

IRVINE'S LANDING MARINA LTD.

Development Variance Permit Application

**Minutes of Public Information Meeting held on Monday, June 23, 2003 at 7:00 PM,
Pender Harbour Secondary School Library, 13639 Sunshine Coast Highway,
Pender Harbour**

Gregory Gebka, Planner SCRD called the meeting to order at 7:05 PM.

PRESENT:

Dan Schindle
Rod Gruzelier
Rob Jupe
Gregory Gebka
45+ public citizens

Purpose of Meeting: to introduce the public to a 32-unit lodge-style motel proposed to be constructed at Irvines Landing, and to answer questions related to the height variance described below.

The Development Variance Permit application affects Lot D, Plan LMP5250, District Lot 1543 located on Irvines Landing Road.

- Gregory Gebka, Planner, Sunshine Coast Regional District, welcomed everyone. He advised that the SCRD Planning Committee recently recommended that a meeting of this type should be conducted. The purpose being that it allows the applicant to solicit questions and comments with regards to this specific variance being requested. The maximum building height permitted by the zoning bylaw is 11 m in height; the applicant is requesting a variance to permit a building height of 13.96 m.
- Dan Schindle, owner of Irvines Landing Marina Ltd. then spoke. He has had private meetings with the local residents and is providing an area report on the slope/grade available with public response sheets on the variance and any other comments the public may have concerns with.
- Rob Jupe, developer, provided information with regards to the project and how they are being consistent with the existing zoning of C 3 with exception of the variance in height. The variance is the main reason for the meeting.
- Rod Gruzelier, Architect, Urban Design & Planning, gave an overview and options that they studied:

Option A – first looked at the zoning bylaw and what could be developed within the present zoning. The site was previously proposed to be developed in the 60/70's, trees were cut down, two flat benches created but then the property was not developed. The two separate buildings planned are under the zoning height; however, the pub/restaurant would have to be removed. Not a good attraction to lose these facilities. Density is regulated by feet, exclude parking which is usually below the buildings or undercover. Therefore, only a motel, 60 rooms, with a fairly short stay accommodation would be available to construct. This is not where the developer wants to go.

Explore further:

Option B – 32 units instead of 60 reduces the density. Flat roofs, decks, terraces and looking at a 4 star accommodation development. People would want to stay longer periods of time, month or so, fewer cars, surface parking at back, no blasting required for underground parking. The pub/restaurant will remain on site. This all improves the quality of the development.

Option C – Roof scape is now decks; this was referred to SCRD in February 2003, with discussions on how is height calculated. Highest point of building to lowest point and calculate, difference within 11 m. As the 2 buildings will be joined with only one elevator, it is treated as one building. There are a number of calculations. Bank is steep and then flattens out – top part of roof to the lowest grade. Ramp for handicap code lowers height of building by 8 ft.

ATTACHMENT C

Average all out 12.97 m. Front end 11.85 less 3 for grade is 8.85 m. Back end is 9 m less 3 for grade is 6 m. The highest face is 18.47 less 4.50 for grade, which is 13.97 m. Each unit has its own small roof for privacy. Therefore, differences in heights down roof line.

Sewage plant was installed in 1983 and is presently being used for the pub/restaurant.

The property presently has two zones - C3 and R2. The building is proposed to be located on the C3 portion.

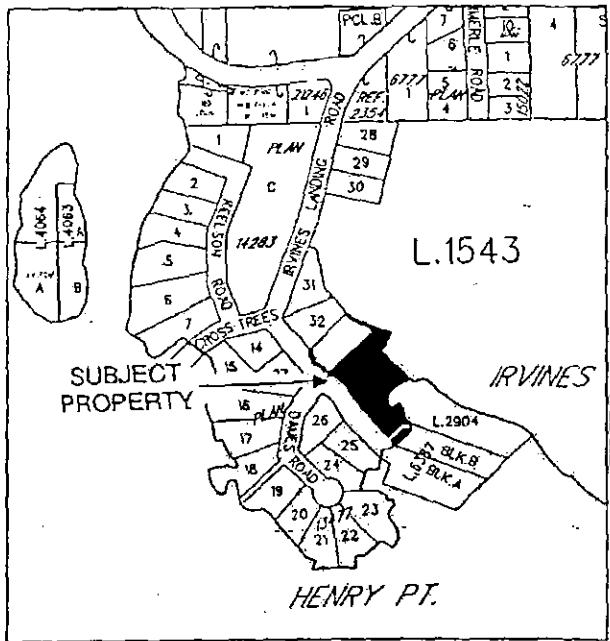
There are plans for pool and cabana in the future.

- Rob Jupe answered a response for more details on the units. Fractional share lodge/time share. Size of units, in one lodge from 900sq. ft to 2000 sq. ft, full kitchens, washer/dryer, would be ideal for a weeks stay. All units will be going up for sale, the purchaser of the unit will place the unit into a rental pool when they are not there and the manager and owner will share the income. It will be up to the owner of the unit whether or not they wish to rent their unit out. Strata title, concrete building, common walls between the units. No trees on the Sorensen's property will be affected with the construction.
- Question to Gregory Gebka, SCRD, how much water can be drawn from Hotel Lake. How can you determine how much water will be required to supply 32 units. He advised that SCRD has applied for a new license with Land & Water BC to double their current licensed out-take. The increase will be from the SCRD's current license to draw 30,000 gallons per day to more than double. The application has been made in order to accommodate potential developments permitted under current Official Community Plan policy, not solely for Irvine's Landing Marina Ltd. Regardless of the outcome of the Development Variance Permit application affecting Irvines Landing, the SCRD must increase its licensed out-take to meet current obligations under the OCP.
- John Rees, Electoral Area Director, spoke of a hydrology study that was commissioned by a different developer at Daniel Point. The extensive study done in 2002 concluded that if all of Daniel Point were developed, 80 services in place, and in July when the lake is at its lowest, only 1% additional water would be used. Therefore, no concern. This fall there will be a considerable study in the area. Mixal Lake, which has twice the watershed, may be considered to supply water, although the water is not treated at this time.
- Dan Schindle answered a query on sewer. Presently, their sewer is distilled and discharged as clear liquid to the ocean. The plant has been in operation since 1993 and no further permit will be required to service 32 units. A second query to Mr. Schindle, asking what he considers to be the merits of the project. Mr. Schindle answered that the project will bring affluent people to our area. There will be no shops at the lodge, therefore, people will shop locally. A shuttle bus and boat will be available. Purchasers will also be able to fly in and this would also increase the charter boat business trade. Tax base will go up and generate \$185,000 in taxes. We will in effect have outside people coming in and bringing their dollars to our community. Marina will be opened year round. Presently it is seasonable. Employees will be retained as full time as opposed to part time, make jobs for locals. The marina is maxed out, no more boat slips, will renovate to cover a couple of larger boats, marina will be tidied up.
- Rob Jupe answered the question on leaky condos. He advised they have gone to the expense and design to ensure the building will be above standards. Concrete, terraces on the top of the building, will alleviate a lot of problems. Non-combustible building, water proofing was mentioned.
- Dan Schindle responded to the shape of the road to the pub. They have proposed to relocate the fuel tanks which are on the road allowance and have had discussions with the Dept of Highways to put in angle parking on the dead end road in its place. Question from Jane McQuat, why were the fuel tanks put on the road allowance. Mr. Schindle did not know.
- Rod Gruzellier answered a chimney query. There will be propane fireplaces in the bottom units and wood burning fireplaces on the upper units. Discussion will be referred to the PH Fire Protection District with regards to the height of buildings and will Garden Bay Fire Dept be able to handle the additional height. Gregory Gebka advises he has received a response from the Pender Harbour Fire Protection District and the matter has been referred to the Fire Prevention Officer. Mr. Schindle added that buildings will have a fire sprinkling system. Insurance premiums should not have a bearing for individuals re this project.
- Gregory Gebka read out the C3 allowable uses from the Zoning Bylaw and the definition for "motel".
- John Rees, Electoral Area Director, advised that the OCP (Official Community Plan) is in the final stages and will be implemented late this year. Kleindale area has been set aside for industrial use; this project is zoned correctly.

- Rick King, local businessman, asked why there is discussion on sewer, water, fire, when this meeting is supposed to be dealing with a height variance. Mr. Schindle advised it is being allowed as this is a public meeting.
- Gregory Gebka noted he will look into the suggestion that the proposed use, including the stratified ownership of units, could be considered an "apartment".
- Rob Jupe – this is a market driven project. They want to see it start in October 2003 and be completed in July 2004.
- Gregory Gebka advised that the Planning & Development Committee will meet on July 10, 2003. If all concerns are received, a decision could be made a couple of weeks after that time. It is necessary to get all the comments from the different agencies so the Board may be in the position to do so.
- Concern by public member on how the Board will hear their concerns from this meeting. Minutes are being taken by S. Loxterkamp and notes taken by Gregory Gebka. Jane McQuat wants it noted that there was a lot of noise from the public when they heard that twice the amount of water has been applied for from the Land & Water BC.
- Will variance now be precedence for future projects? Why can we not stay with the current bylaw, why can't local people make the decisions rather than permits required. Other circumstances have to be considered besides variance so the Planning Committee learns concerns and comments from individuals. Gregory Gebka, Planner, indicated that various factors including the unique circumstances of the site would need to be considered by the Board in determining whether the requested variance is a precedent and, if so, whether it is acceptable.
- Dave Howell, APC Chair, responded to why is feet/ meters used for height variance, why not %. Each application is considered individually and variances at ACP are not in %. Bryce Christie also with APC, talked on the technicalities and how they are applied. They use the 8-point criteria and this project meets all the points reasonably and they have no objections to the project. Jane McQuat disagrees, says Pender Harbour deserves better, not more than two or three storeys. Barb Izatt, Irvine's Landing resident, says two stories would be sufficient. She wants to keep the area rural, this project will not. This project does not fit into our area; it should be made to fit more neighbourly. The fault lies with OCP as it contains no design guidelines for development; it needs more stringent guidelines. Dan Schindle said she is not speaking for all the area. She claimed 50%. He also advised they want the project to look good from the harbour and the boats, there is not a lot of view being restricted, and the project will blend into the hillside. A different project could be boxier and not fit in.
- Rob Jupe answered the question on tour buses. The units will cost \$200 per night. Tour buses look for rooms at \$80, these would be too expensive and above bus tour quality.
- Dan Schindle – 65% of units will be presold before building is started. They will be strata units, same as a condo complex, recreational not permanent, investment with growth over time. Quality recreational property, attractive to investors. Smallest 970 sq. ft \$380,000. with an 80 sq. ft deck, largest 2000 sq. ft \$550,000. on two levels. Additional parking will be added to the existing roadway with 17 additional parking lots.
- Gregory Gebka will look into if there is a development fee /sewer charges for each unit.
- There is a bylaw authorizing the collection of a development fee at the building permit stage that may apply.
- Edith Daly is concerned about congested traffic on Irvine's Landing Rd. This project is paying for the blasting to add 17 additional parking spaces. Should enhance this area, not congest it.
- Rob Jupe answered comparable projects. None in this area. On S. Pender Island there is one of similar scope, 22 cottages, 18 villas which will be completed October 2003. 4 stories, which climb up the hill, spread over much larger area than this.
- Average is 63% occupancy. There are sum units already spoken for. Variance is spread out over the buildings, averaged out. Scale of buildings is correct – 4 stories. The units are staggered so everyone will have a view.

Adjourned 8:55 pm

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: LAVERNE RICHARDSON
 Address: Site 10 Camp 1
GARDEN BAY BC
 Phone No: 604 883 9959

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.

No

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)

No

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.

YES, IT SEEMS IT WILL BE A VERY ATTRACTIVE BUILDING

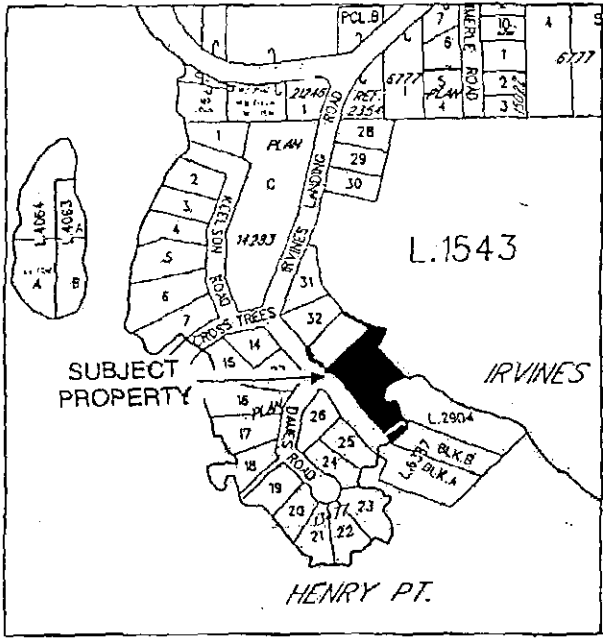
4. Do you have further comments or questions with respect to the proposed development in general?

No

5. Was the information presented at the meeting in a clear and understandable manner?

YES, I felt every effort was made to answer honestly.

Public Questionnaire Variance Permit
 Application No. 337.96 Irvines Landing



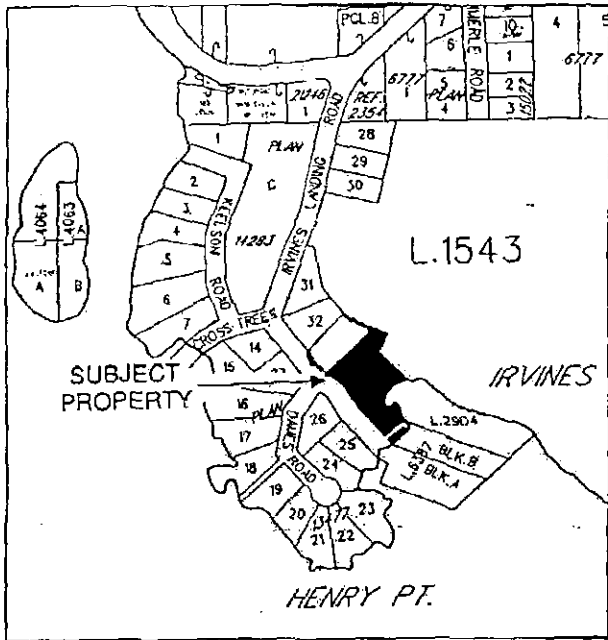
Name: David Twenkyman
 Address: RRI 510 CA
Garden Bay BC
 Phone No: 883-1199

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
No
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
No
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
Yes
4. Do you have further comments or questions with respect to the proposed development in general?
No
5. Was the information presented at the meeting in a clear and understandable manner?
Yes

Thank you for taking the time to attend and for your comments.
 Dan & Lorna Schindle
 Irvines Landing Marina Ltd.

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: 489 Mrs Neil McKinnon
 Address: 13212 Darnes Rd
 Phone No: 883-1140

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
NO

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
NO

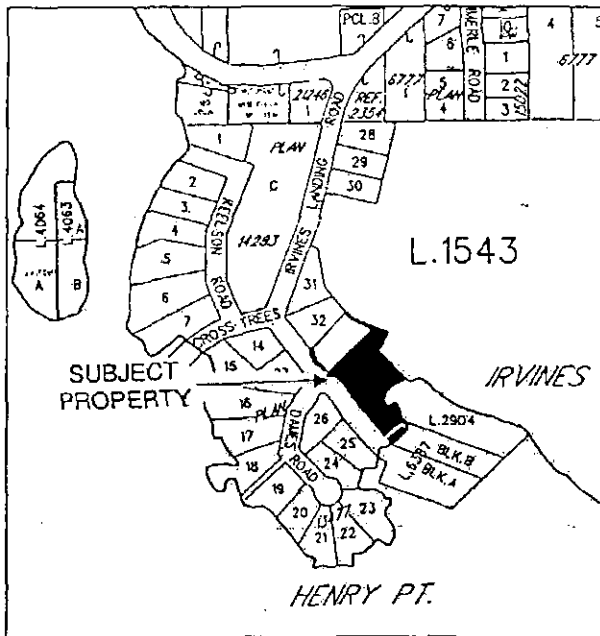
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
Yes.

4. Do you have further comments or questions with respect to the proposed development in general?
NO

5. Was the information presented at the meeting in a clear and understandable manner?
Yes

Thank you for taking the time to attend and for your comments.
 Dan & Lorna Schindle
 Irvines Landing Marina Ltd.

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: STEVE BOYD
 Address: 5069 JOHANSDALE ROAD
MADERA
 Phone No: 883-9912

Questions re: the proposed variance

(If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.

NO

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)

NO

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.

YES.

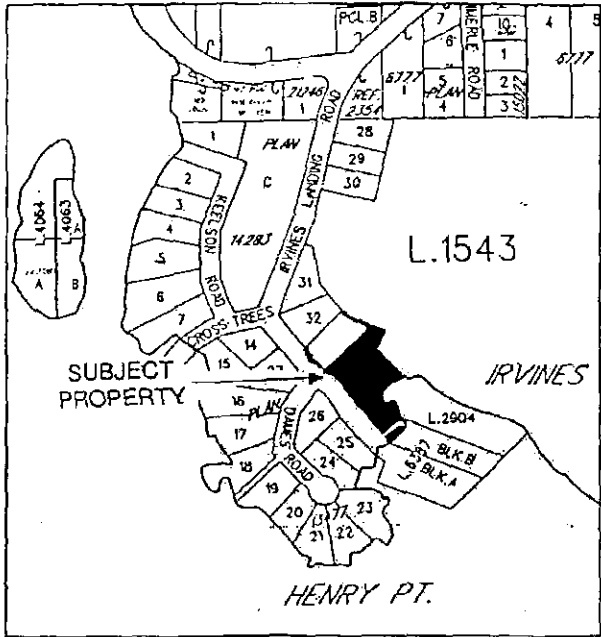
4. Do you have further comments or questions with respect to the proposed development in general?

NO

5. Was the information presented at the meeting in a clear and understandable manner?

YES.

Public Questionnaire **Variance Permit**
Application No. 337.96 Irvines Landing



Name: Les and Agnes Gruber
 Address: 4906 Sinclair Bay Rd
 Phone No: 883-2895

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)

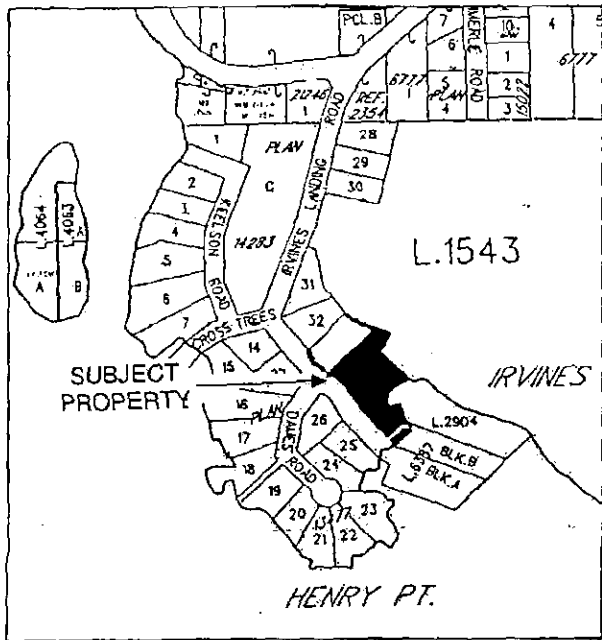
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
Reasonable. Attractive, blending into the surrounding area, enhancing the area

4. Do you have further comments or questions with respect to the proposed development in general?
I think it is a much needed cash infusion to the local economy, providing employment, tax bases etc. while retaining the atmosphere of the Irvines Landing area

5. Was the information presented at the meeting in a clear and understandable manner?
Yes. The presenters were well prepared, answered questions well.

Thank you for taking the time to attend and for your comments.
 Dan & Lorna Schindle
 Irvines Landing Marina Ltd.

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: IAN & FAY WRIGHT

Address: 13218 Dames Rd
Irvines Landing

Phone No: 604 883 5334

Lots 20 & 24

Questions re: the proposed variance

(If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.

NO

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)

NO

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.

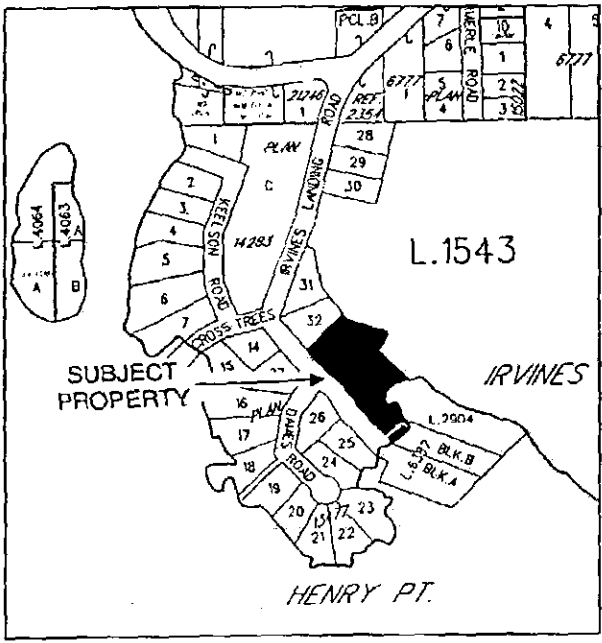
YES

4. Do you have further comments or questions with respect to the proposed development in general?

We are in favour, From the overall tenor of the meeting it was apparent that many objectors (not all) were not residents of nearby properties

5. Was the information presented at the meeting in a clear and understandable manner?

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: KEITH & LORNA SCHINDLER
 Address: 13207 James Rd,
GARDEN Bay BC V0N 1S0
 Phone No: 604 883-9386
(818 788-8683)

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
NO

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
NO

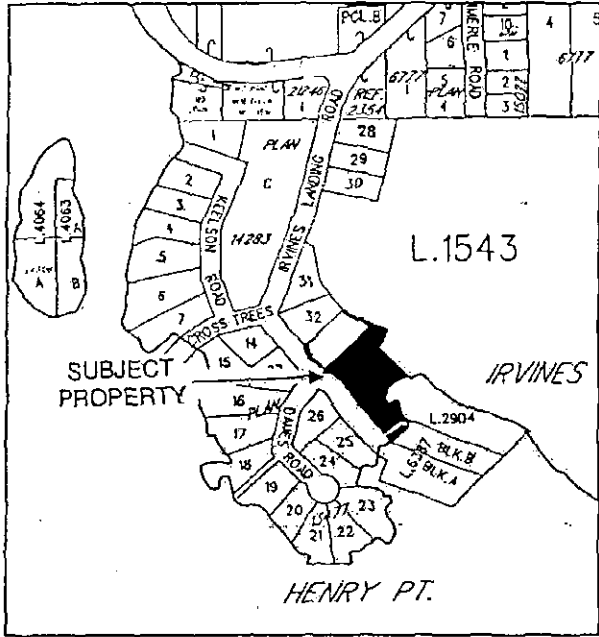
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
YES

4. Do you have further comments or questions with respect to the proposed development in general?
NO

5. Was the information presented at the meeting in a clear and understandable manner?
YES

Thank you for taking the time to attend and for your comments.
 Dan & Lorna Schindle
 Irvines Landing Marina Ltd.

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: BARBARA KAPPEL

Address: ~~1943~~ 1172 Irvines Landing Rd

Phone No: (604) 883-0557

NB 50% of residents do not favour opening Ocean Muelle, Smith, West, Kappela & Roxboroughs. The remainder have boats moored in the planer!!

Questions re: the proposed variance

(If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.

Yes. - view loss, increase in population 300% traffic amenity, quiet enjoyment

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.

No it is to obtain more units and a better exchange or investment for the developer at the expense of the neighbourhood

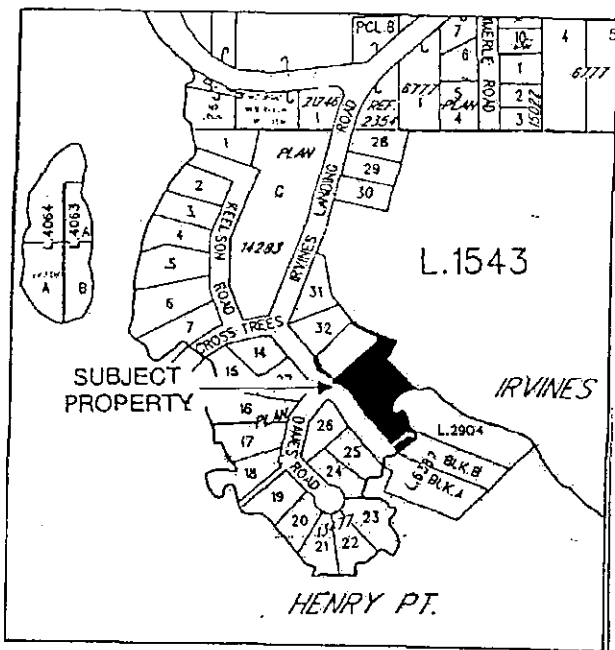
4. Do you have further comments or questions with respect to the proposed development in general?

Worship. This variance is a dangerous precedent in an "Rural Area". It will no longer be rural

5. Was the information presented at the meeting in a clear and understandable manner?

No - Applicant tried to sway meeting by threatening to build a block building if variance was not approved.

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: PAUL KAPPELI
 Address: 4172 Irvines Landing
 Phone No: 883 0587

Questions re: the proposed variance

(If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.

Yes - Total loss of view over Harbour and Marina

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)

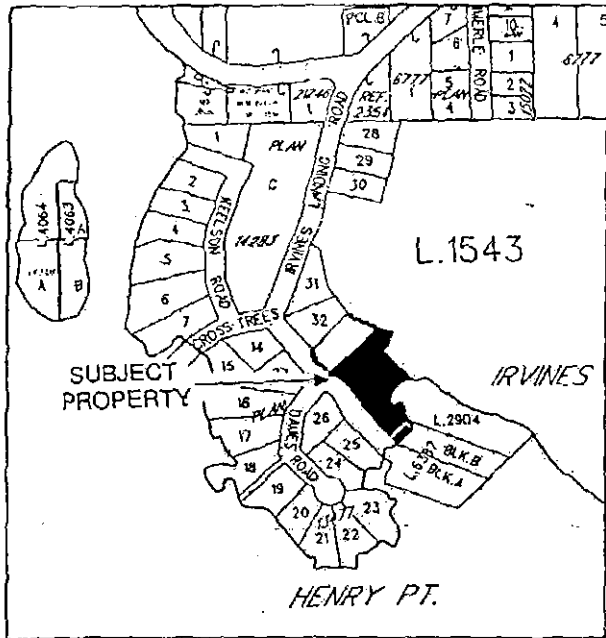
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.

No, most buildings in this neighbourhood are one or two storey houses

4. Do you have further comments or questions with respect to the proposed development in general?

5. Was the information presented at the meeting in a clear and understandable manner?

Public Questionnaire Variance Permit
 Application No. 337.96 Irvines Landing



Name: PAUL KAPPELI
 Address: 4172 Irvines Landing
 Phone No: 883 0587

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.

Yes - Total loss of view over Harbour and Maines

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)

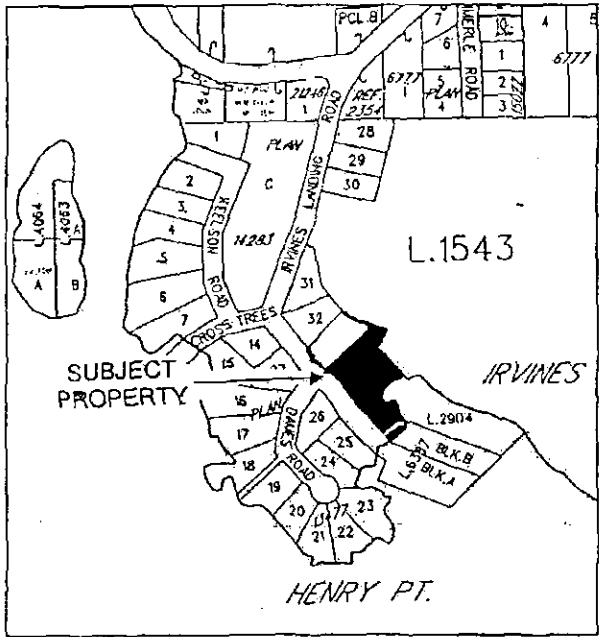
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.

No, most buildings in this neighbourhood are one or two story houses

4. Do you have further comments or questions with respect to the proposed development in general?

5. Was the information presented at the meeting in a clear and understandable manner?

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: Joanne Ellis
 Address: 13287 Keelson Rd.
RR#1, S-10, C-8 Garden Bay BC
V0R 1S0.
 Phone No: 604-883-0019

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
No

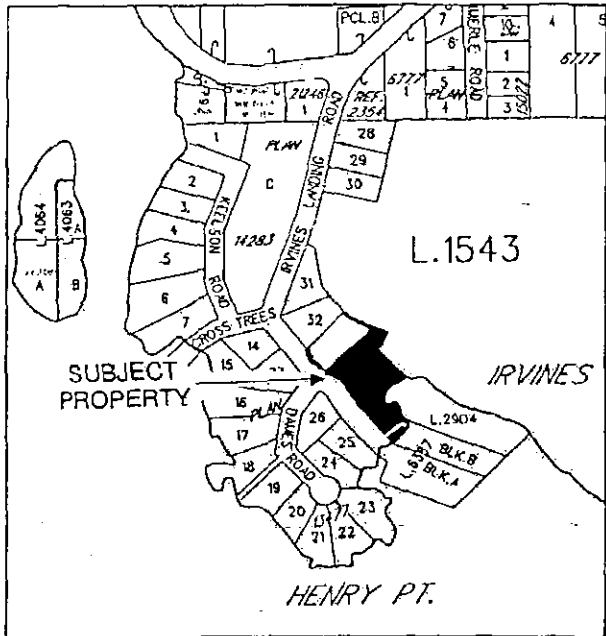
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
No

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
Yes far better to have an aesthetically pleasing development!

4. Do you have further comments or questions with respect to the proposed development in general?
I think it is a move in the right direction to breathe some life back into Irvines Landing - it used to be such a viable active centre years ago.

5. Was the information presented at the meeting in a clear and understandable manner?
Yes - and you were very patient in addressing many issues not on the agenda.

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



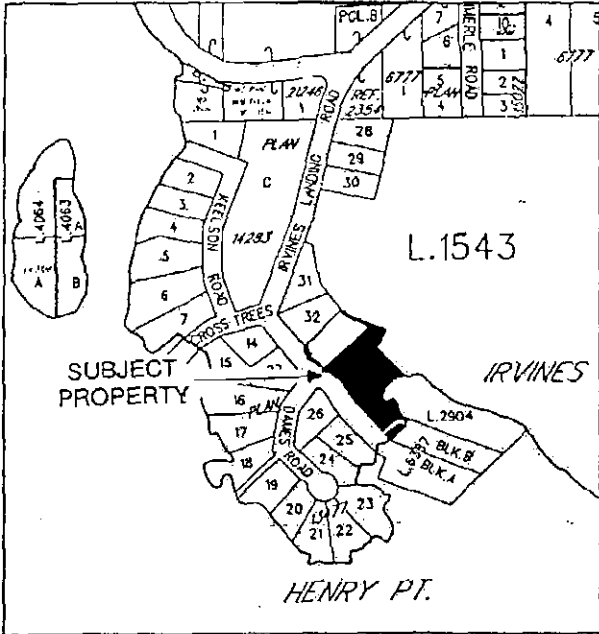
Name: B. West
 Address: 14321 Dames Rd.
 Phone No: 883-2502

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
Yes D.L. 27
To change a project for the area
I lose view and resale value.
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
Not at all it sets a dangerous precedent
for the entire coast all buildings should
be built within the existing laws
4. Do you have further comments or questions with respect to the proposed development in general?
Safety concerns large gas tanks and
an overheight building an volunteer fire men
make me very nervous.
5. Was the information presented at the meeting in a clear and understandable manner?

Public Questionnaire **Variance Permit**
Application No. 337.96 Irvines Landing



Name: PAUL ROSS
 Address: 13847 LEE RD
 Phone No: 883-2852

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
NO

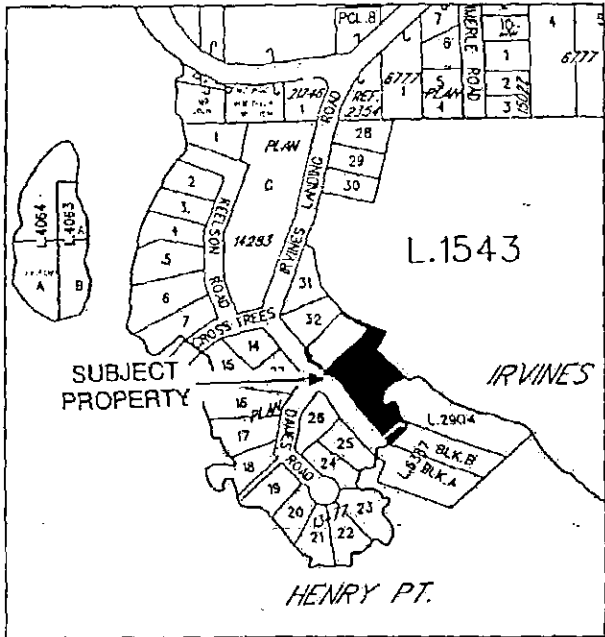
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
NO

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
YES

4. Do you have further comments or questions with respect to the proposed development in general?

5. Was the information presented at the meeting in a clear and understandable manner?
YES

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



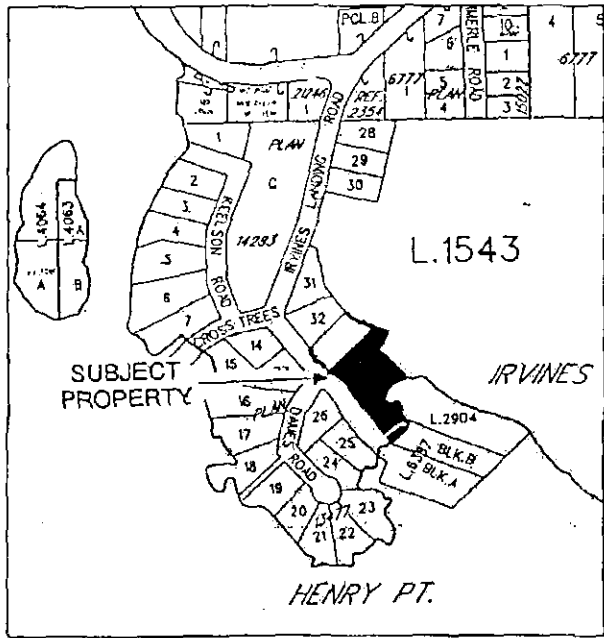
Name: DAN & LORNA SCHINDLE
 Address: IRVINE'S HARBOUR.
 Phone No: (604) 883-9905

Questions re: the proposed variance

(If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
Yes - but we see no problem as the project will beautify the area.
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
Harbour view will be improved with design
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
Yes, absolutely.
4. Do you have further comments or questions with respect to the proposed development in general?
about time.
5. Was the information presented at the meeting in a clear and understandable manner?
yes

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing

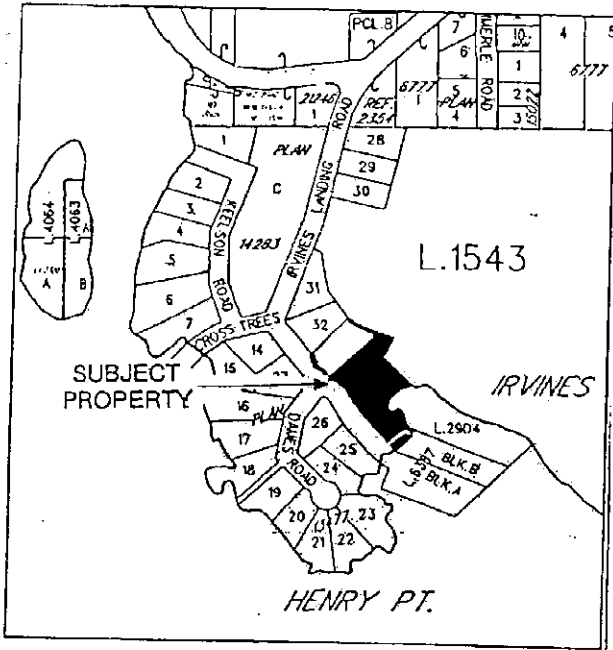


Name: V. K. GROHS
 Address: 132 82 Keelson Rd
Garden Bay, B.C.
 Phone No: (604) 883-2294

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
No
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
No
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
Yes
4. Do you have further comments or questions with respect to the proposed development in general?
Yes
5. Was the information presented at the meeting in a clear and understandable manner?
Yes

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: Richard A Ho
Address: 12930 Madura Pl
RD
Phone No: 883 2266

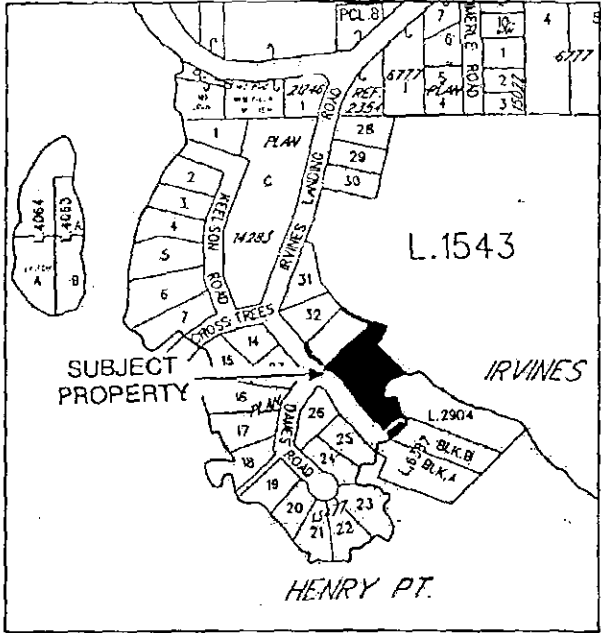
Questions re: the proposed variance

(If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
NO
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
NO
3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
Yes well within reason
4. Do you have further comments or questions with respect to the proposed development in general?
NO
5. Was the information presented at the meeting in a clear and understandable manner?
Yes Thank you

Thank you for taking the time to attend and for your comments.
Dan & Lorna Schindle
Irvines Landing Marina Ltd.

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: Xaren KING
 Address: 12930 Madeira Park Rd
Madiera Park BC
 Phone No: 604-853 2266

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
NO

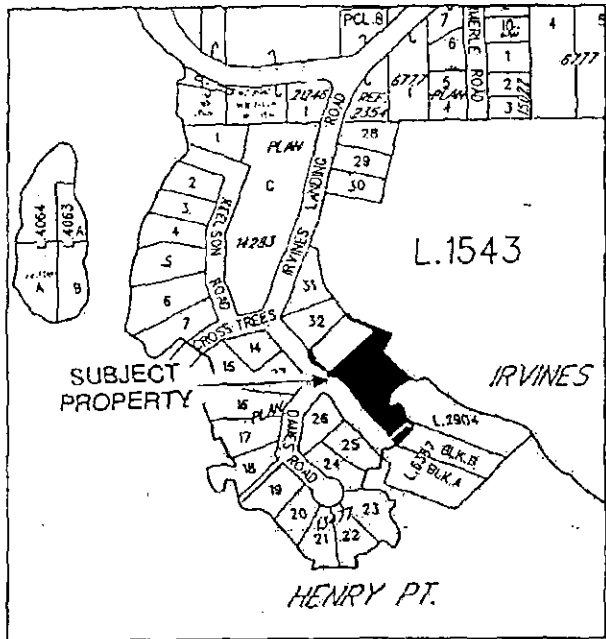
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
NO

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
yes

4. Do you have further comments or questions with respect to the proposed development in general?
NO

5. Was the information presented at the meeting in a clear and understandable manner?
yes

Public Questionnaire Variance Permit
Application No. 337.96 Irvines Landing



Name: Bob Richardson
 Address: 13209 Damos Rd
 Phone No: 604-883-2859

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
no

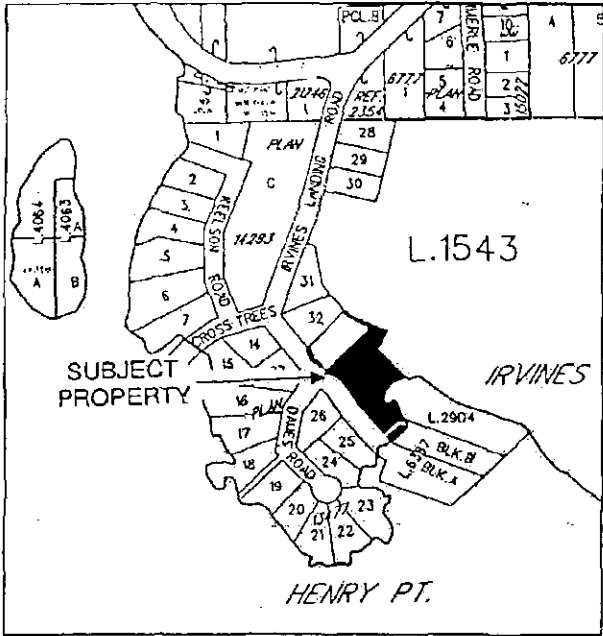
2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
no

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
yes - a very attractive design. The height variance itself does not effect anyone's view. The one person with the most objection has the most unattractive place in the neighbourhood.

4. Do you have further comments or questions with respect to the proposed development in general?
no

5. Was the information presented at the meeting in a clear and understandable manner?
yes

Public Questionnaire Variance Permit
 Application No. 337.96 Irvines Landing



Name: D. HOWELL
 Address: Box 64 GARDEN BAY
 Phone No: 3-2969

Questions re: the proposed variance (If you need more space, please note question # on back of sheet and continue comments.)

1. Is your property affected by the proposed variance height change? If yes, please comment.
NO

2. If your property is not adjacent to the subject property, does the height variance affect you personally? (i.e. view and design from a harbour view perspective)
NO... WELL MAYBE... IT MIGHT OBSCURE THE VIEW OF THE OLD COMMUNITY HALL NEXT DOOR WHICH COULD BE CONSIDERED AN EYESORE

3. Is the height variance to accommodate the architectural design reasonable, from your point of view? Please comment.
YES

4. Do you have further comments or questions with respect to the proposed development in general?
ITS LONG PAST TIME PENDER HARBOUR HAD FOUR STAR ACCOMODATIONS SO THAT OUR UPSCALE VISITORS DO NOT HAVE TO RETURN TO VANC. AFTER A DAY IN OUR AREA

5. Was the information presented at the meeting in a clear and understandable manner?
YES, EXTREMELY SO!