

From:

Sent: Tuesday, January 27, 2015 10:19 PM

To: Ben Isitt (Councillor)

Subject: PLUC Re: 2560 Quadra

Dear Ben,

Thank you for meeting with me today. This letter is as discussed in regards to the rezoning application for 2560 Quadra.

Although increased density has a positive affect on my business, rezoning is not appropriate for this site and is not appropriate in general for our neighbourhood. The current zoning was put in place after extensive consultation and work with the community. The current zoning is a reflection of the communities desires for the neighbourhood and still allows for significant density increase. The proposed 320 bed CRD care facility for example, is within current zones, as was this sites previous development proposal for 17 units. Much development can and will happen within the current zoning.

A major issue with this proposed development is the reduction and elimination of setbacks. This will severely impact neighbours including users of Wark Park. As well, the scale of this project is not inline with the rest of Quadra Village particularly as it is probably the smallest site. Although I cannot speak for the neighbourhood, I am certainly very aware of the opinions of it residents and business's. Not one person that I have spoken to has been in favour of or felt that rezoning was appropriate. If this were to go to public hearing, there would be no shortage of opposition but it would be at the unfortunate and unnecessary cost of the communities time. It is my hope that council turn down this proposal at this stage.

If you have any questions or wish to discuss further, I would be happy to do so in person, on the phone, or via email.

Best Regards,

Ryan Taylor
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