
From: Tonja Mark [Redacted]
Sent: Monday, July 4, 2022 7:35 PM
To: cityclerk
Subject: Rezoning application for 7171 Hart Highway

RE: Rezoning application for 7171 Hart Highway

Request: Disapprove rezoning application or Open public hearing, traffic study and information on infrastructure improvements

Dear Council,

I am writing to express my strong opposition for the rezoning of 7171 Hart Highway from C3: Neighbourhood Commercial and C6: Highway Commercial to C2: Regional Commercial and RM5: Multiple Residential. While the local community may be unable to prevent development of the above noted property, nearly all residents on Turner Road are completely opposed to the addition of multi-family rental housing that will cause traffic and safety problems, create even more issues with schools that are already at capacity, and potentially lower the property value of the existing community.

Firstly, Traffic and safety of pedestrians are major areas of concern. Traffic congestion is already an issue on Austin Rd W, Kelly Rd S and Handlen St, and the intersection is routinely backed up, which will already be impacted by the development of 7215 and 7163 Kelly Rd S. The neighbourhood traffic will disproportionately increase during the morning and evening, causing traffic issues during the critical times for existing neighbourhoods. The extra traffic during the morning hours will negatively affect the safety for the large number of children who walk to both Heather Park Elementary and Shas Ti/Kelly Road Secondary School. We are also concerned that Turner Rd will become an access point to and from this development. Turner Rd is a small road which cannot support increased traffic flow, and will negatively affect those currently living there. A Traffic Impact Study will determine if the current roadways and intersections can safely handle the large increase in traffic that will be brought by the development of multi-family housing.

Secondly, both schools in the area are already at capacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Finally, property values are likely to go down in the area if multi-family rental apartments or condominiums are built as these types of multi-family dwellings are inconsistent with the neighbourhoods that already exist. I was disappointed that notices weren't sent to all residences which will be affected. There is no indication of where the notices were sent, but I suspect none were delivered to the surrounding neighbourhoods who should be given the opportunity to voice their concerns.

I urge you to disapprove the proposal for rezoning, and from recent meetings and discussions with my neighbours, I know my opinions are shared by many who may not have had the opportunity to write a letter prior to your meeting. I request that a Traffic Impact Study and an open public hearing be done at a minimum to provide relevant information about the proposed development. Having an open public hearing and a Traffic Impact Study will give the community the opportunity to see how the increase will affect the current infrastructure and what councils plans are to address the concerns.

I look forward to discussing this further at the open hearing,
Tonja van der Pouw Kraan
Turner Road