

Jane Toppozini  
Predator Ridge Community Safety Committee &  
Road Safety Group  
Predator Ridge  
Vernon, BC

April 8, 2025

Chief Administrative Officer,  
Mr. Peter Weeber,  
City of Vernon,  
3400 - 30th Street,  
Vernon, BC V1T 5E6

Dear Mr. Weeber;

Over the next 10 years, our community will continue to experience significant growth. This growth will be driven by the expansion and construction of new neighborhoods, the proposed development of residential lots at Sparkling Hill, and the growing tourism industry in the Okanagan. All of these factors will dramatically impact our community's road network system and intensify the challenges we currently face with traffic volume and speed. With only one main road in and out of our community, the additional growth of Sparkling Hill will undoubtedly put increased pressure on our main roads, Predator Ridge Drive and Birdie Lake Drive, raising concerns not just for resident safety but also for the City of Vernon's ability to manage emergency situations in the event we face an emergency evacuation.

The most recent traffic study conducted in our community dates back to 2004, to our knowledge. This outdated data, now 21 years old, is being used to assess the traffic impact of the new Sparkling Hill development on our community and current traffic flow. With over 850 homes already established and the new Outlook development underway, we can confidently expect an increase in traffic volume. We believe that the 2004 traffic study does not accurately reflect current or future traffic volumes and will not provide the necessary data to help make informed decisions regarding the impact of traffic in our community.

In 2019, a Ministry of Transportation and Infrastructure (MoTI) traffic count revealed that over 3,600 vehicles per day were traveling from Commonage and Bailey Roads toward Predator Ridge, with the majority heading into our community. With the rise in tourism and the addition of new neighborhoods—Commonage, the District, Vista, Field Glass, WildSong, and now Outlook—this number has likely increased to 4,000 vehicles per day. This figure includes not only residents but also staff from Sparkling Hill and Predator Ridge Resorts, guests and visitors, daily commuting construction teams, transport trucks, and delivery and service vehicles. All these factors are causing significant issues along our main transportation route: Predator Ridge Drive, Birdie Lake Drive, and various neighborhoods within the community.

In November 2025, a community meeting was held to discuss concerns regarding road safety. Sixty residents attended, and an additional eleven emails were received from residents who could not attend but wanted to express their concerns.

The meeting concluded with a shared concern among residents regarding the high traffic volume in the community. The group agreed that it is essential for our community to engage with the City of Vernon and Wesbild to explore the possibility of implementing a Traffic Calming Program. This initiative would address current traffic volume and speed issues while also establishing measures to manage future traffic challenges as the community grows.

### **Next Steps**

1. **Collaboration** with the City of Vernon and Wesbild: Confirm who has responsibility for our road system and what that responsibility entails.
2. **Data Collection**: Set up traffic volume and speed count.
3. Discuss the **implementation** of traffic calming measures to address current issues and anticipated challenges as the community grows.
4. Community/Neighbourhood **Consultation**: Involve residents in public meetings to discuss current issues and explore potential traffic calming measures that may help address these challenges.

### **Conclusion**

Taking proactive steps to address traffic volume and speed issues will enhance public safety, preserve infrastructure, and ensure effective emergency response capabilities for years to come. The rapid development in the area necessitates immediate attention to these concerns before they become unmanageable. After reviewing several communities across our province that have implemented Traffic Calming Programs, we believe our community would greatly benefit from such a program.

We formally request a meeting with the City of Vernon Planning Department and the Department of Transportation to discuss the necessary steps to establish Predator Ridge as a Traffic Calming Community.

We look forward to your response and working with your staff along with our developer Wesbild.

Sincerely,  
Jane Toppozini  
Predator Ridge Community Safety  
Predator Ridge  
705 288 8700  
jtoppozini@prcemc.ca