

MEETING:	Dec 4/18	ITEM:	7.3
BYLAW:	DVP17-0284 PLANNING <input checked="" type="checkbox"/>		

Suzanne Woods

From: nbfooster <nbfooster@gmail.com>
Sent: Monday, December 03, 2018 1:30 PM
To: City Clerk
Cc: Brett Foster; Nicci Foster
Subject: Public Meeting Dec 4, 2018: comments re 680 & 704 Cantina Court - Curb and Gutter, Sidewalks and Bike Lanes

Dear Councillors:

We wish to express our concerns with respect to the proposed Variance Permit to allow the development of the property on the corner of Cantina Court and South Ridge Drive to have more than 1 driveway per street frontage (6 proposed).

We live on a Hillside cul-de-sac with very narrow roadway, with little to no on street parking allowed. There are very few visitor parking bays allotted to our street. The area in which the proposed driveways are located is very near the corner access to our street, which is right at a steep decent to the intersection of South Ridge Drive. During the winter months, our street is not provided with sufficient road clearing or de-icing and access is very difficult and restricted at this very location. We fear that with 6 driveways on the worst possible location on the road (i.e. the steepest decent / ascent) that this is a recipe for disaster.

I personally (Nicole) was unable to negotiate my vehicle on the roadway at this exact location last year, when I was forced to stop to oncoming traffic, and to try to back my vehicle up to allow for a fellow resident to get their vehicle passed me. The other resident did the same and in the end, both vehicles were unable to pass in the narrow strip ploughed. Where this happened, the roadway was reduced to a single car access due to the insufficiently cleared roadway leading to snow banks built up on either side of the street. Both of our vehicles ended up having to be pulled out of the snowbanks with the assistance of other vehicles with towing straps, in order that we could then get passed each other, one vehicle at a time. During this time, both vehicles were blocking ALL access to Cantina Court, both coming and going. What steps are being taken to ensure this does not occur again, especially considering the request to have more vehicle traffic in that very same difficult location?

Our preference would be for either a shared single access/exit driveway which is located in the middle of the development, while also allowing for a New Side Street Parking Bay to be built, to accommodate a New Visitor Parking Area that this development will need. We would be very unhappy if this development has not included such an area to allow for off street Visitor Parking that does not include those spots already existing on Cantina Court. The visitor parking already in existence on Cantina is in constant use, in an already narrow street. Perhaps at the most, two shared driveways would be acceptable to be shared between the six properties. Do not forget that this development is a townhouse development and not separate private homes. Most townhouses that we are aware of have the feature of a single access in and out.

Also, how much consideration has been given to how the water runs off from the hillside in this area? There is a high volume of water that is needing to be funnelled from the hillside drainage and the sloped roadway leading down Cantina Court to South Ridge Drive, with already inadequate catchments. This part of the roadway is always icy in winter leaving a treacherous exit from our road (Cantina Crt) onto South Ridge Drive. In the winter time we have seen many vehicles unable to stop at the corner, dangerously sliding across the roadway toward the homes on the other side of South Ridge Drive; and getting up Cantina Court on that

corner with ice, makes it near impossible to manage. How is the development going to cope with the water which is going to continue to be needing the curbing to direct it into appropriate drainage culverts?

We would also stress that the sidewalk in this area is a necessity. Whether it be moved to the other side of the street on the same side as the mailboxes is a possible solution, but the sidewalks must be included due to the limited visibility and number of vehicles coming and going from Cantina Crt. This is not a straight roadway – there is a bend at the very end of this street in front of the new development, which makes the visibility of pedestrians very difficult and treacherous. Pedestrians need to be at the forefront of consideration in this development to avoid the potential for disaster.

We would like these issues addressed, and would like to receive further notifications of any decisions in this regard. We would like the opportunity of voicing further concerns regarding any other changes proposed.

Respectfully yours,

Nicole and Brett Foster
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