
From: Jessica North-O'Connell
Sent: Saturday, April 10, 2021 8:09 PM
To: PlanningAlias
Subject: RZ000042 310 Hunt Rd

Follow Up Flag: Follow up
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Planning Department, Courtenay, B.C.

To whom it may concern:

re: 310 (320, 336) Hunt Rd., File Number RZ000042, Bylaw Numbers: 2986

We would like to express our appreciation at having our concerns invited to be heard regarding the development of our neighborhood. Thank you.

Our residence is at the corner of Back Rd. and Ryan Rd. We are one short block away from this proposed hotel construction site. Our concerns are mainly regarding safety, as this is already a high-accident area in general.

Safety issues

In the almost three years that we have lived here, we have seen a number of accidents, as well as experiencing a number of "close calls," both as drivers and as pedestrians, in the vicinity of the proposed site.

Hunt Rd. is the location of both the post office and a restaurant/casino. While the casino has its own parking lot, the parking area for the post office is too small to safely accommodate the amount of traffic it sees, so most people who are using it park on the road along Hunt for the short time they are at the post office. Also, there is no stop sign at the casino egress and people barely slow down when pulling on to Hunt Rd. There is also a very sharp turn where Hunt and Tunner meet, necessitating decreased speed. We residents know it's there, and pedestrians already feel imperilled by it; visitors will not realize this. Increased traffic will add more potential for accidents to an already traffic-challenged area.

People who live along Back Rd., or up the hill from it, also use Hunt Rd./Tunner Dr. to avoid having to deal with the traffic lights at Back and Ryan, already a highly accident-prone intersection. We have seen a number of accidents during our time here. We also use Hunt/Tunner to enable us to safely enter our own driveway, which is on Back Rd.

Tunner Dr. is home to a number of seniors who live in the various condos situated along that street, and due to a lack of pedestrian amenities (i.e., there is no crosswalk and no pedestrian-operated light), we and other pedestrians are already at risk from the amount of traffic along Back Rd. when we try to cross it to access shopping areas and other services in the vicinity. (There are also safety issues at the corner of Back and Ryan but that is another conversation.)

The proposed site has no left-turn access on to Hunt Rd. when driving south on Ryan Rd., something people unfamiliar with this area may not realize, so anyone trying to access Hunt Rd. has to by-pass it and turn at the next corner near the Coastal Community Credit Union, then figure out their way from there. It's not hard to

imagine how this scenario can cause accidents as visiting drivers slow down to try and figure out how to access Hunt Rd., thereby creating an increased hazard to the drivers behind them.

If visitors have figured out how to access Tunner Dr. from Ryan Rd., then follow it to Hunt Rd., there is the added problem of the lack of left-turn signal from Ryan Rd. on to Back Rd., a situation we are regularly dealing with as Back Rd. residents.

To increase traffic in what is already a problematic area is a major concern to us. As previously stated, this is already a high-accident area. There has been nothing presented to us to date that has alleviated our concerns in this matter.

Height

Yet another concern was the height of the proposed structure, but we have come to realize that there has already been a height exception made for the new apartment building which is currently nearing completion behind the Royal Bank and the Credit Union. We hope town planners and others whose jurisdiction it is to oversee the further development of this city take into account how much we as residents appreciate the sense of “visual openness” that Courtenay offers us. As in our previous letter, I noted that changing the zoning to accommodate a hotel is out of place for the neighbourhood – and you are proposing to build this hotel boarding on property zoned and being used as single-family dwellings. Any development here should be in keeping with the rest of the properties surrounding it, and the height suggested will be well above all neighbouring structures. No amount of green space or noise reducing landscaping is going to change the height of the proposed structure.

Commerce

When we moved to the area, we were very aware that the Hunt Rd. block was designated as a commercial area, but were hopeful that it would be developed in a way that was more amenable to enhancing the quality of life for Courtenay residents. We would certainly welcome development in this section of land, but again, that development should be in keeping with the rest of the properties surrounding it.

Location

Further to the consideration of location, as long as we have been living in the area, there has been a vacant lot and building where the Canadian Tire store was formerly located. It is very accessible and obviously under-used. Wouldn't that be a preferable site for a hotel, if such a business is deemed necessary? With the proliferation of Bed and Breakfast and Air B&B establishments (outside of the current pandemic restrictions), it is difficult to perceive the need for yet another hotel.

Once again, thank you for taking our concerns into account.

Most sincerely,

Sean O'Connell & Jessica North-O'Connell

310 Back Rd., Courtenay