

Elaine Henley

From: [REDACTED]
Sent: Monday, July 1, 2019 10:07 PM
To: CityClerk
Subject: Discretionary Use Application, 63 Frecker Drive

Dear City Clerk:

Thank you for the opportunity to comment on the subject application.

My name is [REDACTED] and my address is [REDACTED].

As much as I support small business, in this case, I believe that the application should be turned down for the following reasons:

1. The subject property is located within an area zoned "R1". My understanding is that "R1" means residential. Some years ago, the land-use plan for the Cowan Heights area was laid out with residential areas, commercial areas, school and church zones and recreational green areas. I believe that the plan that was created was a good one, but allowing one residential lot to be used for commercial purposes will corrupt the plan. Unless City Council is prepared to develop and secure public approval for an entire new plan, they will have destroyed the trust of residents, business owners and future developers. You will no longer have credibility as a council.
2. The lack of designated parking is troubling. Does anyone believe that all customers to the proposed business will arrive by bus or taxi? Hardly. They will likely wind up parking on Frecker drive, most likely on the south side where there is supposed to be a bicycle lane. That would be not only inconvenient, but downright hazardous for cyclists who would be forced to navigate in the vehicle lane to get around parked cars.
3. Frecker Drive is a collector road of sorts and sees a fairly heavy traffic flow. This is also the route travelled by children on their way to and from schools. A business that produces additional traffic and parking cannot be a good thing.
4. The applicants would, in my opinion, be much better served to seek space in a designated commercial area, such as one of the strip malls on Hamlyn road or the Village Mall, both of which have plenty of vacant space – not to mention off-street parking and reasonably controlled access/egress to the streets.

Once again, I appreciate the opportunity to express my views on the subject.

Regards

[REDACTED]