

From: Paul Venner [REDACTED]
Sent: Saturday, June 27, 2020 10:43 AM
To: Planning
Cc: [REDACTED] Jack Crompton; Mayor's Office
Subject: FW: 2077 garibaldi way

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! You wish to proceed with this rezoning without making any changes to Highway access?
- 2) Somebody working for the municipality in their summary has the gall to add, I quote from Councils package “the proposed development is expected to have a very insignificant impact”! This is with planning for 40 vehicles in the new plan, which as in any current or previous plan has always been underestimated. 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 developers not being transparent about their process of traffic study and 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 Ik. Rd. or Nordic dr.) of how far underestimated this rule of thumb, for parking vs. bed units is!

Thank you
Paul & Lynne Venner
2054 Garibaldi Way

