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Sent: May 6, 2023 11:28 AM
To: CityClerk
Subject: Bylaw amendment proposal at 6851 and 6871 Elmbridge Way

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Dear sir/madam,

As an owner at Ora, I would like to make some comments about the plans submitted for the proposed development at 6871/6851 Elmbridge Way.

Regarding the alleyway to the west of Ora, the intention to widen it by 1.3-1.5m is not sufficient. The current traffic issues in the alleyway are significant:

- truck traffic servicing the loading dock for T and T regularly has to park along the alley whilst waiting for access. Some trucks actually unload in the alley instead of using the loading dock. This disrupts the residential traffic as they regularly hinder access for residents in and out of the gate to the Ora parking garage.
- numerous cars parking in the alleyway whilst picking up orders/people from the restaurants nearby, or the oval across the road, again causing access issues for residents.
- high levels of traffic going in and out of the parking garage that serves T and T, along with using the alleyway as a short cut to avoid nearby traffic lights.

Additionally there is nowhere for moving or delivery trucks to park whilst accessing Ora, and these vehicles regularly need to park for extended periods to unload or load.

To widen it by 1.3-1.5m is nowhere near enough to accommodate the increase in large vehicle traffic along the alleyway that would be accessing the planned new loading area and drop off area for hotel shuttles. Inevitably this will also lead to an increase in smaller vehicles, meaning even higher volumes of traffic in the alleyway.

The plan as submitted for approval should be rejected, as the alleyway in its present-day state is struggling to cope with the current levels of traffic, and really needs widened to be able to do even that. Adding more traffic and making such an insignificant widening will cause more problems than it solves.

Thanks for your time and consideration,

Kenneth Ritchie
6001-5511 Hollybridge Way