

# Nov 1, 2022 Public Hearing

## Potter Greens Rezoning

W. Tully

# Poor Communication

- I moved to Lewis Estates in 2017 and had done my due diligence before buying my home after seeing the vacant lot at the end of my street...zoned for townhomes.
- Perfect – until Melcor decided to sell the lot and rezone – not what I bought into.
- The rezoning was done throughout the Covid protocols and I felt, as many of my neighbours did, that we were not able to get information about the rezoning easily.
- We did not have any face to face interaction with the proponents and we felt that our voices were not heard by Melcor or the City.
- I think that many of the residents were not savvy with the new system, so were not heard at all.

# Melcor Sale

- So as I understand it Melcor is simply selling the property – not developing it.
- We have no idea what it will look like, what kind of property, .....rental?, condos.....?
- What will the commercial section become.....convenience store, liquor outlet.....again no information just a statement that probably...PROBABLY.... it won't be an issue!
- So we don't know the kind of building, or the type of businesses but MELCOR and the City have satisfied themselves that the traffic will be ok.....based on questionable data in my opinion...no..not good enough!
- People living nearby have concerns and no definite answers.

# Promises made - Bylaw 14580

- In 2007 when the transit center was planned the Potter Greens Neighbourhood Plan was developed by UMA/AECON this carefully thought out, holistic plan assured the residents that development would keep natural areas intact, make a staged development from high to medium to low density and recommended the completion of Potter Greens Drive.
- What happened, no connector, the natural area – dead....and the staged development goes from high to low density – why?
- So that a developer can make a profit! Again not what the community was promised.
- Many of my neighbours told me that they made their decision to move into our neighbourhood because of these promises.



# Natural Area Today - dead stands of trees



AMENDMENT TO  
BYLAW 14580  
POTTER GREENS



# Existing RA7 LOT – more appealing than the Natural Area –?



# Traffic and Parking

- In speaking with my neighbours, and in my opinion, the addition of 200+ residences where 50 or so were originally designated has resulted in concerns about traffic in the area.
- Although traffic studies were done I am suspect because they indicated that there would be an over usage in the first study but suddenly the 2<sup>nd</sup> study says the traffic will be ok.....all this done throughout Covid times when traffic volumes were lower.
- If any development is approved - the Potter Greens Drive connector should be completed.

# Picard Drive not suited

- Picard Drive has become the de-facto connector for Potter Greens and it is not designed for it.
- Playground, soccer, baseball, basketball, hockey and ice skating areas make the park very desirable throughout the year.
- So the park along Picard Drive is highly used and putting additional traffic through the area is asking for trouble
- Check out the congestion on a soccer day!



# Picard Drive – Typical Soccer Day!

- Parking on both sides of Picard
- Traffic needs to squeeze thru
- Parents and youngsters crossing between parked cars - hazardous



# City's Empty promise

- The City says that Potter Greens Drive will be developed further to the east.....but only to the boundary of the proposed rezoning.
- According to the City, the other section will be developed when the current City owned lot is developed.
- The City has no plans to develop the lot....therefore no connector!
- Again, any development needs proper traffic flow and I believe that it is a prerequisite to anything moving forward.
- Lewis Estates roadways need to be completed and upgraded before development proceeds.

# Have Another Look

- I know this rezoning doesn't incorporate all the areas I spoke about  
.....however.....
  - This may be an opportunity to consider other options with the City owned lot
  - Reconsider zoned areas RA7 – Natural Area
  - What's the future of a Natural Area currently consisting of dead stands of trees?
- Please listen to the folks making Potter Greens their home!
- THANK YOU