

[REDACTED]

Subject: 4th & England proposal

From: [REDACTED]

Sent: Monday, December 9, 2024 8:23 PM

To: Wells, Bob <mayor@courtenay.ca>; Hillian, Doug <dhillian@courtenay.ca>; Morin, Wendy <wmorin@courtenay.ca>; Cole-Hamilton, Will <wcole-hamilton@courtenay.ca>; McCollum, Melanie <mmccollum@courtenay.ca>; Frisch, David <dfrisch@courtenay.ca>; Jolicoeur, Evan <ejolicoeur@courtenay.ca>

Subject: 4th & England proposal

Dear Mayor and Councillors --

As a long-time resident of the Old Orchard and a supporter of increased densification downtown, I think that the proposed residential/commercial development on 4th at England could be a very good land use -- **especially if council takes advantage of the request for variances to require a percentage of the suites be made available at below-market rents.** (I'm assuming that the building will be for rental units rather than condos.)

Properties on 4th Street now have mainly commercial uses. This proposal would bring more residents onto that block, and that seems desirable.

One downside could be the loss of winter light for the backyards of the houses on 3rd Street, adjacent to the lane. If this is in fact an issue, it might be addressed with a top floor that's built only on the front half of the building -- perhaps with 'penthouse' patios and a roof garden on the rear, lane-side half. This would also provide a visual step-down to the detached houses on 3rd, softening the impact of its proposed height.

I know that these are early days for this process, but I wanted to offer my two cents now.

Sincerely,

[REDACTED]
207 2nd Street
[REDACTED]