

PlanningAlias

From: Wanda Thompson
Sent: Wednesday, October 27, 2021 12:00 PM
To: PlanningAlias
Subject: Zoning Amendment Application RZ000050-801 Ryan Rd - Public Hearing

Dear Council,

I support increased housing and density in this area of the city. However, this entire area around Ryan Rd, the 19A bypass, Turner, Hunt and Back roads is deficient in pedestrian infrastructure, and likely does not meet current standards for pedestrian road safety. The city and developer must work together to improve the active transportation in this neighborhood to make it safe and accessible for the many new residents that this development will bring.

This area currently has significant retail and service businesses nearby, including grocery, banks, liquor stores, pet stores, the casino and restaurants. However, the area is built with a focus on vehicles, with drive thru businesses, back access lanes with no sidewalks, dangerous right hand slip lanes and large parking lots that do not provide feasible or safe passage for pedestrians. There are some sidewalks, but they are disconnected, end abruptly and the area is poorly lit.

There is already an apartment building nearing completion in the lot next to the Casino, and this proposed development will bring hundreds of additional residents to the area. This part of Courtenay is becoming a hub, and many of these residents will want to access the nearby services and local transit on foot. As Council considers new developments such as this one, they have an obligation to ensure that residents have safe, inviting and connected access to the neighbourhood. In addition, providing active transportation alternatives is an essential part of any climate crisis action plan.

I urge Council to consider the broader city and neighbourhood planning elements when considering and approving more density in an area that is currently designed primarily for vehicles, not for people.

Sincerely,
Wanda Thompson
1434 Valley View Dr.