

Things for the city to consider regarding File OZS22-007.

1. Property is zoned medium density yet, requesting high density u/ha. It would be nice if the City held up their zoning regulations. Otherwise the residences will have no idea what to expect when they purchase a home in the area. This will have a negative impact on the City's ability to grow in the future.
2. The currently proposed Gordon street expansion calls for turning lanes between Landsdown and Valley. This turning lane is to accommodate the 10 single detached homes on Gordon. This development will reduce the single detached homes needing a turn lane by 6. The City should require this development to have access off of Gordon using the turn lanes instead of creating congestion on the narrow, sharp turned Landsdown with the excess traffic.
3. The traffic study used appears to be the same traffic study done for the Valley Rd/Edinburgh Rd property completed in 2020 (pandemic year) and doesn't account for the new traffic associated with both new properties being completed. I suggest a new traffic study be completed to account for the current approved and this new proposed property.
4. The parking exception to allow parking close to the neighboring single family home seems outside of the norm for the city. Even though the city is considering a reduction in their parking requirement (ill advised), there is no overflow parking area. The city has recently amended the parking on Landsdown to one side of the street and to a 2 hour limit. If the city goes ahead and approves of the reduced parking requirement, there will be nowhere for the overflow parking to go.

Thank you for taking my comments into consideration.

Bruce Everitt