

PlanningAlias

From:
Sent: Tuesday, October 26, 2021 2:24 PM
To: PlanningAlias
Subject: File No.:RZ000050

I would like to submit a comment on the File No.:RZ000050 Bylaw Number: 3017 proposed changes for 891 Ryan Road.

My name is Steven Ray and I live at 1083 Williams Rd., Courtenay, V9N7A4.

1. I am concerned about the proposed Multi Use Path at the East side of the project. Almost every day I walk or cycle to the Superstore and/or Downtown Courtenay through this area and am worried that this proposal may effect the possible creation of a Multi Use Path that would proceed through this area to join Puntledge Rd. and eventually downtown. Having the means to avoid the traffic on Ryan Road for the hundreds of cyclist and pedestrians that use this area daily would be of great benefit.
2. In this proposal, the Multi Use Path would empty into the parking lots of Buildings B & C. This would cause the hundreds of people who would use this to access the Washington Square Shopping center to move through the parked vehicles to what seems to be a small gate to gain access. Also people moving to and from the Shopping Center to the Royal Bank , etc. at the West end of the project would be moving through the parking lots of Building A. These are both natural existing pathways that people walking or cycling will continue to use.
3. I am concerned that this project will increase the traffic load from the Washington Heights Shopping Centre to and from Ryan Road. At this time there are 4 entrance/exits to the Shopping Centre of which 2 or 50% would be eliminated with this development. Many people use both of these existing entrances/exits daily.

I am not against the project and we do need more housing projects in Courtenay. I am just concerned about the citizen who daily use this area and their needs.

Thanks for your time.

Steven Ray