

I would like to register my objection to the amended proposal of the Shell Cove Marina Project from Fraser Properties .

Their amended proposal appears as a desperate last minute gouge into the community goodwill for commercial advantage. For 20 years there has been a level of acceptance between development and maintaining the coastal lifestyle. The amendments proposed are do not address community concerns, they are simply to attain the largest return on investment by increasing density. Fraser Properties purchased the project on the basis of the 2013 plans and should have to honour this agreement.

There are a number of impacts from the proposed changes that have serious negative impact on the community.

Public transport in the area will be strained. Schools and Hospitals are already under pressure. Traffic congestion and parking will be problematic. Services such as garbage collection will become more difficult.

Increasing the height of the hotel and 5 other dwellings change the look and feel of the overall design from one of coastal lifestyle to high rise high density. The accepted plans from 2013 have design elements that are visually conforming to the region. Changing to 11 stories for the hotel and forsaking artistic design for cramming in more dwellings and adding more stories to the formerly called low rise complexes detracts from the design balance that the community was prepared for.