

Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
May 10, 2023

To Development Permit Panel
Date: <u>MAY 10, 2023</u>
Item # <u>1</u>
Re: <u>DP 21-932383</u> <u>8951, 8971 SPIRES ROAD</u> <u>&amp; 8991 SPIRES GATE</u>

**From:** Jose G <corvette\_racer@hotmail.com>  
**Sent:** May 8, 2023 1:56 PM  
**To:** CityClerk  
**Subject:** Feedback for May 10 Development Permit Panel meeting  
**Attachments:** 10.jpg; 20.jpg; 30.jpg; 40.jpg; 50.jpg

**Follow Up Flag:** Follow up  
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Dear Mayor and Council, I am providing feedback for file DP 21-932383, Application by Flat Architecture Inc. for a Development Permit at 8951, 8971 Spires Road and 8991 Spires Gate.

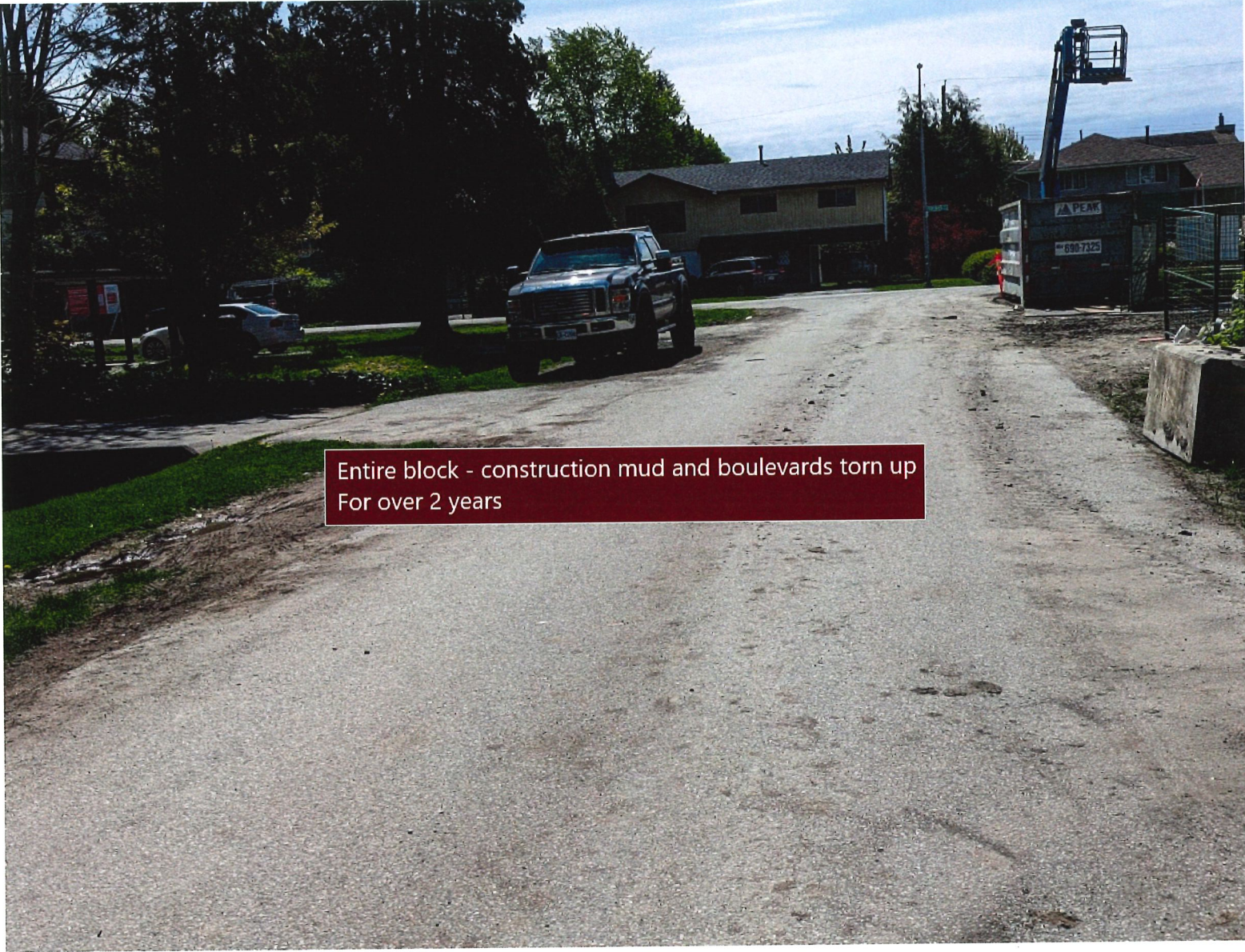
As a long-term resident of the Spires Road area, I have previously provided input on rezoning and development applications in our neighbourhood. I am grateful that key concerns have been taken seriously by members of Council and City Staff. For this application, there are several concerns which continue to be a problem and a few new concerns specific to this application. This development is on one of the only 2 roads into our subdivision. Both of the 2 entry roads are active construction sites, at the preloading stage currently, so the key concerns which should be addressed before the application is approved are:

- 1) Safety of access for pedestrians, including school children. The proposed development and the traffic management plan requirements ignore that the area around the development is heavily used by pedestrians. School children walk to Cook School past the development. Residents walk to the Canada Line, to stores and around the neighbourhood past the development. This development should include a safe path for pedestrians during construction, particularly since this will be a construction site for well more than 2 years.
- 2) Safety for pedestrians and cars across existing construction sites. I'm attaching 4 photos showing the current dirty and dangerous damage from existing construction projects in our neighbourhood. Boulevards are turned into mud pits and construction fences extend to the very edge of the road, leaving only the road for pedestrians to walk. Even City parking restriction signs are behind construction fencing so they're ignored. I've been told that City policy is that road boulevards that are turned into mud pits by construction vehicles will not be fixed by the developer until their project is finished, which in the case of one photographed site, has been **over 2 years** now. Meanwhile pedestrians and cyclists have to walk in the only lane of traffic, competing with cars for space. This is an accident in the making. Why are boulevards not repaired with crushed gravel to address continuing damage during construction?
- 3) Access to our homes. With both Cook Gate and Spires Gate being construction sites, I implore the City to coordinate construction blockages of roads. Currently, when the access from Cook Gate has been blocked due to delivery of construction materials, cement truck pours or crane operations, I've turned around to drive to Spires Gate, but now it will also

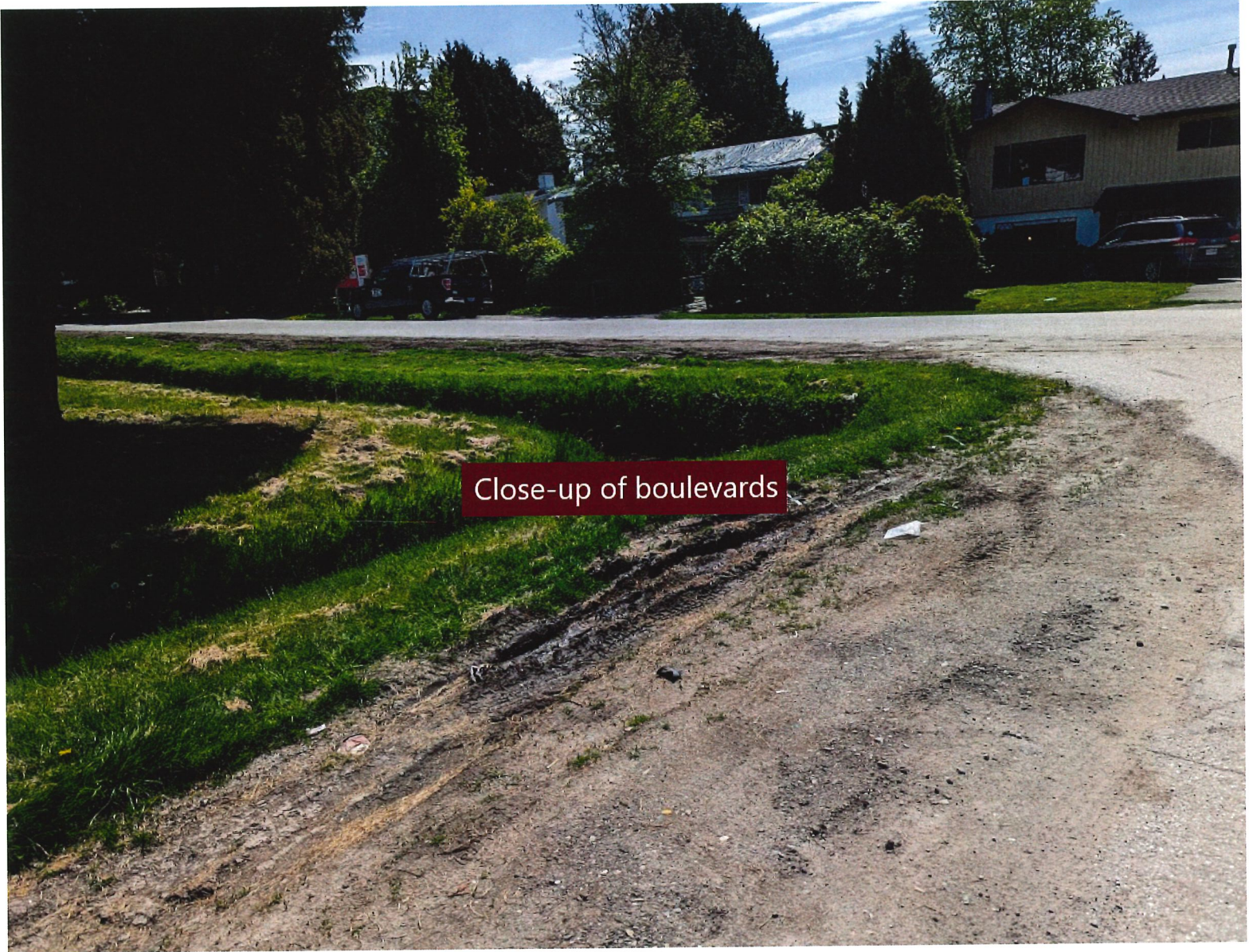
become a construction zone. Which City department is responsible for coordinating road access to ensure residents can get to their homes? Mornings are particularly bad for congestion. We do not want a reoccurrence of the 2 situations where access to our subdivision was completely blocked so even emergency vehicles would be unable to enter.

- 4) Continuity of frontages and landscaping. As you can see in the final attached photo, there is a completed project next to the site for this application. There is also a largely-completed project on the other side. It's unclear if there will be continuity across the 3 sites. Will sidewalks join together without zig-zagging? Will there be similar green shrubs and plantings on the proposed development to be consistent with its neighbours? It's unclear in the requirements for the proposed development whether the variances being requested by the developer and their plans whether they are required to align with neighbours so that there will be continuity and some consistency for pedestrians and residents

... Jose Gonzalez  
8935 Cook Crescent



Entire block - construction mud and boulevards torn up  
For over 2 years



Close-up of boulevards



More boulevards damaged by construction vehicles

Road blocked





Neighbouring property's landscaping on Spires Gate