

From: Lesley T [REDACTED]
Sent: Sunday, June 28, 2020 4:01 PM
To: Planning; Mayor's Office; Council; Jack Crompton; Arthur De Jong; Jen Ford; Ralph Forsyth; John Grills; Duane Jackson; Cathy Jewett
Subject: 2077 Garibaldi proposed Development URGENT

Dear Council Members and Planning Department

We are extremely distressed that this proposal is progressing forward with seemingly little attention to the concerns of our community. The developer has pushed the boundaries on many points that will affect traffic, views, privacy concerns, garbage concerns, sunlight and continuity and overall feel in the neighbourhood.

There has been no signage around the site indicating the proposal is pending or that there is any encouragement of public opinion. See recent photos from June 2020.

The developer continues to dump in the lot with fill from elsewhere. This appears to be anticipating that the site will be filled to our street level as in the most recent proposal and will be in direct contradiction of his previous commitments.

They are planning for 40 cars, and we know will be likely 60 as every 3 bedroom unit will be occupied by 2 or more. There is no solution whatsoever to the extreme and dangerous intersections at both ends of Nordic Estates.

I am writing in support of the Aspen Drive Strata opposition to this development proposal.

Sincerely

Lesley Tomlinson

Owner 2235 Aspen Drive

Aspen Drive Strata

Re: the rezoning application for the above property

1) The traffic study shows that "the wait time for the South bound turn movement is currently performing below a desirable level of service! This is an understatement, and shows that the municipality wishes to proceed with this rezoning without making any changes to Highway access and further endanger existing as well as future residents.

2) Somebody working for the municipality in their summary states, quoted from Councils package "the proposed development is expected to have a very insignificant impact". The residents on the other hand feel very differently.

There is a plan for 40 vehicles in the new plan. It is more likely that there would be at minimum of 60 vehicles, since every 3 bedroom unit is likely to be shared by 2 people (at minimum) some cohabiting, others sharing living costs for affordability. No matter the combination, there will be far more congestion than our planners envision.

3) All of this additional traffic is being crammed into a small cul de sac, where already there are daily 5 vehicles parked in it daily. Picture enclosed

4) When did council ever approve access across their land to this property? Please forward this rezoning to all the neighbours on Garibaldi way.

5) If this proposal is above board and so "needed" why would the owners not have needed to post signs notifying the public of a rezoning application? Picture enclosed, no signage visible.

6) Please note the dates of the pictures are June 10th. and June 22nd. No rezoning application signs noticeable.

7) Would the owners of the property please disclose to ALL neighbours when the discussions were held, how many approved and how many disagreed, as we know of nobody that has been contacted.

Without significant changes to access to Hwy 99 Southbound, the developer is not being transparent about their process of traffic study and therefore the neighborhood consent application can not be taken seriously by any council member of repute.

Nor can council condone so few parking spots for so many beds when there is significant evidence in Cheakamus Crossing (not to mention Eva lk. Rd. or Nordic dr.) of how far underestimated this rule of thumb, for parking vs. bed units is.

Thank you

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