

PlanningAlias

From: David Rice
Sent: Wednesday, October 27, 2021 11:31 AM
To: PlanningAlias
Subject: Development 801 Ryan Road RZ000050

City of Courtenay

I am writing regarding concerns about the proposed development at 801 Ryan Road and specifically the increased traffic from that project. We live at 1976 Back Road and, like much of this East Courtenay area, access Ryan Road through the Back Road intersection in order to travel downtown or access anything in West Courtenay.

Council has already approved an apartment project, currently being constructed between the Washington Inn and RBC/Coastal Community CU on Ryan Road, and a hotel project on Hunt. The 801 Ryan project will be the third major traffic generator approved in this area in a short period of time. This whole area has a very restricted ability to make left turns onto Ryan Road, necessary for anyone wanting to access our downtown area or anything in West Courtenay. The only left turns available are at the traffic light exiting the Superstore shopping centre on Sandwick, or from Back Road.

The 801 Ryan project will be extending Tunner Rd to the project. This (and the hotel) will lead to greatly increased traffic accessing Back Road from Tunner. Traffic on Back Rd is currently often backed up to Tunner Rd during the day with the vast majority of it attempting to turn left onto Ryan (southbound). IMO these additional developments will create unacceptable traffic volumes and significantly increase congestion on Back Road. In addition, I suspect that traffic from the residential apartments between the Washington and RBC/CCCU will find that the "best" way for them to turn left onto Ryan will be by motoring through the Casino parking lot to Tunner Road, then on to Back. Again ... more traffic on Back Road.

It is unclear to me what ability the 801 development will have to access Ryan through the shopping centre traffic light on Sandwick, and whether a left turn on to Ryan will even be feasible from that street. Traffic is often backed up during the day on the short road segment between the Bypass and Sandwick sufficiently to prevent all shopping centre traffic at the light from turning left onto Ryan when they do have a green light.

This may be the type of development that suits the area, increasing density, but it is the third major traffic generator in a very restricted area. NONE of these projects, ie, the two already approved, have been completed so their traffic impacts are conjectural at this point but are likely considerable imo. How can we add a third traffic generator to this area, especially at this time?

Traffic is "trapped" in the area between Back Rd and the Bypass with very poor, limited access to Ryan Rd southbound, and I suspect that the majority of traffic from all projects will be regularly attempting to make that left turn to head for West Courtenay. Adding a third major traffic generator in this area, with a direct connector (Tunner Rd) to Back Road, will further create a chaotic traffic situation with a large volume of traffic attempting to turn left onto Back Road imo. We also have potential increased traffic from other developments on the West side of Ryan accessing Ryan on Sandwick and Back Roads to consider eg the old Canadian Tire property and apartments on Braidwood.

Council has already dramatically increased traffic volumes in this area with previous project approvals and the actual impacts are yet to be seen. They will be considerable and could easily be worse than anticipated. IMO it would be irresponsible of Council to approve the 801 Ryan Rd project in its current form. There needs to be more thought given to the overall volume of traffic being created in an area that is ill-equipped to handle it.

Yours truly

David Rice

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