

Re: 1814 Grieve Avenue
Courtenay, BC
Lot 4, Section 68,
Comox District, Plan 15115
File No. RZ000065

To Courtenay City Council,

I reside at [REDACTED] and have owned this property since 2014. Members of my family have lived at this address since 1966. This a wonderful and well-established neighborhood, with many mature fir, deciduous and fruit and nut bearing trees, hedges, lovely lawns and flowering gardens. It is a great location to raise a family. I know this because I was raised here and I returned here to retire.

My property is situated directly east of the Subject Property that is requesting rezoning from R-1S to R-1E; with the intent to increase the density of the property from a single family dwelling to three separate dwellings, while maintaining the original existing home.

The proposal, as I understand it then, is to build a single dwelling to the south of the existing home, and, as well, to build a second single dwelling to the north of the existing home.

The maps showing the Subject Property, provided with the notices of Public Input Opportunity, and Waiver of Public Hearing, for File No.RZ000065, present the property in question, but do not indicate the actual location of the existing home that is to be retained.

A survey on Google Earth, of the Subject Property, demonstrates that the space to the south of the existing home, between its south wall and the property boundary of 1850 Grieve Avenue, is approximately 17metres; a few metres shy of the actual width of the 1850 Grieve Avenue lot; and so certainly would be amenable for a tastefully constructed home that reflects the aesthetic of the existing neighborhood without feeling cramped or crowded.

However, a similar survey on Google Earth, of the proposed construction of a single dwelling to the north of the existing home, reveals a narrower area of availability of approximately 13metres between the garage wall of the existing home and the City of Courtenay property line and right-of-way boundary for the south side of 18th Street.

Would a proposed dwelling built to the north of the existing home at 1814 Grieve Avenue, be accessed from Grieve Avenue, as 1815 Grieve Avenue is; or would it be accessed from 18th Street, as the home at 579 18th Street is?

Either way, the smaller area will appear cramped, crowded and forced; with any dwelling appearing to be shoe-horned into that space.

My concern too is with high density housing for high-density's sake, without appreciation of the existing aesthetic, look and feel of this well established and relatively quiet and safe neighborhood. There is a certain welcoming and open airy feel here with a backdrop provided by Maple Park.

I am not against development, but I surmise that if a dwelling is shoe-horned in north of the existing home, then parking for any cars, trucks, boats and recreational vehicles etc, will spill over onto both Grieve Avenue and 18th Street; with an associated increase in traffic, noise and potential danger to the families who live here and walk to Maple Park.

Thank you for your consideration,
Sincerely,
Greg Miller



Ph#



@ 12:39 pm