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Matthew Fitzgerald,
Manager of Development Planning
City of Courtenay, BC

Re: (Revised) Planning Referral RZ00004-2650 Copperfield Rd.

Revised Density

Recognizing some of the concerns expressed by residents at the Public Hearing on June 23, we are proposing to reduce the ‘carriage home’ component of the proposed development to a total of 7 potential units, so that the maximum build-out of the development is 46 units, down from a potential 76.

We propose that a new Carriage Home specific zone be created (CD-30B) and that CD-30A is amended to remove any reference to Carriage Homes. The duplex and townhome zones would need to be renumbered accordingly.

The corrected lot and unit count would be as follows:

<u>Proposed Zone</u>	<u>Lots</u>	<u>Max. Dwelling Units</u>
CD-30A single family lots without carriage homes	15	15
CD-30B single family lots with optional carriage homes	7	14
CD-30C duplex lots	2	2
CD-30D townhomes	<u>15</u>	<u>15</u>
Total	39	46

To illustrate these proposed zoning revisions will require that an amended plan be attached to the bylaw. A suggested plan illustrating the four zones and the lots to which they are applicable accompanies this letter as a separate PDF document.

Traffic Impact Assessment

With regard to the Traffic Impact Assessment we asked McElhanney to revise it to include more detail to correctly reflect the number of units including carriage homes. The essential point of the TIA is that it confirms that there are no offsite improvements triggered with a density of 46 units. The revised TIA accompanies this letter as a separate PDF document.

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Revised Site Servicing Report

The site servicing report has been revised to reflect the correct number of units. The essential points of the traffic study are as follow:

- The City water model has been run with the proposed offsite upgrades and determined that the upgrades will provide the necessary fire flows for the development.
- The City's sanitary model has been run (March 4, 2020 – on file with the City) and no additional hydraulic deficiencies were noted due to the development.
- The stormwater management plan, included as part of the revised site servicing report, meets the City of Courtenay Bylaw 2919 outlining the requirements for stormwater management for subdivisions and development within the City.

The revised servicing report accompanies this letter as a separate PDF document.

It is our view that the development still reflects the underlying intent of the Arden Corridor Local Area Plan by clustering the development to retain environmentally sensitive areas of the site. The development still proposes a diversity of housing types including single family dwellings, duplex dwellings, townhomes and carriage homes. This provides more housing choice as well as attainable housing options aimed at first time home buyers and renters. In short, the purpose of the revised proposal is to balance neighbourhood concerns by tempering the proposed density, while still proposing a development concept that aligns as much as possible with the LAP.

Given the proposed decrease in density, we therefore request that this item be re-scheduled for Public Hearing as soon as possible.

Thank you.



Tim Nye