

Palaschuk, Jordan

From: Enid Flynn <sagebistrotwo@gmail.com>
Sent: Friday, May 17, 2019 6:25 PM
To: Public Submissions
Subject: [EXT] Land Use Redesignation of 540 - 12th Avenue NE

Good Day,

I am the resident directly across the street from the above mentioned property (my property is 541 12th Avenue NE).

I am generally in support of the proposed redesignation to an R-CG zoning. However, my concerns are primarily in regards to traffic and safety at the intersection of 12th Avenue & 5th Street NE. This intersection has very poor visibility at the present, especially when crossing 12th Avenue from North to South. There are many near misses on a daily basis and just last week there was a major collision.

With this intersection already being quite unsafe for vehicles and pedestrians, I am very concerned that increasing density on this site from 1 residence at present to a possible 4 residences, this problem will only be exacerbated. I would strongly suggest that a traffic study be conducted as a requirement of the redesignation process. Additionally, I think that some traffic calming measures are much needed for this intersection in order to maintain safety and proper functionality. The speed limit is currently 50km/h but many vehicles passing by are greatly exceeding this speed. Additionally, it is a bus route and a main connector road between communities so traffic volume is quite substantial. I believe measures are needed here regardless to the decision on the redesignation.

I will be away during the time of the hearing so I appreciate you letting me email my comment in ahead of time in order to contribute. Please advise should you have any questions. Very much appreciate your time.

Sincerely,
Enid Flynn
403-279-5042