

QB Town

From: Lesley McVey [REDACTED]
Sent: Wednesday, August 3, 2022 11:58 AM
To: QB Town
Cc: Jim Windsor
Subject: Bylaw No. 580.134, 2022 and Bylaw No. 580.124, 2020

I don't understand why it is not possible to adopt by-laws that change the zoning from Industrial 1 (I1) to Comprehensive Development Zone 19 (CD19) and from Comprehensive Development Zone 12 (CD12) to Residential 20 (R20) without also allowing the development to be over 4 storeys.

Surely these two issues are separate and do not have to be presented as one package.

Lesley McVey

Date Received AUG 04 2022

File No. _____

Acknowledgement

Response Letter

Council 15, RA

LV

Action Required By

Log P.H. Bieder

QB Town

From: Rusty Joerin [REDACTED]
Sent: Tuesday, July 26, 2022 9:31 AM
To: QB Town
Subject: Public Hearing Aug. 8 201, 207, 211 West First Ave.

Please add the following to submissions concerning the above referenced Public Hearing
I support the rezoning to permit the development of 18 townhouses at the above referenced addresses. I have read the materials on the Town's website and offer the following comments:
This development adds to the diversity of residential housing choices in our town
The development is appropriate for this location
The development adds moderate density adjacent to our downtown business district
The development will enhance the vitality of our town
Respectfully submitted
Rusty James Joerin, [REDACTED] Qualicum Beach

Rusty James Joerin, SCMP | Procurement Strategist
Woodsgift Enterprises
[REDACTED]

Date Received JUL 28 2022

File No. _____
 Acknowledgement Card Response Letter
Council LV, LS
RA
Action Required By Ray

QB Town

From: [REDACTED]
Sent: Friday, July 8, 2022 10:42 AM
To: QB Town
Subject: Public Hearing 201, 207 and 211 First Avenue West comment

Please add the following to submissions concerning the above referenced Public Hearing
I support the rezoning to permit the development of 18 townhouses at the above referenced addresses. I have read the materials on the Town's website and offer the following comments:
This development adds to the diversity of residential housing choices in our town
The development is appropriate for this location
The development adds moderate density adjacent to our downtown business district
The development will enhance the vitality of our town
Respectfully submitted
Rusty James Joerin, [REDACTED] Qualicum Beach

Date Received JUL 11 2022

File No. _____

Acknowledgement Card Response Letter

Submitted to Council, LS, RA

Action Required By Log

QB Town

From: [REDACTED]
Sent: Thursday, July 21, 2022 3:52 PM
To: QB Town
Subject: East Village and First Ave West proposals

The town needs more units, apartments and townhouses, as are being proposed, both for those downsizing and younger residents. I support both and regarding the East Village, favour the 6 level design. The excellent location will enhance local business and makes environmental good sense.

James Dimmick

[REDACTED]
Qualicum Beach
[REDACTED]

JEDI

Date Received JUL 27 2022

File No. _____

Acknowledgement Card Response Letter

sent to Council, LV, LS

Action Required By Log

QB Town

From: John Phillips - [REDACTED]
Sent: Monday, July 18, 2022 7:29 PM
To: QB Town; Teunis Westbroek; Robert Filmer; Anne Skipsey; *Brian Wiese; Scott Harrison
Subject: Zoning Amendment: 201, 207 and 211 First Avenue West
Attachments: Public Hearing July 19 1st-Ave.pdf

Please find attached my comments regarding the above noted development

Regards,

John

Date Received JUL 19 2022

File No. _____

Acknowledgement

Response Letter

Council, LS, RA

Action Required By Pat Binder

July 16, 2022

Mayor and Council
Town of Qualicum Beach
#201 - 660 Primrose Street
Qualicum Beach, BC V9K 1S7

RE: Zoning Amendment and Development Permit: 201, 207 and 211 First Avenue West

With regards to the above-mentioned zoning amendment and permit, I would ask Council to review and potentially amend the following items prior to approving this development.

It has been well documented that Qualicum Beach is suffering from a scarcity of available rental inventory. As such, I would propose that keeping some reasonable variation of the wording from the October 28, 2020 Council meeting is appropriate if not mandatory. For example:

Original: THAT, prior to adoption of "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (201, 207 and 211 First Avenue West) Bylaw 580.124, 2020", the owner enters into a housing agreement with the Town to ensure that all dwelling units in Building 1 remain as rental for a minimum of ten years.

Current: "Through various methods including rezonings, regulatory bylaws, incentive programs and education, the Town shall encourage a diversity of housing to meet the needs of people of all ages, income levels and special needs." **Staff Comment:** The proposed development increases the diversity of housing by adding townhomes to the housing stock. There is no indication that the units will be available for rent

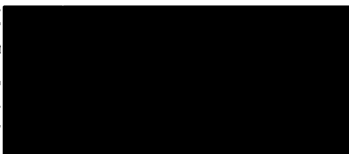
Whether Building 1 is the appropriate location or some variant of number of units per building, I will leave to the town and the developer to work out an amenable agreement. However, as is common knowledge and a focus of the Provincial Government alongside local Councils, rental inventory needs to be included.

Further, there are a couple of wonderful arbutus trees that adorn the 1st Avenue frontage of the proposed development. I can't emphasize enough how important it is for us to retain these trees and ones like it within the "Village Neighbourhood." I do appreciate that this would result in some extra work or cost to the developers. However, I believe town staff could work with the developer to compensate appropriately, perhaps through the cost of the buy back of the laneway, CAC, or other legal and mutually satisfactory means that would allow the trees to remain for the benefit of residents and all QB citizens.

In summary I support this development in general, however I do believe that Council must ensure that some of the units remain as rental inventory suitable for young families. Council should also make every effort to retain established trees within the town whenever and wherever possible.

Regards,

John Phillips



QB Town

From: Noble Shillingford Noble Shillingford [REDACTED]
Sent: Tuesday, July 19, 2022 7:13 AM
To: QB Town
Subject: Re: PUBLIC HEARING

Hello- I am referring to both developments- they are simply too large for our small community- I strongly feel they should both be scaled down- please think of our future, our legacy- what we will be leaving behind for the future- The future is now.
Thank-you,
S.Shillingford

On Mon, Jul 18, 2022 at 9:26 AM QB Town <gbtown@qualicumbeach.com> wrote:

Good morning

We currently have two Public Hearings open for input. Can you please specify if you are referring to:

- 1) 126, 130, 134, 144 & 148 Second Ave East, or
- 2) 201, 207 and 211 First Avenue West

More details on these public hearings are found at [Public Hearing \(qualicumbeach.com\)](http://Public Hearing (qualicumbeach.com))

Kind regards

Date Received JUL 19 2022

File No. _____

Acknowledgement Card Response Letter

From: Noble Shillingford Noble Shillingford [REDACTED]
Sent: Friday, July 15, 2022 6:35 AM
To: QB Town <gbtown@qualicumbeach.com>
Subject: PUBLIC HEARING

_____ Council, LS, PA

Action Required By PH Binger

We have serious water issues ahead of us and traffic snarl-ups that destroy the peace and quiet of our little village. A large development is already well underway on Memorial Ave. Others have been approved.

This is a retirement village and holiday destination.. Why do we insist on moving towards destroying what little left we have of the character and ambience of Qualicum Beach? We are unique.

Soon we won't be.

Please, please, do not allow this to go through.

Water. Traffic. Clean Air.

Basics.

S.Shillingford

Qualicum Beach