

Cathy Isles

From: Chad Marsh <[REDACTED]@gmail.com>
Sent: Saturday, October 5, 2024 10:48 PM
To: Public Hearings
Cc: Michelle Austin
Subject: 1501 Hwy 6 Public Hearing

Hello,

My name is Chad Marsh and I am a property owner at [REDACTED] 19th St. You have requested that concerns with the development at 1501 Hwy 6 be sent in regards to the two drive thru restaurants and a gas station. I have several:

1. Traffic, I am extremely disappointed that there is not a Traffic Impact Assessment (TIA) ready before this public hearing so that you as council and the public can understand the full impact of traffic due to these changes. The traffic these businesses generate will have significant impact on our community and its safety. By not having a TIA available for this hearing or making decisions or recommendations council appears to be moving an agenda without providing full disclosure to the public. How will queues between 15th ave, 14th Ave, Hwy 6 and Sarsons be affected?

2. Safety. This is directly related to traffic. With VSS, Hillview and potentially a new park in the same neighbourhood as this development does council believe it is in the public interest to increase traffic in this area especially after it has recently done work to try and make Pottery Rd and 15th St safer with walking paths?

At 8am, when VSS, Hillview, School Bus Dispatch are in peak use, there is already significant congestion up to 14th Ave. How will adding significant traffic into this area with coffee and breakfast improve congestion and make the area safer?

This new development also has an access proposed to 17th St. Does council believe it is in the best interests to the safety of the community to put commercial traffic into a residential neighbourhood? If traffic becomes an issue on 15th St traffic may also start looking for other options and this access may become, by default more highly used.

3. Construction near homes. The Pottery area is well known for foundation issues in homes. A commercial development and typical construction methods could damage properties. How will council and developer propose to mitigate this risk to our homes?

The pavement on 15th Ave and 17th St is residential grade and not typical for commercial use. It already shows issues of base and asphalt failure. Would construction traffic use these routes? Would the base and the asphalt be improved immediately after construction completion on these streets to a higher grade for commercial traffic?

These are my main concerns and I hope as council you will be able to provide greater leadership, insight and transparency into the decisions. I also have several concerns with the overall development:

- Preconstruction surveys for homes
- Water drainage plan (during and post)
- Noise
 - loading bays beeping and delivery times
 - A tire shop and the noise air tools make only feet away from homes
- Parking lot and light pollution
- Kids crossing mall entrance on 15th St
- New park at 15th and PV with extra traffic

- What about the landscape buffer between development and residence on 19th st. No landscape variances should be considered.

Thanks,
Chad

City of Vernon Disclaimer: This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.