

## **Proposed Development of Bayview Lands (3071 Riverside Drive, Ottawa)**

*Note: These are the results of a survey of opinions that was conducted between May 10 and May 31, 2017 by the Riverside Park Community and Recreation Association.*

*The free-form comments offered by residents give important insights into the diversity of opinions in the community. However, as with social media, there is a danger that erroneous statements may be made and propagated by the publishing of this survey. We ask that you take the time to verify the statements made. All comments made by respondents to the survey are published below without modification. The RPCRA does not necessarily agree with the statements made in the free-form comments published below.*

*The original preamble to the survey begins below.*

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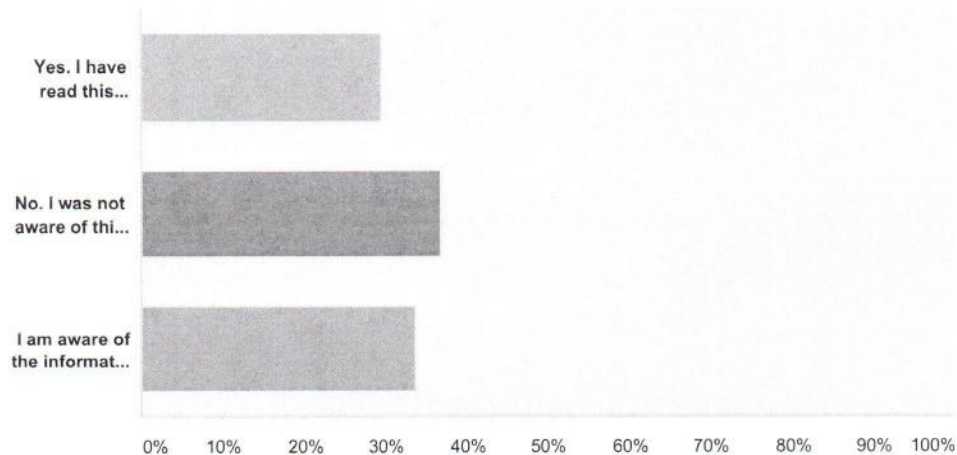
We would appreciate your taking a moment to provide your feedback on the proposed development of the old Bayview School property.

The objective of the survey is to identify ways in which the Riverside Park Community and Recreation Association can reasonably advocate on behalf of our residents' interests. The results will be shared with Canoe Bay (the developer) and City officials (e.g. Councillor Brockington) who have committed to working with us on an on-going basis to improve the development.

Sincerely,  
Riverside Park Community and Recreation Association

**Q1 Are you aware of the Bayview information archive stored on the RPCRA website at riversidepark.ca?**

Answered: 95 Skipped: 1

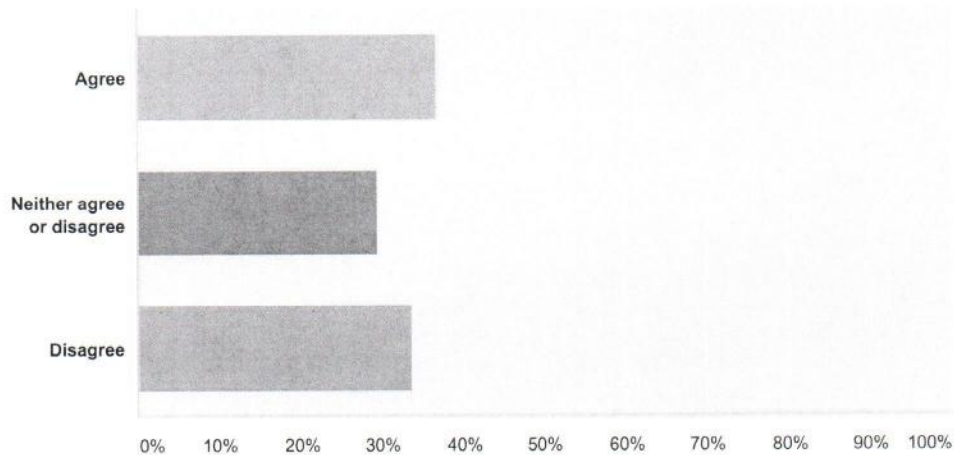


Answer Choices	Responses
Yes. I have read this information.	29.47% 28
No. I was not aware of this information archive.	36.84% 35
I am aware of the information archive but I haven't read it all yet	33.68% 32
<b>Total</b>	<b>95</b>

#	If you have any comments about the information archive please enter them here	Date
1	A good consolidated place to get all the info.	5/31/2017 11:52 AM
2	Easy to access and complete. Good job !!!	5/16/2017 7:53 PM
3	I attended the public meeting but have not visited the RPCRA web site.	5/15/2017 5:52 PM
4	I'm very happy that it is available to us.	5/15/2017 7:29 AM
5	I assume that you are referring to the Reading List, am I correct?	5/14/2017 2:41 PM

## Q2 Do you feel that you have received enough information on the upcoming development at the former Bayview property?

Answered: 95 Skipped: 1



Answer Choices	Responses	
Agree	36.84%	35
Neither agree or disagree	29.47%	28
Disagree	33.68%	32
<b>Total</b>		<b>95</b>

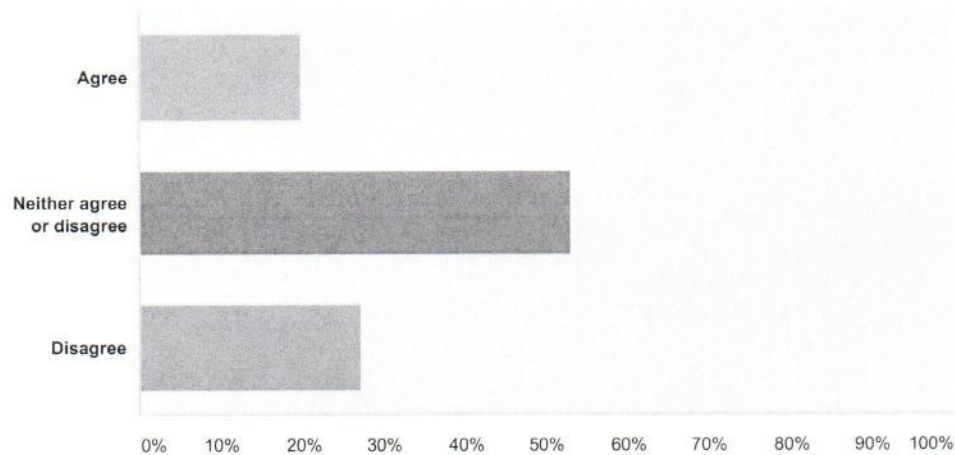
#	If you disagree please specify what you need to get a complete picture	Date
1	RPCRA have done a good job providing information.	5/31/2017 11:52 AM
2	The only information I have seen has been in the free newspaper.	5/29/2017 3:34 PM
3	one main source- not just tabloid- eg. ottawa.ca	5/26/2017 7:53 PM
4	The information from the developer seems to keep changing	5/23/2017 6:42 AM
5	I need to know why the plans keep changing	5/21/2017 11:43 AM
6	It is VERY hard to visualize via drawings!	5/19/2017 11:07 AM
7	I am concerned about the environmental impact to the river.	5/19/2017 9:49 AM
8	I want more illustrations of what this "village" is going to look like and how it maps out against the land there. It sounds absolutely massive in scale for a serene, small plot of land.	5/19/2017 9:48 AM
9	Need clearer idea of potential timelines	5/19/2017 9:15 AM
10	Blindsided by RFO process as well as the development proposal, was very difficult getting information from Brockington.	5/16/2017 7:53 PM
11	Only receive information after decision was made	5/16/2017 5:36 PM
12	I need to know what kind of a residential area this will provide - for seniors or students or everyone.	5/16/2017 4:30 PM
13	Difficult to determine if all available info is flowing from the city or the developer, because Mr. Brockington does not appear to be in the loop, as stated by himself at the into meeting.	5/15/2017 5:36 PM

14	Insufficient information on the selection of the developer such as criteria, commitments other bids etc. Prime river property should attract premier developers.	5/15/2017 4:04 PM
15	While announcements have been made about 1 or 2 buildings, I didn't realize until the first meeting with Canoe Bay that these buildings each have several towers...	5/15/2017 9:02 AM
16	The process/information was not properly shared, RFO, FEDCO	5/15/2017 7:29 AM
17	Too much secrecy surrounded the planning process. We have been presented with a fait accompli.	5/15/2017 12:56 AM
18	The plan keeps changing. The three level block flats were never in the plan nor 2 level bungalows. Commercial was to be two level now it's 3! I have no faith in the plans!	5/14/2017 4:06 PM
19	It is more so the detail that is missing in the information that brings up questions but maybe it is too early for all the answers. Who knows ; down the road it might not even ever materialize.	5/14/2017 4:05 PM
20	There has been a sharing of information - and more to be had if we go on line.	5/14/2017 3:15 PM
21	I am irritated, but not surprised, that we were once more blind-sided by the City, and Council. Brockington kept in the dark.	5/14/2017 2:41 PM



### Q3 Do you feel that your views on the development have been conveyed accurately to the developer and City Hall?

Answered: 96 Skipped: 0



Answer Choices	Responses
Agree	19.79% 19
Neither agree or disagree	53.13% 51
Disagree	27.08% 26
<b>Total</b>	<b>96</b>

#	If you disagree, please specify what is missing.	Date
1	Once again RPCRA have done a good job representing the community	5/31/2017 11:52 AM
2	The community speaks and the councillor and city hall ignores	5/23/2017 6:42 AM
3	Councillor mis represents the needs of the community	5/23/2017 6:39 AM
4	If my views were being accurately conveyed, the plans would not continue their downward spiral into over development and corporate greed	5/21/2017 11:43 AM
5	Even when you go to the info mtgs. and participate what is said is not what is being done	5/20/2017 2:16 PM
6	Our Councillor's support and accurate representation of our input.	5/20/2017 8:49 AM
7	Selling to the highest bidder, not the best use of space.	5/19/2017 10:45 AM
8	I believe they think we are OK with this	5/19/2017 9:49 AM
9	It's not just parking access and the strip mall, but the style of residences being built. Marketing something as a "village" or "resort" scares me - I don't want a back yard facing a metropolis of 6-story buildings, parking lots and covered garages, and small strips of grass to act as "parks" between roadways.	5/19/2017 9:48 AM
10	Brockington seemingly dismissing our concerns. He was unprepared on Nov 01, 2016. He seems to be more concerned on how much money the city can make.	5/16/2017 7:53 PM
11	Being misled by our councillor	5/16/2017 5:36 PM
12	Also difficult to determine	5/15/2017 5:36 PM
13	Again, the density of the land seems to go against the initial plans that our community had first articulated.	5/15/2017 9:02 AM

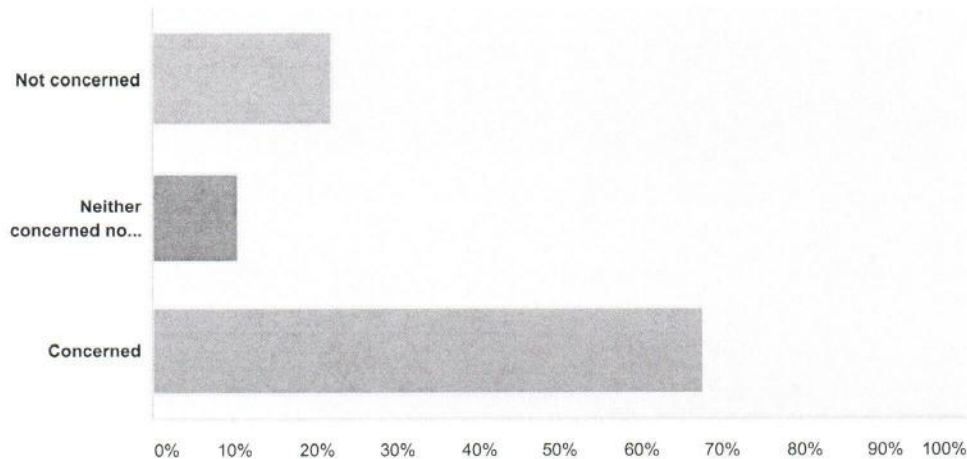
# Proposed Development of Bayview Lands

SurveyMonkey

14	The original concept plan was totally disregarded and I feel there was no proper representation for community wishes.	5/15/2017 7:29 AM
15	What is missing is any real regard for the communities views by either the developer or City Hall. If they cared they wouldn't have reated the process as of it were a top secret Pentagon project.	5/15/2017 12:56 AM
16	Solution for run off from the site into the Rideau River. Commerial development at the Bayview site when Ridgewood Mall has empty spaces.	5/14/2017 8:46 PM
17	I was part of the original planning where our community vision was sought. The near-final plans seems to have gone in a slightly different direction	5/14/2017 3:15 PM
18	Doubt if our views get past Brockington	5/14/2017 2:45 PM
19	our house was not included in the 'survey'...in fact, in 2016, when our area, Fielding Drive, contested the in-fill project at Fielding & McCarthy Rd, we were concerned that Fielding Drive School would be knocked down for build-space. We were told at the time, that the area, just as the area of Bayview school, was to be kept as green space.	5/14/2017 2:41 PM

### Q4 Are you concerned that the original 2009 community concept plan was not preserved by the city or their development agency?

Answered: 96 Skipped: 0



Answer Choices	Responses
Not concerned	21.88% 21
Neither concerned nor unconcerned	10.42% 10
Concerned	67.71% 65
<b>Total</b>	<b>96</b>

#	If Concerned, please specify what details are most concerning to you.	Date
1	Original concept plan changed without community consultation, major changes have been made. City was very sneaky.	5/31/2017 11:52 AM
2	Everything seems to be decided behind closed doors. Ottawa only wants tax dollars.	5/29/2017 3:34 PM
3	Lack of greenspace and adding commercial property	5/29/2017 3:28 PM
4	need more details	5/26/2017 7:53 PM
5	Very concerned about the proposed density and resulting traffic congestion. I dont think a daycare fits with this plan and should not be included	5/25/2017 1:13 PM
6	The addition of commercial development versus recreation space materially alters the original vision for the development of the old school site.	5/24/2017 2:54 PM
7	I believe an accessible sports field should have been incorporated	5/24/2017 9:16 AM
8	I wasn't involed in the 2009 plans as I wasn't a resident of this neighborhood then . However I am concerned about the propose density being too high. I favour either low or medium as was originally suggested in 2009.	5/23/2017 12:11 PM
9	City's and councillors disrespect for community	5/23/2017 6:42 AM
10	Lack of transparency	5/23/2017 6:39 AM
11	My understanding is that the overall density has gone from low / medium to high.	5/22/2017 8:39 PM
12	density and therefore traffic	5/22/2017 8:19 PM
13	The city pretty much threw the orioiginal 2009 concept plan out completely. The current one proposed by Canoe Bay has nothing to do with the original. The city has betrayed our interests.	5/22/2017 5:06 PM



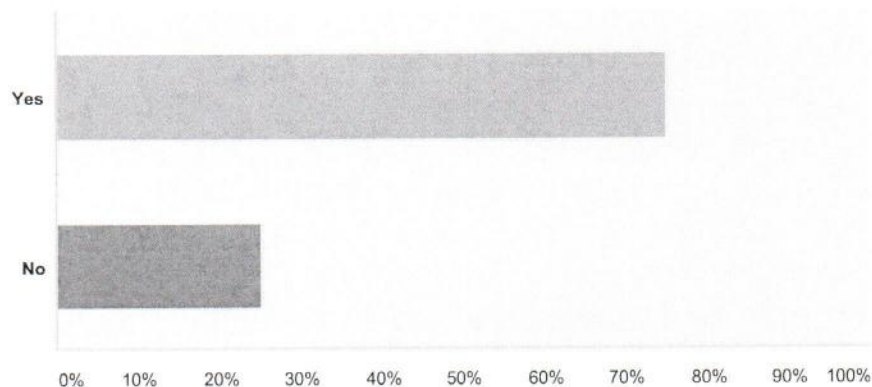
14	It's concerning because illustrative of a growing pattern of the City (and developers) paying only lip-service to the views of concerned citizens.	5/22/2017 12:56 PM
15	Density and commercial space.	5/21/2017 10:50 PM
16	The number and design of units has more than tripled and the inclusion of commercial spots without consultation, and also the consequent reduction of green space combined with major traffic issues.	5/21/2017 11:43 AM
17	My input is asked for, noted, (I believe to be a level playing field) and then basically ignored in favour of something new	5/20/2017 2:16 PM
18	Sufficient green space and detailed plan for traffic control	5/20/2017 8:49 AM
19	The original concept plan was done with community consultation and approval. This now appears to have been a complete waste of everyone's time and energy. What a farce. Density, commercial usage, and road access to Riverside which unable to handle the current traffic load	5/19/2017 2:31 PM
20	Felt like an end run on so much consultation	5/19/2017 11:07 AM
21	I don't care as much about the fieldhouse, I care that the density population in the area is not being considered AT ALL.	5/19/2017 11:07 AM
22	Too much densification without adequate parking.	5/19/2017 10:45 AM
23	There is commercial located on the premises	5/19/2017 9:49 AM
24	There has been a seeming dismissal of green space and fit with the current neighbourhood. I understand density, but this is overkill.	5/19/2017 9:48 AM
25	From what I understand the original planned has been replaced with a much more dense plan.	5/19/2017 9:24 AM
26	The original plan was intended to protect us from this type of development. The city unilaterally modified the community plan to better suit developers. Just an illusion of community input.	5/16/2017 7:53 PM
27	Now it is high density in that plan	5/16/2017 5:36 PM
28	The process issues here are concerning, however, I also think it's not reasonable for the community to expect a developer to exactly match any plan. I think some flexibility is needed. The question is the degree.	5/15/2017 10:04 PM
29	I am concerned the city changed plans without further notification to the area residents at large	5/15/2017 9:28 PM
30	The process was obviously wrong. A "contract" with the community was broken.	5/15/2017 5:52 PM
31	Concerned of course, but sadly not surprised. Happeneing in other parts of the city as well, such as Centertown CDP. It is concerning that time and effort spent to develop the plan can so easily be ignored by city staff and elected officials. Different mayor, different city councillors and probably different RPCRA leadership. Too much time had elapsed from concept to execution, and historical decisions easily discarded when not legally binding.	5/15/2017 5:36 PM
32	Changes differ widely from original concept. Lack of green space a real shame	5/15/2017 3:49 PM
33	The way retail was snuck in.	5/15/2017 11:21 AM
34	Appears to be a significantly larger main building footprint than the original concept plan.	5/15/2017 11:20 AM
35	New proposal is a massive increase in residential homes which in turn will significantly increase traffic in the area.	5/15/2017 11:17 AM
36	Again, the several towers seem far largers than "one" or "two" buildings.	5/15/2017 9:02 AM
37	Density, traffic and commercial. Money was the driving force and the community was totally ignored (RFO and FEDCO)	5/15/2017 7:29 AM
38	The community wanted a park with a playing field, etc. This has not been respected. Density is too high. The neighborhood kids need a neighborhood playground and they won't get it with the current developemnt. They need a place to play soccer and play basketball, not a bunch of townhouses.	5/15/2017 12:56 AM
39	Concept plan developed by community was changed unilaterally by city without community input. Density, commercial and traffic congestion are major issues	5/14/2017 9:18 PM
40	No fieldhouse, reduced community amenities, more commercial	5/14/2017 8:54 PM
41	Concerned that the sale of the property was passed on to another agency so that the City could say they had nothing to do with it.	5/14/2017 8:46 PM
42	The density was something manageable	5/14/2017 7:21 PM



43	The local community wasn't consulted doing first.	5/14/2017 6:24 PM
44	Density, commercial were never in the plan! Developer wants to make more \$	5/14/2017 4:06 PM
45	More, "somewhat concerned". My concern is the final size of the proposed buildings. It seems to be on a far more massive scale than originally proposed.	5/14/2017 3:15 PM
46	Housing Density and commercial component	5/14/2017 2:45 PM
47	Ignoring the original concept plan / springing a new plan with out consultation.	5/14/2017 2:42 PM
48	Projects dear to the heart of Mayor Watson are off-loaded onto the citizens in our area.	5/14/2017 2:41 PM
49	Hunt Club Community Centre is not 'in' our neighbourhood.....we should not have lost this communal space for community building.	5/10/2017 2:52 PM

**Q5 This question is mostly about the role of the RPCRA. The RPCRA is powered by volunteers. Do you want the RPCRA to play a greater advocacy role regarding the proposed development at Bayview?**

Answered: 92 Skipped: 4



Answer Choices	Responses	
Yes	75.00%	69
No	25.00%	23
<b>Total</b>		<b>92</b>

#	Please elaborate on why you think that the RPCRA should be more (or less) involved.	Date
1	I want the RPCRA to speak on behalf of the community.	5/31/2017 11:52 AM
2	As local residents, we feel left out and ignored by council.	5/29/2017 3:34 PM
3	They are already involved. People can also contact Councillor Brokington.	5/28/2017 1:41 PM
4	communication	5/26/2017 7:53 PM
5	The RPCRA possesses a comprehensive understanding of the pros and cons associated with the proposed sit development.	5/24/2017 2:54 PM
6	No one else is willing to be impartial and represent the interest of the community	5/23/2017 6:42 AM
7	Lack of representation by elected officials	5/23/2017 6:39 AM
8	I am not confident that the original intent with the sale of the lands to the city is being met. Goals were to preserve green space and recreational areas for the benefit of the community. The current proposal appears to focus on commercial and residential development.	5/22/2017 8:39 PM
9	I think all are doing a good job - keep going	5/22/2017 8:19 PM
10	Since the RPCRA is powered by community volunteers, it better represents the needs and wishes of the residents affected by the Bayview land development, and should perform as much advocacy as possible.	5/22/2017 5:06 PM
11	I think the RPCRA played its role appropriately. Not certain what more could have been done. It canvassed the community and conveyed its concerns to the City. In this sense, it fulfilled its mandate.	5/22/2017 12:56 PM
12	Every effort should be made to intervene in the city's process of seemingly automatic approval.	5/21/2017 10:50 PM
13	Obviously, our community needs a stinger voice to advocate on the behalf of our interests directly.	5/21/2017 11:43 AM

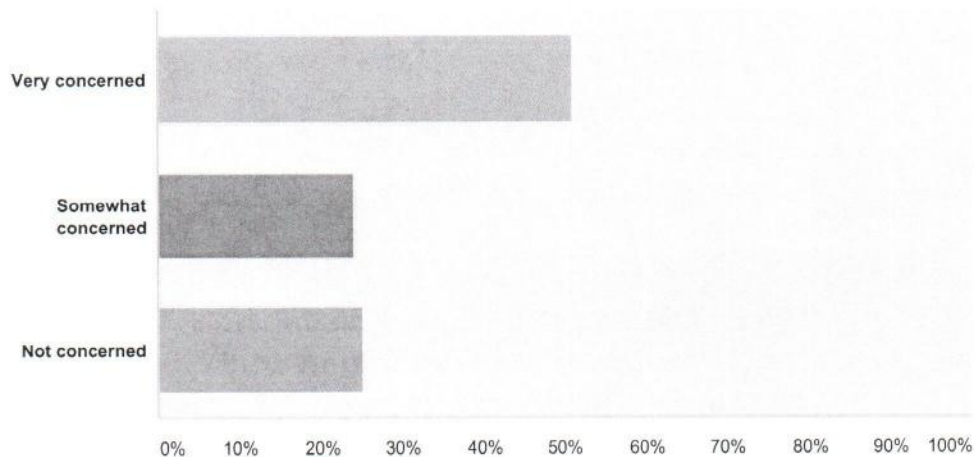
14	RPCRA represents my community, concerns should be central and brought forward to the city, by 1 rep. with all views, and not in a mob mentality.	5/20/2017 2:16 PM
15	The density and traffic will affect the entire community you represent	5/19/2017 2:31 PM
16	A unified voice	5/19/2017 11:07 AM
17	We're stronger when we have a unified voice.	5/19/2017 9:48 AM
18	RPCRA should be involved, as it has been	5/18/2017 6:43 PM
19	RPCRA too concerned with 2009 ideas. Focus on future.	5/18/2017 11:15 AM
20	The community is stronger together than as individuals. The RPCRA can provide a strong voice on behalf of all of us. Our city politicians and staff seem more often to make decisions that serve their own political ideology and not that of that of the common property owner.	5/16/2017 7:53 PM
21	Better control on what Bayview may sneak into the project thereby making it dense.	5/16/2017 4:30 PM
22	This development is less concerning to me than several others proposed in the neighbourhood, including the additional rental units at Norberry and the student rentals that were proposed. Generally, seniors make great neighbors and I think if the community association spends a bunch of resources on this, I'm not sure a better outcome will necessarily happen. I'd rather see the RPCRA advocate against additional dense rentals, rather than assisted living for the elderly.	5/15/2017 10:04 PM
23	I think RPCRA has enough clout to speak on our behalf	5/15/2017 9:28 PM
24	Trusting that you will act rationally and aim for what is practically achievable.	5/15/2017 5:52 PM
25	We appear to have a weak city councillor, who is unable to build allies on city council. Therefore, yes, the RPCRA needs to very involved if so directed by the community at large, to convey forcefully the viewpoints of the local residents.	5/15/2017 5:36 PM
26	RPCRA Should provide a liaison with city councillor and city hall to communicate Residents concerns and views.	5/15/2017 4:04 PM
27	What you're doing is fine.	5/15/2017 11:21 AM
28	I would prefer a collaborative approach preferred vs. a combative approach, because I feel that the former can be more effective than the latter. My perception is that this question was posed under the assumption that RPCRA "advocacy" equates to Bayview project opposition, by default. Whereas I don't think that this should necessarily be the case.	5/15/2017 11:20 AM
29	The more involved the move control we will have.	5/15/2017 11:17 AM
30	I think they are doing what they can and doing a good job.	5/15/2017 7:29 AM
31	In the light of the River Ward Councillor's pathetic performance, I really don't know what the RPCRA's volunteers could have done. Can a Ward Councillor be impeached?	5/15/2017 12:56 AM
32	I would like the RPCRA to be a strong voice for the community and to keep the city and developer in check	5/14/2017 9:18 PM
33	We are the local community!	5/14/2017 8:54 PM
34	The RPCRA at least speaks for the residents of the area that will have to live with this development.	5/14/2017 8:46 PM
35	I'm concerned that the opinions voiced by the rpcra do not align with my own nor my demographic (families with young children)	5/14/2017 8:00 PM
36	I'm not convinced that the RPCRA accurately represents the opinions of all its residents.	5/14/2017 7:46 PM
37	I believe this development is good for the community	5/14/2017 7:28 PM
38	I agree on most of their ideas	5/14/2017 7:21 PM
39	RPCRA should be involved in the park development along beachview pvt	5/14/2017 6:56 PM
40	Because it represents the local community.	5/14/2017 6:24 PM
41	I would hope, although I have my doubts, the the RPcRA would have a more influential impact given that it represents a collective group.	5/14/2017 5:18 PM
42	Few people doing as much as they can! Residents need to be more actively involved!	5/14/2017 4:06 PM
43	The people need a voice and the majority will generally let things go even though they likely have concerns. The bigger the voice the better as most individuals likely think they have no say in the process and just accept it.	5/14/2017 4:05 PM



44	I only say "no" because I am not sure HOW they should be involved. And really, there is likely more apathy about the project than concern.	5/14/2017 3:15 PM
45	That should be the role of the RPCRA. Mind you, I'm not sure what else could have been done.	5/14/2017 2:42 PM
46	You can support Counc. Brockington and speak on our behalf.	5/14/2017 2:41 PM
47	The deal is done, work on information and awareness, leave it up to residents to voice concerns or support.	5/10/2017 2:52 PM

**Q6 The development will apparently have 627 housing units. Are you concerned about the proposed density or the number of tall buildings or the number of housing units proposed on the site?**

Answered: 96 Skipped: 0



Answer Choices	Responses
Very concerned	51.04% 49
Somewhat concerned	23.96% 23
Not concerned	25.00% 24
<b>Total</b>	<b>96</b>

#	Please provide details of your concerns.	Date
1	This is high density NOT medium , very concerned about how this will affect the quality of life, traffic congestion	5/31/2017 11:52 AM
2	We chose this area as there were few high rises and a relatively low population density.	5/29/2017 3:34 PM
3	Roads are already too busy near schools and residential areas	5/29/2017 3:28 PM
4	If it's Seniors, they don't drive much during rush hours and might revitalize Ridgewood Mall And bus services. y	5/28/2017 4:10 PM
5	traffic- safety-green space	5/26/2017 7:53 PM
6	This is high density not medium density. Five six story massive structures are too much	5/25/2017 1:13 PM
7	Traffic already backs-up to Walkley Road on Riverside most days; how much worse would the traffic be with this kind of density.	5/24/2017 9:16 AM
8	My understanding is that the proposed density exceeds a level that would be considered high, which is not in line with the original levels of low/medium.	5/22/2017 8:39 PM
9	traffic is already bad and also worried that if there is not enough parking it will spill into our streets which is already impossible during summer festival season	5/22/2017 8:19 PM
10	The density is unprecedented for the area, and furthermore it is a lot higher than what was agreed upon in the 2009 plan.	5/22/2017 5:06 PM
11	Increased traffic and impact its associated impact on the local community - as well as the infrastructure (parks, public transit, etc.).	5/22/2017 12:56 PM

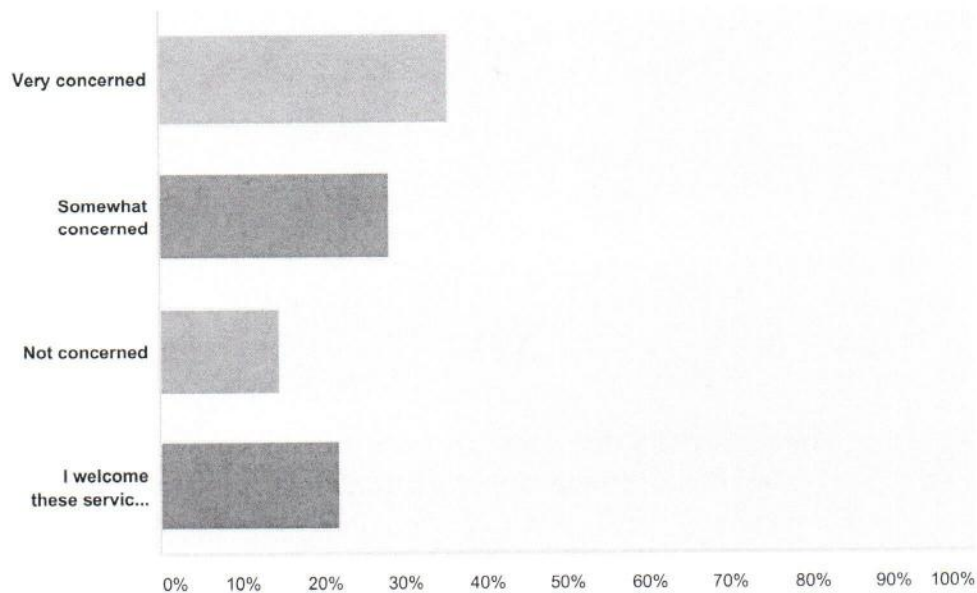
12	Unrealistic and naive projections by the developers as to how this high density would work on the site. Severe implications for an already congested traffic area. The proposed new intersection is ridiculously close to Mooney's Bay Road and will cause even more traffic congestion. Retail area will add to that and is inappropriate in this area.	5/21/2017 10:50 PM
13	Noise, traffic flow, garbage, student rentals, lack of green space, lack of any sort of privacy in back yards along the field.	5/21/2017 11:43 AM
14	There will be an extra burden on the sewers, the traffic (and now factoring in the Mooney's Bay Giver site. There is only 1 bus, #87, to service. The 267 (??) traffic spots at Mooney's Bay will fill up quickly and overflow into the residential streets. The extra parking to service the assisted living.	5/20/2017 2:16 PM
15	Traffic increase, tall bldgs. Do not fit in with existing neighbourhood. Change in the allotted park means fewer people can enjoy view of river. green space between townhouses and new development is too narrow and will become dog poop alley. Elderly people will need a 'much' longer pedestrian light to cross Riverside, further slowing traffic. Current crossing time is not enough for the aged! Already we have problems getting onto Riverside in rush hour. We will have grid lock and even more accidents.	5/19/2017 2:31 PM
16	Would prefer lower rise buildings and fewer occupants to preserve river views and reduce noise	5/19/2017 11:07 AM
17	1. I back right onto the area where bungalows are being proposed. 2. Traffic Impacts / Parking on Mooney's Bay Pl. is always an issue.	5/19/2017 11:07 AM
18	Mostly about the tall buildings. too much density without parking	5/19/2017 10:45 AM
19	Both the traffic and environmental impact of such a location is concerning	5/19/2017 9:49 AM
20	I'm very concerned about the height of the buildings. I hate the idea of people being able to see in my 2nd story windows or watch me in my backyard to that degree.	5/19/2017 9:48 AM
21	Riverside Dr. already much too congested with cars.	5/19/2017 9:24 AM
22	High value, less dense development may have been a better use of the space	5/19/2017 9:15 AM
23	Ottawa is a city. Cities have high density.	5/18/2017 11:15 AM
24	The original Concept Plan was to protect us from this type of massive development. The proposed development will not integrate into the neighbourhood, it will stick out like a sore thumb dwarfing the existing surrounding properties. This is also a massive rental development with a needless commercial component.	5/16/2017 7:53 PM
25	Parking ,noise,loosing privacy of my home.	5/16/2017 5:36 PM
26	With the recent flooding of rivers in Quebec and Ottawa, would the the Rideau River across from the Bayview site pose a problem in years to come.	5/16/2017 4:30 PM
27	Given that the majority of these residents won't drive, and they aren't party people, the density doesn't concern me. I also think this density is within the original community development plan.	5/15/2017 10:04 PM
28	My prime concern is the increase in traffic on what is an already busy, rpt busy roadway	5/15/2017 9:28 PM
29	only concerned if the developer does not provide adequate parking for all, including visitors, and the right mix of commercial development that suite the needs of all local residents, not just the new tenants in the development	5/15/2017 5:36 PM
30	Intensification is the way of the future. I would prefer it if it weren't.	5/15/2017 11:21 AM
31	Appears to be a significantly larger main building footprint than the original concept plan.	5/15/2017 11:20 AM
32	Traffic, impact to environmental footprint	5/15/2017 11:17 AM
33	the capacity of our community cannot accommodate this...	5/15/2017 9:28 AM
34	I'm concerned about traffic; noise; greenspace	5/15/2017 9:02 AM
35	This does not fit into the community. Density, traffic and commercial.	5/15/2017 7:29 AM
36	Traffic in and out will be a nightmare. The buildings will block views for nearby residents.	5/15/2017 12:56 AM
37	This is high density not medium density by any measure, does not fit into the community and will negatively impact the neighbourhood	5/14/2017 9:18 PM
38	The city must increase its density where it is feasible (main arterial road, near LRT)	5/14/2017 8:54 PM
39	Concerned about access to the site and run off from so much hard scape.	5/14/2017 8:46 PM
40	I believe this development is good for the community	5/14/2017 7:28 PM
41	Traffic going in and out will be an issue	5/14/2017 7:21 PM



42	concerned on all three points... increased traffic, increased noise and light levels due to emergency vehicles and 24 hour lighting,	5/14/2017 6:56 PM
43	impac on current level of services and abilities to provide.	5/14/2017 5:18 PM
44	Traffic volume, noise, crime, changing entire residential neighbourhood! Not just seniors now!	5/14/2017 4:06 PM
45	Parking is and traffic are always concerns. Fortunately there are numerous buses. Hope that a good variety of businesses occupy the ground area and are supported by the locals and residents. Can't se much off street inerest , however.	5/14/2017 4:05 PM
46	My concern is with increased traffic on an already busy Riverside Drive. As mentioned above, I am concerned that the buildings will be built higher than originally imagined (10 foot high ceilings for example). However, as a city, intensification is important	5/14/2017 3:15 PM
47	Intensification is a necessary evil for a whole bunch of reason.	5/14/2017 2:42 PM

### Q7 Are you concerned with the commercial development proposed on the site?

Answered: 96 Skipped: 0



Answer Choices	Responses
Very concerned	35.42% 34
Somewhat concerned	28.13% 27
Not concerned	14.58% 14
I welcome these services to my neighbourhood	21.88% 21
<b>Total</b>	<b>96</b>

#	If you are concerned or welcoming, please explain.	Date
1	Very concerned, NOT REQUIRED, will affect quality of life in my area, Daycare is NOT SUPPORTED	5/31/2017 11:52 AM
2	We have South Keyes, Bank St, and commercial sites on Prince of Wales. Why more commercial units and increased traffic?	5/29/2017 3:34 PM
3	Concerned about site access - either by Riverside or past schools and residential areas	5/29/2017 3:28 PM
4	Increased traffic lights on Riverside concerns and damage to other shopping	5/28/2017 4:10 PM
5	We need more commercial.	5/28/2017 1:41 PM
6	Not in the original plan and not needed in the community	5/25/2017 1:13 PM
7	The existing mall should be enhanced versus introducing a new strip mall adjacent to Riverside Drive.	5/24/2017 2:54 PM
8	While I agree some commercial development would be welcomed for the residents, the fact that the mall on Ridgewood has difficulty keeping tenants is a concern.	5/24/2017 9:16 AM
9	It would really depend on the what kind of commercial development it is.	5/23/2017 12:11 PM
10	Not sure if it would impact commercial businesses at Ridgewood.	5/22/2017 8:39 PM
11	hard to know without understanding what business would be there and how they would be run	5/22/2017 8:19 PM

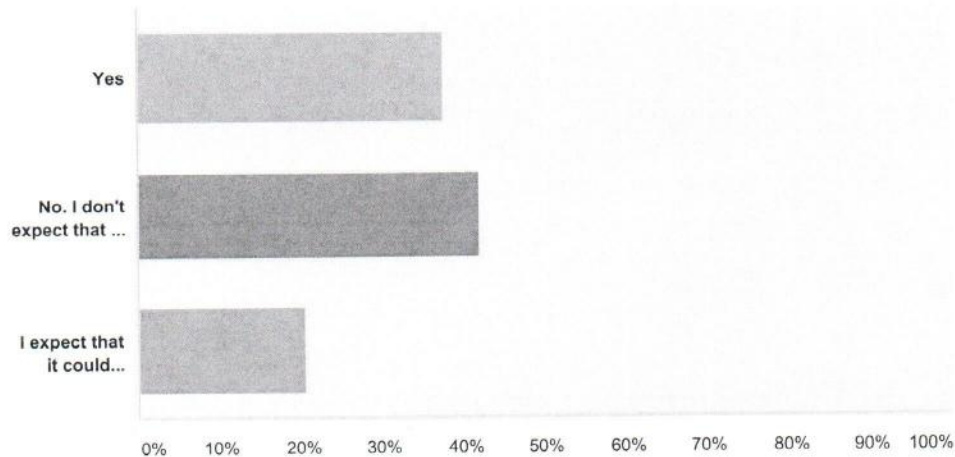
12	With commercial services, brings more traffic and pests to the area, ruining it's residential nature.	5/22/2017 5:06 PM
13	With the Riverside Mall on Ridgewood already struggling to attract and retain commercial entities, I'm concerned that the addition of further commercial space will only exacerbate the mall's existing problems - and we'll end-up with two under-used commercial spaces in the neighborhood.	5/22/2017 12:56 PM
14	In addition to traffic problems, deterioration of the retail buildings and potential problems with vermin and loitering.	5/21/2017 10:50 PM
15	Commercial means traffic and alley ways for supplies and loading which means dumpsters and garbage. It is also a safety concern considering the number of housing units proposed. Also, it will be ugly. There is already a commercial development close by that struggles. It makes no sense to add useless buildings where we already have ones.	5/21/2017 11:43 AM
16	Not needed. There is Mooney's Bay mall and there are vacancies.	5/20/2017 2:16 PM
17	We have empty commercial space close by, why destroy one of ottawa's beautiful views with commercial bldgs. Added traffic and pollution.	5/19/2017 2:31 PM
18	I'm not sure if the developer fully understands services there now in the Ridgewood Mall and how they would be impacted or how they're not as successful as they could be.	5/19/2017 11:07 AM
19	Unsure what the zoning allows.	5/19/2017 10:45 AM
20	It will hurt the existing businesses and increase traffic	5/19/2017 9:49 AM
21	I would love to have modern, appropriate services that can be walked to. Our neighbourhood is very car dependent and the Country Grocer plaza is worn down and too hidden from the main street.	5/19/2017 9:48 AM
22	We need a convenience type store and a coffee shop would be great. I don't share concerns that services aren't needed because of vacancies at Mooney's Bay plaza. It is old and uninviting	5/19/2017 9:15 AM
23	Need more commercial here. Jobs & services.	5/18/2017 11:15 AM
24	The area is well served by commercial, there is nothing that is being proposed that is not readily available to residents here. The commercial component will only exacerbate the levels of noise, garbage, traffic etc that the rental development will bring especially in the summer when the beach is busiest and with the addition of the mega playground the city unilaterally dumped into Mooneys Bay Park.	5/16/2017 7:53 PM
25	Too much traffic,noise	5/16/2017 5:36 PM
26	It may turn out to be a convenient place for a lot of residents to stop by and do their purchases if the stores are not controlled	5/16/2017 4:30 PM
27	I'm looking for a walkable community with services that are easily accessible. I particularly welcome the rooftop patio, which I think will be a great community space.	5/15/2017 10:04 PM
28	If the commercial development contains a major grocer or restruant, then I am concerned for the existing grocer and restruant on Sp	5/15/2017 9:28 PM
29	I would have liked to see a marketing analysis of retail in the area, seeing that the Ridgewood Mall is forver struggling and has vacancies. But I do like the proposal which would NOT turn the frontage into a strip mall.	5/15/2017 5:52 PM
30	not concerned at all if the commercial aspects are shops that would be useful or welcomes, such as coffee shop, bakery, yoga studio, etc. commercial businesses such as Dr. Office, dentist, accountant would add little to the quality of my life, and only bring in customers who don;t live here.	5/15/2017 5:36 PM
31	Parking, more traffic, noise especially at night. Need precise info on commercial being proposed.	5/15/2017 4:04 PM
32	More retail is not needed. We already have enough empty stores.	5/15/2017 11:21 AM
33	Some small commercial presence may help to suppress vehicular traffic, as residents would theoretically have less vehicle dependency.	5/15/2017 11:20 AM
34	What happens to the commercial building on Ridgewood, it's half empty. That being said, I would welcome a cozy coffee shop and a local pub.	5/15/2017 11:17 AM
35	will not mind if there are meeting places like coffee shops or bakeries	5/15/2017 9:28 AM
36	I think it would be great to have a coffee shop that overlooks the view and is walking distance from our neighborhood	5/15/2017 9:02 AM
37	Commercial will create more traffic, noise, litter and parking on residential streets.	5/15/2017 7:29 AM
38	Where would customers park and what kind of businesses would there be? There is already a turnover of businesses in the Country Grocer plaza. Do we need more empty, for rent store fronts in the neighborhood?	5/15/2017 12:56 AM
39	I am concerned about adding an entrance/exit to Riverside at that point--it can be very congested.	5/14/2017 10:28 PM



40	Requirement for commercial is questionable especially with empty retail at Ridgewood mall. Commercial will negatively impact quality of life, more traffic, more crime	5/14/2017 9:18 PM
41	As long as it's not another strip mall.	5/14/2017 8:54 PM
42	Ridgewood Mall has empty spaces that are available.	5/14/2017 8:46 PM
43	One of the biggest problems about this neighbourhood is the lack of services we can walk to.	5/14/2017 7:46 PM
44	More traffic and people from different neighborhoods	5/14/2017 7:21 PM
45	concerned about increased traffic in the area and traffic congestion on riverside drive due to traffic turning off into development.	5/14/2017 6:56 PM
46	Mixed use is what the City's Official plan calls for.	5/14/2017 6:37 PM
47	It will add to the traffic in the area and at the busy corner on Riverside and Walkley.	5/14/2017 6:24 PM
48	Increased traffic and congestion / conflict.	5/14/2017 5:18 PM
49	Very worried about noise, density & traffic	5/14/2017 4:06 PM
50	I think all large units should be built on top of a business area and that they are successful so it doesn't become a ghost town area.	5/14/2017 4:05 PM
51	Think it threatens the existing mall. Will increase traffic issues.	5/14/2017 2:42 PM
52	There is no 'café' or small meeting place in our area. It would be a blessing if a small 'self-owned' café would be part of the shops. Not yet another chain.	5/14/2017 2:41 PM
53	We need more walkable retail in our area. Would prefer tasteful development such as high end coffee cafe or a yoga centre.	5/10/2017 2:52 PM

### Q8 Are you concerned that your property value might decrease or your taxes increase because of the development?

Answered: 93 Skipped: 3



Answer Choices	Responses
Yes	37.63% 35
No. I don't expect that it will make a difference to my property value or taxes.	41.94% 39
I expect that it could increase my property value.	20.43% 19
<b>Total</b>	<b>93</b>

#	If you see the development affecting your property value or taxes, please explain.	Date
1	Unsure , sigh actually positively affect property values.	5/31/2017 11:52 AM
2	The area will become busier, more housing could mean more social problems, and Mooney's Bay is already over-used in the summer.	5/29/2017 3:34 PM
3	Increased services and attractions in neighbourhood.	5/28/2017 1:41 PM
4	I don't have enough information to answer this question. I would be interested in a well researched response.	5/23/2017 12:11 PM
5	The only silver lining to this development is if it would increase my property value. But in the worst case, I'd be losing money. My current situation has all my equity locked up in my home, so losing a significant amount of money would be a kick in the face.	5/22/2017 5:06 PM
6	Depending on how successful the development is, it might make the neighborhood more desirable - with a commensurate influence on property values	5/22/2017 12:56 PM
7	This large a development would drastically alter the atmosphere of the neighbourhood to the detriment of the property values.	5/21/2017 10:50 PM
8	Our unit backs onto the green space. If this plan goes through, we will back into the parking lot/loading dock of an unnecessary commercial space, and overshadowed by huge apartment buildings.	5/21/2017 11:43 AM
9	Impact of increased traffic, density, and obstructed view of Mooney Bay	5/20/2017 8:49 AM
10	Park space, views to more noisy traffic and pollution!!! Property values and personal enjoyment of our location will drop.	5/19/2017 2:31 PM
11	Green space has enhanced the resale value of our property and this will likely change	5/19/2017 11:07 AM

# Proposed Development of Bayview Lands

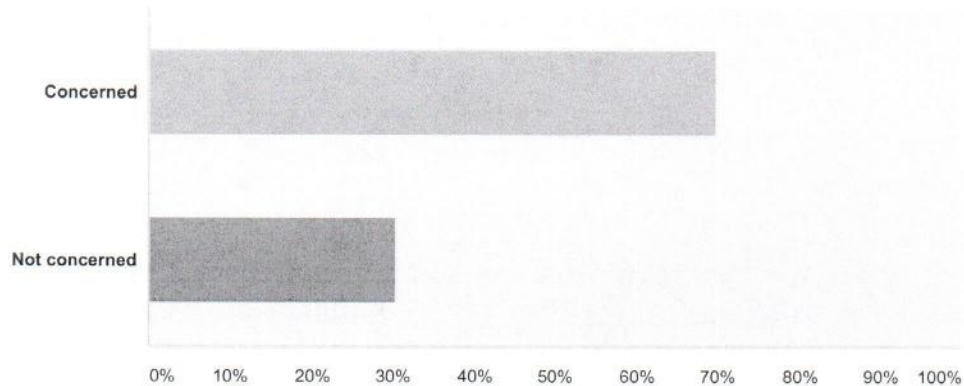
SurveyMonkey

12	Traffic in our neighbourhood will discourage families from moving here.	5/19/2017 10:45 AM
13	I believe my house will be impossible to sell.	5/19/2017 9:49 AM
14	I currently back onto a large open field that has the opportunity to be something wonderful. I have a 3 bedroom house perfect for young families. Creating a "seniors resort" could significantly decrease the appeal of my property to those most likely to purchase it.	5/19/2017 9:48 AM
15	Greater access to local services	5/18/2017 6:43 PM
16	Massive structures and hundreds more people crammed up against my property, who wouldn't love that !! /sarc. This is my home not just a house. The proposed development will violate the sanctity of my property and personal privacy/space. Like most average Canadians my home is my largest financial nest egg for retirement and I am very concerned that I will loose value.	5/16/2017 7:53 PM
17	No one will want to purchase a house so close to such a high density development	5/16/2017 5:36 PM
18	N/A	5/16/2017 4:30 PM
19	One concern I have is whether Canoe has the wherewithal to manage such a complex endeavour. They did not rerally demonstrate that they have the competence. If it falls apart, this could turn into a disaster (or something completely different, that the community had not bargained for). In the worst case, adjacent property values would suffer.	5/15/2017 5:52 PM
20	We welcome new development and see it as asset!	5/15/2017 2:33 PM
21	Norberry Residences is a good example of a large residential rental complex that appears to have a negative impact on their immediate neighbourhood, even though it appears to be fairly well managed.	5/15/2017 11:20 AM
22	This will no longer be a low density resident and will take away backyard privacy.	5/15/2017 7:29 AM
23	I'm sure some of the costs will be downloaded onto residents in the neighborhood.	5/15/2017 12:56 AM
24	I believe that property values will decrease in the short term with construction, and increase afterwards with additional services available.	5/14/2017 7:46 PM
25	Traffic, more people, more density King	5/14/2017 7:21 PM
26	a change from open green space to developed land is an automatic decrease in property value. don't know how property taxes will be impacted but should in fact decrease as a result of the development	5/14/2017 6:56 PM
27	Commercial will change neighbourhood! Too dense! Property values will decrease!	5/14/2017 4:06 PM
28	We live in a desirable area. During construction will be an issue for noise and dirt. And hopefully, there will not be any structural damage to the neighboring homes from the movement of the heavy equipment/large quantities of supporting earth agitated	5/14/2017 3:15 PM
29	I really have no information to inform my opinion on property values.	5/14/2017 3:13 PM
30	I don't know; my taxes have increased by 50% in 7 years, and surely not because any improvement have been made to roads, working fire hydrants, or anything else.	5/14/2017 2:41 PM



**Q9 The development, as currently proposed, will have 3 traffic in/outlets on Riverside Drive, and one of them will include a stoplight. Are you concerned about increased traffic and service vehicles?**

Answered: 96 Skipped: 0



Answer Choices	Responses	
Concerned	69.79%	67
Not concerned	30.21%	29
<b>Total</b>		<b>96</b>

#	If you have concerns, please explain.	Date
1	Too many in a short distance, High density in this development will increase traffic on already congested Riverside Dr	5/31/2017 11:52 AM
2	That puts three stop lights close together. Mooney's Bay (although it is a sensor light), Bayview, and then Walkley.	5/31/2017 10:51 AM
3	Riverside is already congested at rush hour.	5/29/2017 3:34 PM
4	Concerned for pedestrian and bikes and extra traffic	5/29/2017 3:28 PM
5	congestion-safety- increased traffic	5/26/2017 7:53 PM
6	Traffic congestion will be a problem exacerbated by the proposed daycare	5/25/2017 1:13 PM
7	Riverside Drive is heavily congested and additional in/outlets will serve to increase the amount of Riverside Drive traffic congestion.	5/24/2017 2:54 PM
8	Further slowing down traffic on Riverside with an additional light is ludicrous.	5/24/2017 9:16 AM
9	I have no idea if the development and exits will have significant traffic impacts.	5/22/2017 8:39 PM
10	I hear Walkley is going down to one lane, so traffic is going to have a hard time getting out of the area. And of course, with a development as large as this, the remaining peace and quiet that was here, will now disappear.	5/22/2017 5:06 PM
11	Traffic will obviously be a concern - especially if adding another traffic light on Riverside further impedes traffic flows. I don't see why a light would be (feasible) or needed quite frankly, considering there are already lights at Walkley and Mooney's Bay Place.	5/22/2017 12:56 PM
12	Mentioned above.	5/21/2017 10:50 PM

## Proposed Development of Bayview Lands

SurveyMonkey

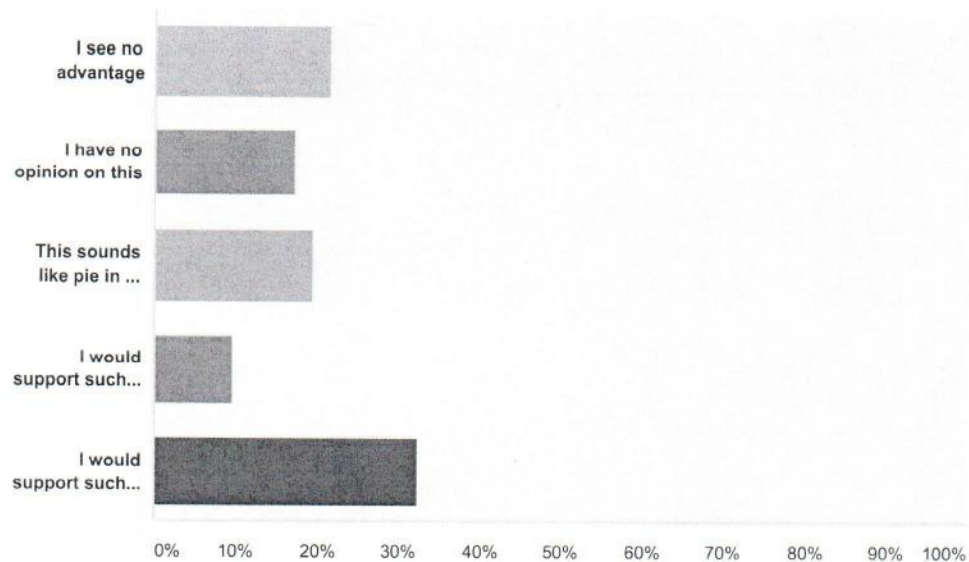
13	Riverside is already very busy. To add in and out traffic is dangerous and will increase accidents, traffic jams and blowing horns.	5/21/2017 11:43 AM
14	An accident waiting to happen. There is already too much traffic from Riverside South, you take your life into your own hands crossing at Riverside and Walkley because of the yield to get on to Riverside. If you use it, you know the area, but if you don't.....JUMP back quick, they are not slowing, they are merging.	5/20/2017 2:16 PM
15	Very concerned!	5/20/2017 8:49 AM
16	A lot more accidents, and the traffic back on Riverside is only going to get much worse, it is already backing up from Hunt Club to Bank and sometimes to Smyth. Turning from Walkley onto Riverside is already dangerous at times forcing Many of us to drive around Springland for safety reasons	5/19/2017 2:31 PM
17	Riverside access is already congested and slow. Another light and more entry points will only make getting onto Riverside from Walkley more difficult.	5/19/2017 11:07 AM
18	Traffic between Mooney's Bay and Walkley is already a zoo. Adding a second light between the two will just make it worse. People already cut through Mooney's Bay Pl. to get to Walkley via Springland!	5/19/2017 11:07 AM
19	Riverside is a mess due to the Riverside South developments traffic, this will make it worse.	5/19/2017 10:45 AM
20	We already have too much traffic on springland and Mooney's Bay	5/19/2017 9:49 AM
21	I'm mostly concerned about noise as a result of that increased traffic.	5/19/2017 9:48 AM
22	The new proposition does not make sense, it'll be dangerous to drive, bike or walk on or across Riverside Dr.	5/19/2017 9:24 AM
23	Concern is with the number of new crossings. I think the city should compensate by allowing right turns on to Springfield from Walkley during morning rush hour	5/19/2017 9:15 AM
24	More stop and starts, longer lines of traffic using our local streets such as Mooney's Bay Place as cut throughs.	5/16/2017 7:53 PM
25	Riverside traffic is an issue because 30,000 people now live south of the area. If we want less traffic, we need more walkable communities and better access to public transit. Communities on the train line should expect some densification, including ours.	5/15/2017 10:04 PM
26	Just that the increase in traffic flow to/from the commercial site is a concern	5/15/2017 9:28 PM
27	increased noise as cars and trucks stop and start again between the traffic lights. And increased noise in general. The expected increased traffic will compete with large numbers of elderly residents as well as current local residents to walk safely on the sidewalks of a busy 4 lane road, frequently interspersed with three additional driveways into the development.	5/15/2017 5:36 PM
28	Just what we need - another unsynchronized traffic light on Riverside.	5/15/2017 11:21 AM
29	Volume and congestion	5/15/2017 11:17 AM
30	Noise and accidents.	5/15/2017 7:29 AM
31	Will definitely cause traffic issues. I am concerned about danger to the children at Holy Cross.	5/15/2017 12:56 AM
32	That area of Riverside is already painfully busy at during some parts of the day.	5/14/2017 10:28 PM
33	Too much traffic on already congested Riverside Dr.	5/14/2017 9:18 PM
34	This would be too many lights on such a short stretch of road.	5/14/2017 8:46 PM
35	There should be a driveway to Mooney's Bay Pl. or Springland	5/14/2017 7:28 PM
36	This will create traffic congestion on a road that otherwise flows well	5/14/2017 6:56 PM
37	See comments at 7. Another traffic light will slow down flow on Riverside which is already marginal for those trying to get to Riverside South and beyond.	5/14/2017 5:18 PM
38	Very! Noise and volume is bad now! Add 627 units plus visitors to stores! Crazy!	5/14/2017 4:06 PM
39	Happy to see an extra stoplight since it should calm down speedsters along Riverside. Not happy about more traffic overall.	5/14/2017 3:13 PM
40	We could rename Riverside Drive "The Riverside Parking Lot".	5/14/2017 2:42 PM
41	I am not concerned, but neighbours on Otterson are.	5/14/2017 2:41 PM
42	VERY concerned about this. Another stop light is too many in a highly congested area. It is also very dicey to drive in that area during winter conditions / black ice etc. Having a quick stop after the main light is not ideal.	5/10/2017 2:52 PM



**Q10** The RPCRA will do its best to bring forward all concerns about the development. This means that the concerns will be noted, but it does not mean that the concern will act as a veto on the development. The RPCRA has limited influence in that regard. Only your River Ward Councillor will actually get an opportunity to to propose and vote on motions before City Council. This does not mean that the RPCRA cannot have an influence on the direction of our communities - the challenge is getting out in front of proposals and decisions, and advocating for a better neighbourhood while there is still time to affect the outcome. That is the motivation for our current collection of volunteers. In the general case, you could join us and try to make a difference too. In a more specific context, however, here is a question for you. Suppose that the Bayview Development was to include a pedestrian/bicycle tunnel under Riverside Drive between the Bayview lands and Mooney's Bay Park (it DOES NOT currently include such a proposal). This would allow pedestrians and bicyclists to pass back and forth freely between the development and Mooney's Bay Park. An example might be the tunnel where the bicycle path passes under Hog's Back Road at the Hog's Back lock. What would be your reaction to such a proposal?

Answered: 93 Skipped: 3





Answer Choices	Responses
I see no advantage	21.51% 20
I have no opinion on this	17.20% 16
This sounds like pie in the sky and would likely cause my taxes to increase	19.35% 18
I would support such an idea	9.68% 9
I would support such a tunnel and see it as an asset to the neighbourhood	32.26% 30
<b>Total</b>	<b>93</b>

#	If you wish, please add additional comments	Date
1	Seems to be a good idea , how will it be paid for	5/31/2017 11:52 AM
2	Something else to flood and require maintenance.	5/29/2017 3:34 PM
3	I would like to see bike lanes/paths connecting Mooneys Bay to nearby residential areas	5/29/2017 3:28 PM
4	Cycling tracks end at MB Place or Walkley. Good way to connect to Springland/Otterson, then Southmore VIA tunnel.	5/28/2017 4:10 PM
5	There are already stoplight crossings so a tunnel is not necessary but certainly a benefit.	5/28/2017 1:41 PM
6	Again, there isn't enough information to make an intelligent response. Without such information I would think that 3 new traffic lights would suffice. I do feel that such a tunnel could raise my taxes and in that case I wouldn't support it but again I don't have that information.	5/23/2017 12:11 PM
7	Crossing with the stop light should be sufficient.	5/22/2017 8:39 PM
8	in theory support but don't see it as a solution to the larger traffic and parking problems	5/22/2017 8:19 PM
9	It would be nice, sure... but I feel that due to the area, that thing would just be flooded all the time.	5/22/2017 5:06 PM
10	I think this idea is pie in the sky - not because it would increase our taxes - but because it would be challenging to build, difficult to maintain and commensurately expensive in the short- and long-term.	5/22/2017 12:56 PM
11	If the development proceeds this would be a better alternative to a new intersection.	5/21/2017 10:50 PM
12	What happened to the green space that was supposed to be included in the plan?	5/21/2017 11:43 AM
13	It would mean moving a bus stop.	5/20/2017 2:16 PM
14	This will be a necessity for safety if this development proceeds	5/19/2017 2:31 PM

15	Safety! 1) Lighting and 2) There is zero reason why pedestrians / bikers can't use the lights! I question the benefit of such tunnels along the Riverside and Heron bus routes. I personally have bused and don't like using the tunnels as I feel safety is a concern!	5/19/2017 11:07 AM
16	A tunnel would be dangerous and sketchy; I would not allow my family to go underground to cross the road. That is a very dangerous suggestion for children and females. Only a man would even consider that. Totally disgusting!	5/19/2017 9:24 AM
17	There is already going to be additional traffic lights.	5/16/2017 7:53 PM
18	More walkers, more bikers, more transit-takers means less traffic and congestion for everyone and better access to the park for the neighbourhood. I'd support that.	5/15/2017 10:04 PM
19	There are excellent examples around the world on how the connection between a community and an asset like Mooney's Bay etc. could be restored. Having cars go UNDER pedestrians/cyclists would actually be better.	5/15/2017 5:52 PM
20	Between Walkley and Ridgewood there would be 4 traffic lights, including the new one in front of the development. Therefore the need for such a tunnel is not obvious, especially when it would be leading from a retirement residence, where fewer are likely to ride to the bike path in Mooney's Bay/	5/15/2017 5:36 PM
21	What is a pie in the sky phrase supposed to mean?	5/15/2017 2:33 PM
22	EXTREMELY expensive for taxpayers, for very limited benefit. The overwhelming sense of entitlement in this city is astonishing. We need austerity now more than ever.	5/15/2017 11:20 AM
23	My initial reaction was great idea. Then I stopped and thought about it. Who would this benefit? The tunnel at Hog's Back joins one park to another. The tunnel you are suggesting would link a residential area to a popular beach and park. Would it increase traffic into the neighbourhood from people looking for free parking who could then walk over to the park? My biggest concern with this development, besides the loss of green space, is the TRAFFIC.	5/15/2017 9:50 AM
24	I don't know how I feel. Lights are going to be available for people to cross, on the same note it will also continuously stop traffic...	5/15/2017 7:29 AM
25	What a ridiculous idea. There are traffic lights to allow pedestrians to cross the street. Why do we need a tunnel?	5/15/2017 12:56 AM
26	Crossing at the lights should be fine. The Hog's Back situation is different because there's no light at that spot.	5/14/2017 10:28 PM
27	Although not in our ward, there should be a tunnel under Bronson at Brewer to eliminate the light.	5/14/2017 8:54 PM
28	This idea sounds great but who would pay for it? Is this something that is better discussed during the Mooney's Bay Pavilion brainstorming sessions?	5/14/2017 8:00 PM
29	Boring underground is a costly proposal. You may have better luck with a proposal for an esthetic bridge with bicycle ramp crossing over riverside	5/14/2017 6:56 PM
30	This tunnel should be large enough to accommodate those walking canoes and kayaks across the road as well.	5/14/2017 5:18 PM
31	Developer won't pay and has said this. City has no money. My taxes shouldn't pay for this. It won't relieve volume nor density nor noise to neighbours at all.	5/14/2017 4:06 PM
32	If you have a couple of stoplights there is no issue here.	5/14/2017 4:05 PM
33	This would help with the traffic flow - as fewer people would need to use the cross lights. Inherently, it would be safer as well. Maybe the city could share in the costs.	5/14/2017 3:15 PM
34	Not likely to have enough pedestrian traffic to make this necessary.	5/14/2017 3:13 PM
35	Anything that encourage cycling makes this a more liveable neighborhood.	5/14/2017 2:42 PM
36	I think there is insufficient information about the tunnel possibility, for me to make a decision	5/14/2017 2:41 PM
37	This would alleviate more stopping and starting for the traffic.	5/10/2017 2:52 PM

**Q11 Please enter your postal code below.  
We will use this only to get an idea of how  
many people responded from each area of  
Riverside Park. This is the last question.  
Many thanks for taking the time!**

Answered: 93 Skipped: 3

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*The postal codes have been intentionally omitted from this document and the page numbers  
therefore terminate prematurely*