

PlanningAlias

From: Sean Nakatsu
Sent: Tuesday, October 12, 2021 1:26 PM
To: PlanningAlias
Subject: File # RZ000056
Attachments: City of Courtenay Planning Department.docx

Please see attached regarding File # RZ000056

Thank you

Sean Nakatsu

October 12, 2021

City of Courtenay Planning Department

I, an owner at Strata VIS4464 at 3030 Kilpatrick Avenue are opposing the development proposal at 3040 Kilpatrick Avenue.

I feel that the proposal is far from the original proposal of a single story, commercial building such as a coffee shop. A Residential building will add to parking and congestion problems already existing in the area and will negatively impact residents and businesses. Since buildings 1 and 2 have been completed, parking in the area has become a major issue that is causing conflict in the neighborhood. The existing buildings do not have enough parking for the people living in them, let alone visitors. This has forced their overflow parking to other businesses and residences in the neighborhood. I have had to ask people many times not to park in our spaces, sometimes with conflict and have had to make inquiries with towing companies about enforcement contracts. Given that we are still under health orders barring non-essential travel and visiting households, I anticipate that will worsen when restrictions are lifted. I also expect that it will worsen once the commercial spaces in building 2 become occupied. Every neighbouring business and residence will incur the added costs and monitoring, risking confrontations with angry drivers. Traffic around Kilpatrick Avenue is already a problem, with both pedestrian and vehicle traffic significantly increasing. It is very difficult and dangerous entering and exiting the two access points to 3030, 3040, 3070 and 3080 Kilpatrick, with heavy traffic, a hill and curve, a busy commercial area, bus stops. Adding a significant number of residents and another tall building to interfere with visibility will only exacerbate the problem.

Visibility for the businesses at 3030 Kilpatrick is also a problem, impacting our businesses in a time that is already challenging. 3040 was meant to be a community of small businesses, which the existing plan would compliment. It would also, provide better visibility and viability to the commercial portion of this developer's own project.

I respectfully ask that the City staff and Council consider denying the zoning amendment for this proposal. Failure to do so would have a serious negative impact on local residences and businesses and exacerbate already existing challenges.

Thank you for your consideration.



Sean Nakatsu

312-3030 Kilpatrick Ave.

Courtenay, BC