

Received via e-mail
8 December 2018

Kimberly Wasyleski
10 Blueberry Ave
Kitimat, BC
V8C2S7

December 8th, 2018

To: Mayor, Council and Planning Department of Kitimat

RE: Development of 461 Quatsino Blv. Lot 13

I am not in favor of the current proposed development at 461 Quatsino Blv. I do not believe that the high densification proposed would be beneficial to the surrounding neighbours.

The residents of Strawberry Meadows bought here with the understanding that the surrounding properties would be developed with similar zoning and bylaws. To my understanding the DOK is trying to develop this site to contain over 40 suites with businesses and offices, so basically an apartment building with commercial space. To proceed with this development without the approval of the residents of Strawberry Meadows would be wrong. We have to live with your decisions so I hope you take the time to listen to all concerned.

I believe that the kind of high density development you are proposing will have drastic negative effects on the residents directly sharing a property line with this development. It is invasive to their privacy and will reduce their enjoyment of day to day country life which was the reason they purchased their homes in Strawberry Meadows in the first place. I would assume with the amount of traffic for that kind of development that light and noise pollution would be a concern as on one acre of property there would not be a suitable buffer zone.

With this development being on only one tiny acre of property I see some other concerns as well. How will the district handle parking for over 40 suites and etc. without a variance to current bylaws? The development would also require dumpsters for the new building. We already have dumpsters at the condos across on Quatsino not bear proofed now we will have to be concerned about another apartment building not being "bear aware" and endangering not only the bears life but community residents.

How will this affect the neighbouring property's property value? I know if I was viewing properties in Strawberry Meadows I would definitely not be picking any houses along that development.

DOK, you need to find another property for this development. 461 Quatsino Blv. is not suitable, it's like trying to put a square peg in a round hole.

Sincerely, Kimberly Wasyleski