

## PlanningAlias

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**From:** Lance Petty  
**Sent:** Wednesday, June 23, 2021 1:33 PM  
**To:** PlanningAlias  
**Subject:** Written submissions for todays council meeting on lot A copperfield rd  
**Attachments:** Letter from Ruby and Stu Smeltzer.pdf; Comments to the City Copperfield Rd.pdf

Hi There,

Please find attached written submissions for lot A copperfield rd. I am also submitting a letter on behalf of my neighbors Stu and Ruby Smeltzer. They do not have access to email.

Thanks

Lance Petty

Temprite Climate Solutions Ltd

Unit 50 2960 Moray Ave  
Courtenay BC  
V9N 7S7

Dear Council of the City of Courtenay

I must be clear that “Lot A Copperfield Rd” is unfit to change the Zoning from A-1 to higher density zoning

It has come to the attention of the Copperfield Rd residents that an Investment firm from Vancouver BC has the intentions to apply for a change in the current zoning of “Lot A Copperfield Rd” to a much higher density. As a current municipal taxpayer and property owner on Copperfield Rd, I am strongly opposed to this idea. In this document, I have provided several reasons why an Investment firm from Vancouver is clearly out of touch with the local area residences of Copperfield Rd.

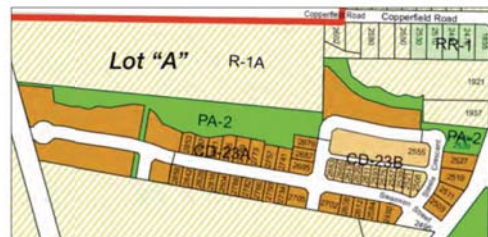
After reading the Application for Re-Zoning of Lot A in its entirety I have found biased information that paints a misrepresented image of our local community.

The image below is Page 8 of the Zoning application. The application states “The current zoning is becoming increasingly out of context with the surrounding properties as they are rezoned to permit greater density”. The applicant is specifically trying to relate Lot A with Copperfield Ridge.

### **Current Zoning**

The subject property is currently zoned Residential 1A (R-1A). This is a single family zone mandating a minimum lot size of 1 ha.

The current zoning is becoming increasingly out of context with the surrounding properties as they are rezoned to permit greater density. This is particularly so with CD-23A and CD-23B zoning of the Copperfield Ridge development immediately below Lot “A”.



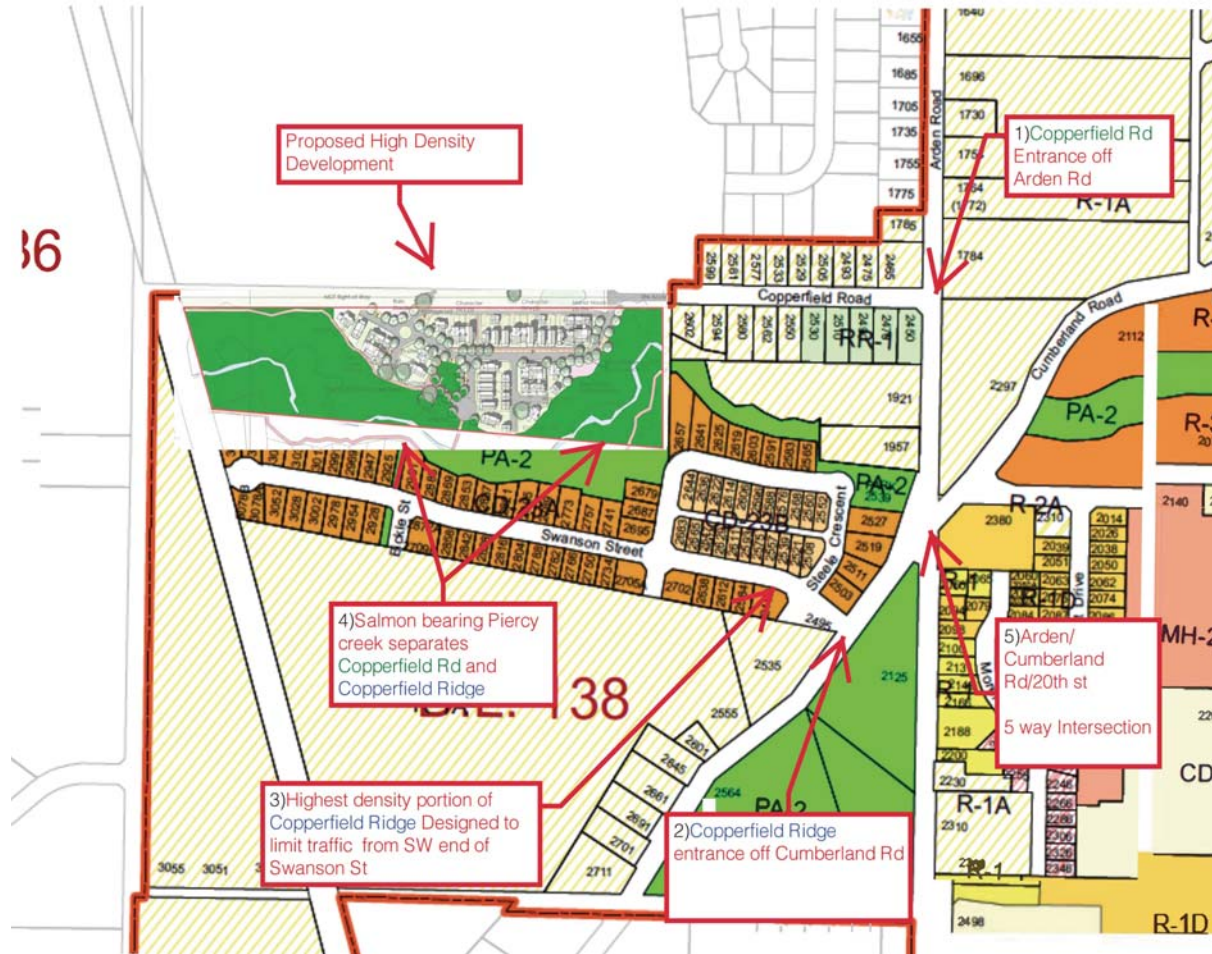
*Copperfield Ridge CD Zoning*

8.

Rosebery Investments Ltd.  
West Vancouver, BC

This map and comment is missing a few key elements such as the fact a Salmon bearing creek separates Copperfield Ridge and Copperfield Rd. The Ridge and The Road also have separate entrances from separate roads. Copperfield Ridge is designed with higher density housing near the entrance and lower density away from entrance aided by conforming city roadways.

The below map shows the same area but a very different picture. This map now has key features like Piercy Creek, The different access points and a 5-way intersection.



The following points are numbered to correspond with the previous map

- 1) **Copperfield Rd** access- Copperfield Rd is accessed from Arden Rd. While some traffic from Copperfield moves to and from Lake Trail Via Arden, 80-90% of the traffic leaving Copperfield Rd flows toward Cumberland Rd Via Arden and utilizes the 5-way intersection at Cumberland and Arden. Cumberland Rd has the right of way at this intersection where as Arden and 20<sup>th</sup> St have stop signs. Copperfield Rd was annexed into the City and has NO sidewalk on the road itself or along Arden Rd making this road a non-conforming City Road (According to item 29 of bylaw 1401 and/or bylaw 1542) See below Photo.



- 2) **Copperfield Ridge** access - Copperfield Ridge is accesses directly to Cumberland Rd. Copperfield Ridge is a recently developed area and conforms to the City on roads and sidewalks. The residents in this area enjoy wider roads with curbs and sidewalks that even extend along Cumberland Rd. The traffic from Swanson St is not required to turn on to the Cumberland Rd right of way via a 5-way intersection. Instead residents in that area enjoy a less complicated "T" intersection making it easier for safe turning onto Cumberland road by comparison to Copperfield Rd. See below photo.





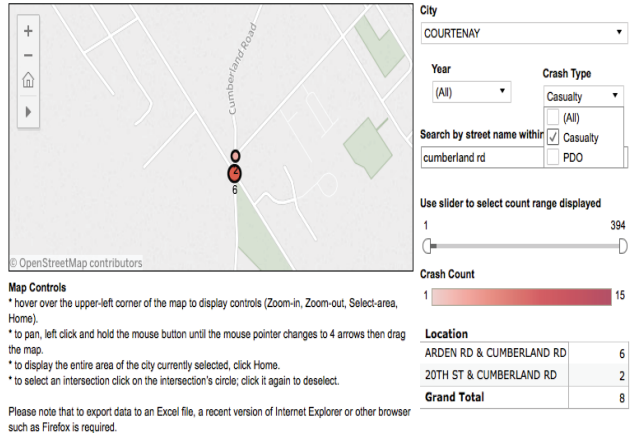
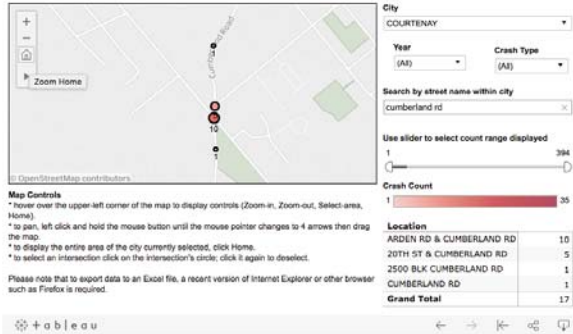
- 3) Along with the better road systems and sidewalks, Copperfield Ridge was designed with the highest density housing near the entrance of the subdivision and lower density housing further away. This also helps keep the overall number of cars travelling to the entrance minimal as possible. The proposed 35 lot/47 dwelling sub division on "lot A" would in fact become aggressively the opposite where the highest flow of traffic will come from the farthest end of the street. This traffic would be forced through the non-conforming city road Copperfield. This would also increase the possible daily trips on this road by more than triple the current traffic or an additional 188 vehicles along Copperfield road (based on 2 vehicles per dwelling leaving and returning once a day).
  
- 4) Salmon Bearing Creek Separates Copperfield Rd from Copperfield Ridge- The map on Page 8 does not indicate a key natural separation (Piercy Creek) between the Ridge and the Rd. Aside from the name, the Ridge and the road are completely different context from each other and the intended developer seems to be out of touch with this fact or deliberately misleading in the application to "sell" the idea. Local residences (including myself) have witnessed adult and juvenile salmon in this creek. This creek is fed from wetlands that hold back water and keep Piercy Creek fed as long as possible through the spring. This slow release of the wetland water ensures the salmon have time to move to the ocean before the creek dries up in early summer. I am extremely concerned that disturbing this wetland will cause irreversible damage to the delicate cycle of our local wild salmon. In the past, we as humans have done a good job decimating these sensitive wild salmon habitats and fish stocks. Let's not put another one in our crosshairs. If this development proceeds and the wildlife along the Piercy Creek Corridor are affected permanently who will take responsibility?
  
- 5) The 5 Way intersection- The 5-way intersection at Cumberland/Arden/20<sup>th</sup> St is a major cause of concern for the safety of local area residents including myself. From Datea available information ICBC between 2011 and 2015 there has been **17 motor Vehicle incidents (MVI) with a total of 8 Causing casualties.** After 2015 Copperfield Ridge was introduced along with the construction of 2 other sub divisions in the area (South end of Arden Rd and Piercy Creek estates Ph II). The most recent data from ICBC's website from 2014-2018 shows a total of **23 MVI's with a total of 9 casualties. This is a 26% increase by comparison!** Of the 23 MVI's there is a noticeable spike in 2018 of 9 MVI's making up of almost half of the MVI's from 2014-2018. This is congruent with the timing of completion for the additional sub divisions in the area. The lack of sidewalks, intersection safety and overall road infrastructure in the area cannot support this application and rezoning of another sub division especially when a majority of the traffic from Copperfield Rd utilizes this already un safe area. See Below Photos. 5-Way intersection where most traffic from Copperfield Rd flows. Crash statistics from ICBC 2011-2015 and 2014-2018.

## Vancouver Island Crashes - 2011 to 2015

### Notes about the data

Crashes between intersections have recently been added to this map and are plotted in the middle of the nearest two intersections. In the summary table, these crashes are grouped to the nearest 100 block/zip block. Note that some 100 blocks extend through multiple intersections and may include more than one point on the map (but do not include crashes that occurred at intersections).

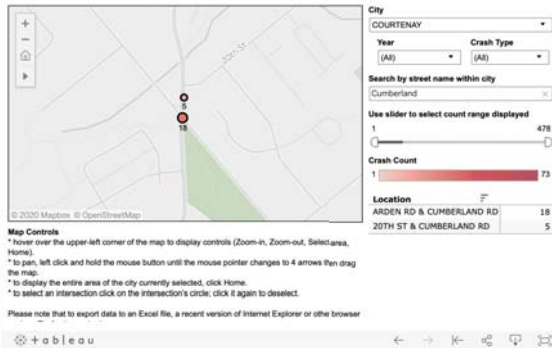
ICBC data as of July 31, 2016. Accurate and verifiable information is not always available. Therefore, maps only include crashes where sufficient location information was available to determine a latitude and longitude. Crashes on boundaries will appear for both cities. When comparing map counts with previous publications, counts may differ due to rounding, late reporting or corrections to the data. Casualty crashes are crashes resulting in injury or fatality. Property damage only crashes are crashes resulting in material damage and no injury or fatality. Crash maps exclude crashes in parking lots and incidents involving parked vehicles. Therefore, adding figures for any community or region will not be comprehensive of all crashes in those areas.



## Vancouver Island Crashes - 2014 to 2018

### Notes about the data

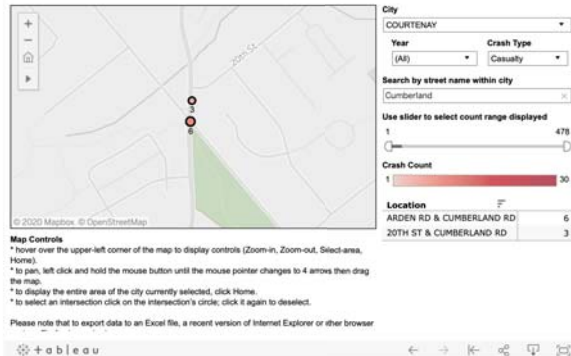
ICBC data as of July 31, 2019. Casualty crashes are crashes resulting in injury or fatality. Property damage only crashes are crashes resulting in material damage and no injury or fatality. Map excludes crashes in parking lots and involving parked vehicles. Therefore, adding figures for any community/region won't provide a complete representation of all crashes in that area. Crashes between intersections (mid-block) are plotted in the middle of the nearest two intersections. These mid-block crashes will appear as separate points on the road and will be grouped by the road name in the "Location" table (but excludes crashes at intersections along the road segment). Crashes on boundaries will appear for both cities. Maps only include crashes where sufficient location information was available to determine a latitude and longitude. Crash location information is self reported and not always verifiable. When comparing map counts with previous publications, counts may differ due to rounding, late reporting or corrections to the data.



## Vancouver Island Crashes - 2014 to 2018

### Notes about the data

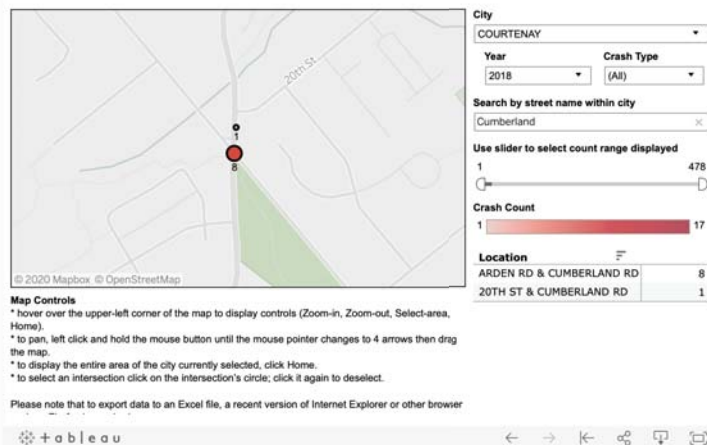
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Conformity with The Local Area Plan (LAP)- This proposed development does not conform with the LAP which states in the OCP Amendment Bylaw *“The objective of the LAP is to project and respond to anticipated growth in the Arden Corridor through regulation of land use and servicing that is in keeping with the values of the community, the identity of the City and the City’s commitment to environmental protection.”* I firmly believe that this application does not meet the minimum criteria of the LAP.

Thus far The City has not “responded to anticipated growth” in this area. They in fact are behind in upgrading the roads, intersections and sidewalks that have on the roads that have increased traffic. If a 35 lot/47 dwelling subdivision is added to the end of Copperfield Rd The “values of the community” are also not being met. The residents of Copperfield Rd purchased their homes on this road knowing full well the zoning only permitted A-1. The Copperfield Rd community values a tight knit family setting where kids can roam the area free of excessive traffic. Some of the families have waited years to purchase specifically on this road for that reason. Other families have multiple houses on this road so grandkids can run only a few doors down to see their grandparents.

Another aspect of this little paradise is the natural boundaries of a watershed full of life from deer, bears, salmon, raccoons, rabbits and little critters we enjoy experiencing the natural beauty the area has to offer. I’m confident that the proposed subdivision does not meet a “commitment to environmental protection” as these wetlands above Copperfield Rd would be disturbed forever beyond repair.

In conclusion [Copperfield Rd](#) and [Copperfield Ridge](#) are very different. The current zoning of A-1 on "Lot A" is more than appropriate for the area. I find it concerning how the developer is out of touch with the local community. I find the evidence quite clear in this application that the developer is trying to densify as much as possible for best possible return of investment. The return of investment for the families who live on this road is not measured by money but by memories, trust in the neighbours and value of a small community. We also chose to live in the City of Courtenay because we trust our Local Electorate and City Employees to defend the citizens' concerns that affect these integral neighbourhoods.

Thank you for taking the time to read and consider this clear objection to the Re-zoning application of "lot A Copperfield Rd".

Sincerely Lance and Tara Petty  
Concerned residents from 2594 Copperfield Rd



Dear Council of the City of Courtenay

We are writing this letter to inform you that we strongly and passionately oppose the proposed development on lot A Copperfield Rd. As one of the first residents in the area we have seen lots of change. As the City grew we found ourselves moving from the regional district tax base to the City of Courtenay. When the City Annexed our street we found ourselves with several new neighbors. All of whom we were more than happy to welcome and it has been a Joy to see this pleasant little street grow many families over the decades including ours. With this proposed development we decided it's time to say STOP and really think about what this kind of development would mean.

The first and foremost issue is the traffic. It would be safe to assume that with 39 new residences at the end of a road with only 19 existing the traffic increase would more than double. The road is simply not built with the safety precautions required for such an increase and even if the investment was made to improve the road it will do nothing to improve the lives of the existing residents. In fact the increased traffic including the construction would be a massive negative impact for everyone on the road.

Most of this traffic will end up at the Arden/Cumberland rd intersection. This is a very dangerous intersection due to the angles Arden and Cumberland rd intersect and the fact 20<sup>th</sup> st also joins Cumberland rd at the same location. There have been some marginal improvements with 20<sup>th</sup> st however the Yield leaving Cumberland rd and entering Arden is a disaster.

The second issue we have with the vision of this development is the environmental impact. As the neighboring Copperfield ridge development completed the additional stress to the local wetlands could be seen immediately. There have been several new trails built, additional garbage in the areas, structures being constructed, homeless setting up camp etc... The environmental report does a good job dealing with the footprint of the project construction however the report can't really determine the impact of area use by the people who live there.

Please don't be fooled into thinking this is an affordable housing project. The Vancouver developer is taking no responsibility for the pricing of these units and has said to you all directly " the market will decide" Well I'm sure you are all aware the market as decided that housing is not affordable. This development is simply a case of maximizing profits.

Thank you for taking the time to read our feedback. Please stand with the tax payers of Copperfield rd. and Copperfield Ridge and vote no to this proposed development.

Stu and Ruby Smeltzer



Ruby Smeltzer

2580 Copperfield Rd, Courtenay