

November 15, 2018



Mayor and Council,

Re: Tamitik Status of Women proposed building in Strawberry Meadows

This rezoning constitutes "Spot zoning" and is not a well considered plan. This is a parcel of land singled out for a use classification totally different from that of the surrounding area – for the benefit of the owners (or future owners) to the detriment of other property owners. The city is allowing changes to its own zoning map on a site by site basis.

Where is the official community plan in all this; let's figure where buildings belong by rezoning - then we wouldn't have to spot zone. Developers will have a road map of where they can and cannot build. Some voices are allowed to speak louder than others! Millions of dollars in losses can rest on one decision made on one parcel by one city council in one day.

This particular area should remain low density residential, a zoning change would be inconsistent with surrounding uses. The city and its leaders are making decisions in the absence of a transparent city building policy – running the risk of eroding public confidence in the transparency of their actions. The citizens are not the winners of this game. Surely we need a change.

Other land owners in the area are also in opposition to the development at this location, and have not received official information on this proposal as of this date.

The purpose of zoning is to keep people from using their property in a manner that would adversely impact the surrounding area. Ex) The purpose of a single family zone is to keep people from constructing a big apartment complex in the middle of a neighborhood. Allowing these higher intensity uses in a low density single family residential area will cause a nuisance to neighbors, devalue surrounding property and homes.

There are other pieces of District land that would better fit this development.

Debbie Oviatt

File: 7.5.3.140

28 November 2018

Debbie Oviatt
Sent via e-mail



RE: OCP and Zoning Amendment application, 461 Quatsino Blvd

The District of Kitimat has received your e-mail regarding the *Official Community Plan (OCP)* and zoning amendment application being considered for 461 Quatsino Boulevard. Please note your e-mail will be included in the Public Handbook, municipal website, and in the staff report going before Mayor and Council on December 17, 2018.

Kitimat Council is required to consider all zoning and OCP amendment applications. The OCP is a living document that is meant to grow and change with a community. Kitimat, as a community and its economy, has changed since the last update ten years ago.

OCP and zoning amendments are a transparent process with opportunity for community engagement. Public notice was mailed to property owners and tenants within 90m of the project site and is posted on the municipal website, bulletin boards, and in Council agendas. The notice will also be advertised in the local paper December 6 and 13.

Kitimat's OCP supports housing diversity (see policy 4.3.3). Kildala Neighborhood, inclusive of Strawberry Meadows, has a mix of housing options, including: single-family dwellings, duplexes and fourplexes along local streets and multi-family developments with access on Boulevards and Avenues. Multi-family developments include: Quatsino apartments, Kuldo Apartments, Civeo, proposed dementia cottage facility, and two manufactured home parks.

Please note the site is currently zoned G1 Institutional, which permits facilities for education, government, medicine (medical and dental clinics, and hospitals), community care facilities for nine or more persons, and religion.

Should you have any questions, feel free to contact me at 250-632-8900 extension 2266 or via e-mail: mwilliams@kitimat.ca.

Thank you,

A handwritten signature in blue ink that reads "msw".

Morganne Williams
District of Kitimat

Debbie Oviatt

PO Box 199, Kitimat, B.C.

November 28, 2018

District of Kitimat

270 City Center

Kitimat, B.C.

Re: Tamitik Status of Women Proposed Low Cost Housing Building

Dear Sirs/Madam:

Further to my letter on spot zoning, I was quite confounded to receive a biased response back from the District. It is my understanding that the District should remain neutral to this proposal until it has gone through the appropriate committees and Council meetings. Apparently that is not the case.

Spot zoning as I mentioned is a completely different zone within another zone which clearly this is. There are no other four story buildings anywhere near the size of this one in the direct vicinity, and there are no other cases of this happening in a subdivision in Kitimat. If there is one three story apartment there are several others in the direct vicinity.

I am well aware that the OCP should be updated and kept current – that is the problem – it isn't.

Yours truly,

Debbie Oviatt