



Comments on Planning and Land Use Applications

Date Completed: Saturday January 14th 2023
10:33 AM

Reference Number: 2023-01-14-001

First Name *

Margaret

Last Name *

JonesBricker

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**Please provide either
a valid telephone
number or email
address for internal
use only. ***

Email Address *

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☒ Email Address

☐ Telephone Number

For which application would you like to provide comments? (One form per application) *

RZ100753 - Bylaw 9317, 2022 (2690 Queensway) - Meeting Date: January 16, 2023

Comments:

The proposed development of 2690 Queensway includes information stating that the Lot is 1.51 acres (Block 28 DL 933 Plan 727 PID 014-141-582). BC Assessment information states that this Lot is 1.192 acres.

The proposed development has a maximum of 70 units/hectare resulting in 43 units. If the Lot is 1.192 acres (.48238529 hectares) as stated by BC Assessment, then the maximum number of units is 34.

I am seeking clarity on this development as my home is located within one city block of the proposed development. Should a 43-unit apartment/hotel be built on this vacant land it will directly impact the primary access road (Inlander Street) which is a side street with no curb or gutter and has considerations related to winter access as the street becomes narrower with snow and grading.

The existing zoning of C7 – Commercial may also pose considerations for the development of this property. I respectfully ask Council to consider whether this density is appropriate for this location and to seek clarity on the proposed use as an apartment/hotel vs. a potential condominium development.

I am a proponent of economic development as it fits the principle of highest and best use, however I believe that considerations must be given to the existing neighbourhood in addition to the potential for infill development.

Margaret Jones-Bricker

Provide documents or photos related to your comment. You may attach:

- A maximum of 3 files.
- Files up to 50MB each.

Add Attachment (optional)

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