



Mon 5/07/18 12:18 PM

Roth, Jennifer

FW: 560 Grays Road ZBLA & Infrastructure

To: lakewoodbeachcc@hotmail.com



Sent: Monday, April 20, 2018 8:37 AM

To: Zegarac, Mike; Thorne, Jason; Rybensky, Yvette; McKinnon, Dan

Cc: John Ariens; Pearson, Maria

Subject: 560 Grays Road ZBLA & Infrastructure

Good Morning All!

We would like one, or all of you, to please provide us with clear & concise information regarding the infrastructure in our community. It is extremely difficult to garner support for increased density when we're provided with conflicting information.

Last night we were told repeatedly that Full Signalization is currently being implemented for the intersection at Greens Road & North Service Road and the intersection at Drakes Road & NSR will be considered in 2020.

Based on the Council approved 2018 Capital Budget, months ago, we advised the community Drakes Road signalization, with pedestrian signalization, would be completed by 2019 & Green Road intersection is unfunded; hence no completion date contemplated at this time.

1. Please advise which intersections are funded, approved by Council, and their projected completion dates.

In addition, there was a great deal of confusion & conflicting information provided regarding sidewalks, ditches, and storm sewers/rainfall drainage.

(a) Councillor Pearson advised there will be no ditches surrounding this lot and sidewalks will be put in (presumably this also requires stormwater pipes under those sidewalks)

(b) Angelo, the applicant's engineer, advised the ditches will remain. (I do believe that the stormwater servicing report on file confirms this and the projections he used to support the development still show the rainfall water being captured in the existing ditches, flowing directly into the stream behind Pinelands which will the eventual flow to the Big Pond)

(c) John, the applicant's planner, I believe, advised that the applicant will be responsible for putting in sidewalks on the interior of the development, but any exterior sidewalks/storm water drains on municipal property surrounding the lot, would be the city's responsibility to fund and approve via our Capital Budget process; and

(d) Yvette, I believe, stated sidewalks would be the applicant's responsibility along the Frances Ave roadway & partial Drakes lot lines (to the egress); which I took to mean the ditches would remain along the balance of Drakes as well as along the NSR.

It appears to me, that John and Angelo's information was the most correct. Typically, a developer is responsible to capture the water within their property boundary lines and perhaps provide the city with a payment towards sidewalks should Planning Staff deem that type of additional infrastructure is required. Not unlike the development currently being done at 2 Oceanic. Rather than requiring that developer to actually build/provide an identified need, they have provided the city with funding for a sidewalk along their Frances Avenue property line. Historically however, in our area, those funds and/or DCs, usually don't make their way back to our area. The volume of 'sidewalks to no where', and sidewalks that force users into vehicular traffic/asphalt roads in our community are taking it's toll on people's patience.

2. Please advise which information is correct in regards to new sidewalks/ditches and their projected completion dates.

While it might appear to some that the anxiety felt by residents re: stormwater/potential flooding is unwarranted, it might help you to know that the home at Pinelands/Frances was flooded yet again this past weekend. 2x in the past 2 years. The culvert from 560 Grays flows into that stream in their backyard and the Grays Road property & surrounding roads slope east towards that home, the stream, and our Big Pond. We are entitled to clear, concise details on what is, or isn't, going to be captured so we know what the impact will be.

Respectfully,

Viv Saunders

Lakewood Beach Community Council