

## PlanningAlias

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**From:** -  
**Sent:** Wednesday, October 27, 2021 8:28 AM  
**To:** PlanningAlias  
**Cc:** Davidson, Chris; Shaw, Kyle; Garbutt, Geoff  
**Subject:** Submission for Virtual Public Hearing - 801 Ryan Road  
**Attachments:** CVCCo Submission to Courtenay Public Hearing re 801 Ryan Road Oct 26 2021.pdf

Good morning,

Attached please find a submission on behalf of myself and the Comox Valley Cycling Coalition (“CVCCo”) with regard to the public hearing on Bylaw 3017. While CVCCo does not usually comment on development and land use proposals, this particular case involves the construction of a portion of the cycling network and we appreciate the opportunity to provide input specific to that portion of the proposal. We are very excited to see the E-W Connector multi-use trail getting some traction with this development proposal and also the plans for the former Courtenay Hotel site (498 Old Island Highway).

Please contact me at your convenience if you have any questions or comments and thank-you for your consideration in this matter.

Regards,

Mike Keohane  
VP, Comox Valley Cycling Coalition  
1725 Valley View Dr  
Courtenay, BC V9N 9A7

October 26, 2021

Development Services

830 Cliffe Avenue

Courtenay B.C. V9N 2J7

Attention: Wendy Sorichta, Corporate Officer

VIA EMAIL: [planning@courtenay.ca](mailto:planning@courtenay.ca)

Re: **Virtual Public Hearing Comments**  
**Bylaw No. 3017 - 801 Ryan Road**

The Comox Valley Cycling Coalition (“CVCCo”) respectfully submits the following commentary with regard to the proposed development at 801 Ryan Road.

The CVCCo has an interest in this development as it proposes to add a multi-use pathway that is part of the East-West Tunner Road active transportation connector. This important pathway will connect East and West Courtenay and is anticipated to be highly used by recreational users and commuters accessing downtown Courtenay, Lewis Park, CV Hospital, NIC, Ryan Road area businesses and many other destinations. The E-W Connector route was identified as a priority item in both the Cycling Network and Parks/Rec Master Plans and was reiterated in Council’s list of 2021-22 priorities in September 2021. Support for this multi-use connector is wide-spread and in June 2020 CVCCo submitted a letter to council, along with 18 other signatory groups including the Downtown BIA, NIC, and School District 71, asking for this routing to be prioritized.

The CVCCo are in favor of the proposed bylaw amendment and development proposal, subject to the following comments being addressed that relate specifically to the associated multi-use pathway proposal and the extension of an access roadway to Hunt/Tunner Road.

1. Roadway Extension to Tunner/Hunt Road – The proposed new access to 801 Ryan Rd from Tunner Road will add a significant volume of vehicular traffic to Hunt/Tunner/Back Road area and appropriate adjustments will need to be made to ensure the efficient flow of traffic as well as the safety of active transportation users. These issues include, but may not be limited to:
  - Traffic calming/control at the intersection of Back and Tunner Roads. A higher volume of vehicles will wish to turn left from westbound Back Rd onto southbound Tunner to access the 801 property. Perhaps a 4 way stop or dedicated left turn lane are warranted?
  - Safe crossing of Back Road at Tunner. Pedestrians and cyclists wishing to access the new multi-use connector path from westbound Back Road require a safe method to cross. A four way stop with crosswalk or an activated crosswalk light could help alleviate safety issues.

- Note that a hotel is also proposed at the corner of Hunt/Ryan Roads and this development should also be considered in a revised area traffic control plan.
2. Pathway Width – the drawings indicate a proposed width of 3.0m at the northeast end which reduces to 1 - 1.5m about halfway onto the property. Based on the BC Active Transportation guidelines for multi-use pathways, 3.0m is the bare minimum design requirement. Table E-20 recommends 4.0m width for multi-use pathways when they will be seeing a relatively high volume of varying users (pedestrians, cyclists, etc) – which is certainly expected to be the case when the E-W connector is completed.
    - Our recommendation is to widen the pathway to at least 4.0m from Tunner Road to the south end of the 801 Ryan Road property. The buffer between the new roadway and the multi-use path appears to be approximately 2m in width. As this road will only be utilized by residents and visitors to 801 Ryan Rd, it is reasonable to reduce the buffer to 1m in width to permit a 4.0m wide multi-user pathway. As an example, the existing 3.0m pathway at Courtenay Airpark is already congested with more future user growth projected.
  3. Pathway Connection (northeast end) – The new pathway is proposed to connect to the existing short pathway off Tunner/Hunt Roads on the north which will require the use of some City of Courtenay land and possibly taking over some of the current Casino parking lot? The feasibility of this City route addition should be confirmed prior to final approval of Bylaw 3017.
  4. Pathway Connection (southwest end) – The drawings indicate that the multi-use pathway ends on the 801 Ryan Road property. If it is to be of any value to anyone other than the residents of 801 Ryan Road, it must be continuous and provide access on to the remainder of the E-W Courtenay Connector at both ends. The pathway should allow entrance/exit from the Superstore parking lot. The sound wall on the southwest property line will have to include gaps to provide suitable pathway access/egress. Even if the exact pathway routing is not certain heading southwest towards downtown, this portion needs to be built with that routing in mind.

Thank you for the opportunity to provide input into this important and significant development opportunity. Please feel free to contact me as shown below if there are any questions or comments.

Mike Keohane (VP – Comox Valley Cycling Coalition)  
1725 Valley View Drive  
Courtenay, BC V9N 9A7

Cc: City of Courtenay - Chris Davidson, Kyle Shaw, Geoff Garbutt



to Tunner Road (NIC, Hospital, East Courtenay, etc)

