

Thank you for the opportunity to provide feedback on the zoning change application for 3510 and 3524 Colonel Talbot Road.

My name is Glen Dietz, and I live at 3559 Loyalist Court and am a neighbour to these properties, on the opposite side of Pack Road.

I have 2 types of concerns about the approval for the zoning changes that are being requested. The first and most important is related to the traffic hazards that will be caused if the application as it is proposed is approved.

The site concept that was included in the public meeting notice shows no traffic restrictions for entering or exiting from the property, which indicates there could be entry from either the northbound or southbound lanes on Colonel Talbot Road, and exit points to either the northbound or southbound lanes on Colonel Talbot Road. This will create a traffic hazard for both those entering and exiting the property and for drivers travelling northbound on Colonel Talbot Road when vehicles attempt to make a left hand turn into this property if entry is not restricted to right hand turn in, right hand turn out access.

Similarly, entry and exit from the driveway facing Pack Road, will encourage cross lane traffic if access to the property is not restricted to right hand turn in and right hand turn out.

Both Colonel Talbot Road and Pack Road are single lane arterial roads, and both roads have a high traffic volume at peak traffic periods. If left hand turns are allowed into, and out of this property it will create disruptions to traffic flow and it will increase the incidence of vehicle collisions and personal injury.

The location of the driveway facing Colonel Talbot Road is a further concern since it is almost directly in line with an entry and exit point for a gas station, car wash, convenience store and fast food restaurant on the opposite side of Colonel Talbot Road. Having additional traffic merging onto Colonel Talbot Road at the same location will increase the risk of collisions and risk of personal injury.

The gas station was required to install a 'porkchop' median to restrict traffic entering their property to a right in, right out access, and the property located at 3519 and 3524 Colonel Talbot Road should be expected to do this as well.

The development plans for the area surrounding this site will result in hundreds of new residential properties being constructed in the future. However details about the development of properties along Colonel Talbot Road have not yet been unveiled, so I have further concerns about how many additional properties along the Colonel Talbot Road corridor may require access points which create cross traffic hazards, so I would like to see a raised medial installed to separate the northbound and southbound traffic on Colonel Talbot Road to address this type of safety hazard being created.

My second concern about the zoning change request is related to the volume of traffic that will result if the application for exceeding the zoning density is approved. The developer is asking for approval to erect 37 housing units, 6 commercial units and 75 parking spots. This is 6 more housing units and 15 more parking spots than is allowed with the zoning. This will increase traffic, especially in peak hours and cause disruptions to traffic and increased risk of collisions if traffic access restrictions are not put in place.