

Paula Kusack

From: Jim Wuest 22 (1)
Sent: October 13, 2021 4:12 PM
To: Regular Council Meetings
Cc: Wuest, Jim
Subject: Comments Regarding Public Hearing, October 18, 2021 + Att.1
Attachments: PAGE 1 of 2 PROP DEV 200 St + Michaud Cr. ..docx

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Council, via Deputy Corporate Officer,

I appreciate this opportunity to e-mail my comments and them forming part of the public record. My comments, with supporting photos are attached to this and the following e-mail.

To summarize:

I write to request that, regarding the proposed development, Council resolve a significant risk that exists at the south-east corner of the intersection of 200 St, and Michaud Crescent.

- I support the proposed bylaws amendments and development permit application
- I request that any amendment or development permit resolve a significant risk of injury and death to pedestrians when in the crosswalk at the south-east corner of the above intersection.

Jim Wuest 22 (1) – 201 St, Langley BC V3A 0A2 22 (1)

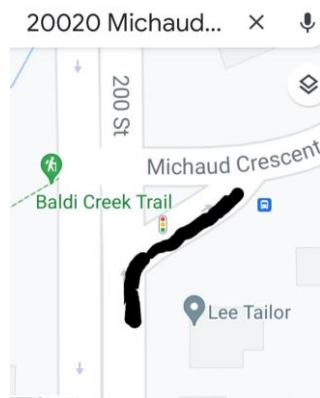
to be presented at the Public Hearing in Council Chambers on October 18, 2021.

I write via e-mail to request that Council resolve a significant risk regarding the proposed development that locates at the south-east corner of the above location.

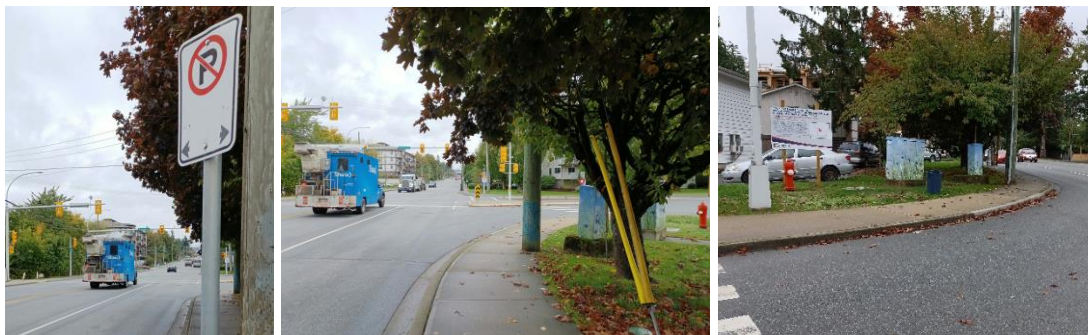
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- I support the proposed bylaws amendments and development permit application
- I request that any amendment or development permit resolve a significant risk of injury and death to pedestrians when in the crosswalk at the south-east corner of the above intersection.

Vehicles driving north toward Michaud Crescent approach a driving lane that proceeds north-east allowing vehicles access to Michaud Crescent. (Photo #1).



As the following photos indicate, when approaching this right-turning lane, the view of the lane is partially obstructed by a variety of poles, sign, trees, etc.



This turning lane includes a well-marked crosswalk, as well as 2 yield signs; illustrated below. Also illustrated is the crosswalk proceeding west across 200 St onto Baldi Creek Trail; used as an entrance to Nicomekl Floodplain Park, Bryden Lagoon and Bryden Park.



The risk of significant injury and death exists for people of all abilities when using the crosswalk at the south-east corner of the above intersection. **Drivers turn onto the lane at a fast rate of speed, without seeing people at the crosswalk, or being seen by the people in the crosswalk.** The yield signs are ignored or not seen. Drivers are looking for traffic turning from the north onto Michaud and do not look at people.

I use this crosswalk 5 days a week and the above actions occur 1-3 times during 1 change of traffic lights. The risk of injury and death is very real.

This development permit application can increase the risk. Tannin Developments have recently build an apartment project adjacent to this application; the street-level wall and fencing is approximately 3 metres high and close to the sidewalk (in the following photos). The views for the drivers and crosswalk users would be further restricted by this application, should the wall and fencing be built as below.

