

To Public Hearing
Date: <u>December 19, 2016</u>
Item # <u>3</u>
Re: <u>BYLAW 9614</u>

December 12, 2016

Attn: David Weber
Director, City Clerk's Office

Re: Zoning Bylaw 8500, Amendment Bylaw 9614 (ZT16-734106)
#110 – 12500 Horseshoe Way

I have several concerns regarding the proposed bylaw amendment that I would like to have submitted for consideration by Council.

1. Visitor Parking:

Unit #110 only has two parking stalls assigned for their exclusive use. We have limited visitor parking stalls, and it is a constant problem for our visitors to find a place to park. There is no street parking allowed in the vicinity.

If they are successful in their venture, there will be a lot of conflict, with owners having to remove visitors parked in their assigned stalls. We are likely to also have a situation, where desperate owners resort to parking their vehicles in visitor parking to free up their assigned parking for their visitors.

2. Security:

The complex is quite isolated, and security is a concern after-hours and on weekends. There is a security gate that automatically locks in the evening and on weekends. I am concerned that the applicant will want to have the complex open late into the evening and on weekends. Unit 110 is near the very back of the complex and they would not be able to monitor activity at the front of the complex.

3. Loading Spaces:

There are no shared loading spaces available for the building complex. The "loading spaces" referred to in the application are Limited Common Property designated for the exclusive use of Units 158 and 160. Unit 110 only has two parking stalls available for their operations.

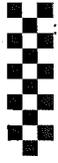
This is an office/warehouse complex and the infrastructure was not setup to accommodate retail sales. If the council decides to approve the amendment, then I would request that they

also amend the parking regulations to allow street parking outside the complex. I would also request an undertaking from the applicant that they not pursue extended opening hours during the evening and on weekends.

I believe the applicant currently has a brewpub/restaurant in Steveston. This would be a more appropriate location for a retail outlet.

Sincerely yours,

Sean Sagar
President
BrightMinds Systems International Inc.
(DBA MyBadges.com)



FAX

FROM

Sean Sagar
MyBadges.com

BC V7A5K2

Phone (800) 665-3775 * 302
Fax Number

TO

Director, City Clerk;s Office

Phone
Fax Number +16042785139

DATE 12/16/2016

NOTE

Zoning Bylaw 8500, Amendment Bylaw 9614 (ZT16-734106)
#110 – 12500 Horseshoe Way