

Lee, Laura

From: Murray & Cindy Wilson
Sent: Sunday, April 11, 2021 1:25 PM
To: PlanningAlias
Subject: Rezoning 310 Hunt Rd.

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To Whom it may concern,

Thank you for the opportunity to provide feedback about the traffic impact study that was conducted on Wednesday August 12th 2020. I appreciate your acknowledgement that the study was conducted during the pandemic at a time when traffic flows were reduced. The study certainly does not demonstrate typical traffic flow for the area since the church on Tunner was closed, Chances Casino was closed and people were generally staying closer to home. Supplementing the most recent traffic study with data from an earlier assessment done at the corner of Ryan Road and Back Road on September 20, 2017 is a good first step. However, these two traffic studies combined do not address the following:

- To my knowledge there is no pre-pandemic traffic flow study at the intersection of Tunner Drive, Hunt Road and Back Road.
- Traffic flow at Ryan Road and Back Road - the assessment was done three and a half years ago and a lot can change in that amount of time
- The population that lives in and around these intersections - there is a high number of senior citizens and elders who live in this area who have enhanced needs when it comes to traffic control
- Traffic producing buildings - outside of the pandemic there is a steady stream of traffic coming from Chances Casino on Hunt Road and Christ the King Church on Tunner Drive has periodic heavy traffic flow with 80 to 100 cars attending a single church service with several services being offered throughout the week

I respectfully request that you further supplement your traffic study with data informed by the above stated points as you develop your plan for the area.

As a resident in this neighbourhood, I suggest that the addition of a on demand traffic signal or at least a signalled crosswalk in providing a compromise between urban development and pedestrian safety at the above mentioned side streets and Back Road.

Please feel free to contact me if you require further information. I look forward to working together as a community while we grow and build our beautiful City of Courtenay.

Murray Wilson
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