

## PlanningAlias

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**From:** Chad Fletcher  
**Sent:** Tuesday, June 22, 2021 9:48 PM  
**To:** PlanningAlias  
**Subject:** 2650 Copperfield Rd - File number OCP00010/RZ00004

This letter is to show my opposition to both the proposed redesignation from Suburban Residential to Urban Residential and the rezoning from R-1A to CD-30 at 2650 Copperfield Rd.

This particular property owner/developer has been repeatedly (since 2017) submitting proposals to the City of Courtenay hoping to rezone and develop into a dense urban neighbourhood. On March 14, 2018 the developer led a disastrously planned public meeting at which they had no presentation prepared for the approximately 45-50 guests and hoped we'd all just look at the "pretty" pictures they had printed (which arrived at the location after the advertised start time of the meeting) and ask our questions privately/individually with no record being kept by the developer of our concerns. After an outpouring of opposition from concerned residents about not only the highly dense and environmentally impactful development plan but the poor adherence to city requirements for rezoning applicants we were met with no further information.

Nothing further happened for two years when in May 2020 the developer reissued a new proposed rezoning application. At this point during the covid-19 pandemic the City of Courtenay was requiring only virtual meetings so the developer did not have to live up to as many standards with regard to public information meetings.

In the 2018 proposal they submitted a 32 unit development which included a Geotechnical Investigation Report, which referenced with graphics, an even earlier 52 unit development. Their new/current proposal has changed to a 39 unit development. This includes some unknown number of carriage houses which from the documents available on the City's development tracker I am unable to tell whether they are included in the 39 units or not.

The proposal has changed a bit to accommodate more protection of the sensitive riparian zone on the property but will still require an extension of the Copperfield Rd ROW over a salmon bearing creek and the complete destruction of one sensitive wetland area along with invasion into other wetland areas. These are ok steps in the right direction but I feel the developer can and should do more.

The density of the proposal has not been decreased (it has been increased) so my previous concern with the development not adhering to the character of the neighbourhood stands. Copperfield Rd is a small dead-end road with no sidewalks or crosswalks either on Copperfield Rd or on it's main connector road Arden Rd. For a developer to suggest that lower-income families (with children) will find this an attractive location shows very little thought. There is also only one bus route that services Arden Rd (twice per day total) and there are zero marked bus stops on Arden Rd with the closest marked stop on 20th which would require crossing Cumberland Rd at the 5 corner intersection with no crosswalk. With a huge increase in traffic along this non-conforming city street more traffic accidents will occur. The developer suggests that "an existing trail system" would allow access to Arden Elementary but the current trail system is accessed on the proposed property and with the construction on the property the use will be either curtailed or eliminated so a new trail system would be required.

My property at 2602 Copperfield Rd will be subjected to the most negative impacts of this development. The confluence of Piercy Creek and Tributary 11 occurs at the southwest corner of my lot and winter flooding occurs every year. The highest flood levels (during my ownership) occurred in January 2018 when the creeks

breached their banks in several spots that showed no indication of breach before and came within inches of a level that would have caused overland flooding to my house. No matter how carefully planned, a development of this size will impact the runoff into those two creeks. Peak flow rates are likely to increase by the developers own modelling documents as well as the destruction of aforementioned wetland areas, which hold water to mitigate flooding, increases the likelihood of downstream flooding.

During the construction phase the only access to the proposed site will begin at my driveway. Tradespeople will park on the non-conforming Copperfield Rd and block or hinder access. Large construction equipment and trucks will have to move along the smaller than normal road and block or hinder access. I don't believe that there would be any way for two dump trucks to pass by each other on Copperfield Rd without at least partially driving off the roadway. A nearby development at 2077 20th St that had a wider and closer access road still took 2 years from land-clearing to the point where the access road was not inhibited by construction traffic or unpaved roadways. With a development of this density and level which will benefit the developer financially I expect more benefits to the neighbourhood than the developer is offering.

In conclusion, considering that the developer has not been very good at anticipating problems with their proposed development resulting in two separate rezoning applications and now needing to redesignate the OCP involved with this property I have very little faith in their ability to hold to their proposal without changes. As well, the proposal still doesn't address neighbourhood concerns regarding density and access and only minorly addresses the environmental concerns.

Yours,  
Elizabeth and Chad Fletcher  
2602 Copperfield Rd

I would like to say, lastly, that if the insufficient water pressure issue is only to be resolved by using unavailable City funds this project should not go through in any form. Until the developer is willing to either fund the project (described as costing approximately \$1 million) or the City has the project on their agenda as a required upgrade as well as having the funds for it there should be no money spent on it.