

councilmeeting

From: rhra@regalheights.ca
Sent: December 15, 2024 11:58 AM
To: alejandra@bravodavenport.ca; Councillor Bravo
Cc: Mayor Chow; Clerk; Michael Noble; John Keating
Subject: [External Sender] Proposed zoning change

Importance: High

Dear Councillor Bravo,

We are writing to urge you to vote against the proposed amendments to allow small businesses to set up on residentially-zoned properties, when the matter comes before you on December 17.

We support the spirit of the amendments and we think it makes sense to have some commercial presence on inner streets as the city becomes more dense. However, we feel the City has not fully thought through the potential problems that the change would create.

Among our concerns:

- Allowing patios is likely to subject nearby neighbours to excessive noise and light. Most patrons would not mean to disturb the neighbours, but it's inevitable to make noise when you're out for a good time. The proposed setback of just one metre makes the problem much worse. It's just too close and would make it difficult for people to enjoy their own backyards.
- In a related point, it would be difficult to complain about establishments that become a noise problem: noise by-laws cover only amplified sound, not noise from patrons, or other noises, such as dogs barking inside a pet grooming business.
- Garbage could become a problem with some types of businesses, such as take-out places and bars. At the same time, many of the proposed businesses would gobble up scarce parking.
- Once a business is set up, it can apply for a liquor licence from the province, without any input from the community or the City. This actually happened in Ward 9, where a coffee shop - which was welcome - became a bar, which was not.
- There appear to be no proposed restrictions on selling vaping products, cigarettes, or alcohol close to schools.
- There appear to be no restrictions on deliveries, allowing people to operate as online retailers, with trucks coming in and out at any hour of the day.

Our intention is not to kill this initiative, but we ask that you and the rest of council send the proposal back to staff so they can address these concerns.

Best regards,

Janak Handa, Chair
Regal Heights Residents Association
regalheights.ca