confirming that there is a median in front of Blocks A and B and if people wanted to leave the subdivision they have to go into the subdivision and around the roundabout and outwards to do that; wondering if that median will remain;* Ms. Sonia Wise, Planner II, responds that there is an existing median but they have not received any comments from Transportation indicating that that would change; those units would be accessing Meadowgate Boulevard directly so they would be going through the roundabout;
- Lindsay Clark, Agent and Planner, on behalf of applicant – thanking the Planning staff for working well with them through the planning consultation stages and bringing this report forward to the Planning and Environment Committee tonight; advising that she is not going to go through a lot of great detail as Ms. S. Wise, Planner II, already went over the site, the project history as well as the current application that is before the Committee this evening; indicating that the townhouse development that they are proposing is compatible with the existing low and medium residential land uses surrounding the site and provides an appropriate interface with the adjacent commercial lands thereby officially utilizing the existing services; expressing support for the staff recommendations.
- Gitte Kok, 1503 Evans Boulevard – indicating that they built their house nine years ago with the assumption that there would be a grocery store in that land; feeling that adding more houses to the subdivision, which already has so much residential property but they do not have enough retail property in the area; noting that Rona closed down but they need more retail as opposed to adding more residential; reiterating that that is her concern; advising that this was to be a master planned community when they moved in and it has not worked out the way that it was supposed to; enquiring if a statement was made that you would take part of the land but it would open more retail/commercial space; Ms. Wise, Planner II, responds that there are currently three properties that have the Commercial Shopping Area (CSA) Zone, which distributes the total 30,000 square metres of gross floor area on those three properties and removing that one portion of the CSA allocates the rest of the gross floor area to the remaining two properties within the CSA Zone; reiterating that yes, in the Rona plaza that is almost currently at its maximum, it could provide further redevelopment opportunities if they were to add to the plaza and also the Loblaws, which is the vacant site and when it does come in for development it would have a higher gross floor area to accommodate additional businesses.