

Date: February 15, 2023  
File No: 5935-01

**BY EMAIL**

Caleb Yong  
Associate Director  
JAKIN Group of Companies  
Unit 100 – 11300 No. 5 Road  
Richmond, BC  
V7A 5J7

Dear Sir:

**Re: 15654 North Bluff Road, White Rock, BC (Lot 1)  
15664 North Bluff Road, White Rock, BC (Lot 2)  
15674 North Bluff Road, White Rock, BC (Lot 3)  
1593 Lee Street, White Rock, BC (Lot 4)  
Beachway 1**

Creative Transportation Solutions Ltd. (CTS) prepared a draft traffic impact assessment (TIA) dated 19 December 2018 and a draft memo, dated 10 October 2019 addressing parking for the above captioned project. Neither document was finalised, signed and sealed by the engineer of record.

The TIA was based on a development proposal consisting of 90 dwelling units, 76 market and 14 non-market with two underground parking accesses one on Maple Street and one on Lee Street. The trip generation was based on multi-family mid-rise development (4 to 9 stories) with 33 vehicle trips generated during the AM peak hour and 47 vehicle trips generated during the PM peak hour.

The parking memo was based on a development proposal consisting of 14 market townhouse units and 49 affordable ownership apartment units, and 25 affordable rental apartment units, for a total of 88 dwelling units. The development was to have a single access to underground parking from Lee Street. The development proposal included 104 vehicle parking stalls as compared to the bylaw requirement of 139 parking stalls.

The current proposed development, based on drawings dated January 9, 2023, consists of 50 dwelling units with a three storey (Low rise) configuration with a single access to the parkade on Lee Street. The proposed development includes 94 parking stalls consistent with the bylaw. Using the ITE Trip Generation Manual, 11<sup>th</sup> Edition, Land Use Code 220, the proposed development will generate 24 vehicle trips during the AM peak hour and 29 vehicle trips during the PM peak hour.