

My name is Jack Oviatt 497 Quatsino
Strawberry Meadows Kitimat BC.

I am writing in opposition to TSW's proposal at 461 Quatsino. The Lot that Council has gifted them for their proposal was originally in phase 1 of Strawberry Meadows.

The building they have designed will be four stories high squeezed into a 2 acre lot with paved parking on both sides right up to the property lines leaving zero space for any kind of a tree buffer. It will be one of the tallest buildings in Kitimat similar in height to Microtel. The building will tower over the adjacent lots and be an eyesore for those with adjoining lot lines. I have included a drawing showing the sun shadow projected onto adjacent properties calculated by McElhanney engineering .

Lot 13 of Strawberry Meadows has now been subdivided into two smaller lots .Access to lot number 2 appears to be a single lane gravel road accessed by easement through the parking lot. It will be the only lot of its kind with access by easement in Kitimat . This is extremely poor engineering design.

The proposed building has less than the required number of parking spaces required by the building code.

Not only is there not enough parking there is no allowance for snow storage and I expect some of the snow will end up on a neighbouring properties.

The lots in my 25 lot subdivision proposed for 483 Quatsino will be virtually unsellable with this monstrous building in their backyards.

Kitimat needs a women shelter and it also needs low-cost housing but the two do not go Hand in Hand. Men with families who require assistance and low-cost housing inherently come with other problems and do not belong in the women shelter.

Before gifting this land to TSW administration did not complete a site review to identify other more suitable location available in Kitimat.TSW originally requested a parcel in Mountainview Square but we're declined I do not recall seeing any notice of intention to dispose of interest in municipal property advertised in the paper. TSW's proposal is for lot number 1 however the rezoning application is for Lot 1 and lot 2 . What is Proposed for lot number 2 and why is administration trying to sneak it in on this application.? If zoning is approved on the entire parcel it will not allow public comment on future proposals.

If this rezoning is approved for a higher density in Strawberry Meadows the flood gates will be open to allow all other properties in the Meadows to be considered for densification. There is too much raw land available in Kitimat for the need for Strawberry Meadows to begin densification at this time.

I would like to thank all counsellor who read this letter please call me to discuss at 250-639-1251 Thank you Jack Oviatt

File: 7.5.3.140

27 November 2018

Jack Oviatt
483 Quatsino
Sent via e-mail



RE: OCP and Zoning Amendment application, 461 Quatsino Blvd

The District of Kitimat has received your e-mail regarding the 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.

To provide you with additional background for this site, I have included staff responses in **green colored** font embedded in your e-mail dated 26 November 2018 (attached).

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 black ink, appearing to read "MSW".

Morganne Williams
District of Kitimat

My name is Jack Oviatt 497 Quatsino
Strawberry Meadows Kitimat BC.

I am writing in opposition to TSW's proposal at 461 Quatsino. The Lot that Council has gifted them for their proposal was originally in phase 1 of Strawberry Meadows.

The building they have designed will be four stories high squeezed into a 2 acre lot with paved parking on both sides right up to the property lines leaving zero space for any kind of a tree buffer.

Bylaw 1934 requires a landscape screen no less than 2m wide and 1.5m high where the abutting zones have residential as principal use. Property owners with rear yards abutting the lot may also choose to install a tree buffer.

It will be one of the tallest buildings in Kitimat similar in height to Microtel. The building will tower over the adjacent lots and be an eyesore for those with adjoining lot lines. I have included a drawing showing the sun shadow projected onto adjacent properties calculated by McElhanney engineering .

The proposed height allowance is less than Haisla Town Centre, another mixed use development project. We received the work done by McElhanney and will respond once staff have reviewed the information.

Lot 13 of Strawberry Meadows has now been subdivided into two smaller lots .Access to lot number 2 appears to be a single lane gravel road accessed by easement through the parking lot. It will be the only lot of its kind with access by easement in Kitimat. This is extremely poor engineering design.

The subdivision process has not yet been finalized by the Approving Officer. Access to land beyond will meet required DOK Engineering Standards.

The proposed building has less than the required number of parking spaces required by the building code. Not only is there not enough parking there is no allowance for snow storage and I expect some of the snow will end up on a neighbouring properties.

The 2012 BC Building Code does not address parking spaces. The Code includes information on parkades and parking stall for persons with disabilities. Staff report dated 6 November 2018 speaks to the parking requirements of the site. The report is available on the municipal website at kitimat.ca/pn.

Snow storage is not permitted to occur on land other than the project site without agreements. The project team is aware of this requirement.

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Before gifting this land to TSW administration did not complete a site review to identify other more suitable location available in Kitimat. TSW originally requested a parcel in Mountainview Square but we're declined I do not recall seeing any notice of intention to dispose of interest in municipal property advertised in the paper.

The gifting of land agreement has not yet been finalized. Land cannot be transferred until subdivision and housing agreement are complete.

TSW's proposal is for lot number 1 however the rezoning application is for Lot 1 and lot 2. What is Proposed for lot number 2 and why is administration trying to sneak it in on this application? If zoning is approved on the entire parcel it will not allow public comment on future proposals.

Zoning application is currently for the entire site. Council may choose to amend the Bylaw to reflect the minimum land area required for this specific project. Zoning amendment is a transparent public process.

If this rezoning is approved for a higher density in Strawberry Meadows the flood gates will be open to allow all other properties in the Meadows to be considered for densification. There is too much raw land available in Kitimat for the need for Strawberry Meadows to begin densification at this time.

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.