

PlanningAlias

From: efraser01
Sent: Tuesday, March 30, 2021 12:29 PM
To: PlanningAlias
Subject: Virtual Public Hearing Submission for File #RZ000037
Attachments: Rezoning Application for ver2.pptx

Dear Planning Department,

Please accept my submission (see attached PowerPoint Presentation) which includes comments, photographs and a scanned document in response to the rezoning application of 2129 Blue Jay Place (RZ000037)

With my regards,

Bruce Fraser,
#45-2001 Blue Jay Place,
Courtenay, BC V9N4A8

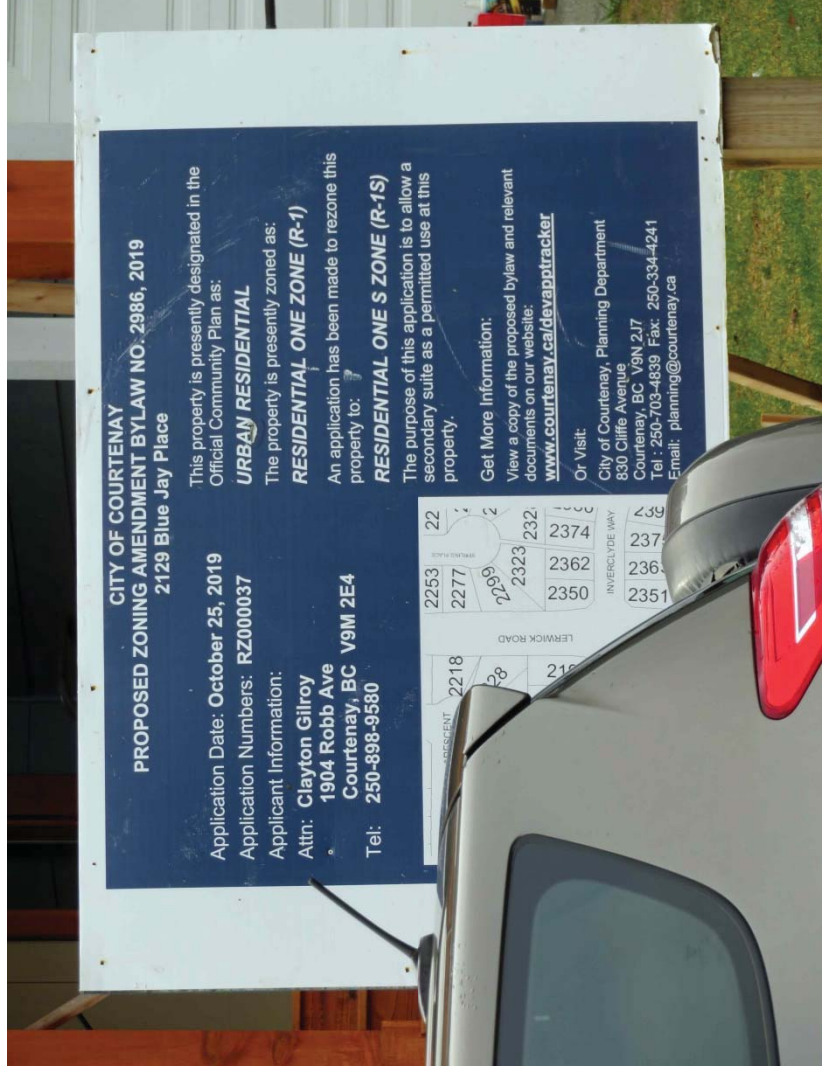
Sent from [Mail](#) for Windows 10

Rezoning Application for 2129 Blue Jay Place

Photos and comments by
Bruce Fraser residing at #45-2001
Blue Jay Place, March 29, 2021

Notice of Application

This notice of a rezoning application appeared outside 2129 Blue Jay Place some days ago. Please note the car parked in front of the sign.



Parking in a No Parking zone

As you see in the accompanying photograph, the car straddles the No Parking sign at the edge of 2129's property. Please also note that the off-road parking for 2129 is at capacity when this photo was taken. This is far from an unusual occurrence.



“ ...for the regulation, control or prohibition of standing or parking of vehicles”

In fact, Courtenay By-law Enforcement and Courtenay Planning Department have received numerous complaints about cars parking on Blue Jay Place in No Parking zones. Unfortunately, the City of Courtenay appears to have decided not to enforce its own no parking bylaw.



Why this matters

In this photograph, you can see a van illegally parked (nearer to Lerwick Road) on the opposite side of the street. This illegal parking on Blue Jay Place is a serious concern for traffic flow and traffic congestion.



Traffic Flow

As you can see in this photograph, the side of the road exiting Blue Jay Place is divided into two, as it approaches Lerwick Road to allow for a left-hand turn lane. Lerwick is a very busy thoroughfare, and turning left out of Blue Jay Place onto Lerwick can be very difficult.

Even turning right onto Lerwick can be a challenge as some car drivers choose to pass on the inside lane on Lerwick as they approach the Blue Jay Place entrance.

So at times, the number of cars turning out of Blue Jay Place (trying to turn left and right), or trying to turn into Blue Jay Place, can mount up.



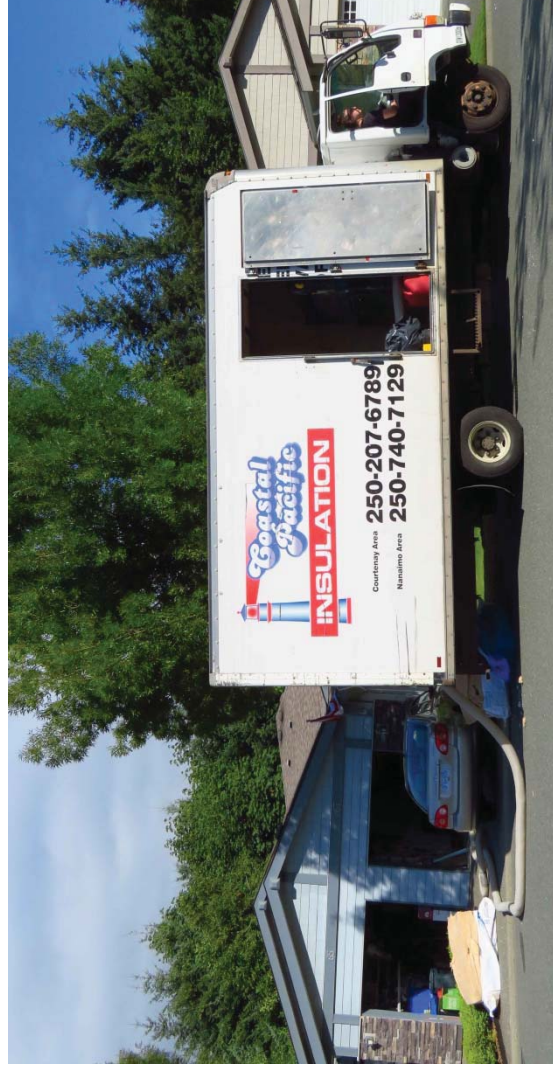
Traffic Congestion

A substantial number of vehicles drive in and out of Blue Jay Place each day. There are over one hundred cars situated at the far end of the street in the Woodlands strata. Blue Jay Place is the main entrance and exit point for the Woodlands residents.



Traffic congestion

In addition to the cars that regularly found in the Woodlands strata, there are frequent incursions by tradespeople's vehicles, delivery vans, and service vehicles (Canada Post, garbage / recycling/ garden waste, home care, etc.). All of this traffic has to use the Blue Jay Place entrance to the Woodlands.



In summary

Since the City of Courtenay is apparently unwilling to enforce the parking restrictions on Blue Jay Place, I strongly oppose any additional residential infill that will further exacerbate the traffic congestion problems on Blue Jay Place.

VIRTUAL PUBLIC HEARING

Due to the COVID-19 pandemic, in accordance with Ministerial Order No. M192/2020 and the Class Order (mass gatherings), Public Hearings will be conducted virtually and live-streamed on the City of Courtenay's YouTube channel. Anyone who believes they are affected by a proposed bylaw shall be given a reasonable opportunity to be heard.



LIVE BY ZOOM WEBINAR
For info & instructions visit
courtenay.ca/publichearings



LIVE BY PHONECONFERENCING
1-855-703-8985 Toll Free
alternate non-toll free 1-778-907-2071
Passcode: 881 4460 0308#



WATCH ONLINE
Streamed live on the City of
Courtenay's YouTube channel



SUBMIT WRITTEN COMMENTS
Email: planning@courtenay.ca
Mail: Development Services
830 Cliffe Ave.
Courtenay, BC V9N 2J7

*All written submissions must be received by 2 p.m. on the day of the hearing. Submissions should contain the writer's name and address which become part of the public record. Council cannot hear from any interested parties or receive any new information related to the bylaw following the conclusion of the public hearing. Visit courtenay.ca/publichearings for details.

MONDAY, April 12, 2021, 5 P.M.

2129 BLUEJAY PL

File Number: RZ000037

Bylaw Numbers: 2986

The property owner(s) have applied to rezone the above noted property to allow a secondary suite in an existing single family residence.

The subject property is shown in bold on the adjacent map.



GET MORE INFORMATION

Proposed bylaw & relevant documents:
courtenay.ca/devapptracker

250-703-4839 | planning@courtenay.ca



CITY OF
COURTENAY
Development Services

courtenay.ca/publichearings

follow us 