

Notes on Proposed 245 Mill Road Development

Thanks for the opportunity to address the council on this development. My name is Len Flint, 742 Eagleridge Place, QB.

Firstly, thanks to Luke Sales' team who produce the presentations for rezoning and development. Potential issues are always clear.

I am solidly in favour of this development.

We walk this area daily and have watched its slow progress to redevelopment with interest. More than half the council are also familiar with the rear of the property since the new trail from Cedar to Mill.

As best can be judged at this time the issue of sufficient access to rear parking is being addressed. I will address another issue sometimes raised.

There are attempts with just about every similar development to link to climate change impacts from some necessary tree culling. I address this with appropriate science credentials and 24-years experience in climate science and greenhouse gas compliance consulting.

- **Firstly**, new building standards in cleaner energy efficiency will outweigh concerns for the GHG-sequestration potential from the odd felled tree.
- **Secondly**, the uses to which large trees are normally put - construction or wood burning - have a largely inelastic demand. Timber companies plan supply and demand, so a tree cut here means one is saved elsewhere. However, replacing the cut with a new planting - which some of us would like to see - would be a nice bonus.
- **Thirdly**, building densification itself reduces human-based environmental impact in many forms, such as water and energy consumption.

However, for aesthetic reasons, I'm a responsible forest lover. I do urge the developers and Town planners to keep tree clearing to the minimum necessary.

I'm sure valid concern for urban greenspace will be addressed in the ongoing CCCAP review with a future Tree and Vegetation plan. The town's legitimate development opportunities should not be held hostage to wider and debatable climate change concerns that can be addressed with planned solutions.

So, in conclusion, this proposal ticks most of the right boxes: a drive to cleaner energy and efficiency, village population densification and an expanded assessment base. From my perspective, this development is one easily supportable by the majority and is in the right direction for Qualicum Beach.

Thanks for the time to address the Council on this redevelopment.

Len Flint, 742 Eagleridge Place, QB

Trees of 245 Mill Street

Once again, we are facing the destruction of mature trees without a Tree and Vegetation Policy. Therefore, I submit the following requests be observed for 245 Mill Street while this policy vacuum around Trees and Vegetation exists:

1. Acknowledge that mature trees are heavy lifters in the climate crisis fight.
 - a. Killing them is destructive to slowing and reversing climate change.
 - b. Sapling and other immature trees are not able to do the carbon sequestering job needed in the climate crisis fight for around two decades.
 - c. In those two decades the climate crisis battle could well be lost.
2. A Cost to anyone cutting down mature trees of \$5,000. per tree whether on public or private land paid to the town.
 - a. A requirement to plant replacement trees if not on the lot from which they have been harvest, then somewhere within our town.
 - b. Each new tree planted must also have a price tag attached to it from the town.
 - c. A \$500 deposit to the town, only refunded if the tree is still alive in 3 years.

This is a small price to pay compared to the costs of the climate crisis on your citizens. The heat dome and drought of this summer, the high winds and intense rainstorms of winters past are all evidence that weather events connected to the climate crisis are increasing in duration and intensity.

Lois Eaton
591 Tamarack Drive
Qualicum Beach, B. C.

September 7, 2021

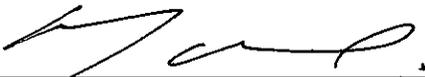
Town of Qualicum Beach
660 Primrose Street
Qualicum Beach, BC
V9K 1S7

**Re: Zoning Amendment Application for 245 Mill Road, Qualicum Beach
Lot 2 & 3, Block 13, District Lot 56 & 57, Newcastle District, Plan 2005**

To Whom It May Concern:

I have reviewed my neighbours proposed development plans for 245 Mill Road. I am in support of the proposed development.

Sincerely,



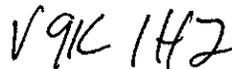
Signature



Print Name



Address



September 7, 2021

Town of Qualicum Beach
660 Primrose Street
Qualicum Beach, BC
V9K 1S7

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I have reviewed my neighbours proposed development plans for 245 Mill Road. I am in support of the proposed development.

Sincerely,

JAN KELLETT.

Signature

JAN KELLETT.

Print Name

238 MILL RD.

Address

September 7, 2021

Town of Qualicum Beach
660 Primrose Street
Qualicum Beach, BC
V9K 1S7

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Sincerely,



Signature

Nancy RAHN

Print Name

620 CEDAR ST.

Address

September 7, 2021

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660 Primrose Street
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I have reviewed my neighbours proposed development plans for 245 Mill Road. I am in support of the proposed development.

Sincerely,



Signature

V. CURTIS

Print Name

624 Cedar St. Qualicum Beach.

Address