

January 14, 2019

To Mayor and Council

Re: Rezoning 461 Quatsino Blvd

We live at #2 Cranberry Street and we do **NOT** support this rezoning.

This proposed four storey multi-purpose building is simply too big for this location. From the plans we've seen, there is absolutely no tree buffer between this building and parking lot and our yards on Cranberry. What is this going to mean for us in terms of increased traffic, light pollution and noise? With the potential for more than 30 families living in this small area (10 units of secondary housing and 20 units of low-income housing on top of the transition rooms), in addition to offices, food bank, and furniture share, there will be a tremendous amount of constant foot and car traffic. The light pollution from this huge building and its parking lot will light our yards up all night. The traffic, noise and light pollution are real and legitimate concerns.

With no tree buffer, we lose all of our privacy. What about the additional noise from snow clearing and garbage removal? And speaking of snow, where is it all going to go?

We bought our home specifically for the yard. For the country living feel of the neighborhood. The reason it has a country feel is the trees. All of our yards have a tree buffer between them. How can it be believed that cutting down every tree on the lot and putting up this huge building is fitting in with the country feel? Yes, there are apartments and townhouses across the street, but even they are actually smaller than this building is planned to be.

The issue we have is strictly the size of the building and the lack of a tree buffer.

Why can't the building be lowered to two-storey's and spread out over the whole lot? Why can't some trees be left as a buffer between the building and parking lot and our properties on Cranberry? Or move the location to a different site where the height and size won't be an issue.

Sincerely,

Tanya & Dan Allen

#2 Cranberry Street