

FILE: 1.1.2.1.1

# DELEGATION REQUEST

**THE DEADLINE TO SUBMIT A COMPLETED DELEGATION REQUEST IS:**

- NO LATER THAN 4 P.M. ON THE THURSDAY PRIOR TO THE DATE OF THE COUNCIL MEETING.

**COMPLETED SUBMISSIONS ARE TO BE ADDRESSED TO THE 'DEPUTY DIRECTOR OF CORPORATE ADMINISTRATION' AND CAN BE DELIVERED BY:**

- FAX TO 250-632-4995, OR EMAIL TO [eanderson@kitimat.ca](mailto:eanderson@kitimat.ca), OR IN PERSON TO 270 CITY CENTRE.

Request to attend the Council Meeting of:	Date	Date Request received in the Corporate Office	Date
	February 11		
Contact Name:	Tammy & John De Medeiros		
Organization being Represented:	Cranberry St. Neighborhood, (Strawberry Meadows)		
Subject of the Presentation:	461 Quatsino Proposal for rezoning		
Individuals Making the Presentation:	Name		Title
	1. Tammy De medeiros 2. John De Medeiros		
Purpose of Presentation	<input checked="" type="checkbox"/> information only <input type="checkbox"/> requesting a letter of support <input type="checkbox"/> funding request <input checked="" type="checkbox"/> other (provide details)		
<b>COMPLETE THIS SECTION FOR FUNDING REQUESTS</b>			
Funding Request	Has a Grants / Sponsorship Program application been submitted to the District of Kitimat under the Grants / Sponsorship program? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If no, will there be an application under the Grant / Sponsorship program? Explain: _____ _____ _____		
Will you be providing supporting documentation?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no If yes: <input type="checkbox"/> handouts at meeting (bring at least 10 copies) <input type="checkbox"/> publication in agenda (one original due by 4:00 the Thursday prior to your appearance date)		



<b>Technical Requirements</b>	<input checked="" type="checkbox"/> multimedia projector <input type="checkbox"/> laptop <input type="checkbox"/> other (provide details) <ul style="list-style-type: none"> <li>It is best practice to provide electronic presentations in advance for loading and testing on the District's equipment.</li> </ul>
<b>Personal Information Protection Act</b>	<p>The personal information collected on this form is subject to the Personal Information Protection Act (PIPA). The personal information, if needed, will be used by the District of Kitimat to contact you regarding the request to appear before the District of Kitimat Council at a scheduled Council Meeting.</p> <p>If you have a question about the collection of your personal information, please contact the District of Kitimat's Deputy Director of Corporate Administration, or designate, at the District Office 270 City Centre, Kitimat, BC or by calling 250 632 6900.</p>
<b>Release of Contact Information</b>	<input type="checkbox"/> Yes, I consent to the publication of my Contact Information as part of the District of Kitimat Council Agenda and made available to the public in written and electronic form.  <input checked="" type="checkbox"/> No, I do not consent to the publication of my Contact Information as part of the District of Kitimat Council Agenda.



hearing has been concluded, Council must not permit a delegation to address a meeting of council regarding that bylaw. (Kitimat Municipal Code, Part 2, Division 1, Subdivision 7, Section 3).

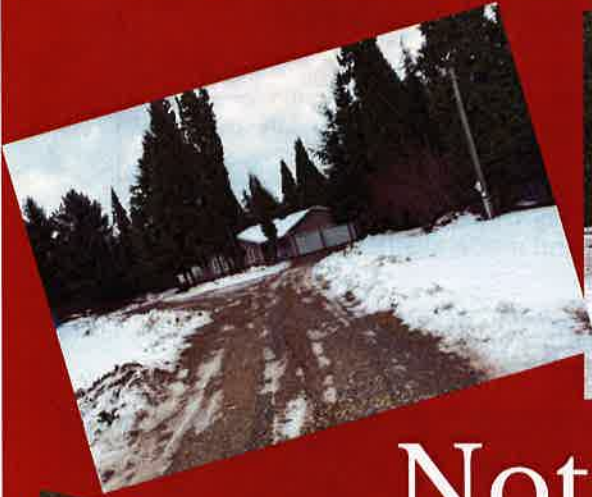
**Helpful Presentation Suggestions:**

- have a purpose
- direct your presentation to the Council, and communicate through the Chair (Mayor)
- be prepared to answer questions from Council; the presentation is not debatable
- bring enough handouts if your material is not published with the agenda
- provide the Deputy Director of Corporate Administration with any relevant notes if not handed out or published with the agenda

I have read and understand the procedures as described in the District of Kitimat Delegation Request form.

Tammy & John DeMedeiros      J. DeMedeiros      Feb 5, 2019  
 (Print name of delegate/representative)      (Signature)      (Date)

**Distribution:**  
 Original - Deputy Director of Corporate Administration  
 Copy - Applicant



# Not privileged

Hard working  
middle class families



# Opposed to 461 Quatsino Blvd rezoning and OCP change.



*Maple Ridge Transition house located beside strip mall in town center area.*

In favor of Mr. Oviatt's <sup>24</sup> proposed green belt offer.

- **WIN** – TSW gets the \$100,000 they have already invested. Without any guarantee of rezoning? (*most transition houses are located in town center areas*).
- **WIN** – District of Kitimat gets \$300,000 for the land (*more than current value*).
- **WIN** – Neighbors get green belt space and piece of mind.



## Restrictions to 461 Quatsino

A title search shows this lot has a Statutory building scheme and the sale of the lots is subject to the restrictions enumerated in the Schedule annexed hereto.

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### SCHEDULE OF RESTRICTIONS



No lots will be serviced by municipal sanitary sewer lines and the owner of each lot must install a septic tank and a low-pressure effluent pump.

No exterior of any house erected on any of the lots shall remain unfinished after one year from start of construction.

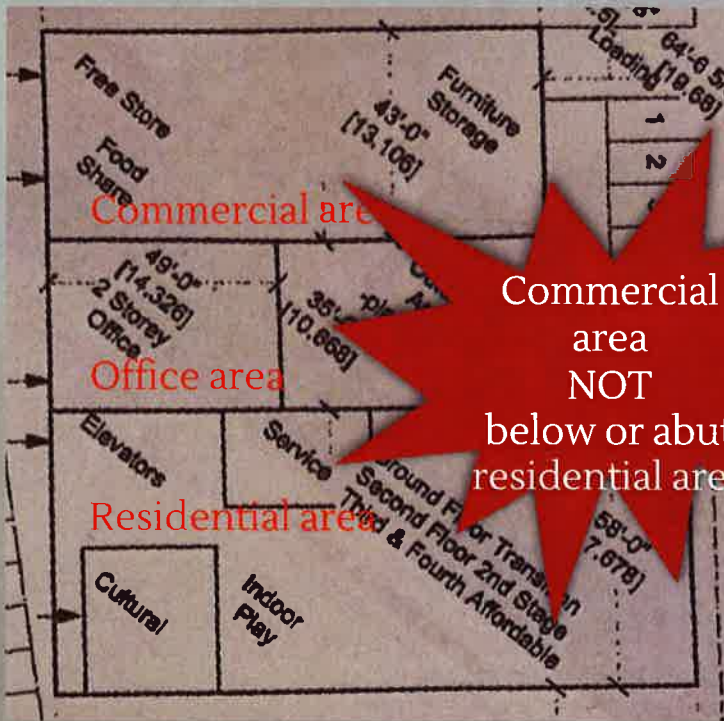
No manufactured (mobile) home shall be more than ten (10) years old as of the date it is moved onto any of the lots.

No manufactured (mobile) home will remain unskirted after one year of date it was moved on to site.

# TSW proposed building does not meet the R3-C Zoning requirements.

- Secondary uses must be below or abut residential unit(s).

- The parking does not meet the parking demand bylaw. In fact it is less than half.



Parking Demand Bylaw:	Proposed:
2nd stage	5 stalls (1 per 2 beds)
Affordable	3 staff
Transitional	20 stalls
Office	4 stalls
Commercial	11 stalls (1 per 2 beds + 2 staff)
Cultural	12 stalls
Total	6 stalls
	2 stalls
	47 stalls

Parking strategy based on anticipated usage from residents, staff and overlap uses between commercial and residential.

AREAS:	
A. 2nd Stage Housing	7,031sf
B. Affordable Housing	18,224sf
C. Transition House	5,603sf
D. Program/Office	3,48sf
E. Commercial	4,534sf
Community Use	1,428sf
Total Area	38,300sf [3,658.2sm]

Bylaw is 115 parking stalls

TSW proposed 47 parking stalls

Last meeting TSW stated 27 staff members. how will 3 parking stalls work for all staff ?

## Opposed to rezoning for the safety of TSW staff, clients, neighbors & wildlife.

27



- More people, more garbage, more dumpsters to draw more wildlife and rodents.
- We don't need any added attractants with food share leftovers being disposed in onsite dumpsters.
- This property is part of the grizzly bears route and grazing area for multiple wildlife
- We already destroy to many garbage bears.



# Security/Safety Concerns

We do not feel it is safe to have all levels of housing all in one building.

Open affordable housing (including men) above transition housing for battered women and children escaping domestic violence and second stage housing. Does not make sense.

How will these women and children feel safe in this building with all different types of occupants coming and going all hours of the day and night?

Due to the fact it will be open to all low income housing individuals and their guests.

Will there be a security check for all visitors entering the building?

# Intrusion of living space

- Living space does NOT end at our 4 walls. Living space in Strawberry Meadows encompasses our entire property. We live outdoors as much as we do indoors from cooking to playing to mediating. Gathering with friends and family we enjoy country living close to urban conveniences.
- This proposed development will intrude in our living space.

## Current view



## Proposed view



*Light & noise  
pollution.*

*Invasion of  
privacy.*

# Questions

Did the Cranberry Steet neighbors do the neighboring thing and ask for a meeting with TSW and the Council to discuss the proposed rezoning and development? **Yes, however our requests were denied.**

Does the proposed development fit in with neighbouring properties? **No, size nor purpose.**

Is this transition house located less than 700m from a 3000 man work camp? **YES** Will this location promote women to feel safe? **NO**

Will the Council do its elected job and represent the citizens who have put their trust in them? **We truly hope they will for the community at large.**



**PETITION TO THE DISTRICT OF KITIMAT  
OPPOSING RE-ZONING OF 461 QUATSINO BLVD**

We, the undersigned residents of Kitimat, BC, call upon the DISTRICT OF KITIMAT to deny Official Community Plan and Zoning Amendment for 461 Quatsino Blvd.

**THIS 4 STORY BUILDING WITH ITS 20 SUITES OF LOW COST HOUSING, OFFICE AND COMMERCIAL SPACE DOES NOT BELONG IN STRAWBERRY MEADOWS. THIS DEVELOPMENT WILL DIRECTLY IMPACT OUR PROPERTY VALUES AND THE WAY OF LIFE WE HAVE BOUGHT INTO. WE ARE OPPOSED TO THE ZONING AMENDMENT. WE WANT TO SEE 461 QUATSINO MADE A PERMANENT GREEN SPACE.**

**PLEASE**

Hear our voices  
**REJECT** this rezoning  
and OCP application.

The district has other properties  
available for this proposed  
development that would not  
intrude on neighbouring living  
spaces.

- |                     |                    |                     |
|---------------------|--------------------|---------------------|
| 1. <u>John</u>      | 16. <u>Michael</u> | 31. <u>Ally</u>     |
| 2. <u>David</u>     | 17. <u>Steve</u>   | 32. <u>Don</u>      |
| 3. <u>John</u>      | 18. <u>John</u>    | 33. <u>Ally</u>     |
| 4. <u>John</u>      | 19. <u>John</u>    | 34. <u>Jessica</u>  |
| 5. <u>John</u>      | 20. <u>John</u>    | 35. <u>John</u>     |
| 6. <u>John</u>      | 21. <u>John</u>    | 36. <u>Darren</u>   |
| 7. <u>R. Weber</u>  | 22. <u>John</u>    | 37. <u>Chari</u>    |
| 8. <u>W. Nelson</u> | 23. <u>John</u>    | 38. <u>Jeremy</u>   |
| 9. <u>R. Murray</u> | 24. <u>John</u>    | 39. <u>Mitchell</u> |
| 10. <u>John</u>     | 25. <u>John</u>    | 40. <u>Jonah</u>    |
| 11. <u>John</u>     | 26. <u>John</u>    | 41. <u>Jessie</u>   |
| 12. <u>John</u>     | 27. <u>John</u>    |                     |
| 13. <u>John</u>     | 28. <u>John</u>    |                     |
| 14. <u>John</u>     | 29. <u>John</u>    |                     |
| 15. <u>John</u>     |                    |                     |
| 46. <u>John</u>     | 61. <u>John</u>    |                     |
| 47. <u>John</u>     | 62. <u>John</u>    |                     |
| 48. <u>John</u>     | 63. <u>John</u>    |                     |
| 49. <u>John</u>     | 64. <u>John</u>    |                     |
| 50. <u>John</u>     | 65. <u>John</u>    |                     |
| 51. <u>John</u>     | 66. <u>John</u>    |                     |
| 52. <u>John</u>     | 67. <u>John</u>    |                     |
| 53. <u>John</u>     | 68. <u>John</u>    |                     |
| 54. <u>John</u>     | 69. <u>John</u>    |                     |
| 55. <u>John</u>     | 70. <u>John</u>    |                     |
| 56. <u>John</u>     | 71. <u>John</u>    |                     |
| 57. <u>John</u>     | 72. <u>John</u>    |                     |
| 58. <u>John</u>     | 73. <u>John</u>    |                     |
| 59. <u>John</u>     |                    |                     |
| 60. <u>John</u>     |                    |                     |
- (Note: The list continues with many more handwritten signatures, including names like George, Andy, and others, extending to the bottom of the page.)*