

PlanningAlias

From: Blair Smith
Sent: Tuesday, June 22, 2021 4:27 PM
To: PlanningAlias
Subject: 2650 Copperfeild Rd / File OCP00010/RZ00004

Re: 2650 Copperfeild Rd / File OCP00010/RZ00004

Dear Planning Department,

I am a neighbouring home owner to the proposed Copperfield Road development.

Although, I am not opposed to development generally, my concerns are as follows:

Why is the zoning being changed from “suburban” to “urban, CD-30”?

An “urban” zoned development with inclusions of low income housing should also have:

- parks and play grounds (larger than the proposed tiny park in the design plan)
- bus routes
- bike lanes
- crosswalks on Arden and Cumberland Road
- sidewalks along Arden Road

Also, I am concerned about the impact on Piercy Creek and the wetlands around it. This is a salmon bearing stream. The development will encroach onto the wetlands that feed the creek and damage the plant life around the creek. We are already seeing many red cedars die along Swanson and Steele Cres due to the modifications to the water table.

In summary, a development like this seems so much better suited to an area closer to the center of town, where it will not impact the environment in the same manner.

sincerely,

Blair Smith

2858 Swanson Street

Courtenay BC

Blair R. Smith
Courtenay, BC

