

City of Courtenay, Planning Department

830 Cliffe Avenue

Courtenay, BC V9N 2J7

December 2, 2021

Re: Proposed Zoning Amendment (RZ000056) 3040 Kilpatrick Avenue

To whom it concerns,

I am strongly opposed to the above mentioned zoning change for the following reasons:

Visibility & Exposure

The proposed five story building will not only hide our complex from Kilpatrick Ave, it will also block most of sun exposure. We already see diminished sunlight from this development (Building 2), it makes our "afternoon" sun come later in the day as it has to come around the building. Another building similar in height (directly in front of us) will make our homes very dark and cold, we essentially will be in a "hole"...in the winter months the frost might never thaw. Our landscaping will also suffer from lack of sunlight.

Commercial vs Residential

The property was already rezoned from commercial, the developer has already increased the density that was originally proposed for the site..."upzoning" an "upzoning seems ridiculous. It is my understanding that Courtenay will be seeing hundreds of new conodo/apartment units in the near future, is this new increase necessary? The developer will complain that there is not a need for commercial in Courtenay (as his commercial is vacant), this is a circumstance of timing, maybe the development needs to wait until there is more of a demand. Perhaps an alternative is to reconfigure the existing commercial to residential? If Courtenay is to grow we will need more space for the businesses that will support that growth.

Parking

The developer has a traffic study to argue that parking will not (and is not) be an issue, in reality it is already...add 41 more units it will be worse. Newport cannot support their own parking, I would argue the commercial being undesirable is because of the lack of , not sure how more units will remedy this.

Regards,

Ted Sklarchuk

811 & 821 3030 Kilpatrick Avenue