

Dear Mayor, Council, Surrey City Planning, and to others this may concern:

I am writing to you today as a resident of Rosemary Heights. I am in **STRONG OPPOSITION** to the latest proposal for development in this community by Porte Development, at 3690 & 3660 152nd Street (former Rosemary Heights Retreat Centre lands) for many reasons:

Infrastructure and Density:

The City's infrastructure cannot support the latest proposal that has been circulated to our community by Porte Developments. In fact, the developer has ignored the previous feedback he received from the community and is now proposing a development that would put even further strain on the infrastructure, including roads, water, sewer and schools.

The addition of increased density is insulting to the residents of the neighbourhood, as we have always given feedback to this developer that its previous proposals had too much density for this neighbourhood. We are already dealing with nightmare traffic from the adjacent West Rosemary Heights neighbourhood's large developments. This area cannot support the addition of another 300+ homes tightly packed into a property in the middle of our community.

Schools and Traffic Congestion:

They are now proposing to not only increase density, but also add a Franophone school. This school does not ease the overcrowding at the local schools. It is again, insulting to this community, as we are all aware that such a school will not serve the local residents of Rosemary Heights, due to the Francophone school attendance requirements. Such a school that is for students outside the neighbourhood would actually increase traffic daily as students would need to be driven to school from other areas. As well, as we would have traffic from the teaching staff. 36th Avenue is already a very busy road during peak times as it serves Rosemary Heights Elementary. If a second school were to be added here, that would also feed off of 36th avenue, it would add to the traffic issues. Safety has already had to be addressed recently for this street. Adding a school where teachers and student numbering 200-250 that would be using this road, would add to the chaos.

Porte is proposing the main access to the development on the retreat lands to be off of 154th Street. This would be the access for over 300 homes, plus a school. That means that 36th

Avenue would have to support 500-600 more cars per day, especially on school days. This neighbourhood strongly opposes such a drastic change to the traffic pattern.

Greenspace Destruction:

The latest proposal also attempts to deceive the neighbourhood residents by claiming that they are retaining green spaces. Which they are not. They have never been allowed to develop on the property close to the slope/Nicomekl River. They are not saving any of the riparian forest, which is a home and breeding ground for many species in this community. The latest plan has even less green spaces than previously shown and adds even more homes by the addition of condo towers. The large plot of land that Porte is noting as the school site, will also not retain any green space, as they will need to clear it to build a school building. The retreat lands are one of the only green spaces within this neighbourhood. If this is allowed to be destroyed, it will take much of our green canopy and homes of many local species. The developer plans to cut down many of the large, old trees on the property, which gives the neighborhood character and life.

NCP:

This proposed development is not within the Rosemary Heights Neighborhood Concept Plan of zoned Institutional / Non-residential use. When we purchased our property, we were assured the property to the north could not be rezoned and developed. I have seen the Rosemary Heights NCP and feel strongly that the neighborhood retain the original planning composition and spacing. Parceling off a portion for a Francophone school, does not fully respond to the existing NCP and zoning. My understanding is this increased density will push the original plans for the number of residents way over the limits.

The latest proposal is even worse than the last two that were presented to the community. I am urging the City to strong oppose this development and take a long look at the negative impact this will have on this entire neighbourhood. Such a development will affect the livability of the area and destroy the quiet family neighbourhood that is currently here. I know I speak for all the residents when I say this proposal cannot be allowed to go ahead and is of great concern to us all.