

PLANNING STAFF COMMENT RESPONSE MATRIX

Project Name: 138 Kandahar Lane (File No. P3084)

Public Meeting Date: February 7, 2022

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:
PUBLIC COMMENTS:		
Graham Flanagan	December 21, 2021	<p>I have some concerns with this project and the impact it will have on my property value and my ability to enjoy my property.</p> <ol style="list-style-type: none"> 1. By-law Exceptions: The application notes that it is consistent with the Resort Residential 'RR' zone provisions of the 2021-59 by-law except for the height and the lot frontage. <ol style="list-style-type: none"> a. Height: The proposal calls for a maximum height of 11 m as opposed to 9.5 m. As a homeowner that lives across the street from this proposed development, I am concerned that any additional height permitted for this development will obstruct more of my view of Blue Mountain, which will have a negative impact on my property value. b. Lot frontage: The proposal does not adhere to the requirement "the minimum lot frontage shall be increased by 3 m for corner lots." I am concerned that if this minimum lot frontage is not met it will create safety issues at the intersection of Tyrolean Lane and Kandahar Lane. 2. Traffic/Road: With an additional 12 lodges accommodating 8 cars each, it can be anticipated that approximately 100 more cars will be driving along Tyrolean Lane at multiple times each day during the peak tourist seasons. The additional traffic will have a detrimental impact on the road's quality, including the portion of Tyrolean Lane that is not paved (e.g., the additional traffic will create more potholes). We have concerns regarding the increased potential for accidents and decreased visibility for drivers at the intersection of Tyrolean Lane and Kandahar Lane. 3. Amenities: Guests of Tyrolean Village currently use the fields that are being proposed for development to play volleyball, soccer, baseball, etc. If the proposed new lodges are built, Tyrolean Village guests will have to search out new areas to find recreational amenities, which could put stress on Heritage Park. A significant portion of Heritage Park was recently converted to a dog park. I am concerned there will not be open spaces available for people

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		<p>to engage in field sports and/or guests of Tyrolean Village may begin to play their sports on the street if the development moves forward.</p> <p>4. Parking: The development calls for 1 parking space per bedroom in the proposed lodges. I anticipate there will be more than 16 people staying at each chalet (probably 18-20 unless strict restrictions are placed on the lodges). In my experience living on Tyrolean Lane this is inadequate and will create a problem in terms of parking. Indeed, when parking becomes an issue, people park anywhere, including on the grass in front of chalets when it is scarce. We have concerns over the number of parking spaces, the design of the parking lot, illegal parking and enforcement of parking provisions.</p> <p>5. Noise: The STA area around Tyrolean Lane is already quite noisy. An additional 12 lodges which will accommodate approximately 200+ guests will contribute to increased noise/unruly behaviour, which will impact my ability to enjoy my property.</p> <p>6. Construction: I have already had to endure quite a bit of construction activity over the last few years with the servicing of the lots on Arlberg Crescent. The upcoming wastewater project that is scheduled on Tyrolean Lane in 2022 will further disrupt things in the area. I am concerned the development will cause other disruptions over the next few years.</p> <p>7. Security: If the developer intends to operate the lodges as STAs, then they should include a discussion of how they intend to police their own lodges as part of their proposal</p>
My Qui Banh	January 16 ,2022	<p>I feel that there are so many rental in the area as it is so by building more rental in the area it will causes more problems and concerns</p> <p>1. Fire Hazard - In the past there have been fires in the area due to rental property. If more fire in the area it will be dangerous for surround residents and destroy for future growth</p> <p>2. Garbage Disposal - There will be so much more garbage produced by renters. As of now the residents in the area are only allowed one garbage bag per week .Our landfill is almost full to max capacity as I was told.</p>

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Laura Barr	February 2, 2022	<p>Main Concerns and Questions:</p> <p>1. Height and Frontage</p> <p>The additional height of these units will affect my Mountain view and property value. While I understand building will happen in the area exceeding the height is not something I would support.</p> <p>The corner at Tyrolean Lane and Kandahar Lane is notorious for cars ignoring the Stop Sign northbound on Kandahar. If visibility on Tyrolean Lane is blocked as units are built without the 3M frontage We can only anticipate the traffic risks will increase.</p> <p>2. Traffic Study</p> <p>The corner itself needs to be addressed with potentially an all way stop or even a light potentially. Adding 12 units with potentially 8 cars each coming into Tyrolean will increase the risks to vehicle and pedestrian traffic.</p> <p>3. Green Space</p> <p>There is currently a baseball diamond and tennis courts where the proposed development will be located. Not only will there be a significantly greater number of guests/residents; the existing amenities are being diminished. Both public parks mentioned are small and designed for Tennis in the one case and smaller children in the other. The baseball diamond which did exist in Heritage Park has been basically removed with the Dog park being installed. Will guests be advised that their abode does not include any included recreational facilities?</p>

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Penny Bell	February 3 rd , 2022	<ol style="list-style-type: none"> 1. In most cases, a request to rezone from “Resort Commercial” to “residential” would be welcome. However, the effective consequence of this rezoning application is not a traditional residential use, but to a use which is not generally allowed in the Town for good reason: short term rentals. These twelve residences do not meet the intent of the zoning for which this applicant is applying. A residence is not a lodge. This is an unnecessary rezoning for the council to make. 2. Tyrolean Village always was synonymous with “party central” but today it is synonymous with unsupervised rowdy and drunken party short term rentals in mega bedroomed houses. 3. The children’s play ground areas are a sorry sight. The outdoor sports facilities have deteriorated, no longer needed or maintained. . 4. This application seeks to allow 12 more of what already exists in Tyrolean Village: large, square, boxlike, and likely unattractive short term residential rentals, with large parking lots as back or front yards. 5. Our neighbourhood, which surrounds Tyrolean Village, is burdened with the scourge of these partygoers. They show little respect for adjacent homeowners, create loud noise, often throughout the night, exhibit drunken behaviour, create mounds of trash, and drive recklessly along Tyrolean and Kandahar Lanes and Craigmores Cres. 6. Unlike a hotel or typical lodge with central management onsite, these mega party houses are largely unsupervised. There is a security officer at Tyrolean Village to monitor its houses, but not the houses sold by Tyrolean Village to private individuals. When mediation is required in those cases the local noise by-law officer is called. The officer’s hours on duty are limited.
Heather MacNaughton	February 4 th , 2022	<ol style="list-style-type: none"> 1. The playground area for Tyrolean rentals will now be party chalets so we have a concern where the Tyrolean guests will play ball. It is used often. 2. We are concerned regarding the number of bedroom proposed. There might be 20 people staying in each chalet and this does create more noise and problems. 3. There are many single family chalets, this is not just a party area. It is not in the Town’s best interest to have many party chalets in place of parkland.
Sarah-Jane and Gavin Laws	February 5 th , 2022	<ol style="list-style-type: none"> 1. Allowing passage of a document that has future development as part of it’s plan is not responsible. 2. The weekend density in that part of the area is already and has been an ongoing concern for noise, fireworks and traffic on Kandahar. I think it is time to address density in the area

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