

December 17, 2018

To Mayor, City Council and Planning Department of Kitimat

I recently spent 5 days collecting information and signatures. I talked to property owners and family members living on Cranberry Street, Blueberry Street, Dewberry, Elderberry, Blackberry Estates, Quatsino Townhouses, Wedeene Street and beyond. In short, everyone in or near "the meadows"

It came to my attention that every person I spoke to had something in common. They all agreed that Kitimat is in need of a Women's Shelter but every one of them disagreed with the rezoning of lot 13. (461 Quatsino)

The horrific size of the proposed building (4 stories high + commercial + 20 low income rental units + food bank + furniture exchange) does not belong cramped onto this two acre lot in the middle of a single family home residential neighborhood.

We had a similar case a couple of years ago on Blueberry where someone wanted to re-zone in order to build a high density multi-family residence (including low income rental suites) taking up every square inch of the lot that was unanimously rejected. Was that because the District of Kitimat didn't own that lot?

Along with other property owners, we have spent a tremendous amount of time, labour and our life savings to buy our dream home in the perfect setting where we can retire. Allowing the re-zoning of 461 Quatsino would be like getting an eviction notice.

Re-zoning of this lot would open the gates to other 4 story buildings to be erected anywhere in Strawberry Meadows along with commercial entities.

No one living in Strawberry Meadows is in favor of the re-zoning. The re-zoning would create a significant increase in traffic, noise and a total loss of privacy and security for all neighboring properties.

There were many other alternatives offered to Tamitik Status of Women. One of them was in Mountain View Square which would be a perfect location for them to be, nearby to doctor offices, hospital, post office, swimming pool, grocery store, shopping mall, police station, library and more but they declined a perfect location and chose Strawberry Meadows instead.

Strange enough, there has already been money spent toward developing this lot. A lot that they don't even own yet nor has been rezoned or approved for construction. Again, a little strange !.... I do not know anybody that would actually spend money on a lot they don't even own unless they had a guarantee, by in this case the District of Kitimat. To my knowledge District of Kitimat still legally owns that lot and land transfer has not been done yet so please explain to us how possibly the Tamitik Status of Women can spend money on a property they don't own unless it is already a "done deal" behind closed doors without public consultation.

Our faith in District of Kitimat has greatly diminished in this matter and we started to have doubts about the integrity of this process.

Strawberry Meadows is a small holdings single family low density neighborhood. No property owner here wants to be towered over by a 4 story building and changed to a high density development. This is not what Strawberry Meadows is.

I have attached a petition signed by 100 percent of all property owners and residents that were at home at the time I collected the signatures.

Again, none of them are against the shelter. We all support a women's shelter. We are against the rezoning that will allow 4 story buildings, high density multi-family and commercial space that will change Strawberry Meadows forever specially when there are so many other more appropriate alternative locations available.

Voting in favour of the rezoning will destroy our entire neighborhood.

This tremendous building would fit nicely in every City Planner or Councilor's back yard.

Luc Viens
Angry Resident
6 Cranberry Street