

1563-1579 Gordon Street, 42-48 Lowes Road West, and 164-182 Dawn Avenue File No.: OZS22-00

Concerns that should be addressed with the above development.

1. Flooding Issues on Lowes Road and Dawn Avenue.



This is a picture of Lowes Rd prior to any changes. This is the northwest corner of Lowes and Gordon which is now home to a plaza.

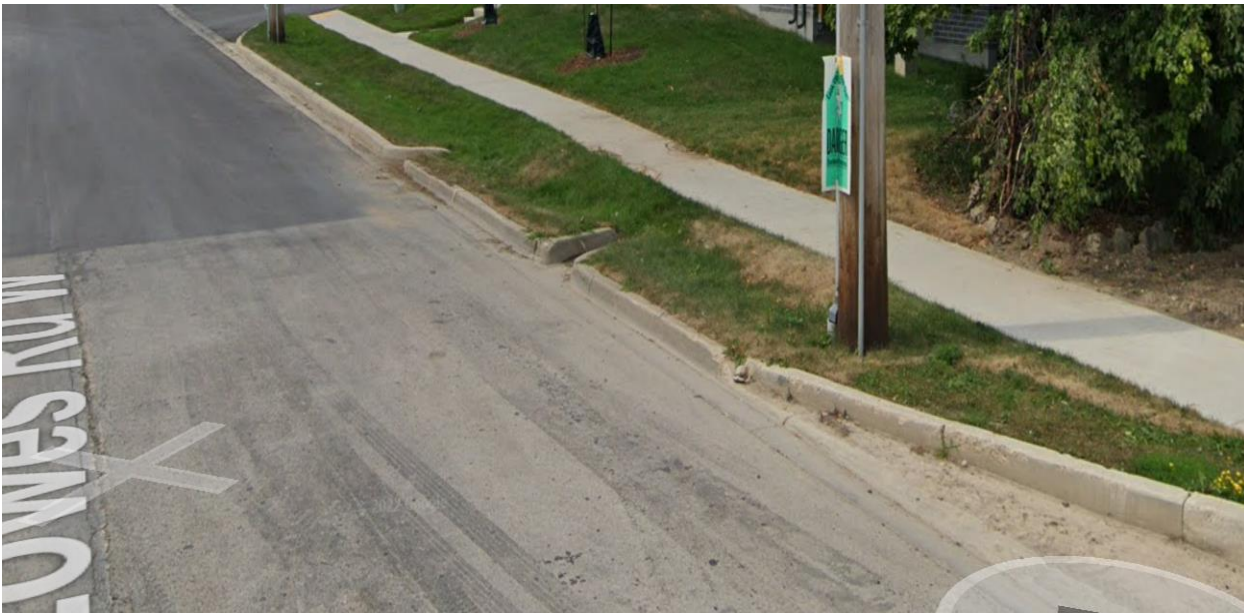
On Lowes Road there use to be 12 storm water outlets that allowed water to flow off the road. The 12 outlets were sloped towards a large ditch on the properties that were lower than the property grade.

Currently there are only 7 stormwater outlets leading to extremely shallow ditches.

Notice the missing outlet!



Northwest Corner of Lowes and Gordon.



These are two of seven inlets. This area is just west of the plaza on Lowes before the intersection of Ferris Circle and Lowes Rd.

This is one part of Lowes Rd that will flood with any water, melting snow event. The extremely shallow ditch cannot drain the water away against the slope of the road and

the increased elevation of the two developments Hearthstone Circle (on Ferris Circle and Lowes Road), and Reign Condos (on Lowes Road).

When this area floods it will cover the curbs on both sides of the road. Then the City Operations department must attend and pump the water to the Gordon Street storm sewer. Waste of taxpayer's money.

As you travel down Lowes Road toward Dawn the next flooding area is here:



Again, missing outlets and the single one here drains to an extremely shallow ditch. Again, it floods over the curb and across the street to the other side. The water has no where to go. Again, the City pumps from this area to the first flooding area to the storm sewer on Gordon. Again, a waste of taxpayer's money. In heavy rains, it will also flow

down to Dawn Ave, down to the conservation. We were told this was not going to happen.

This is how it used to look. Deep ditches and more outlets. In this picture you can see the depth of the ditches and the slight elevation of the property.



Here is an example of the flooding on Lowes Road. This shows the two flood areas connecting. The one just before the first entrance to Ferris Circle and the other one

just before the second entrance on Ferris Circle.



This happens with almost every rainfall or melting snow event.

Lower elevation, less water drainage onto the road.



Higher elevation...water drains onto the road. Which adds to the flooding issues across and down the street.



2. Traffic

After reviewing the submitted traffic report, we noticed it was not updated with the current speed limits in our neighbourhood.

With the implication of 150 vehicles, turning onto Lowes Road, going either towards Gordon or Dawn Ave, are there going be any additional traffic measures put in place? This is a short street and speeding is an issue, and so is running of the stop sign at Lowes Rd and Dawn Ave.

- Speed humps?
- Traffic light at Dawn Ave and Lowes?

3. Water Concerns for Dawn Ave

Water flowage has increased on Dawn Ave down to the conservation. Which we were told would not happen. A water retention pond was implemented. At first it did not work, the water could not climb the elevation into the pipe. They had to come out and fix it. It kind of works if the drain area is kept free of debris. The water drainage into the water retention pond is slow. Water now runs down one of the entry paths. There used to be 3 paths but one is now blocked by the traffic barrier. The traffic barrier was not put back into the original area. It was moved or pushed further back about 4 feet.

Since all the new developments have raised elevations, to prevent flooding, they cause the water run off onto Lowes Road which in turn flows down Dawn Ave. The hydrology reports seem to miss what is happening.

Jim and Joan Ferguson

120 Dawn Ave