

Description of project for the rezoning of 11506 Turtle Bay Court from RU1 to Tourist Commercial, Urban Zone

To Whom it may concern,

My name is Dave Richardson and I am the property owner at 11506 Turtle Bay Court for the last 14 years. I will provide a description of what I would like to see the property to become after I get the subject property re-zoned.

I would like to propose a 28-unit 4 story hotel under the tourist commercial, urban zone. The hotel would be made up of 15 one-bedroom units, 7 two-bedroom units and 6 studio units. It would also implement a roof top patio.

I have made the parking on the ground level with a loading zone (spot), handicap spot and enough parking as per the parking bylaw. Also, we have dedicated a space for bike locker storage on the ground level for guests.

I have proposed exactly what the district is asking for from the OCP. The property fronts 3 streets, were on the rail trail and is situated next to a transit bus stop directly out on Woodsdale Road. Keep in mind how this

project fits in perfectly within this tourist area. There is a proposed seniors home next to my property, a very busy and popular campsite located right beside property, as well as a huge town home and condo development happening across the street.

I plan on running the day-to-day operations and will have an onsite manager at all times. The hotel will be fully secured with proper security and surveillance to make it safe for everyone.