

To Courtenay City Council
June 11, 2021

Subject: Proposed Zoning Amendment – 2650 Copperfield Road, Folder No. OCP 00010/RZ000004

We are neighbours of the proposed development of Lot A, 2650 Copperfield Road, Folder No. OCP 00010/RZ000004 and strongly oppose the rezoning from R-1A to New Comprehensive Development 30 Zone (CD). Neighbours and local area residents, as well as the Millard/Piercy Watershed Stewards, have expressed concerns based on strong arguments, regarding this proposal and yet the application has gone from 32 to 35 and now to a 39 unit strata development. The City Council recently approved a multi-unit development on Arden Road against significant opposition from neighbours; public consultation is a sham unless it is taken seriously.

Our concerns include the following:

- Access through Copperfield Road is entirely inappropriate. This is a small cul-de-sac with larger lot residences. This proposed development does not respond to local neighbourhood context.
- The traffic intensification resulting from the large number of vehicles traveling from the development through Copperfield Road to Arden and Cumberland Roads would increase the danger of an already unacceptably dangerous intersection for cars, pedestrians, and children walking to school.
- The proposed density of 39 lots in a net developable area of 2.45 ha is too high for the area. There are a number of new developments already being constructed in the immediate neighbourhood and the neighbourhood infrastructure cannot accommodate yet another. The existing R-1A zone is appropriate. We oppose the rezoning to Comprehensive Development 30 Zone (CD).
- Riparian Areas Regulations are not being respected for this highly sensitive area. The Environmental Assessment and Protection Plan report states that “the listed or ranked ecological community within Wetlands 1-4 is considered to meet criteria as **rare or endangered**”. These wetlands and riparian habitat contain meaningful wildlife habitat. The proposal includes offsets to compensate for the unavoidable impacts on Wetland 4. There should be no waiver of the City of Courtenay LAP 30 m setbacks and the 15-30 m setback (SPEA) in any part of any potential project in any location.

There are far more appropriate sites for development in the Courtenay area than this. We oppose this rezoning application and urge the city of Courtenay to proceed no further with this application.

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