

PlanningAlias

From: Norman Fisher
Sent: Wednesday, June 23, 2021 11:03 AM
To: PlanningAlias
Subject: Proposed Zoning Development, 2650 Copperfield Road, File Number: OCP00010/RZ00004
Attachments: Copperfield Road Development Comments File Number OCP00010-RZ00004.pdf

Good morning to all!

Please find attached my views on the proposed 2650 Copperfield Road Development.

Thank you for you accepting our input and comments.

If you have any questions or comments, please do not hesitate to contact me.

Thank you, take care and be safe,

Norman and Karen Fisher
2510 Copperfield Road

June 23, 2021

To: Matthew Fitzgerald, City of Courtenay Planning Supervisor

RE: Proposed Zoning Development, 2650 Copperfield Road

File Number: OCP00010/RZ00004

Bylaw Numbers: 3018 & 2912

Dear Mr. Fitzgerald,

Firstly, thank you, again, for your time in considering my following comments concerning the proposed development. I will keep this as brief as possible.

I am a property owner and resident of Copperfield Road. Let me first state that I am not generally opposed to new development if it is performed in a safe manner for the community at large. I am a mechanical engineer and am constantly working towards creating a cleaner and safer working environment for all. I am opposed to the development, as it is currently proposed, for the following reasons, most of which are effectively safety issues for current and future residents and visitors to the community of Copperfield Road.

1) Vehicle Access:

The proposed development would only have one access into and out of the development, namely Copperfield Road. This development will increase the number housing units from a current total of 19 to a proposed total of 58 residences without any access improvement to the development. This is an increase of over 300% which will likely increase the number of vehicles on the road by a factor of at least 3 times. I feel this is unsafe for a few reasons.

In winter, the orientation and slope of Copperfield Road is conducive to sheet ice build-up. This condition only gets worse as more vehicles attempt to go up and down the road slope from Arden Road. Increasing the traffic by three times will only exacerbate this issue. I have personally sanded the bottom of Copperfield Road where it meets Arden Road because it was unsafe. This was because I have nearly slid onto Arden road due to icy conditions at the bottom of the slope of Copperfield Road.

The proposed development is flanked by fish-bearing streams and a heavily wooded area. If a fire were to occur in the wooded area during our increasingly drier and hotter summer seasons, I fear that the large egress of resident vehicles would interfere with the operations of first responders trying to gain access to the street.

Converting Copperfield Road from a dead-end street to a through-road by opening full-time access at Comox Logging Road may alleviate these issues.

2) Resident Factors

I have young grandchildren who recently moved to Copperfield Road. I am delighted to see them playing with other neighbourhood children who also live on Copperfield Road. I would also welcome more young families into the neighbourhood. My concern, however, is the lack of sidewalks between the existing residential areas and the local schools. The access to both Arden and Lake Trail schools from any of the local neighbourhoods is completely devoid of sidewalks or pedestrian-safe zones except for in the immediate vicinity of the schools themselves.

I have always found this unacceptable and am increasingly worried for child safety from the older neighbourhoods, Copperfield Ridge and the proposed Copperfield Road development.

Sidewalks should be installed along Cumberland Road, Arden Road and Lake Trail Road to solve this issue.

3) Traffic Factors

The current intersection at Arden and Cumberland Roads is unsafe and unacceptable in its current configuration, even after the recent road realignment. The proposal to add the Copperfield Road traffic to this already overburdened interchange will only increase the safety risk to all vehicles using this busy area.

As stated before, also increasing the pedestrian load at this point without the development and improvement of this area is dangerous to the public. It is my opinion the further residential development in this area should follow, not precede, corrective development of this busy intersection.

Too many vehicles currently treat Cumberland Road like a highway, rather than a surface street. Proper development of this intersection will slow this traffic down as well as make access from Arden Road safer and more efficient. Arden Road is particularly dangerous for pedestrians due to the ditches which can trap pedestrians between vehicles and the ditch. Street lighting is also woefully inadequate along any of the local thoroughfares.

4) Neighbourhood Character

My family enjoys the Copperfield Road community because it comprises an excellent collection of people from a wide range of demographics and backgrounds. It comprises of retirees, young families with children and working people of all ages.

This fantastic neighbourhood is the result of slow, careful and positive growth over many decades. This measured development continues to the present day, with two new homes added to the Copperfield Road community within the last few years. People have specifically selected Copperfield Road to invest, build a home and create a pleasant place to settle with their families. Every property located on this road was built by people who understood and followed the rules as laid down by the current City of

Courtenay zoning provisions and agreed that this was the type of cul-de-sac neighbourhood into which they wanted to invest their time and money.

Nobody who invested in the Copperfield Road neighbourhood ever foresaw that the few properties that remained at the far end of the cul-de-sac could one day possibly become a high-density urban development. It would be a great disservice to the current residents of Copperfield Road to suddenly change the zoning rules which have provided the environment to create the pleasant, safe, calm, close and friendly neighbourhood we enjoy today. This change will fundamentally change the nature of this well established neighbourhood within the City of Courtenay.

A safer and more sustainable use for the proposed property would be the development of a nature park to provide public access to this beautiful area with a rapidly disappearing combination of fish streams, woodlands, wetlands and walking trails which could be integrated with existing facilities.

Summary

These are a few of my concerns about the proposed Copperfield Road development. The City of Courtenay and the Comox Valley is a wonderful place to live and I feel privileged to live here. I am in favour of sharing this beautiful place with other new residents but ask the city to carefully balance the safety and security of all residents and visitors, the preservation of natural environments and the neighbourhood character of Copperfield Road with the plan to greatly increase of the urban density of Copperfield Road as proposed in the current development proposal.

Again, thank you again for your time and attention. Please feel free to contact me if you have questions and comments.

Yours truly,
Norman and Karen Fisher and family
2510 Copperfield Road