

Stacy Rolica
152 Elderberry St
Kitimat

Re: 461 Quatsino, TAMITIK Status of Women Project

I feel fairly confident most points of consideration have been made regarding the TAMITIK proposal. I stand by my concern that this isn't the most appropriate place for this proposed facility. It is simply too big, encompasses too large a range of services and unfairly impacts direct neighbours. I would like to bring up a few other concerns I feel have not been addressed.

Parking

According to the bylaw, this facility is required to have 115 stalls. The plan is for only 47. Assumptions are being made that most the users of the facility will not have vehicles. I am curious if everyday life has been factored in? Are the residents not allowed to have visitors, order in food, have courier deliveries, visits from outside agencies,, take a taxi etc? A Free Store will be on site. Are people to carry these items home, assuming they are establishing a home off site? I believe it's potentially irresponsible to assume just barely 1/3 of stalls required is enough in such a multi use facility. It is probable the parking lot will become congested and erratic. This will be unsafe to both the employees and residents. Part of planning a project is anticipating the way it will be utilized in years to come. I see some major issues allowing such a low number of parking stalls. Where will the extra vehicles go? Congestion leads to vehicle damage, which is already an issue in Kitimat.

Dumpsters

Have locations for dumpsters been planned? Common facilities place dumpsters directly on several parking stalls. Does this facility have other plans? If not they will further lessen the already reduced number of stalls. Will they have several dumpsters? Waste collection needs to be planned. Is it?

Sewer/septic

A Property Title search shows that 461 Quatsino is to have a Septic system, not connect to the DOK's Sewer. Is this still true? If yes, is this planned out. Will it meet requirements? Where will the septic tanks be located? Are these planned? What about access to the tanks for servicing? If this search is incorrect and 461 Quatsino can connect to the sewer, is there assurances the current system can handle the waste? If not, is there a plan in place to upgrade, at whose expense etc.

Zoning

461 Quatsino was originally zone just like the rest of Strawberry Meadows, residential. It was later rezoned G1, Institutional, to build a church. These plans were cancelled. The rezoning remained. Why wouldn't there be a process where the zoning reverts back to original if a project is cancelled? Permits expire, you can't hold onto them for decades. It isn't unreasonable to assume the same should be true for rezoning. If you consider this and view 461 Quatsino as a residential property, you can see why the Residents are upset. No one buys a residential property expecting to have a multi story, multi use project modified and made to fit, just barely outside their fence.

Property Value

On thursday January 17th I contacted Property Assessment BC to ask if it's possible for the properties closest to this proposed facility to lose value. Without hesitation the representative said yes. Changing the landscape and views can impact the desire for somebody to purchase a home. If this happens, values will reduce. These homeowners have a justifiable reason to be so emotional. They have worked hard for their homes. They do not deserve to experience a property value loss directly attributed to a project. Re zoning/variances should work with the neighbours to negate impact. This isn't being done if this project proceeds forward as planned. If no other site is viable, a redesign is necessary. Yes this will take time, yes the services are needed now but rushing a project through, ignoring issues never does any good! Most often there is a lot more costs in the long run.

Funding

I hate to intrude on finances but if the current government loses its lustre for supporting these projects is there a plan? Agencies around Kitimat have had budgets cut and needed support from the DOK etc. Does the DOK have a fund for this? It is very possible the next government could cut the funding. Are potential future costs being considered to support the facility size? Perhaps a re design would be better for financial well being in the future.

In closing. I am 100% in favour of the intentions of this project. I think though it is being rushed. There are too many unanswered questions. Important issues are simply being guessed or ignored. I very much much hope a facility will be built. I just dont think this building, on this site is the best we can do.

Sincerely
Stacy Rolica

