

12 January 2019

Mayor Germuth, and Kitimat City Councillors

Hello my name is Teresa Gunn and I live at 15 Cranberry St.

I am *opposed* to the rezoning of 461 Quatsino Blvd.

I was born and raised in Kitimat. My husband and I purchased our undeveloped lot in 2003. We chose Cranberry St. as it was a cul-de-sac, other young families were living on the street and we thought it would be a good place for our kids to grow up. And it was.

At that time, people thought we were crazy to be buying and even thinking about building in Kitimat. (We actually had a few people ask us why we would ever consider investing our life savings here in Kitimat). We were a one income family with 2 young children and we had scrimped and saved so that we could start building in 2006. It was not easy. We literally built our home ourselves, with our own hands, blood, sweat and tears. We had support from our family, friends and even our neighbours. We got to know our neighbours even more as the years went by, the kids grew up together and our street became a community in itself.

We respect each other. We look out for each other. We work together. We help one another. That's what good neighbours do. Not one of us would ever build something that would negatively impact one of our neighbours or take away from another's privacy. *We would expect the same from any new neighbour.*

I understand that the District of Kitimat has committed to donating land and that there is limited land with which to donate. Some lots are obviously more valuable than others. Unfortunately the most valuable land it seems to me, is also the best location for what is being proposed. Mountain View Square (currently zoned C1-City Centre), I believe, is a perfect location, it has an underutilized existing parking lot with room for snow removal accumulation, it is on a bus route, is within walking distance to all amenities of Kitimat (even more so than 461 Quatsino) is adjacent to Kiwanis Village (currently zoned R5-A-Residential Special Use Buildings), across from Douglas Place and centrally located with easy access to both elementary and high schools. Surely a section of that 6 acre parcel could be donated and rezoned?

At the last public hearing, (17 December 2018) when asked what other city lots had been considered it was stated that "one had no access at all and the cost of putting in access was way too much to consider" (was there a quote for this? Access will have to be made to the proposed lot as well) and one was "subject of a massive RFP in 2016" (Request for proposal for what and why the secrecy?).

If there *is* to be a development on 461 Quatsino, could it not be designed to be more neighbourly? You have heard our concerns regarding the size of the proposal and use of space on the lot. Could the proposal be redesigned to a lower height to suit the character of the neighbourhood? Can we be reassured that the majority of the mature existing trees along the buffer stay intact?

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I was dismayed to read that construction is commencing in March/April 2019. Does this mean that contractors have already been acquired and the design has been finalized for this site? Having first hand experience with building I know that once the process is started it is not only costly to make changes but it creates time delays. This is why as a neighbourhood community we feel frustrated and wonder why we were not consulted regarding the design from the start.

It is stated in the Kitimat OCP 2008 (as at April 2017) 4.3.6 that "*Kitimat's experience is that residents of low density neighbourhoods will accept higher density use on selected sites if there is consultation during the design phase and final design respects neighbourhood character and form*". Why would a project design that does not meet current zoning already have plans to break ground when a change of zoning hasn't even been approved? With *no* consultation with the neighbourhood?

What are we opening up once rezoning takes place?

Your decision sets a precedence. How is this decision going to affect the whole subdivision of Strawberry Meadows (or the rest of Kitimat) for *future* developments? Four storey apartments on the one acre vacant lot beside me? Or on the vacant lots of Blueberry, Dewberry or Elderberry? Another work camp maybe? Why not?

This is exactly *why* there are zoning regulations and an Official Community Plan and why we as a community hold you responsible to uphold these.

Please hear our voices and take every action necessary to ensure that any development on 461 Quatsino Blvd. will be a good neighbour to us all.

Thank you for your time.

Respectfully,

Teresa Gunn