

From: Tony McDonald

Sent: Monday, May 25, 2020 8:23 PM

To: Andrew Kaiser <AKaiser@fortsask.ca>

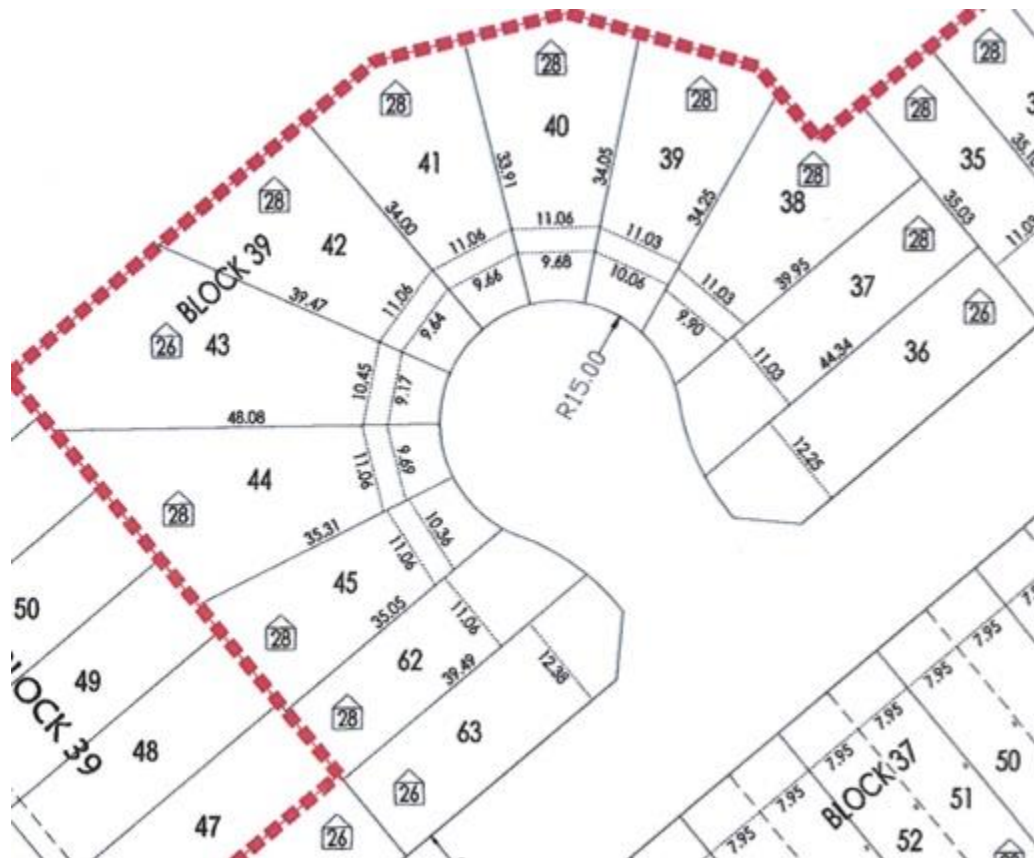
Cc: landuse planning <landuseplanning@fortsask.ca>; Lisa Makin <lmakin@fortsask.ca>

Subject: Bylaw C21-20 Mixed Low Density Residential District Land Use Bylaw Amendment

Good evening,

I am writing you regarding the public hearing scheduled for May 26th and the issues that I have should this rezoning get approved. My focus on this amendment will be the rezoning on the Forest Ridge Stage 11B from R3- Small Lot Residential District to DC(A)-14- Mixed Low Density Residential District (*Lot: B, Block: 25, Plan 0426931*). Specifically the cul-de-sac located off of Elm street.

The current proposal for the rezoning has allowed for 10 lots located inside of the cul-de-sac and 2 lots located at the entrance of the cul-de-sac. see below.



I have pulled some images of other cul-de-sacs located in the same neighbourhood to reference the issues that I have with this proposed zoning. see below.







As you can see none of these cul-de-sacs have over 8 houses located inside the cul-de-sac yet they still have their issues such as tapered driveways, poor snow removal, no street/visitor parking, and congested houses. Even though these are issues that most residents face when living in a cul-de-sac, I believe that if the proposed rezoning is approved that these issues will be unbearable for the future residents of those houses.

As you can see in pictures of the developed lots what the residents sacrifice in front yard and driveway they make up for in large pie backyards. Unfortunately with the new proposal this will not be a benefit. The increase in the number of lots will create smaller back yards. In addition, the increase in tapered driveways will also require that the houses sit further back in the lot further limiting the back yard area.

The current proposal includes adding duplexes on the other side of Elm street. The parking issues with a congested cul-de-sac and duplex overflow parking will have a serious effect on Elm street as well as other neighbouring streets. With a potential school location on the other side of the cul-de-sac, limiting the congestion in the neighbourhood should be seriously considered when deciding on approving this proposal.

I would ask the counsel to consider keeping its current zoning to stay consistent with the surrounding neighbourhood as well as limit the issues of tapered driveways, poor snow removal, visitor/overflow parking and general congestion in the neighbourhood.

Thank you,

Tony McDonald

