

Debbie Oviatt, 497 Quatsino, Kitimat

January 4, 2019

District of Kitimat:

Re: Rezoning of 461 Quatsino

We have heard from District of Kitimat Administration that Strawberry Meadows needs to incorporate all kinds of housing as do all the neighborhoods in Kitimat. Strawberry Meadows is the most diverse neighborhood there is in Kitimat – we have all kinds of different sized lots, commercial lots, we have mobile homes on some streets, we have a temporary worker accommodation, we also have an elder care center project, and we hoped to have a church. Strawberry Meadows also has a proposal for auxiliary dwelling units which would possibly double the capacity of the subdivision. We have accomplished our density deed by incorporating the camp and when it is completed it will be –multi-family homes. I think we met and exceeded our density quota. Strawberry Meadows is a planned subdivision – we have worked on this project for over twenty years.

Cable Car is the only neighborhood that is not diverse.....

I have read your **Official Community Plan** and it needs some upgrading. That being said, I quote:

“-Gauge community support for neighborhood design guidelines for strengthening character of existing neighborhoods . Neighborhood consultation – land intensive, it is important to ensure future potential institution are located in serviced areas and sensitively integrated with existing residential or commercial use. Sensitive design achieved through effective neighborhood consultation will be important to successfully integrate institutional uses.

*-Parks and open spaces have been integral part of town site neighborhoods; these areas provide a range of active and passive spaces with aesthetic social and recreational values in addition to acting as a buffer between adjacent **or conflicting land uses.***

-Protection of the significant Douglas fir trees buffer to existing single family development along Albatross Street is necessary for separation and the transition between low density residential and higher density mixed commercial/residential uses. “ (Where is the buffer zone for the planned subdivision at 483 Quatsino or the buffer zone for Cranberry Street?)

*“-Kitimat’s experience is that residents of low density neighborhoods will accept higher density use on selected sites if there is consultation during the design phase, and final design **respects** neighborhood character and form.*

- Consider and encourage early and ongoing formal and informal opportunities for public participation in the planning and approval process relating to land use, development and provision of service.”

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None of the early consultation has happened and no respect for the residence of Strawberry Meadows and has been granted. We had to inform the people on Cranberry Street that this rezoning was taking place in their back yard (literally). It appears that the District of Kitimat administration had given it the stamp of approval before any consultation.

I understand that the TSW of spent a lot of money on this project before consultation with the public, that is unfortunate. I also understand that a contractor has been hired to do the build already – tell me again how nothing has been formalized.

The people in Strawberry Meadows bought land and erected homes for country living close to town. The piece of land that is proposed is not the place to build a four story building – I am firmly against rezoning of this property in the form presented. **It does not meet the conditions laid out in your own OCP.** Strawberry Meadows is just as important as Albatross Street - we pay taxes and deserve the same consideration. This rezoning also covers the back half of the property – who knows what is planned at that location – more secrets.

A word about the current zoning - *institutional*. We welcomed the church into the Meadows, no one was against this project. Institutional zoning does not have a height limit, but every church, school and hospital in Kitimat is two stories – enough said.

The Tamitik Status of Women's Housing project is worthwhile, that is not reason to have carte blanche. This building is twice the height of the Wedeene Street townhouses, and the same square footage as five of these same townhouses put together. Imagine that in your back yard or looking at it from across the street – *better yet imagine this right beside **your** house*. Common sense has gone and only arrogance is left.

There is ample room for this massive endeavour in Mountain View Square in the vicinity of the existing low-cost Housing at City Center Motel and close to Kiwanis Village – similar zoning and close to all the amenities, this land also belongs to the District of Kitimat. The DOK needs to expand this area for future subdivisions and more commercial anyhow. I find it perplexing that the TSW are being gifted a piece of land by the District and are adamant that it has to be the Strawberry Meadows location – you would think that they would be grateful for any piece of land. However, if TSW wants to be a part of Strawberry Meadows - conform to the streets that surround you. If you want good neighbors be a good neighbor - lower your height to the existing house heights and spread your footprint over the entire property. Work with us – a two story build is completely within the realm.

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