

PlanningAlias

From: Jennifer Gillett
Sent: Sunday, October 24, 2021 3:17 PM
To: PlanningAlias
Subject: Fw: letter
Attachments: letter to city hall.pdf

Development Services, V9N8N2

830 Cliffe Avenue,

Courtenay BC

V9N2J7

24th October 2021

Re File RZ000050, 801 Ryan Road, Courtenay

Please find attached .pdf file, being my letter of concern regarding the proposed development at 801 Ryan Road.

Sincerely,

Jennifer Gillett
1210 Farquharson Drive Courtenay V9N 8N2

1210 Farquharson Drive
COURTENAY
V9N 8N2

Development Services
City Hall
820 Cliffe Avenue,
COURTENAY
V9N 2J7

To whom it may concern -

I would like to raise my concerns about the proposed development at 801 Ryan Road - file #RZ000050.

The City has closed off access for eastbound traffic opposite the funeral parlour on Ryan Road, and so I don't know how vehicles from the proposed 247 suites, the new apartments at 1025 Ryan Road, and a proposed hotel are going to get downtown without exiting at the traffic lights at the Washington Park Centre. This exit is almost always backed up - I cannot see how another 400 or more cars can be accommodated, unless there's changes at the intersection. The revised application shows access to Tunner Road. There's no way cars can get to downtown without getting onto Back Road first - it's bad enough as it is with the traffic from the banks, the pub, the casino, and the post office having to use that road. It will be a mess.

I do not think there's adequate lower-income housing accounted for. The suggested \$987.50 for a one-bedroom unit still seems a lot to me, being on a pension. Anyone on minimum wage will have to spend two weeks of income just to afford a month's rent. If the applicants really want to help the community, rather than themselves, then all the units should be rented at a lot less than the company suggest.

In the summer we are already having water restrictions. How will another 400 people draining the system work? And will the sewage system handle all that extra load?

My biggest worry is about the height... one level parking and 5 levels of accommodation. How will 6 storeys look? Overpowering, that's how. Already the new building at 1025 Ryan Road is too high - and this company want to build higher! Unless parking is underground - and/or the buildings be 3 floors residential - it's going to look like 6-storey tenements towering over the backs of the 1-storey mall.

In all, I think the proposal is going to have a huge negative impact, short of reducing the size of the buildings and the number of people and cars.

Yours sincerely

(signed) Jennifer Gillett