

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – Application – 1170 Wellington Road (Z-9013)

- *(Councillor S. Turner indicating that Mr. M. Tomazincic, Manager, Current Planning stated that it will result in no new development; wondering what the point it, would there not be an auxiliary building or building types because he does not think that The Keg itself is going to support all of the other uses.); Mr. M. Tomazincic, Manager, Current Planning, indicating that that point did not come out as clear as he would have liked it to; stating that the existing zoning already permits commercial development in the commercial plaza and this will just broaden the range of uses that could already go into the future commercial plaza; this will not result in any new development that you could not already get but it just broadens the range of uses that could go in that development; (Councillor A. Hopkins understanding that the broadening of the uses is for retail use.); Mr. M. Tomazincic, Manager, Current Planning, responding a wider range of commercial uses, it could include restaurants as well and personal service establishments; (Councillor S. Turner thanking Mr. M. Tomazincic, Manager, Current Planning, that does help clarify; the report states that it is consistent with the purpose of the Rapid Transit Corridor, its neighbouring uses along that, are they all very similar in nature in terms of its zoning; the better question is, does it provide usages that are inconsistent with others in the area; thinking it is generally consistent, thinks these are generally the same, but is there something that jumps out as markedly different than that corridor.); Mr. M. Tomazincic, Manager, Current Planning, responding that there is a wide range of uses in this area but there are, especially the property to the south for example, where that wide range of retail already exists shares a very similar zoning, same range of uses, the properties to the north are more akin to the existing zoning which is why you have the motel type uses on those ones; it is not inconsistent with the uses in the area; (Councillor S. Turner expressing appreciation; thinking it replaced an old hotel or motel so it would have had those uses and now it just needs to update more.)*
- Casey Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant – thanking staff for the assistance on this report and the rezoning; expressing agreement with the staff report; providing more insight, this rezoning is for marketability, just to get that property out there, to make it more marketable with the expanded retail uses; noting that they have previously had potential tenants approach the landowner and the zoning was not in place for those tenants and it is just a matter of getting a hook into the marketplace with better zoning for this property.