

PlanningAlias

From: DEB DELUCA
Sent: Wednesday, March 3, 2021 9:03 AM
To: PlanningAlias
Cc: Deb Deluca
Subject: Application March 3 to rezone 310 Back rd. - Public Hearing Questions

Application to rezone 310 Back rd. Public Hearing Questions

Wednesday, March 3, 2021
Public Hearing

Dear Mayor and Council,

While I'm in support of the proposed Hotel and the potential economic benefit to our community, I respectfully request that Council mandate conditions for the Development that mitigate negative impacts to residential properties located immediately adjacent to the subject site.

Council can do this by considering the following:

Within a Comprehensive Development (CD) Zone, or the associated Development Permit, are there mechanisms available to mitigate impact of the adjacent residential properties (e.g. define the hours/days of permitted construction and define the duration of the construction project) ;
As a condition of development, can a staging area for construction materials be located away from the adjacent residential properties. For example, dumpsters need to be located away from the residential properties and effectively screened ;
The hotel property should construct a fence between the subject site and residential properties etc. ;
Is there a well-developed engineered approved plan to control drainage both during construction and post construction in order to effectively manage ground water and surface run off;
Does the proposal demonstrate compliance with Dark Sky Policies in order to mitigate the effect of light pollution on adjacent residential properties during construction and after completion of the Hotel;
If Hotel connection to municipal services impacts one or more of the adjacent residential properties, what restoration work on the affected residential property is anticipated to be undertaken by the city or the applicant ;
As a condition of development, can the timing of removal of existing vegetation and installation of the landscape buffer between the Hotel site and the adjacent residential properties be closely aligned to mitigate negative impacts to adjacent residential properties.

Thank you,

Deb DeLuca
355 Back Road
Courtenay, B.C