

Kimberly Wasyleski  
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Kitimat, BC  
V8C2S7

January 12<sup>th</sup>, 2019

To: Mayor, Council and Planning Department of Kitimat

RE: Rezoning and change to OCP of 461 Quatsino Blv. Lot 13

I am not in favour of the current proposed rezoning and change to OCP at 461 Quatsino Blv to accommodate a 4 story building that will house a multitude of social programs, office space, commercial space, as well as low cost housing.

This proposed building has inadequate parking and is asking for a variance of less than half of the required parking needed. TSW is ASSUMING that the majority of clientele will not have a vehicle. That is simply not good planning. On top of lack of parking how are they going to deal with snow, use some of their much needed parking to pile it on? I have yet to see assigned dumpster sites so are they going to use the parking spaces for that too? The design should go back to the drawing board and the density of the building lowered, to fall within any proposed rezoning. I found it very disturbing to read in the agenda that council should just approve the rezoning and “we will adjust as we go along”. Figure it out now please as you can’t fix it later.

I am very disappointed in the lack of consultation with the abutting neighbours. I hope you will take the time to truly listen to all their concerns. The kind of high density development they are proposing will have drastic negative effects on the residents directly sharing a property line with this development. It will be invasive to their privacy and will reduce their enjoyment of day to day country living which was the reason they purchased their homes in Strawberry Meadows in the first place. The amount of traffic for that kind of development would generate a large amount of light and noise pollution which will be a huge concern without a suitable buffer zone.

There has been other properties suggested that I believe would be more suitable. Large enough to landscape nicely, with play areas and not require a drastic variance on parking.

Sincerely, Kimberly Wasyleski