



To: Sean O'Connell & Jessica North-O'Connell
310 Back Road
Courtenay BC

From: Metropolitan Capital Partners Inc.
132-328 Wale Road
Victoria, BC V9B 0J8

Re: Public Response to Zoning Amendment – 310 / 320 Hunt Rd, Courtenay, BC

Date: July 17, 2020 **delivered via e-mail**

Dear Sean O'Connell & Jessica North-O'Connell,

Thank you for taking the time to provide your comments with respect to our request for public input in the matter of our application for zoning amendment for the three properties located at 310 / 320 Hunt Rd, Courtenay BC.

Metropolitan Capital is committed to providing sustainable and quality developments, which complement the community, provide employment opportunities, and meet the planning criteria for the communities we operate in. We have received and read through the comments provided by the public, both in full support and constructive feedback, and are providing this letter to address the concerns raised.

Our application is to amend the zoning on the properties from 'Land Use' zoning to a comprehensive design zoning that will allow for the proposed 93 unit limited service hotel. We note the current 'Land Use' zoning is an antiquated zoning, mandated to be eliminated by the municipalities province wide.

The following items are the concerns expressed by you and your neighbors, followed by our actions taken to address those concerns:

- **Landscape buffer between proposed development and adjacent single family homes.**

We have restructured the parking area to include a wider buffer that includes coniferous hedges, large deciduous trees, as well as other ground planting. The attachment provided shows a mock-up of the new wider buffer. It will include fast growing coniferous hedges which will quickly reach 20-30 feet. Other landscaping features will include fencing between the property and the adjacent single family homes to ensure the privacy of our neighbors is respected.

- **Height of the building blocking views and not keeping with height of surrounding properties.**



While the view from certain properties will be effected, the wide buffer being provided will alleviate the adjacent single family homes from the view of the building and provide a green landscape on the property. The height of the building will not change, as both the city and the general public have expressed the need for infill development in the general area and on this site specifically. The proposed development and height is consistent with the commercial use in the immediate area.

- **Concerns regarding the higher volume of traffic.**

The development will include upgrades to Tunner Road, sidewalks and right turn in and out of the property. A traffic study has commenced to ensure we address traffic flow in and out of the property and address the impact of increased traffic to the surrounding community. We are ensuring the parking provided on site will be adequate to service the needs of the Hotel without any impact on the adjacent neighborhood.

- **Concerns with regard to cooking smells**

Our proposal is for a limited service Hotel. There will not be a full service restaurant on the property. The Hotel will include a breakfast bar, which provides breakfast items that come pre-packaged and prepared such as single serving yogurt, single serving cereal, bagels, muffins, tea and coffee, etc. The breakfast bar does not produce the odors that might be associated with a full service restaurant, and there is no external ventilation that would emit cooking odors.

The above items comprise the concerns raised by you and your neighbors. We hope our effort to address your concerns will result in your support for our proposed development, which will allow us to create a high quality property, which will create long-term employment and support economic growth in your community.

Warm Regards,

Phil Leedham
VP Real Estate
Metropolitan Capital Partners Inc.
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