



THE CORPORATION OF THE CITY OF COURTENAY

STAFF REPORT

To: Council

File No.: 6480-20-1902 and 3360-20-1911

From: Chief Administrative Officer

Date: February 18, 2020

Subject: Third Reading Report - Official Community Plan (OCP) Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 - Lannan Road

PURPOSE:

The purpose of this report to:

1. Consider Third Reading of OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973;
2. Confirm Council's acceptance of the amenity contributions offered by the applicant;
3. Provide clarity on the proposed stormwater management strategy which was a dominant theme at the Public Hearing; and
4. Summarize the key themes expressed at the Public Hearing and highlight Council's ability to request additional information prior to proceeding with Third Readings of an OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973.

CAO RECOMMENDATIONS:

That based on the February 18th, 2020 staff report entitled "Third Reading Report - Official Community Plan (OCP) Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 - Lannan Road." Council approve OPTION 1 as follows:

1. That Council confirms that the following amenities offered by the applicant are adequate for the proposed OCP and Zoning Bylaw amendments; contributions to the *Parks, Recreation, Culture and Senior's Facilities Amenity Reserve Fund*; the development of Parkland at 2600 Crown Isle Drive; the provision of a furnished modular housing unit to "Dawn to Dawn"; and contributions to the *Affordable Housing Amenity Reserve Fund*;
2. That a condition is added to the Phased Development Agreement prohibiting any stormwater management facility within the forested area immediately south of the subject property and that the Brooklyn Creek Watershed Society be involved in the design stages of the stormwater management system;
3. That Council gives OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 Third Reading; and,
4. That Final Reading of the bylaws is withheld pending the registration of a Section 219 covenant registering a Phased Development Agreement on the subject property.

Respectfully submitted,

David Allen, BES, CLGEM, SCLGM
Chief Administrative Officer

DISCUSSION:**Amenities**

The proposed bylaw amendments were first considered by Council at the January 6, 2020 Council meeting. At that meeting, Council gave the bylaws First and Second Readings. A Public Hearing was held on January 20th, 2020. The January 6, 2020 staff report outlined the amenity contributions offered by the applicant in support of the proposal and are summarized below:

Parks, Recreation, Culture and Senior's Facilities Amenity Reserve Fund

1. The applicant has offered to improve the existing, undeveloped 4048m² (1.0 ac.) park land dedication at 2600 Crown Isle Drive (shown in Figure 1). Improvements will consist of irrigation, hydroseeding, tree plantings and benches. This land was dedicated as Park to the City as part of the subdivision process in early 2019. The proposed improvements are supported by the Parks Department.

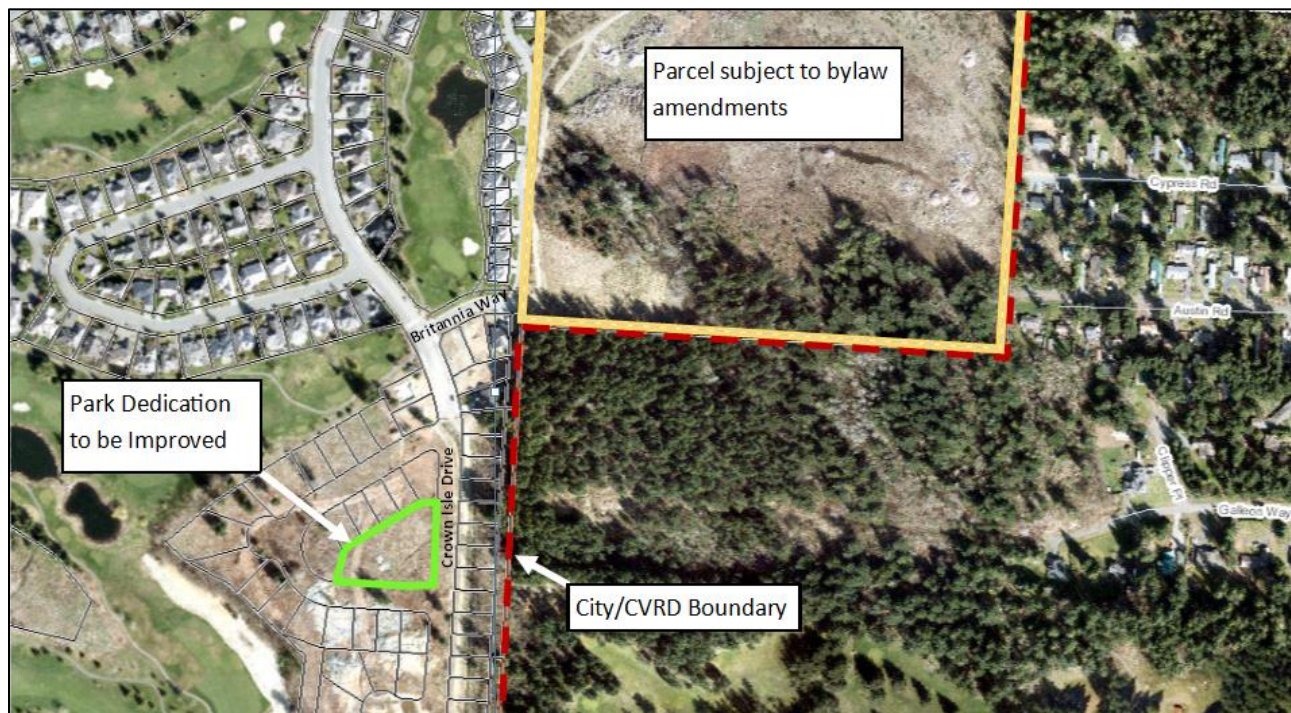


Figure 1: Location of Park Dedication to be improved

2. The applicant has also offered contributions to the *Parks, Recreation, Culture and Senior's Facilities Amenity Reserve Fund* as specified in Section 7.7(5) of the OCP. Based on the conceptual layout, this equates to approximately \$225,000 but is subject to change based on the final lot sizes and other variables such as the final number and area of multifamily units and the location of the stormwater management facilities.

Affordable Housing Amenity Reserve Fund

1. The applicant has offered a furnished modular housing unit to be provided to the organization Dawn to Dawn: Action on Homelessness Society. The unit is intended to be located at an appropriate location

in the City as temporary housing for homeless people. There is no doubt such units provide much needed shelter, however staff note these buildings are not constructed with building permits and accordingly the health and safety of them is unknown. Council may wish to consider alternatives such as a financial contribution to Dawn to Dawn, or some other non-market, affordable housing initiative instead.

2. The applicant has also offered contributions to the *Affordable Housing Amenity Reserve Fund* as specified in Section 7.7(6)(c) of the OCP. Based on the conceptual layout this, again, equates to approximately \$225,000, but subject to change based on the final lot sizes and the final number and area of multifamily units.

Should the OCP and Zoning Amendment bylaws be adopted, the amenities detailed above will be secured through a Phased Development Agreement (PDA).

The Amenity Contribution policies, in their entirety, are provided in the “Official Community Plan Reference Section” below. The policies start by outlining that there is typically an instantaneous property value increase when the City agrees to rezone a property. This is usually the result of an increase in density afforded by the new versus the existing zoning. In this case, the existing RU-8 zone permits a minimum lot size of 2.0ha (4.9 ac.). This results in a potential for the property to be subdivided into eight lots each with one house. The proposed CD-1J will allow 330 units, 122 being single family (some with suites) and 208 being multi-family housing types.

The Section continues by providing examples of the types of amenities that can be offered in support of a proposal followed by the contributions considered reasonable, per lot, to the *Parks, Recreation, Culture and Senior’s Facilities Amenity Reserve Fund*.

The Affordable Housing Policy states that amendments to the zoning bylaw and OCP are expected to include contributions to non-market, affordable housing. Should the City and applicant be unable to negotiate contributions of units then the policy states that contributions should be based on the per lot values specified in Section 7.7(6)(c) of the OCP. It should be noted that the contributions to the reserve funds are typically considered a minimum requirement. Additionally, amendments to the OCP and zoning bylaw are completely discretionary and Council is not obligated to accept the proposed contributions or approve the bylaws.

Stormwater Management Strategy

Stormwater management was a dominant theme at the Public Hearing on January 20th, 2020. Most comments centred on downstream flooding concerns and the need for additional study prior to proceeding with the amendments. Additional comments centred on the location of the conceptual stormwater management facilities on an adjacent property.

Once rezoned, the next step in developing the subject property will be for the applicant to apply to the City to subdivide the parcel. Any subdivision of the property must meet the requirements of the City’s *Subdivision and Development Servicing Bylaw*. In general, the bylaw requires that post development stormwater discharge rates correspond to pre-development flows for the 1 in 25 year period storm events and that any overland flows beyond the 1 in 25 year event are designed in a manner which does not result in the flooding of any properties.

Regarding downstream flooding, as outlined in the January 6, 2020 staff report, the OCP/Zoning amendment proposal leaves questions around stormwater management unanswered. As outlined in some Public Hearing submissions, the majority of rain water runoff from the Lannan property is believed to travel through existing natural drainage courses and into the Brooklyn Creek system in an unmanaged system which area residents have indicated is prone to seasonal flooding. The applicant proposes to detain stormwater in a newly created stormwater facility on property immediately south of the subject property, within the Comox Valley Regional District (CVRD) which the developer also owns. For clarity this facility is conceptually proposed just off the existing stream channel in a largely un-forested area of the golf course property.

In the case of the proposed pond location in the CVRD, there is added jurisdictional complexity as stormwater within the City is controlled and regulated by the City. Within the CVRD, stormwater is managed and controlled by the Ministry of Transportation whose primary concern is drainage discharge from their highways and into their ditch systems. The applicant has accepted the risk that should the CVRD or Ministry not permit the stormwater facilities in their jurisdiction, or if the City is not agreeable, then the stormwater facilities must be located on the subject property, which will impact the conceptual layout and the total number of units that can be developed. Given these concerns, Council may wish to direct that, as a condition of zoning approval, any required stormwater management facilities must be located on the subject property.

Regarding the location of the proposed stormwater management facilities on an adjacent property, there remains uncertainty and other factors which could dictate the facilities' size and location. Initially the applicant proposed the stormwater facilities be located immediately south of the subject property, and some comments at the public hearing were directed at the original plan. After consulting with the Brooklyn Creek Watershed Society (BCWS) during the initial bylaw consultation phase the applicant proposed these ponds be further south. As outlined in the January 6th staff report, the stormwater management strategy is conceptual and the City is not committed to a specific design as part of the current OCP/zoning process. However, given the concerns expressed by the Brooklyn Creek Watershed Society, staff are recommending a condition in the PDA which prohibits the final design of any stormwater facility being located on the forested area south of the subject property. Staff note that having heard from the BCWS, the applicant is in full agreement with the protection of the forested area immediately south of the subject property. The intent of adding this condition to the PDA is to provide certainty that this area will be protected. The exact area to be protected from stormwater management ponds will be delineated on a plan attached to the PDA. Given the importance of water quality and quantity entering the Brooklyn Creek system staff also recommend, as a condition of the PDA, that the Brooklyn Creek Watershed Society be involved in the design of the stormwater management system to ensure it provides the greatest benefit to stream health and meets their enhancement goals.

While there are additional administrative challenges with locating the pond outside City boundaries, staff are confident that regardless of its final location, an appropriately designed stormwater management system will mitigate flooding concerns.

Tree Preservation

There was also concerns expressed at the Public Hearing with the loss of the remaining forested area. The areas of concern include the remaining trees on the subject property in addition to the trees just south of the subject property on the golf course property.

The City does not have jurisdiction over trees outside of the City's boundaries. Although the CVRD does not have any tree protection regulations, the proposed PDA could ensure stormwater management infrastructure is not located in this area.

The current concept plan provided by the applicant at 1st and 2nd readings shows the removal of approximately 2/3 of the remaining forest. It should be noted these are estimates based on an air photo interpretation and not based on detailed plans that would accompany a tree cutting permit. Council may wish to consider retention of some, or all, of these remaining trees to further enhance the protection and value of the adjacent environmentally sensitive features in the headwaters of the Brooklyn Creek watershed.

Options to Consider

At this stage in the process Council may pass Third Reading, defeat the bylaws, or defer consideration and request additional information on any element of the proposal. Additionally, Council could request modifications to the concept plan on which the zoning application is based prior to further consideration. Staff note that requests for additional information will trigger the requirement for a new public hearing, to provide opportunity for the public to reconsider the proposal in light of the new information.

The matrix below is designed to highlight options that Council may wish to consider concerning the main themes identified through the public process. For efficiency, staff suggest Council address these items (or any others identified by Council) individually. This will assist in providing clear direction for staff and the applicant going forward in the next stages of the process.

Issue	Proposal	Option 1	Option 2	Option 3
Tree Preservation	The applicant is proposing to remove approximately 2/3's of the remaining trees on the subject property.	Proceed with the bylaws without additional tree preservation.	Require protection of all of the remaining trees on the subject property as a condition of the bylaw amendments, with the exception of minimal removal to permit the extension of Britannia Way.	Allow the removal of trees for the proposed extension of the Britannia Place Strata only, but require the protection of all other remaining trees with the exception of minimal additional removal for the extension of Britannia Way.
Stormwater Management (Pond Location)	The applicant is proposing to locate a stormwater detention pond on adjacent property within the CVRD.	Proceed with bylaws without additional analysis and study on the location of stormwater management facilities knowing that the <i>Subdivision and Development Servicing Bylaw</i> mandates that this must be completed prior to subdivisions.	Require that the location of stormwater management facilities is identified to the satisfaction of all relevant authorities prior to further consideration of the bylaws.	Require that the stormwater management facilities be located on the applicant's property within the City.
Stormwater Management (study/design)	The applicant proposes to defer the design of the system to later phases of the development but in accordance with the City's <i>Subdivision and Development Servicing Bylaw</i> requirements	Proceed with the bylaws without additional analysis and study of stormwater management knowing that the <i>Subdivision and Development Servicing Bylaw</i> mandates that this is complete prior to subdivisions.	Require that the stormwater management design is completed prior to final consideration of the bylaws.	Require that the stormwater management design is completed prior to Third Reading of the bylaws.

Issue	Proposal	Option 1	Option 2	Option 3
Amenities (Affordable Housing)	Contributions to the Affordable Housing Amenity Reserve Fund and contribution of a modular unit to Dawn to Dawn	Proceed with the bylaws based on the amenities offered to the <i>Affordable Housing Amenity Reserve Fund</i> and the contribution of a modular unit to Dawn to Dawn	Identify additional or alternative amenity contributions Council deems appropriate given the scale of the project.	Request additional information such as an appraisal of the land's value pre and post bylaw amendments to help inform Councils' decision on amenities
Amenities (Parks, Recreation, Culture and Senior's Facilities)	Contributions to the Parks, Recreation, Culture and Senior's Facilities Amenity Reserve Fund and the improvements to the park at 2600 Crown Isle Drive	Proceed with the bylaws based on the amenities offered to the <i>Parks, Recreation, Culture and Senior's Facilities Amenity Reserve Fund</i> and the improvements to the park at 2600 Crown Isle Drive	Identify additional or alternative amenity contributions Council deems appropriate given the scale of the project.	Request additional information such as an appraisal of the land's value pre and post bylaw amendments to help inform Councils' decision on amenities
Land Uses, Housing Form and Density	The applicant is proposing 330 units. A maximum of 122 of the 330 units are single family dwellings with or without suites. A maximum of 208 multi-family units are permitted.	Proceed with the bylaws based on the density and unit mix proposed.	Require changes to unit mix	Require changes to the maximum permitted unit density.

FINANCIAL IMPLICATIONS:

The development is subject to City and the Regional District Development Cost Charges. Amenity contributions as outlined above to parks facilities reduce the overall park improvement needs that are financed through property taxation.

ADMINISTRATIVE IMPLICATIONS:

Processing zoning bylaw amendments is a statutory component of the corporate work plan. Staff has spent 60 hours processing and reviewing this application.

ASSET MANAGEMENT IMPLICATIONS:

As part of subdivision the City will inherit new roadway, park and other infrastructure built to current City standards. These will be incorporated to the City's asset registers for ongoing operations and/or maintenance.

2019 – 2022 STRATEGIC PRIORITIES REFERENCE:

- Communicate appropriately with our community in all decisions we make
- ▲■ Support actions to address Climate Change mitigation and adaptation
- ▲ Explore opportunities for Electric Vehicle Charging Stations
- ▲■ Identify and support opportunities for lower cost housing and advocate for senior government support
- ▲ Encourage and support housing diversity

The November 2019 Strategic Priorities Check-in also identified the following references under the “Next” Council Priorities subsection:

- ▲ Greenway Connectivity Study
- Housing Need Assessment

OFFICIAL COMMUNITY PLAN REFERENCE:

Official Community Plan

Section 7.7 Provision of Amenities

The Plan identifies a range of items to be considered in the review of new development in the City. For example, the provision of major roads, sidewalks, parks and open space, affordable housing, recreational and cultural facilities, and protection of environmentally significant features are potential contributions of any proposed development. These items can be negotiated as “amenities” to be incorporated as part of rezoning or comprehensive development zone approval. The basic premise of amenity packages is that the increased value often conveyed with rezoning or comprehensive development approval, should be shared between the community and the developer.

Goal

1. To ensure that the provision of community amenities is considered as part of the rezoning process.

Policies:

1. In recognition of the increased value usually conferred on land and the additional pressure on municipal services that results from an increase in density; development proposals that require rezoning are expected to include community amenities as part of the project.
2. Amenities that may be considered as amenities in applications to amend zoning or OCP designations include the following (not in any particular order):
 - extra road dedication, street works and landscaped buffer areas;
 - sidewalk and trailway improvement;
 - affordable housing units (detailed in the following Section 6);
 - park land (in the case of subdivision, in excess of 5% required under the Local Government Act);
 - contributions to greenbelts, open spaces, environmental corridors;
 - covenants to protect environmentally sensitive areas;
 - recreational space, equipment or facilities;
 - community activity centre or other facilities (ie. daycare, arts, culture, library facilities);
 - transit pull-outs, bus stop shelters;
 - cash-in-lieu contributions.
3. Site-specific conditions will suggest what amenities maybe considered with specific rezoning or comprehensive development zone approval. Criteria for determining priority among possible amenities may include:

- specific site characteristics: natural features that are environmentally, historically or archaeologically sensitive and needing protection, viewsapes, outdoor recreational opportunities;
 - the changing needs of the community and/or surrounding neighbourhood(s);
 - the size of the proposed development and its relationship to the surrounding area;
 - the nature of proposed development;
 - projected population on site.
4. The City should only consider rezoning property following the submission of an application to amend the Zoning Bylaw consistent with the policies of this Plan and related City bylaws.
 5. “Parks, Recreation, Cultural and Seniors Facilities Amenity Reserve Fund”

For residential units approved through the rezoning process the following contributions are payable at either the time of subdivision or issuance of Building Permit. These contributions shall be deposited in a “Parks, Recreation, Cultural and Seniors Facilities Amenity Reserve Fund” to be used for capital projects and upgrades:

Residential Development Contributions per lot

Lot Size	Contribution
Up to 650m ²	\$1,000
651 – 850 m ²	\$1,500
851 – 1250 m ²	\$2,000
1251 – 2500 m ²	\$2,500
2501 – 4000 m ²	\$3,000
4001 – 1 ha	\$3,500
Greater than 1 ha	\$5,000

*Multi – Residential Development Contributions per m²
(more than one residential dwelling unit in a building or a development)*

Floor Area	Fee
Up to 100m ²	\$500
101 – 150m ²	\$750
151 – 200m ²	\$1,500
Greater than 200m ²	\$2,500

Note: for the development of Affordable Housing Projects/units which will be subject to a housing agreement with the City or agency by the City an exemption from these fees will be considered.

6. Affordable Housing Policy
 Canada Mortgage and Housing Corporation (CMHC) defines affordable housing as adequate shelter that does not exceed 30% of household income; housing related costs that are less than this are considered affordable. For homeowners, CMHC uses a slightly higher gross debt service ratio of 32%, which includes the cost of servicing the mortgage, property taxes and heating costs. For tenants, housing costs include rent and the cost of utilities such as heating, electricity and water. Applications

for changes in zoning or amendments to the OCP are expected to include a contribution to non-market affordable housing. The follow section outlines the 3 options available for negotiation. Preference is given to the creation of new non-market affordable housing units within proposed developments. Failure to negotiate successfully for units or land contributions will result in a contribution to the “Affordable Housing Reserve Fund”.

a) Non-market affordable housing units

As housing prices rise, many low to moderate-income families, and young people with low home-buying power, are unable to purchase their first homes.

Housing prices have increased so much in the last five years that these people are either unable to purchase housing, or can only afford housing that is inadequate to meet their housing needs. Securing affordable dwelling units, in the form of condominiums or townhouses, is an effective way to ensure entry-level ownership is possible in this housing market. Housing agreements, phased development agreements, and/or covenants may be used to ensure the unit remains “affordable” for a set amount of time.

Developers are encouraged to considered earmarking a percentage of proposed residential units to non-market affordable housing or for inclusion in a below market rental pool.

b) Freehold title land contributions

An adequate supply of serviced land should be made available at a reasonable cost for residential development, and high quality affordable and social housing should be located in close proximity to community services and infrastructure. The intensification of residential land uses addresses issues in relation to “smart growth”, minimizing costs of transportation and provision of infrastructure, and improves accessibility of residents to important community services and supports.

Developers are encouraged to considering donating land, where appropriate, for future development as non-market housing.

c) Contributions to the “Affordable Housing Amenity Reserve Fund”

When a proposed developed is in an area not suitable for affordable housing development (i.e. not serviced by public transit or near schools) a cash-in-lieu contribution will be appropriate. The following tables shall be used to calculate appropriate levels of contributions:

Residential Development Contributions per lot

Lot Size	Contribution
Up to 650 m ²	\$1,000
651 - 850 m ²	\$1,500
851 – 1250 m ²	\$2,000
1251 – 2500 m ²	\$2,500
2501 – 4000 m ²	\$3,000
4001 – 1 ha	\$3,500
Greater than 1 ha	\$5,000

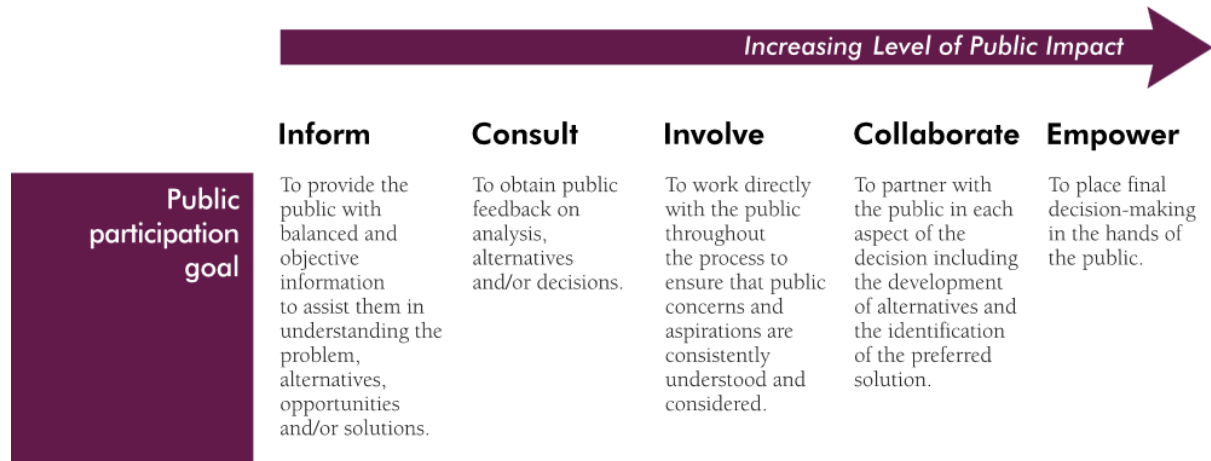
Multi – Residential Development Contributions per m²

(more than one residential dwelling unit in a building or in a development)

Floor Area/ per unit	Contribution
Up to 100 m ²	\$500
101 – 150 m ²	\$750
151 – 200 m ²	\$1,500
Greater than 200 m ²	\$2,500

CITIZEN/PUBLIC ENGAGEMENT:

Staff will “Consult” the public based on the IAP2 Spectrum of Public Participation:



A statutory public hearing was held for both bylaws on January 20, 2020 to obtain public feedback in accordance with the *Local Government Act*.

Prior to this application proceeding to Council, the applicant held a public information meeting on July 25, 2019 at the Crown Isle Resort Clubhouse. According to the information provided by the applicant, 58 people attended the meeting.

Should Council request additional information from the applicant or staff related to the proposal a new Public Hearing will be required.

OPTIONS:

OPTION 1: (Recommended)

That based on the February 18, 2020 staff report entitled “Third Reading Report - OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 – Lannan Road.” Council approve Option No. 1 as follows:

1. That Council confirms that the following amenities offered by the applicant are adequate for the proposed OCP and Zoning Bylaw amendments; contributions to the *Parks, Recreation, Culture and Senior’s Facilities Amenity Reserve Fund*; the development of Parkland at 2600 Crown Isle Drive; the provision of a furnished modular housing unit to “Dawn to Dawn”; and contributions to the *Affordable Housing Amenity Reserve Fund*;
2. That a condition is added to the Phased Development Agreement prohibiting any stormwater management facility within the forested area immediately south of the subject property and that the Brooklyn Creek Watershed Society be involved in the design stages of the stormwater management system;
3. That Council gives OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 Third Reading; and,
4. That Final Reading of the bylaws is withheld pending the registration of a Section 219 covenant registering a Phased Development Agreement on the subject property.

OPTION 2:

That Council postpone consideration of Third Reading of Bylaws 2972 and 2973 and request that staff return to Council with a draft resolution that addresses specific items identified by Council related to the proposed bylaws.

OPTION 3:

That Council not proceed with Bylaws 2972 and 2973.

Prepared by:



Matthew Fitzgerald, RPP, MCIP
Manager of Development Planning

Reviewed by:



Ian Buck, RPP, MCIP
Director of Development Services

Attachments:

Public Hearing Minutes

Public Hearing Minutes

Notes of a Public Hearing held Monday, January 20, 2020 at 5:00 p.m. in Council Chambers, City Hall, for the purpose of receiving representations in connection with:

Bylaw No. 2972 - A bylaw which proposes an amendment to the Official Community Plan Bylaw No. 2387, 2005 by changing the land use designation of the property legally described as Lot 1, District Lot 206, Comox District, Plan VIP76495 (Lannan Road) to Mixed Use to accommodate a mixed use multi residential development.

Bylaw No. 2973 - A bylaw which proposes an amendment to the Zoning Bylaw No. 2500, 2007 by rezoning from CVRD RU-8 Zone to a new Comprehensive Development One J Zone (CD-1J) the property legally described as Lot 1, District Lot 206, Comox District, Plan VIP76495 (Lannan Road) and the lands shown on the attached zoning bylaw, (legally described as: BLOCK 72 COMOX DISTRICT EXCEPT PARTS OUTLINED IN RED ON PLANS 1691R AND 2117 RW AND EXCEPT PART IN PLANS 49168, VIP53544, VIP53936, VIP55887, VIPS63451 VIP56997, VIP57216, VIP61372, VIP61373, VIP61374, VIP61375, VIP64932, VIP67278, VIP68539, VIP71399, VIP72239, VIP73546, VIP74891, VIP74892, V1P74893, VIP75389, VIP76675, VIP76772, VIP77537, VIP78213, VIP78293, VIP78614, VIP79916, VIP80521, VIP81206, VIP81881, VIP82174, VIP84549, EPP11548, EPP20585, EPP27748, EPP31093 EPPS9150, EPP65702, EPP83016, EPP77407, AND EPP77408).

Present:

Chair: W. Morin
Councillors: W. Cole-Hamilton
D. Frisch
D. Hillian
M. McCollum
M. Theos
B. Wells - Via Teleconference

Staff:

D. Allen, CAO
I. Buck, Director of Development Services
T. Kushner, Director of Public Works Services/Assistant CAO
J. Nelson, Director of Financial Services
D. Snider, Director of Recreation and Cultural Services
A. Guillo, Manager of Communications
M. Fitzgerald, Manager of Development Planning
R. Matthews, Executive Assistant

Acting Mayor Morin opened the public hearing at 5:00 p.m. There were 42 members of the public in attendance.

Bylaw No. 2972 - Official Community Plan Amendment to change the land use designation to mixed use (Lannan Road).

Bylaw No. 2973 - Zoning amendment to create a new CD1-J subsection of the CD-1 Zone and rezone the area (Lannan Road).

Bob Kitchen, #185 - 3399 Crown Isle Drive, Britannia Place Strata, Courtenay, President of Britannia Place Strata (VIS 6195) - (*Written and Verbal Submission*) Mr. Kitchen spoke in favour of Bylaw Nos 2972 & 2973 and advised that Britannia Place Strata is adjacent to the applicant property located east of Crown Isle and part of the Lannan Road development.

Mr. Kitchen proceeded with reading his letter dated January 20th, 2020 to Council (attached).

Gillian Anderson, 2561 Sackville Road, Merville - (*Written and Verbal Submission*) Ms. Anderson did not verbally state whether she was in favour or opposed to Bylaw Nos 2972 & 2973 but spoke on behalf of postponing the Bylaws; Ms. Anderson asked Council to postpone the rezoning process that will result in a major change to the Official Community Plan. Ms. Anderson stated that a lot of this forest has already been destroyed, unfortunately against community wishes; (the community did raise the money for it) and further stated that we must conserve biodiversity and important ecosystems wherever they're found, not in some far-away place, we have to think globally and act locally; we really need to save this forest in its entirety.

Ms. Anderson proceeded with reading her letter dated January 19th, 2020 to Council (attached).

Doug Forbes-King, 1854 Birkshire Boulevard, Courtenay - Mr. Forbes-King spoke in favour of Bylaw Nos 2972 & 2973 and in favour of the development (as a neighbour, up the street and around the corner) Mr. Forbes-King thinks it is a natural progression to develop this property; across the road is a recent development, Cambridge Park, that turned out to be one of very nicest developments in the area. As a 17 year resident, we've seen Crown Isle and various neighborhoods' grow and thinks it a natural progression of that development and thinks across the road may be somewhat similar to Cambridge Park.

Mr. Forbes-King thinks the plan the applicants have come up with really incorporates a lot of benefits that are there such as combining trails, making some combined linkages throughout the neighbourhood. Mr. Forbes-King feels it's going to be very attractive and it meets the multi-family and single family needs within our community.

We have a need, there are still people wanting to move here and we have people here who can't find places to live; though not all will want to live in this area, it will create a chain and will help overall to provide more housing in our community which is a benefit. Mr. Forbes-King feels that more development of this nature is a benefit, and as a neighbour that this is a positive; it's going to be good for Courtenay, good for our area, good for the neighbourhood and good for us.

Bruce Holding, 1975 Atlas Road, Comox - Mr. Holding did not verbally state whether he was in favour or opposed to Bylaw Nos 2972 & 2973 but expressed concern for his family related to the amount of traffic that is going to be increased along Anderton Road and along that stretch; Mr. Holding stated that they find it hard to walk along Anderton as it is at present, and would like to know if the development plans are to incorporate walkability so they can walk from Ryan Road and Anderton Road right to Ryan Road and Lerwick Road safely.

Mr. Holding stated that the speed limit is at 60 km/h, people are exceeding that speed and it's putting a lot of stress on families in the area. Mr. Holding's concern is related to speed and traffic; he understands that we need some development but finds this proposal a little bit aggressive. Mr. Holding stated that he went to a meeting a few years ago and there was supposed to be walkways along Anderton Road that pedestrians can walk but that has not been fulfilled.

Wilfred Dreher, #381 - 3399 Crown Isle Drive, Britannia Place Strata, Courtenay - Mr. Dreher did not speak in favor or opposed to Bylaw Nos 2972 & 2973 or the proposed development but stated he came to the public hearing to express a concern. Mr. Dreher is a new resident of Britannia Place Strata and attended an info meeting at which time he did not voice any objections to the development; Mr. Dreher looked at the proposal a little bit closer and sees there is a proposed layout and understands that this is sample layout (not a final detail). He further understands that the public hearing is not to discuss the detail but to discuss zoning that permits certain densities, the density for this area is on 16 hectares and for 330 residential units; Mr. Dreher had concerns about tall buildings in proximity to the Britannia residential area, Mr. Dreher stated that the sample layout shows 122 single family dwellings which leaves 210 multi-family dwellings (rough numbers) it's about 4 hectares of land that is shaded in the proposal that would have to accommodate the other 200 units; if you look at the current apartment buildings at Crown Isle there is 6 buildings that contain approx. 138 units; the new proposal is likely going to be more dense but if we look at same building model that would mean 9 buildings on that 4 hectares; the mix of single and multi-family is a concern that may be addressed at the point where the detailed proposals come out, Mr. Dreher is not aware if the zoning itself has the provision that would allow for the mix of single vs. multi-family units, in most of the descriptions Mr. Dreher has seen it's just overall density; Mr. Dreher is voicing that concern.

Mr. Dreher stated that on an overall level, this is going to be the most densely settled area of Crown Isle and he finds it "ass-backwards" that the densest area is in the furthest part of Crown Isle. If we want to have densification, Mr. Dreher thinks from a transportation perspective he would want to see them closer to the centre of town. The other item Mr. Dreher noted in the 60 page report is that there is no discussion of transportation anywhere in the report. There is discussion of greenways, but with all this development and secondary suites allowed, there will be a fair bit of population looking to use public transportation and Mr. Dreher does not think Crown Isle is particularly well serviced for public transportation and maybe could be addressed in the detailed proposal.

Lorne Seitz, #160 - 3399 Crown Isle Drive, Britannia Place Strata, Courtenay - Mr. Seitz spoke on behalf of he and his wife in favour of Bylaw Nos 2972 & 2973 and in support of the rezoning application. Mr. Seitz and his wife have lived in Britannia Place Strata since 1998; for some period of time they've had uncertainty of what would happen with this piece of property which has had an impact on sale-ability of some of the units in Britannia Place; until there is certainty what the rezoning will provide, it leaves sale-ability of units up in the air. Mr. and Mrs. Seitz definitely support the rezoning.

Mr. Seitz has been on the Council for Britannia Place Strata for many years and has a very good relationship with Crown Isle; Mr. Seitz found Crown Isle to be very consultative and have never had any problems sitting down with them to talk about any issues that have arisen and expects that that relationship will continue. Mr. Seitz's neighbour raised some very important issues concerning the number of units that will be on the property, that's an issue that they will be looking carefully at in future subdivision applications; if you go up to 330 residential units how do you get that many units in that piece of property? In Mr. Seitz's point of view the rezoning that is proposed right now is the correct zoning.

Mr. Seitz stated that part of the map that was presented, there is a proposal for 10 units which would be the final phase of Britannia Place; Mr. Seitz stated that they are dealing with the developer who has been the developer since 1998, they have had an excellent relationship with the developer and they have not proceeded to doing anything without consulting with Britannia Place Strata; Mr. Seitz stated that they have had discussion at the general Britannia Place Strata meetings and there has been very strong support from the owners for the development that is proposed right now.

Mr. Seitz strongly urges Council to take this into consideration. With 61 units in their strata and located right next to the proposed development, they have as much or more interest in this proposal as almost anyone else and “we have very strong support” for the development.

Heide May, 1164 Parry Place, Comox - (*Written and Verbal Submission*) - Ms. May spoke in opposition to Bylaw Nos. 2972 & 2973 Ms. May has lived there since 1978, Ms. May’s property is located in the Anderton corridor, in Comox Valley Regional District (CVRD), bordering Longlands Golf Course and Crown Isle is located to the east of Ms. May’s property.

Ms. May proceeded with reading her email dated January 20th, 2020 to Council (attached).

On the surrounding areas when this property was purchased, Crown Isle and Longlands were heavily forested with many marshes and swamps acting as catchment basins for rainwater. The development of these areas and deforestation, filling in of swamps and channelization of waters, serious drainage issues have ensued. In 1981 the Brooklyn Creek drainage plan was established prepared by Koers and Associates; the drainage plan has been altered many times to suit the developers allowing great amounts of water to be drained downhill, through drainage pipes from retention Pond No. 20 and into the easement of lot E; that drainage has been a concern since 1981 and Ms. May feels they have not been listened to. Crown Isle has done further development and another drainage study ensued and the amount of storm water has since doubled though Crown Isle states they cannot abide whether the storm water discharge will be more or not.

To make the drainage more complicated, being in the regional district, the Ministry of Transportation and Infrastructure (MoTI) is responsible for the drainage. There is a 20 ft. easement where Crown Isle drains into retention Pond No. 20, the easement has not been maintained properly and is causing erosion to Ms. May’s driveway.

Ms. May spoke to the history of Lannan forest: half of it is logged off and half of it is now proposed for development. Ms. May has read the proposal and it hasn’t had a drainage study but speaks to off-site drainage.

Ms. May stated that drainage from Longlands Golf Course has negatively impacted her property on the northwest and most southeastern portion of Lot D for many years; a pipe had to be installed by Longlands that circumvents Ms. May’s property and the storm water from this pipe drains illegally onto Ms. May’s property.

With the proposed development no drainage study has been done but the developer is indicating that the drainage will be done in a southeastern direction (cannot dump any more drainage into Parry Place as it is overloaded already) the southeastern direction involved Ms. May’s property which she has gone to court over previously.

In the last month, Ms. May stated that somebody walked into her property placing blue flagging on the property which no one owns up to, strangely the blue flag tape coincides with blue flagging on the adjacent Longlands property.

Ms. May is requesting a drainage study involving the City, CVRD and Comox so all 3 entities work together on the study and find a solution to drainage that has been going on for 40 years before any development proposal goes ahead. “We have not been heard.”

Richard Cook, Professional Planner, Jordan Cook Associates, 2689 Hardy Crescent, North Vancouver (on behalf of the Applicant) - (*Written and Verbal Submission*) Mr. Cook spoke in favour of, and in support of, Bylaw Nos. 2972 & 2973 and Lannan Lands; Mr. Cook stated that he is at the public hearing to speak on behalf of the applicant, Silverado Land Corporation, owners of Crown Isle.

Mr. Cook stated that he would like to address some of the comments expressed during the public hearing this evening; what we've heard is that there is a need for balancing between various interests: density, environmental values and municipal values.

Since May 2019 the developers have worked with City staff and area neighbours on this application, including public information meeting attend by 45 - 50 attendees. Materials presented during the public information meeting were included in the information package to Council at first and second bylaw readings and posted on the City's website; there has been broad support for the development from the attendees at the public meeting and subsequent as well as public submissions.

Brooklyn Creek Watershed society wrote on October 8th, 2019 that "Silverado had met our concerns about Brooklyn Creek and the changes you have made, address our concerns." (some of the folks at the public hearing this evening may be referencing a previous version of the concept plan) Mr. Cook stated they had a letter last week from Mr. Ian Moul (not sure if he is here tonight) Rick Waldhaus, CFO, Silverado Corporation, went out and met with Ian and he subsequently sent a second letter that recognizes there have been changes made particularly with respect to preservation of the trees that were referenced earlier. Both of the letters from the two groups Comox Valley Conservation Partnership and Brooklyn Creek Watershed Society were submitted to staff in late October 2019 and are attached to this written submission which will be provided to the City Clerk.

Mr. Cook continued reading from a prepared statement to Council (attached)

Chair Morin - Clarified the purpose of the public hearing is to receive information, it is not to receive questions unless it is a point of clarification that needs to be made.

Tanya D'Aoust, 1179 Parry Place, Comox - (*Written and Verbal Submission*) - Ms. D'Aoust spoke in opposition to Bylaw Nos. 2972 & 2973 and is seeking clarification for people who are referencing "talking to neighbours" whether or not if those neighbours all have a Crown Isle address or if that includes neighbours who border the Crown Isle properties? Ms. D'Aoust is a neighbour and stated that they have not been informed or invited to a public information meeting.

Ian Buck, Director of Development Services - Responded to Ms. D'Aoust's question; Mr. Buck stated that notices are sent to properties within 100 metres of the property that is under application; in this case, notification included both properties within the City of Courtenay and in the Comox Valley Regional District.

Nick D'Aoust, 1179 Parry Place, Comox - (*Written and Verbal Submission*) - Mr. D'Aoust spoke in opposition to Bylaw Nos. 2972 & 2973.

Mr. D'Aoust proceeded with reading his email dated January 20th, 2020 to Council (attached).

Mr. D'Aoust stated he is objecting to the OCP/zoning amendment of the Lannan property, we have reviewed the submitted documents, specifically the conceptual servicing report submitted by Koers Engineers Ltd. it proposes two possibilities, to drain storm water from the site. The Lannan Road ditch or through Longlands (which is actually now Crown Isle) to Brooklyn Creek. In no way can storm water from this site be permitted to flow into Brooklyn Creek drainage system. We have lived adjacent to Crown Isle retention pond for 17 yrs. We have a long history with the storm water management of Crown Isle and the City of Courtenay the storm water from Lake 20 has been a recurring nuisance for us and Heide May who spoke earlier (since the 70's I guess) we believe the infrastructure outside the City has been upgraded to meet the doubled outflow from Lake 20 as a result of the updated drainage study performed by Koers Engineers some years ago. (I can't recall the exact dates but Mr. D'Aoust met with David Allen and there was an updated drainage study that doubled the outflow from Lake 20 that went from $\frac{3}{4}$'s of a cubic metre per second to $1\frac{1}{2}$ it was arbitrary as the storms have been more frequent, last longer and are a higher intensity). Mr. D'Aoust stated that he was the one who forced the City to share this private study with the Town of Comox and the CV Regional District; the study was done by Crown Isle and submitted to the City, there was no communication to the CV Regional District or Town of Comox about the upgraded flow. Given our history, a development of this size cannot proceed without a comprehensive drainage study being completed, not only to the subject property but also the effected properties and jurisdictions downstream.

Ms. D'Aoust asked, "have you notified parties downstream because we were not notified."

Mr. D'Aoust has notes from a meeting he had with the City's engineer in 2010 about Lake 20 overflowing; Lake 20 overflowed in 2009 and flooded Mr. D'Aoust's property and house. This was rectified but his meeting with City staff was in 2010 and the repairs were completed last year along with the Hudson sewer trunk line. There was to be a swell for the 1:100 flood event to keep the water off Mr. D'Aoust's property.

Mr. D'Aoust wondered for 10 years, "when am I going to get flooded? when is it going to happen and when is the sheet of plywood going to block the outflow?" Previous (female) engineer promised the City would take over and control the mechanism that control's the outflow of Lake 20; storm water is still a private easement owned by Crown Isle, the storm water goes through pipe on registered easement then goes through someone's private property. Thought has to be given where is storm water is going to go, it's a big issue. Mr. D'Aoust used to be a developer, agrees with higher density that leaves more greenspace to absorb water and preserve nature. The City needs to give lots of thought how you want to deal with neighbours.

The last development of Lake 20 subdivision; when Comox and Courtenay met, the biologist agreed that Lake 20 subdivision was not done properly as a section of houses drains into Lake 20 with no time to settle; Brooklyn Creek is salmon bearing and Lake 20 is fish bearing (wasn't known at time of application) now it is known. There has been precedence; the outflow is doubled outflow; if plan is built out over next 15 – 20 years who's to say the water won't double again.

Article from Comox Valley Record titled - *Crown Isle Defends Lannan Forest Clearance* - Mr. D'Aoust quoted from the article "Ron Coulson quote - I wish to set out the facts; as to the process that Silverado Land Corp. has established prior to and during the logging and clearing of Lannan property. In early January, engineering team assessed the timber stands and established property boundaries, they were specifically asked to identify the wetlands and any potential water flow across property boundaries but Coulson noted they found none that flowed towards Brooklyn Creek."

Mr. D'Aoust stated historically there was no water going through Brooklyn Creek and now there will be a detention pond constructed on Longlands that will flow into Brooklyn Creek; it is multi-jurisdictional - they will be taking City water and will store it in CVRD; the water will keep flowing into CV Regional District and Comox.

Perhaps sending water through Beaver Meadows Farm; maybe they can take the water as it is a little less developed; if there is a drainage study, it should be done first before development is done, not after - contractors building Crown Isle have been caught by storm water, putting in sump pumps and pumping sediment laden waters is questionable - drainage should be done before, not after.

Chair Morin - Clarified the purpose of the public hearing is to receive information and asked speakers to please refrain from directing comments to specific members of the public, and to refrain from engaging in a back-and-forth, members and Council are present to listen

Ed Fudge, #365 - 3399 Crown Isle Drive, Britannia Place Strata, Courtenay - (*Written and Verbal Submission*) - Mr. Fudge spoke in opposition to Bylaw Nos. 2972 & 2973. Mr. Fudge expressed his opposition to the destruction of wetland associated to Britannia Place Strata.

Mr. Fudge proceeded with reading his email dated January 10th, 2020 to Council (attached).

Mr. Fudge presented a summary of the concerns expressed in his letter to Council and stated that he and his wife are not opposed to the general development of the property itself (the land) and stated it's stripped to bare earth right now; their main concern is about the drainage of this area and are really concerned where there is existing trees and existing wetland.

Mr. Fudge added that he is concerned for salmon habitat (there isn't a chance that a fish could possibly survive in the new ditch that was built as a drainage ditch going in to Lake 20).

Kelly Klassen, 2142 Comox Logging Road, Courtenay - Mr. Klassen spoke in favour of Bylaw Nos. 2972 & 2973. Mr. Klassen stated he is the owner of Klass Enterprises and the builder of Britannia Place Strata 20 years ago. Mr. Klassen's expressed interest in this proposal as he is planning to purchase a portion of this land from Crown Isle; Mr. Klassen acknowledges this is a larger project with a lot of complexity and thanked staff and Council for the careful consideration put into this project and the work done by Crown Isle and staff to date. Mr. Klassen stated that a lot of concerns have been brought forward by the public, and as a concerned citizen who has lived and contributed to the community for 40 years and due to nature of his work, he is keenly interested in responsible development. Mr. Klassen has worked with Crown Isle for 20 years and learned they share mutual goals such as a commitment to quality and sensitivity to demands of this segment of the housing market.

Mr. Klassen spoke personally on his feelings about the project; as noted there has been a change in Crown Isles methodology related to densification and sustainability, around the Comox Valley there has been talk about making this a more age friendly community, aging in place, and when these broad terms are being discussed he wants to make sure that it is understood that we are speaking of people who are friends, neighbours and families. Mr. Klassen stated that he is getting to the stage in life where his parents are getting older, health concerns are becoming more frequent; and his parents are talking about downsizing so he is pleased to see that this application is directly addressing some of these concerns in our community right now.

Mr. Klassen further stated that he spends a lot of time outdoors, hiking/fishing/camping; looking after the environment and developing responsibly is something very important to him so he is pleased to see that in this application Crown Isle is working toward cooperating with local agencies and local community groups to deal with the challenges on this property.

Mr. Klassen also spoke to the need for buildable land in this market segment; there are another 10 units coming in for Britannia Place and if everything proceeds here (he does not have a development permit or has started marketing for these units yet); he has received 25 expressions of interest already for these units and at least 5 would be willing to provide a cheque tomorrow if there was something he had to offer to them; this is definitely a clear need in the community. Mr. Klassen is pleased that land that has long been in the Regional Growth Strategy as settlement expansion area is finally being able to be looked at and fulfill its potential.

Megan Ardyche, 693 Lancaster Way, Comox - Ms. Ardyche did not verbally state whether she was in favour or opposed to Bylaw Nos 2972 & 2973 but brought forward questions phrased as principles; when evaluating this application will Council look at values other than housing and generating profits for developers and Ms. Ardyche asked Council to seriously consider how this project fits into the Urban Forest Strategy and Municipal Natural Assets Initiative (MNAI); these are values that often get set aside in the interest of building more housing. A gentleman earlier this evening mentioned Dawn to Dawn Action on Homelessness Society; Ms. Ardyche stated she personally has a difficult time imagining that Crown Isle will be welcoming homeless people into the area. Ms. Ardyche asked Council that if Crown Isle talks about affordable housing and providing housing for homeless citizens that Council holds them to that and that it's more than just one affordable unit set aside for affordable housing. Ms. Ardyche said that often these types of things end up just disappearing; and doesn't feel Crown Isle is going to encourage homeless population to move into the area.

Ms. Ardyche expressed concern about the environment, and asked that Council consider the Urban Forest Strategy and the importance of the MNAI to mitigate climate change and as stated by a few people during the public hearing, storms are stronger and there is more water coming. Ms. Ardyche stated that it's important to plan for that in the future and not just focus on providing more houses for more rich people to come here, raise the property values for everyone who already lives in the Comox Valley and raise living costs for our children who want to live here.

Arzeena Hamir, 2641 Kirby Road, Courtenay - Ms. Hamir did not verbally state whether she was in favour or opposed to Bylaw Nos 2972 & 2973 but stated she is speaking on behalf of residents of Area B and to reiterate the call for a hydrological and drainage study of the property before giving assent to make changes to bylaws. Ms. Hamir said that she was informed by residents of Area B, who couldn't attend the public hearing, how difficult and worried they are about this application and the exacerbation of problems that already exist due to previous development. As stated by residents of Parry Place, there are residents in the area of Hudson Road who have found water is already crossing Anderton Road from the ditches, hitting Hudson Road and flooding the area around Atlas Road and Hudson Road.

Ms. Hamir said that the idea of draining property elsewhere is a 20th century method of engineering and Ms. Hamir hopes that Council considers a more modern and ecological response to water to infiltrate the water on-site without impacting downstream. Many jurisdictions lie downstream from this property including Area B and the Town of Comox; and, the Ministry of Transportation and Infrastructure (MoTI) will be involved as some of the ditches are within MoTI's jurisdiction. Ms. Hamir commented that as more jurisdictions get involved it becomes more difficult to resolve a problem once it's already in place. In Area B there have been impacts to previous developments all the way to Lazo through drainage that is now costing millions of dollars to remediate.

Ms. Hamir asked that before Council makes a decision on something that could impact residents outside of the City's jurisdiction she hopes that Council will agree that a professional hydrologist be hired and a proper hydrological study be done on the site.

Paul Jordan, 2221 Idiens Way, Comox (Area B) - Mr. Jordan did not verbally state whether he was in favour or opposed to Bylaw Nos 2972 & 2973 but spoke as a rural resident that has been impacted by decisions of previous City Councils with disregard for life of residents in rural areas and stated that this is another stone in the water to add to the problems they are already having in rural areas. Mr. Jordan has lived in the area for 26 years; Crown Isle development first impacted Mr. Jordan by raising the water table under his house, the water table has risen 3 - 4 metres since the area was clear-cut and now developed as Crown Isle.

Mr. Jordan stated that it used to be a quiet area and that Idiens Way used to be a dead-end road. Mr. Jordan said that the City of Courtenay unilaterally decided, with he assumes the approval of the CV Regional District and Ministry of Transportation and Infrastructure (MoTI), to put the road through. This decision has had a heavy impact on residents (Mr. Jordan included) residents have been putting up with construction from Crown Isle non-stop for at least 9 years, construction vehicles, people racing up and down their once quiet rural road; it's completely changed the way they live in this area.

Mr. Jordan said that people have talked about how it used to be a safe place to walk; the urbanization of rural areas and impact to Lannan forest and permission to clear-cut the headwaters to Brooklyn Creek (second growth forest 90 years old) has had a huge impact to drainage with no prior study. The past clear-cutting was done with no expectation that the land would be brought into the City of Courtenay or rezoned from single family rural category to residential just so people can make money. Mr. Jordan stated that people who have bought property in Crown Isle have seen increases in property value (this development could see the value of these houses increasing by 10 - 20%) but the development hasn't increased quality of life or how Mr. Jordan feels about the number of traffic going by his house every day. Initially there were 120 vehicles going by each day while it was a dead-end road, now its closer to 2,000 - 3,000 vehicles each day as it is the only exit point from Crown Isle other than Ryan Road and Lerwick Road and Guthrie Road. Mr. Jordan said that the City has installed so many lights on Lerwick Road that people are now using Crown Isle Boulevard as a short cut. There are no stops signs or impediments until you get to Idiens Way; all this urban development has impact to rural residents. Mr. Jordan said there has never been any interaction between Crown Isle and the City other than the petition initiated by residents to try to stop Idiens Way from going through; there was no conversation with rural residents who were negatively impacted by development and rezoning.

Mr. Jordan stated that Crown Isle now owns the golf course which is probably the headwaters to Brooklyn Creek; increased rural development and what's left of Lannan forest is going to have a huge impact on what is left of the drainage system in the entire area. Mr. Jordan added that he may have to install a sump pump in his house following this development to address the rising water table; it needs a proper riparian study of the area from the City of Courtenay.

Ron Barrow, 2120 Lannan Road, Comox - Mr. Barrow did not verbally state whether he was in favour or opposed to Bylaw Nos 2972 & 2973 but stated he did not receive any correspondence or notice about this development and said he seconds everyone's concerns about drainage. Mr. Barrow stated that the clear-cut drains up against his property on the other side of the fence for the past 10 years and he doesn't think the drainage will get any better. The plans came out referencing Ministry of Transportation and Infrastructure (MoTI) easements with old easements that were changed 10 years ago; the changes are not reflected in the new plans. Mr. Barrow stated that this has raised more concerns for him as the current culvert that runs along his property is at maximum capacity and may need to be upgraded as well as the holding pond.

Mr. Barrow reiterated that he seconds everyone's concerns related to hydrology.

Michael Linton, 1600 Embleton Crescent, Courtenay - Mr. Linton did not verbally state whether he was in favour or opposed to Bylaw Nos 2972 & 2973 but spoke to his recollection that the previous City council who approved the expansion of Crown Isle development provided employment to the retiring Mayor the day after he retired. It is important when considering issues such as this to remember that where people are looking (location) and who are considering this a good idea; all too often we see that money is involved and it is flowing in one direction with as much of inevitability as water flows in the direction of town. Mr. Linton stated that he hopes this Council has reached a higher level of maturity than the predecessors of those days.

Nick D'Aoust, 1179 Parry Place, Comox - Mr. D'Aoust returned to the podium to make additional comments. Mr. D'Aoust stated that there has been little communication, one example is based on a personal interaction he had with a Koers engineer on-site; when they cleared the land for the car dealership between Lake 20 and Mr. D'Aoust's property, Mr. D'Aoust took the time to repair his fence and installed new gate (workers observed Mr. D'Aoust doing this) when the workers began to build the swell for the overland overflow of Lake 20 they constructed a retaining wall right in front of Mr. D'Aoust's gate and he was unable to open or use his gate to access the public pathway. When Mr. D'Aoust tried to communicate this to the engineer the engineer stated "We do not need to talk to you, our development doesn't concern you."

The retaining wall has been made one layer of blocks higher than property next to Mr. D'Aoust where the water drains over; Mr. D'Aoust is still waiting for a response from Koers and Associates through the City as to why the retaining wall is higher along his property; there is a long history of mistreatment of people outside of Crown Isle.

Mr. D'Aoust stated that notification within 100 metres of the development should be expanded and includes those residents of the area who have spoken before.

Bruce Holding, 1975 Atlas Road, Comox - Mr. Holding returned to the podium to confirm that the people who were worried about hydrology and water run-off from Crown Isle since the last clearing, (Mr. Holding lives on Atlas Road) the amount of water that comes through his culvert has tripled. Mr. Holding said that if people want salmon to swim upstream "good luck" there is so much run-off it's unbelievable, it happens all year and not just during max time; it has to be dealt with.

Richard Cook, Professional Planner, Jorden Cook Associates, 2689 Hardy Crescent, North Vancouver (on behalf of the Applicant) - Mr. Cook returned to the podium to raise a point of clarification and to request staff that for third reading of the bylaw, staff confirm the City's policies regarding drainage studies for the benefit of Council either tonight or in a briefing to Council at 3rd reading since we've heard from many neighbours about the issue of drainage studies.

Mr. Cook stated that it is their understanding that they need to be fully compliant with Subdivision and Development Servicing Bylaw No. 2919, 2018 which requires drainage studies/drainage works to be done comprehensively and subject to the Approving Officer of the City of Courtenay. Mr. Cook stated that because the development is bordering on the Comox Valley Regional District (CVRD) and proposing works within the CVRD, it would also involve the MoTI Approving Officer. Mr. Cook said that's the appropriate place to do those studies and they are certainly cognizant of the comments that have been made at tonight's public hearing and respects the right the public has to speak to Council and share their opinions.

Gillian Anderson, 2561 Sackville Road, Merville - Ms. Anderson returned to the podium to comment on a remark made by Mr. Cook; Ms. Anderson said that if she was understanding correctly, Mr. Cook is asking Council to put through the rezoning and then will comply with a drainage strategy but Ms. Anderson stated that the point could be made that the drainage strategy (there are fundamental problems here) could be far reaching, to put through the development without knowing what information the drainage hydrology report will bring forward, is not a prudent thing to do. This rezoning may need to have far reaching actions taken so there is a sink for all this water and Ms. Anderson stated that you don't know until you have the studies; to do the zoning without the studies is a dangerous action.

Ms. Anderson further stated that she finds it very infuriating that representatives of the development and spokespeople are saying that Crown Isle has provided sustainable development when it was done on clearing of forests that was initially funded by the public.

Lorne Seitz, #160 - 3999 Crown Isle Drive, Britannia Place Strata, Courtenay - Mr. Seitz returned to the podium for clarification and noted that there tends to have been some comment about the public being opposed to cutting of trees in Lannan forest; Mr. Seitz stated he is a member of the public and lives right next to the Lannan forest and he definitely was not opposed to the cutting and that he knows a lot of people who weren't. Mr. Seitz stated that yes, some were, but would prefer it portrayed that some were opposed and not that everybody was opposed; Mr. Seitz does not believe that was the case at all.

Secondly, Mr. Sietz wished to point out that there are many professionals and organizations that have a responsibility to assess everything respecting hydrology and fisheries issues; they are the ones that he believes Council should look at, and Council review the reports and comments produced by these professionals and not the well-meaning opinions of others. There are professionals that are hired to review these things and Mr. Seitz would certainly give a high level of consideration to what the professional organizations have to say; there may be a broad regional issue with respect to drainage which will not be resolved unless there is a major change in governance of the whole Valley. Mr. Seitz said he thinks that Area B residents that are concerned would advocate for and urge incorporation into the City of Courtenay because then Courtenay will have to take these issues into account immediately. Right now the CVRD, Town of Comox, Fisheries, Ministry of Environment and Ministry of Transportation all have a responsibility and he is sure they are taking it all into consideration.

Gillian Anderson, 2561 Sackville Road, Merville - Ms. Anderson returned to the podium to clarify her remarks regarding broad support for public forests is because there was public money put forward, when people put money where their mouth is it is because it is something that is very near and dear to them. Secondly if Council is asking professionals to make these decisions that is absolutely right, Mr. Moul who asked for the hydrological survey is a biologist and landscape ecologist and he is calling for this and as a note, the biologist hired by Crown Isle is working for proponent and is not peer reviewed by other scientists and could supply names of several other scientists.

Chair Morin - Clarified the purpose of the public hearing is to receive information, to refrain from directing comments to specific people in the gallery and to address the Chair and Council when speaking.

Paul Jordan, 2221 Idiens Way, Courtenay (Area B) - Mr. Jordan returned to the podium to rebut the comments made by Mr. Seitz about Area B joining Courtenay to have more say as a result of the City approving development in the area around Area B to be an interesting comment; when speaking to annexation and having more land incorporated in the City of Courtenay, it is something Mr. Jordan is vehemently opposed to. Mr. Jordan thinks that the continued settlement/expansion as part of OCP is a very scary thing for residents as taxes would increase with no more services.

Mr. Jordan stated that they already feel disenfranchised and do not need to be enveloped by City of Courtenay as everything the City does has a huge impact on the surrounding and it's more so every time Silverado Corp. adds another proposed development.

Councillor Hillian - Brought forward a point of order, Councillor Hillian expressed hope that if there are more speakers to come forward, the discussion is confined to the rezoning in question and not a debate about amalgamation or related issues; Councillor Hillian acknowledged that people have been passionate in their comments and hopes that people are comfortable knowing that Council has heard what they have to say.

Chair Morin - clarified the purpose of the public hearing is to receive information regarding the rezoning.

Acting Mayor Morin declared the public hearing for Bylaw Nos. 2972 & 2973 closed at 6:28 p.m.

PUBLIC HEARING SUMMARY OF REPRESENTATIONS

There were **5** representations at the Public Hearing in favour of Bylaw Nos. 2972 & 2973; of the 5 representations 3 provided verbal representations only and 2 provided both verbal representations and written comments (1 being the Applicant's representative).

There were **2** written submissions received prior to the Public Hearing (authors not present at the Public Hearing) in favour of Bylaw Nos. 2972 & 2973.

There were **8** representations at the Public Hearing neither in favour nor opposed to Bylaw Nos. 2972 & 2973; of the 8 representations, 7 provided written verbal representations only and 1 provided both a verbal representation and written comments.

There were **5** written submissions received prior to the Public Hearing (authors not present at the Public Hearing) neither in favour nor opposed to Bylaw Nos. 2972 & 2973.

There were **4** representations at the Public Hearing opposed to Bylaw Nos. 2972 & 2973; of the 4 representations 4 provided both verbal representation and written comments.

There were no written submissions received prior to the Public Hearing opposed to Bylaw Nos. 2972 & 2973.

Wendy Sorichta

Wendy Sorichta,
Manager of Legislative & Corporate Administrative Services/
Deputy Corporate Officer



Written Submissions
in Favour of Bylaw No:



Written Submissions
General Comments By



Written Submissions
Opposed to Bylaw Nos



Email Distribution
Cover Sheets - Bylaw

VERBAL AND WRITTEN
SUBMISSION

**Britannia Place VIS 6195
3399 Crown Isle Drive
Courtenay, British Columbia
V9N 9X7**

January 20, 2020

City Council
City of Courtenay
830 Cliffe Avenue
Courtenay, BC
V9N 2J7

Dear Mayor and Council,

I am writing on behalf of Britannia Place strata council in support of residential rezoning of the lands immediately east of Crown Isle and a part of the Lannan Road Development. The pertinent item is OCP Bylaw Amendment No. 2972 to amend the land use designation of the Lannan Road property (to Mixed Use) & Zoning Amendment Bylaw No. 2973 to rezone the Lannan Rd. property from the CVRD RU-8 Zone to a new CD-1J Zone.

Britannia Place is a 61 unit residential patio home strata adjacent to the lands under rezoning consideration by Council. The strata was developed over a 10-year period from 1998 to 2008. With rezoning of the above lands, the original developer, Klass Enterprises, intends to construct a 10-unit strata of the same design and amalgamate it with Britannia Place. Our council has worked closely with the developer and Crown Isle to ensure the interests of our owners are taken into consideration and that amalgamation of the new strata with Britannia Place is successful. This development will complete our strata and owners look forward to the security of knowing how their neighbourhood may be impacted by rezoning and new construction.

In closing, we seek to assure Council that we support residential rezoning of the lands and are satisfied that as new parcels come into the plan for Crown Isle no buildings adjacent to Britannia Place will be more than two stories high.

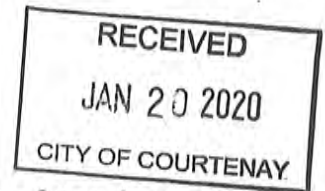
Respectfully submitted,



Bob Kitchen, President
Britannia Place Strata Council

LANNAN Rezoning and OCP Bylaws 2972 and 2973 Public Hearing— 2019-01-20:

Presentation to City of Courtenay Council, on behalf of Silverado Land Corp.



Richard Cook, a Registered Professional Planner and principal of Jordan Cook Associates based in North Vancouver, acting tonight on behalf of the applicants, Silverado Land Corp., owners of Crown Isle, support Bylaws 2972 and 2973 for rezoning and a related OCP amendment for what is commonly called the Lannan lands¹.

As we have noted previously to Council, we have worked diligently with staff and neighbours since May 2019 on this application. That included a public information meeting with 45-50 attendees. Materials from that meeting are part of your information package. There has been broad support for the development from the attendees at that public information meeting and subsequent written submissions. Our clients have responded for example to questions around what type of development would back on to existing residences, particularly the Britannia Place strata development, and construction traffic. In response to the construction traffic, Crown Isle has advised neighbours of multiple access points to the Lannan property that will help alleviate and spread out the construction traffic while development occurs.

Crown Isle confirmed by letter of July 23, 2019 to Britannia Place strata that "Silverado Land Corp. will restrict the construction of any residential units that are built on a lot, or lots, that are immediately adjacent to the Britannia Place development to a maximum of two stories."

Following consultation, Comox Valley Conservation Partnership has provided a letter of support for the project dated October 23, 2019.

¹ Lot 1, Plan VIP76495, DL206 Comox Land District and Part of Block 72. Proposed zoning of CD1-J. Proposed OCP designation of Mixed Use.

Similarly, Brooklyn Creek Watershed Society wrote on October 8, 2019 that “Silverado had met our concerns about Brooklyn Creek and the changes that you have made, address our concerns.” Both of these letters were submitted to staff in late October 2019, and are attached to our written submission for your convenience.

In summary Crown Isle has engaged with the neighbours on the project and have received strong support.

The City of Courtenay has rainwater management standards incorporated into its Subdivision and Development Servicing Bylaw, which has been recently updated in 2018 and reflects hydrologic forecasts which considers the effects of climate change.²

- The site has been subject to detailed review and recommendations by a Registered Professional Biologist and Registered Professional Forester, and their reporting is part of your package.
- The site designs have been amended in response to those reviews and in a cooperative effort with the Brooklyn Creek Watershed Society. We believe the current design reflects a best management approach to the site hydrology.
- the rainwater management measures, including a proposed detention pond downstream of the site on the Longlands golf course will be in full compliance with City and provincial approving officer requirements at the time of subdivision design and review.

The development concept has been crafted to respond to emerging trends in the Courtenay residential market --- including a wider range of housing consumers from townhomes to secondary suites, smaller single

² The historical hyetographs ‘have also been adjusted to reflect a 15% increase in rainfall intensities’ (Sec. 4.4 Runoff Analysis, City of Courtenay Subdivision & Development Servicing Bylaw, 2018)

detached units, as well as duplexes and apartments. The goal is to broaden the affordability and lifestyle choice matrix at Crown Isle.

We will be extending the continuous web of green space which the larger Crown Isle master planning has pioneered in Courtenay. Lannan pedestrian paths will help complete important links in support of the Courtenay OCP.

In a December 13, 2019 letter Crown Isle made additional commitments. These included additional clarity on the commitment to multi-family units, to secondary suites as a permitted use with single family units, to solar and electric vehicle readiness, early delivery of park sites and improvements.

Subject to City approval, Crown Isle is looking to work with the Dawn-to-Dawn Action on Homelessness Society to deliver affordable housing to the homeless at an early date. That commitment is also described in your package.

We are actively engaged with the City's legal advisor to formalize these commitments into an agreement that can be registered on title. We were hoping to have that agreement ready for our response to the Council by today's hearing date, but we expect a draft to be sent for our consideration from the City's lawyer this week, and we will respond as soon as practical after receipt and review by our own lawyer.

Crown Isle is proud to have served as a continuous site for employment in the range of 300 people annually for the last 30 years, and the Lannan site will encourage that commitment to a vibrant community and local entrepreneurship to remain stable and hopefully growing as Crown Isle expands into new market segments.

We support 3rd reading and adoption of the bylaws 2972 and 2973.

If Council has any questions, it is my pleasure to do my best to answer them.

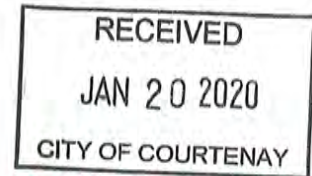
Thank you.

Sincerely
Jordan Cook Associates
Richard Cook, MCP, RPP, MLAI

From: Rick Waldhaus rwaldhaus@crownsisle.ca
Subject: Fwd: Message from "RNP002673C8511E"
Date: January 17, 2020 at 15:29
To: Richard Cook rcook@jordencook.com



----- Forwarded message -----
From: **Rick Waldhaus** <rwaldhaus@crownsisle.ca>
Date: Mon, Oct 28, 2019 at 3:43 PM
Subject: Fwd: Message from "RNP002673C8511E"
To: Fitzgerald, Matthew <mfitzgerald@courtenay.ca>



(PART OF RICHARD
COOK'S SUBMISSION
PACKAGE)

Hi Matthew.

I meant to send this to you and Ian today but for some reason it just went to Ian.

Please review at your earliest convenience and let me know if you have any comments or questions.

Thanks,

Rick W.

----- Forwarded message -----
From: **Rick Waldhaus** <rwaldhaus@crownsisle.ca>
Date: Mon, Oct 28, 2019 at 10:53 AM
Subject: Fwd: Message from "RNP002673C8511E"
To: Buck, Ian <ibuck@courtenay.ca>

Hi Ian.

We have now met with both the Brooklyn Creek Watershed Society and the Comox Valley Conservation Partnership. Both groups are satisfied with the amendments we have made to the site planning (as noted in the letter from BCWS). Please find attached the support letters from both the Brooklyn Creek Watershed Society and the Comox Valley Conservation Partnership regarding the Lannan rezoning.

I have also attached our draft letter, including the original and revised site plans, in preparation for first and second reading for your review and comments. Richard Cook is available for our delegation in support of the first and second reading.

Please review at your earliest convenience and contact me to discuss.

Thanks Ian.

Rick W.



Erin Nowak
Program Coordinator
(250) 203-5644
Email: erin@cvlandtrust.ca

Mailing Address
P.O. Box 3462
Courtenay, BC V9N 5N5

Office:

Date: Oct 23, 2019

Re: Letter of Support, Planning Referral Lannan Rd/333 Clubhouse Dr

To: Ian Buck, City of Courtenay, Director of Development Services.

Recently, the Comox Valley Conservation Partnership (CVCP) met with Rick Waldhaus (Chief Financial Officer/Crown Isle) and Jason Andrew (Director of Real Estates/Crown Isle) in response to our concerns outlined to the City of Courtenay (Sept 3rd, 2019) regarding the Lannan Rd/333 Clubhouse Dr proposal.

We were pleased to learn that Crown Isle has since taken steps to improve communications with the local Brooklyn Creek Streamkeepers and addressed their concerns separately as well in this process.

2356a Rosewall Crescent
Courtenay, BC, V9N 8R9

Partner Organizations

Comox Valley Land Trust
Project Watershed
Millard-Piercy Watershed Stewards
Morrison Creek Streamkeepers
Beaufort Watershed Stewards
Comox Valley Nature
Comox Valley Water Watch Coalition
Brooklyn Creek Watershed Society
Perseverance Creek Streamkeepers
Cumberland Community Forest
Society
Mack Laing Heritage Society

Support Organizations

CV Sustainability Project
CV Council of Canadians
Friends of Comox Lazo Forest Society
Forbidden Plateau Road Residents
Association
Black Creek Streamkeepers
Saratoga and Miracle Beach Residents
Association
Arden Area Residents Association
Friends of Strathcona Park
Merville Area Resident's & Ratepayers
Association
VI Whitewater Paddling Association
Mountaineer Avian Rescue Society
Macdonald Wood Park Society
Tsolum River Restoration Society

Funding Partners

Real Estate Foundation of B.C.
Community Gaming Grant
RBC Blue Water Fund
Comox Valley Regional District
City of Courtenay
Village of Cumberland


www.cvlandtrust.ca/cvcp/

The CVCP endorses the voluntary action of Crown Isle to relocate a proposed stormwater detention pond to a higher developed zone of the proposal as a result of meeting with Brooklyn Creek Streamkeepers. Therefore, allowing a higher percentage of unaltered, natural landscape to act as a natural infrastructure. In our meeting, the CVCP also encouraged Crown Isle to follow the 2019 consultant's Wetlands Assessment in regards to the site's hydrology and pursue additional riparian area recommendations.

The CVCP feels at this point, our meeting and the collaborative progress between Crown Isle, Brooklyn Creek Streamkeepers and CVCP on this proposal have alleviated our primary concerns.

We appreciate time of the Crown Isle team and the opportunity to address our concerns in person. As well, we (CVCP) look forward to working in partnership with Crown Isle on the future development projects.

Sincerely,



Erin Nowak
Program Coordinator
Comox Valley Conservation Partnership



October, 08, 2019
Rick Waldhaus
CFO Silverado Corporation

Rick, here is our formal reply to the proposal that we have been discussing. The italics are your changes with our reply.

- stormwater pond to be relocated to the golf course area of the Longlands property in order to preserve the freed area.

Agreed, anything that helps to maintain the existing forest is preferable. This will be much better than locating the pond in the forest

- existing drainage patterns to be maintained where at all feasible.
Agreed

- the smaller southwestern treed area of the Lannan property will need to be removed but the larger southern treed section will be maintained (as shown highlighted in green on the attached map).

It is regrettable that the SW treed area will be removed but the ameliorating procedures should maintain current flows

- we will work with the City to have the walking trail/greenway constructed through the forested area.

Agreed - this is one area that we are very much in favour of. Perhaps a sign pointing out the importance of the area to Brooklyn Creek and species in it.

I would also mention that that the tours of the Crown Isle facility, by the Brooklyn Creek Watershed Society were very much appreciated. We have a much better understanding of how storm water is held back and released in a controlled manner.

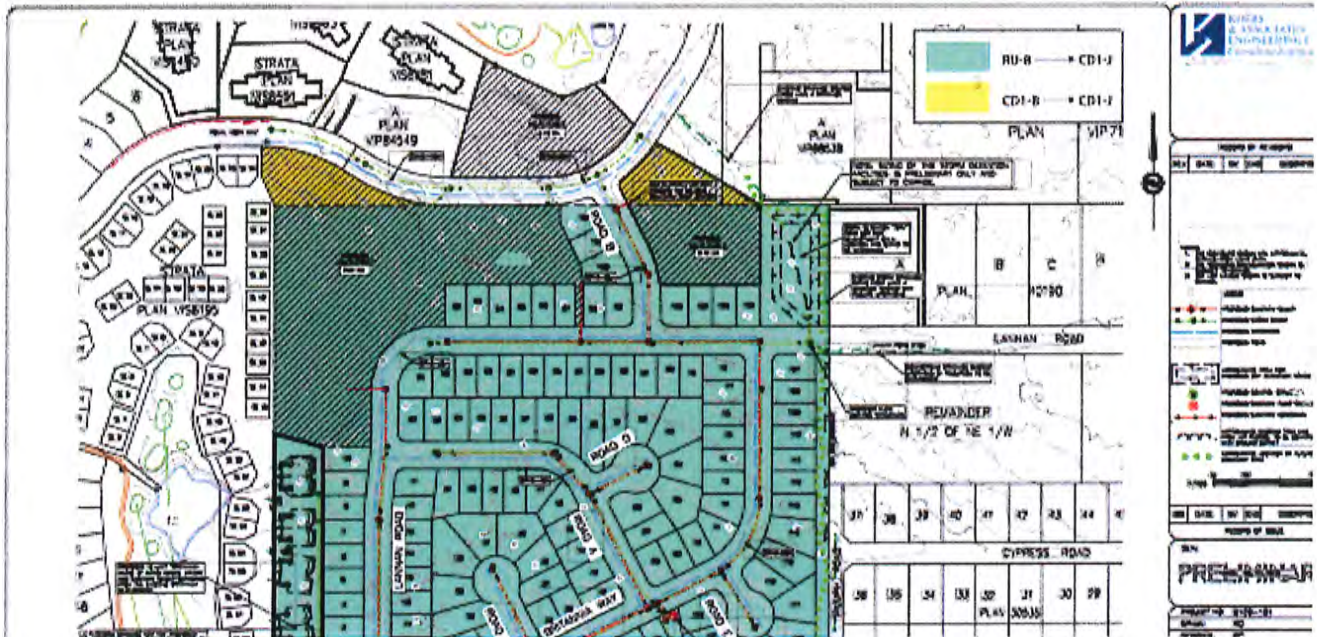
Though we would prefer that no development took place we understand that this is an urban area and Silverado had met our concerns about Brooklyn Creek and the changes that you have made, address our concerns.

I trust that we will be able to work together in the future along mutually agreeable targets.

Sincerely
Robert Deane
President, BCWS
cc Ian Buck, Director, Development Services



Lannan
Letter.pdf



9109-181-03

CONCEPTUAL
FOR RE-ZONING
DEVELOPMENT

STANDARD LAND
CONVEYANCE

DATE: 11/11/11
SCALE: 1" = 100'

PROJECT NO. 9109-181-03

PREPARED BY: [Logo]

DATE: 11/11/11
SCALE: 1" = 100'

PROJECT NO. 9109-181-03

PREPARED BY: [Logo]



9109-181-03

CONCEPTUAL
FOR RE-ZONING
DEVELOPMENT

STANDARD LAND
CONVEYANCE

DATE: 11/11/11
SCALE: 1" = 100'

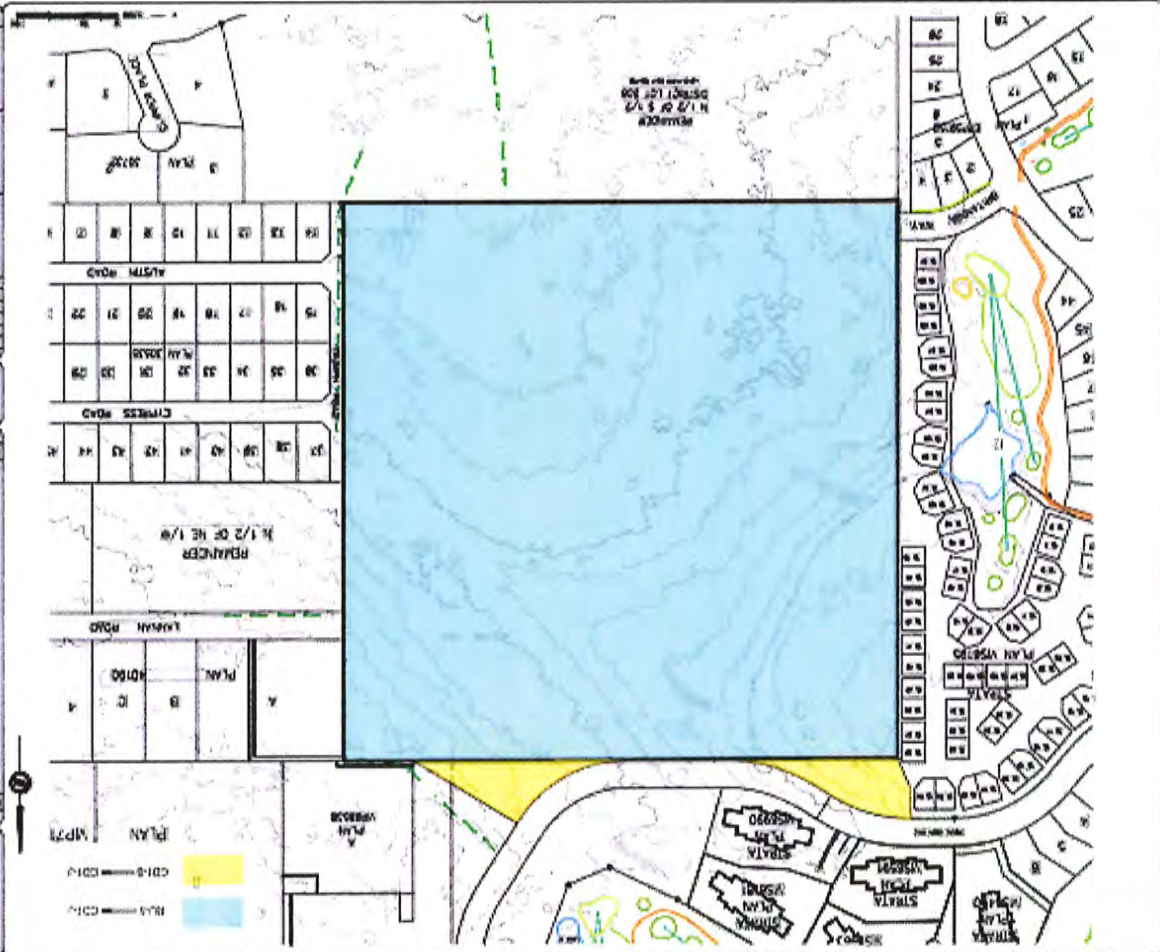
PROJECT NO. 9109-181-03

PREPARED BY: [Logo]

DATE: 11/11/11
SCALE: 1" = 100'

PROJECT NO. 9109-181-03

PREPARED BY: [Logo]



9109-181-03

CONCEPTUAL
FOR RE-ZONING
DEVELOPMENT

STANDARD LAND
CONVEYANCE

DATE: 11/11/11
SCALE: 1" = 100'

PROJECT NO. 9109-181-03

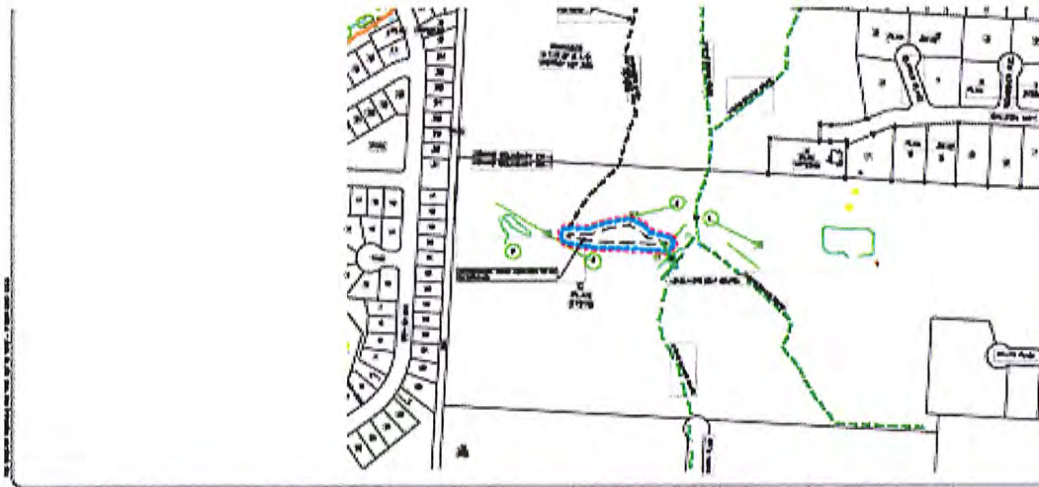
PREPARED BY: [Logo]

DATE: 11/11/11
SCALE: 1" = 100'

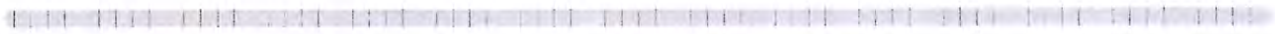
PROJECT NO. 9109-181-03

PREPARED BY: [Logo]





NO.	DATE	BY	CHKD	REVISION	
PRELIMINARY					
PROJECT NO. 9109-187-5K1					
SHEET NO. 01					
SHEET TOTAL 01					
DATE 04/15/2009					
SCALE 1/8"=1'-0"					
DRAWN BY					
SILVERADO LAND CORPORATION					
PROJECT					
LANJAN ROAD DEVELOPMENT					
TITLE					
CONCEPTUAL LAYOUT SHOWING DOWNSIDE DRAINAGE AND DETENTION POND					
PROJECT NO.	9109-187-5K1	SHEET NO.	01	TOTAL SHEETS	01



WRITTEN SUBMISSION
ONLY

INTEGRA

Jan 20, 2020

Mayor Bob Wells

Courtenay Council Members:

This letter is in support of the intended rezoning of the Lannan property by Crown Isle.

This is a well-designed project with a good mix of single and multi-housing options. Crown Isle has maintained quality in its developments and Lannan is a logical extension of that.

There is high demand for these types of properties and would be welcomed by the community.



Bill Larson

Integra Holdings Ltd.

3800 Beach Terrace

Courtenay BC V9N9T5

250-331-1877

bill@integrahomescv.ca



Dawn to Dawn

ACTION ON HOMELESSNESS SOCIETY
Unit 6C - 821 Shamrock Place, Comox, BC Canada V9M 4G4

WRITTEN
SUBMISSION
ONLY

January 20, 2020

City of Courtenay
830 Cliffe Ave
Courtenay, BC
V9N 2J7

RE: OCP/Zoning Amendment of Lot 1, VIP76495 (Lannan Rd) and Rem. Blk 72 (333 Clubhouse Dr.), File No. OCP 00007

Dear Mayor Wells and Courtenay City Council

I write this letter on behalf of Dawn to Dawn Action on Homelessness in Support of Silverado Land Corp. in their application for OCP/Zoning Amendment of the above property.

Silverado Land Corp. have been generous community supporters over the years and specifically generous to Dawn to Dawn raising money on our behalf during the Christmas walk, plus their recent contribution of a WeCan Shelter Unit. When asking Crown Isle and Silverado Land Corp. for charitable donations I have never been turned away.

The type of development that they propose with mixed-use residential including both single family and multi-family units is what is needed in the Comox Valley. It will address both affordability and density. New multi-family units and smaller lot sizes will allow for people in the rental market currently to afford to enter the housing market. This in turn will create much needed rental space within the community to help house those in need.

I urge you to approve this amendment.

Sincerely

Sue Finneron
President

Dawn to Dawn Action on Homelessness Society

January 19, 2020

Mayor and Council
City of Courtenay

By email: planning@courtenay.ca

Your Worship and Councillors:

Re: Public Hearing OCP/Zoning Amendment - Lot 1 Lannan Road and 333 Clubhouse Drive –
Bylaw 2972 and 2973

We ask Council to postpone this rezoning process that will result in a major change to the Official Community Plan. Council has not been presented with sufficient information on the hydrology of the Brooklyn Creek watershed or the value of this remnant forest, which should be conserved in its entirety as a condition of rezoning.

Some of the issues that present themselves for further consideration are:

- Lack of a comprehensive hydrological survey of the Brooklyn Creek watershed
- Lack of discussion of the need to conserve the entire remnant forest to help replenish the aquifer and as wildlife habitat.
- An inadequate environmental review of the property which did not contain a bird, insect or amphibian survey.

Lack of a comprehensive hydrological survey of the Brooklyn Creek watershed

In his excellent letter, Ian Moul notes that two of three Brooklyn Creek tributary streams begin in this area so that it functions as a portion of the upper headwaters of the Brooklyn Creek watershed, a salmon bearing waterway. Ian Moul's professional opinion is that,

“... In stark contrast [to efforts in the Town of Comox], the ... Brooklyn Creek watershed in the City of Courtenay ... has seen phased development with no apparent understanding of overall watershed function. The result has been a systematic piecemeal destruction of the natural hydrology of most of the upper watershed on this tributary... most of the natural creek system is now in settling ponds, ditches or buried in culverts.”

This highlights the critical necessity that Council have a full understanding of the natural hydrology of the area: Mr. Moul's request for an ecological review of the “biological function of the Brooklyn Creek watershed” that would analyze this proposed development in the context of the larger picture is prudent.

Lack of discussion of the need to conserve the entire remnant forest to help replenish the aquifer and as wildlife habitat.

I ask Council and Mr. Waldhaus to consider the hydrological advantages of conserving in its entirety the remaining seasonal wetland forest on this proposed property. Conservation of this remnant forest with its seepage areas retaining and slowly releasing water into the watershed will greatly aid not only in ensuring stable environmental flow levels for the Brooklyn Creek but in also replenishing the aquifer so much of the Valley relies on for well supply. The current stable level of our aquifer is probably due to the final melting of the Comox Glacier; but the aquifer level is likely to drop in coming years. As Jack Minard, former Executive Director of both the Tsolum River Restoration Society and the Comox Valley Land Trust, former chair of the Local Government Implementation Team for the Comox Valley Conservation Strategy's Community, and former Chair of the Salmon Enhancement and Habitat Advisory Board explains,

“Shallow wells along a ridge of the landscape from Sackville Road to the top of Mission Hill had been drying up over several years. This was due to new ditching intercepting rainfall and running it off the landscape faster and faster. Many homes, after relying on shallow wells for generations, had to drill to at least 250 ft. to get water. These two aquifers (shallow and deep) are separated by a layer of clay and many feet deep of glacial till. Water from the shallow aquifer does recharge the deeper aquifer in a slow manner through seeps and cracks in this separating layer. As development proceeded more ditching intercepted more ground water, runs it off to the streams faster leaving a number of impacts: the shallow aquifer is no longer a viable water source, the deeper aquifer is receiving far less recharge, streams and rivers are impacted by high and fast run off and the landscape becomes extremely dry in the summer, streams dry up and fish populations that require fresh water habitat in the late summer expire. Yes, ditching!” (Jack Minard email to G. Anderson May 2018)

The more water we can keep out of ditches and drainage systems, the more water will seep through to the underlying aquifer, and wild areas where water can pool are also valuable assets in flood control. The biological report commissioned by the developer has not been peer-reviewed, and parts of it were done at one of the driest times of the year. The report does not address the fundamental issue of the broader context of the hydrology of the watershed. Instead it acknowledges that “further assessment would be required to determine connectivity to fish” (page 3) for the north-east corner”. It also appears from photo 6 in this report that a storm drain is located nearby, which is likely draining this property at an abnormally rapid rate and thus distorting the hydrology of the forested seasonal wetland. Climate change mitigation and adaptation is one of the City’s goals, and there is no better ally for climate change mitigation than the conservation of natural wetlands, seasonal or year round.

By delaying this rezoning and investing in a comprehensive understanding of this watershed’s hydrology, Council will be safeguarding the health of Courtenay and attempting to repair some of the damage inflicted on the watershed over the last 30 years.

An inadequate environmental review of the property which did not contain a bird, insect or amphibian survey.

The study also did not include a bird, insect and amphibian survey, a normal component of any environmental report. That study would likely show the value of even a small patch of woods to birds, some in declining or threatened populations, competing for the decreasing availability of nesting and feeding sites. The Canadian Wildlife Service notes,

“In order to help ensure that you are complying with the Migratory Birds Convention Act, 1994 and the Migratory Birds Regulations, you should first determine the likelihood of the presence of migratory birds and their nests or eggs when planning activities to be carried out. It is recommended to use a scientifically sound approach that considers the available bird habitats, the migratory bird species likely to be encountered in such habitats, and the likely time period of encounters.” (Cut, Cut, Cut Sierra Club Canada, July 2019).

The proponent’s environmental report noted as many as 50 snags on the property, and in their blog, Conservation Northwest notes,

“Standing dead trees, called snags, provide birds and mammals with shelter to raise young and raptors with unobstructed vantage points. Large downed trees also provide important habitat for wildlife. Hundreds of species of birds, mammals, amphibians, reptiles and fish benefit from snags for food, nesting or shelter! ... Only 30 bird species are capable of making their own nest cavities in trees. The pileated woodpecker is a famous example. Another 80 animal species, like fishers, depend upon previously-excavated or natural tree holes for their nests... The insulation of a tree-trunk home allows wildlife to survive high summer and low winter temperature extremes. Tree cavities and loose bark are used by many animals to store their food supplies, while insects living inside the dead wood eat thousands of forest pests, which can harm living trees. Woodpeckers and creepers feast on the wood-eating insects and provide “sawdust” for ants to process. ... When they eventually fall into or near water and wetlands, fish and amphibians hide under and around dead wood. This aquatic “structure” provides important shelter for juvenile salmon, steelhead, char and trout. Without woody debris in our rivers and streams, these watersheds can’t provide adequate habitat for many native fish species.” (<https://www.conservationnw.org/our-work/wildlands/snag-trees/>)

Earlier surveys of the former larger Lannan Forest showed “two red-listed and one blue-listed plant communities, including an extremely rare occurrence of Aspen-crabapple and slough sledge.” ((\$73 million crown land sell-off Revs Up, Tyee, March 26 2004). These woods are maturing second growth forest of about 60 to 80 years of age, with a significant height that makes them a beautiful feature on the landscape, and this small urban forest will be a valuable asset to the city as it represents so well the natural ecology of post-logging Courtenay. As well as their role as wildlife habitat and carbon sinks, urban trees aid with cleaning air and water, providing cooling benefits in summer, and increasing human psychological and physical health.

Given their value to the community and the stated objectives of community plans, saving this forest in its entirety should be a priority. One of the goals of the Official Community Plan is to ‘protect environmentally sensitive areas and support sustainable development practices.’ A major change to the Official Community Plan must make this goal a priority.

Again, in section 4.10, Environmental Goals are listed as “To preserve and protect environmentally sensitive and unique natural areas, particularly areas along the rivers, streams, and shorelines; To preserve and protect riparian areas; To protect and enhance fish and wildlife habitats; To protect the crucial hydrological functions of the area; ... To work with watershed and stream stewardship groups on environmental related matters.”

Under the section 4.10.4, Environmentally Sensitive Areas are defined as including “watercourses including the sea, ponds, lakes, rivers, streams, natural drainage courses and wetlands, riparian and wildlife habitat” which the City pledges to protect.

And finally, one of the goals of the Parks and Open Space section (4.6.3) 1 is “to identify and protect environmentally sensitive areas, wildlife areas, streams and riparian areas.”... and to support ... “nature parks or ecological parks ... representative of Courtenay’s natural diversity, wildlife or plant protection ... [and] to protect wildlife and riparian habitat.” Permitting the destruction of much of an almost ten acre forest is in direct conflict to all of those objectives. Partial removal of the forest will further affect hydrology and make remaining trees susceptible to blowdown. It is imperative the forest be conserved in its entirety.

Conserving the Forest

It is very troubling that, given the appalling environmental destruction some years ago of most of the Lannan Forest, against the direct wishes of the community that had raised funds to buy those woods, this current development proposal would continue this further destruction of the remaining forest. The municipal staff could not advise the value that will be realized with the rezoning of this property from RU-8 to mixed use residential development, but with the average price of a lot in Crown Isle at \$350,000 (using what appears to be the lowest end price), 330 residential units will yield \$115.5 million dollars. Of course they will not all be single family lots, and there are costs such as the initial land purchase, infrastructure contributions for roads, etc., but it is clear that a great deal of money is going to be made if this major change to the Official Community Plan is approved.

Surely the developer would donate the remaining remnants of the Lannan Forested seasonal wetland, approximately 4 ha (10 acres) of the estimated 16.5 ha (41 acres) proposed development site, to the taxpayers and citizens of Courtenay. This is roughly one quarter of the property to be dedicated in exchange for major development rights.

In the Southlands (the former Spetifore farm) development approval process in Tsawwassen, another major land development similar to Crown Isle, the developer agreed to donate 80% of

the land, including a 90 acre forest, to the municipality of Delta for community gardens, wildlife habitat, public greenways and walkways, in exchange for zoning to develop the remaining 20%. Putting aside the arguments about that project's merit, even at that ratio of land donation it was still immensely worth the developer's decades of effort and project work.

Simply because we are out of the Metro Vancouver area doesn't mean we shouldn't have the same high standards for development. These are the standards of commitment that are now necessary for zoning approvals in the face of the climate and species crisis that is the result of past environmental destruction. Given that Mr. Moul has noted 'some commendable efforts being made by the Crown Isle Golf Course to enhance remnant portions of the upper creek,' (Ian Moul letter), we hope Mr. Waldhaus and the Crown Isle corporation will make this gesture to the community in a spirit of ecological concern and as part of their commitment to 'an expanding parks, natural areas and greenways system'. (Crown Isle letter January 6 2020).

It is critical that this forest be formally committed to City nature reserve in the application before Council contemplates this zoning application again. Your own staff report notes,

"Park dedication and development should occur in the first few phases of a development where applicable. By providing the park early, the future residents know what park amenities they are getting."

In setting high standards for environmental protection in development, Council not only sets precedent that holds future development to similar high standards, but benefits both current and future residents of the Valley. Developers make more money when they sell lots in attractive areas, and nothing makes an area more attractive to prospective residential and commercial buyers than the presence of conserved natural areas, forests and widespread tree plantings and greenway walking paths.

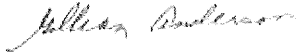
The Star Editorial Board opined that "...The stark consequences of global failures to protect habitat have been well-documented. Most recently, a landmark UN report found that one million species of plants and animals — out of a total of eight million — are at risk of extinction because of human action... Destruction of habitat and loss of biodiversity erodes economies, livelihoods, food security, health and quality of life... We must conserve biodiversity and important ecosystems **wherever they're found**, not just in places where few people live and work and commercial interests are low.... The longer we put off doing that, the less there will be to protect now and forever. "(Canada should move faster on protecting land from development, Star Editorial Board July 28, 2019).

If we are to have a town with a place for wildlife, if we are to have a province and a country replete with wildlife, it is critical that local urban woods are protected. When you look back on your legacy, you will never be sorry if people remember you as someone who stood for conservation of ecologically sensitive areas.

We urge you to postpone this rezoning application. One of the goals outlined in the Official Community Plan is “to continue to develop a strong community image through park development”. The community image we do NOT want is that of a remnant wood being logged and bulldozed yet again.

Thank you for your attention to our concerns.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Gillian Anderson".

Frank and Gillian Anderson
PO Box 307
Merville, B.C.
V0R 2M0

WRITTEN SUBMISSION
ONLY

#442, 3666 Royal Vista Way

Courtenay, BC V9N 9X8

January 16, 2020

Attn: Manager of Development Planning, Matthew Fitzgerald

Dear Mr. Fitzgerald,

Re: Zoning Amendments Lot 1, VIP76495 (Lannan Rd.) and Rem. Blk 72 (333 Clubhouse Dr.)

I would like to submit the following proposals regarding the Lannan Road project.

* I would like to see the two smaller parcels (the two triangle parcels) be rezoned into park areas for the current and future residents.

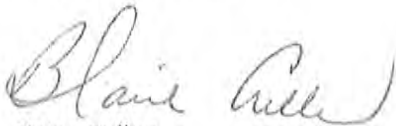
* I would like to see Lannan Street as an access to and from this project alongside Britannia and Royal Vista Way exits.

* The traffic increase from this project on Royal Vista Way will create a great inconvenience if we don't get a percentage of the vehicles using Anderton via Lannan.

* All construction and heavy equipment to use access via Anderton. Using Royal Vista Way will be very disruptive to the current residents.

I would like to thank you for considering my recommendations on this issue. I look forward to your reply.

Respectfully yours,



Blaine Cullen

Blaine Cullen

WRITTEN SUBMISSION
ONLY
#1

Ian Moul RPBio.
1585 Birch Avenue
Comox, BC, V9M 2N5

City of Courtenay
380 Cliffe Avenue
Courtenay, BC
V9N 2I7

14 January 2020

Mayor Wells and Council,

I have a background as a Registered Professional Biologist. I call myself a Landscape Ecologist and for the past 25 years my focus of interest has been the interface between human settlement and natural areas. I hope that with this letter I am able to offer constructive comment with regards to the proposed OCP Amendment Bylaw No. 2972 and proposed Zoning Bylaw Amendment No. 2973 – Lannon Road (henceforth referred to as the Lannon Development Site)

I am familiar with the area of the proposed Lannon Development Site. In November of 2009, I was invited by the former owners of the Longlands Golf Course (now called The Park at Crown Isle) to tour the forest immediately to the south. At that time, I observed a maturing second growth forest with seasonally saturated soils and fish presence right up to the south boundary of the Lannon Development Site (See attached Photographs). The report and photographs by Strategic Natural Resource Consultants, May 2019, suggests this area remains largely as I saw it. This area represents a portion of the upper headwaters of the Brooklyn Creek Watershed. Two of the three Brooklyn Creek tributary streams originate from this area, and flow south across The Park at Crown Isle property.

Over many years I have attended meetings, conferences and workshops hosted by the Partnership for Water Sustainability in British Columbia. Participants at these gatherings are a mix of civic planners and engineers plus local environmental groups. Much of the purpose of this group is to promote land development that embraces the conditions of the local environment. Communities from around the world have realised that it is more cost effective to work with the natural systems (ecosystem services) within local watersheds than to attempt to re-engineer nature

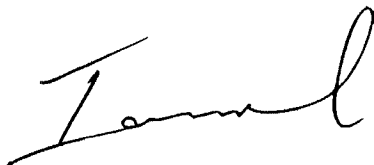
In Parksville in the spring of 2019 a whole segment of the water sustainability meeting focused on Brooklyn Creek. The presentation profiled the excellent conservation and restoration work along the portion of Brooklyn Creek where it flows through the Town of Comox. In stark contrast, the health of the Brooklyn Creek watershed in the City of Courtenay is another story. For the past 30 years the area of the west tributary has seen phased development with no apparent understanding of overall watershed function. The result has been a systematic piecemeal destruction of the natural hydrology of most of the upper watershed on this

tributary. While there are some commendable efforts being made by the Crown Isle Golf Course to enhance remnant portions of the upper creek, most of the natural creek system is now in settling ponds, ditches or buried in culverts.

From the perspective of many communities attempting to restore damaged watersheds, the intact portion of the Brooklyn Creek headwaters within the Lannon Development Site would be considered as extremely valuable. The existing forest and seasonally saturated soils offer ecosystem services whereby water and rainfall can be viewed as a valuable resource and not a waste product to be disposed of. The Lannon Development Site proposal presents a site plan showing removal of the existing forest in exchange for housing, a manufactured park, and an engineered stormwater facility on property immediately to the south, The Park at Crown Isle (where there are two fish bearing tributaries of Brooklyn Creek – see the attached photographs). I suggest that this plan represents archaic planning and engineering practices. I suggest that it is fully possible to have this residential subdivision and to protect the existing biological function of this area.

I recommend that as Mayor and council, you hold off on approving these proposed OCP and Zoning bylaw amendments and request that this area be looked at within the greater context of the biological function of the Brooklyn Creek Watershed. We are in the first month of the third decade of the 21st century. I urge you to start this decade by making a choice that can result in a development where human settlement is in harmony with the natural environment.

With best regards,

A handwritten signature in black ink, appearing to read 'Ian Moul', written in a cursive style.

Ian Moul RPBio.



Photograph 1: Near the south boundary of the Lannon Development Site, showing seasonally flooded soils and fish habitat - 24 November 2009.



Photograph 2: Near the south boundary of the Lannon Development Site, showing maturing forest, flowing water and fish habitat - 24 November 2009.



Photograph 3: Near the south boundary of the Lannon Development Site, showing maturing forest, seasonally flooded soils and fish habitat - 24 November 2009.

WRITTEN SUBMISSION
ONLY
2

Ian Moul RPBio.
1585 Birch Avenue
Comox, BC, V9M 2N5

17 January 2020

City of Courtenay
380 Cliffe Avenue
Courtenay, BC
V9N 2I7

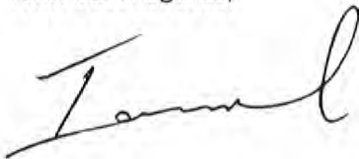
Mayor Wells and Council,

With this letter I wish to update comments sent in my previous letter of 14 January 2020 with regards to concerns about proposed OCP Amendment Bylaw No. 2972 and proposed Zoning Bylaw Amendment No. 2973 – Lannon Road (henceforth referred to as the Lannon Development Site).

My original letter was developed from information in a Staff Report and a Biologist Report found in an Agenda Package for first and second readings at a council meeting on 6 January 2020. On 16 January I met with Mr. Waldhaus of Silverado Land Corp. and discussed my concerns. Mr. Waldhaus explained to me how the project has evolved since the compilation of that Agenda Package. We discussed water flow through the area, the addition of rain gardens and swales to bring rainfall into the ground, the retention of the existing forest along the south-east boundary, the importance and understanding of the forest and the hydrology on the property to the south, (The Park at Crown Isle). Mr. Waldhaus showed me a site plan with a proposed retention pond, moved from the forested area of The Park, further south and into an existing cleared area. We also discussed the two tributaries of Brooklyn Creek, where they originate from the water flowing across the area of the Lannon Development Site and the forested north portion of The Park property.

Given the information presented by Mr. Waldhaus I feel far less critical of these OCP and zoning bylaw amendments. To synch my support for this project I would very much like to see a development prospectus that presents the above mentioned understanding of hydrology and natural features as a valuable amenity. I would also like to see the site plan shown to me by Mr. Waldhaus available at the public hearing. This site plan identifies a proposed retention pond on The Park at Crown Isle property (in Area B of the Regional District) in relation to an overall understanding of the Brooklyn Creek headwaters.

With best regards,



Ian Moul RPBio.

WRITTEN SUBMISSION
ONLY

Matthews, Rayanne

From: PlanningAlias
Sent: Friday, January 17, 2020 8:39 AM
To: Ward, John; Buck, Ian; Fitzgerald, Matthew; Sorichta, Wendy
Subject: Public Comments RE: Bylaw Nos 2972 & 2973 - OCP & Zoning Amendment (Lannan Road - Crown Isle Development) - MUNROE

From: Pam Munroe [mailto:]
Sent: Thursday, January 16, 2020 5:58 PM
To: PlanningAlias
Cc: Wells, Bob ; Frisch, David ; Hillian, Doug ; Theos, Manno ; McCollum, Melanie ; Morin, Wendy ; Cole-Hamilton, Will
Subject: OCP/Zoning Amendment. Lot 1 Lannan Rd and 333 Clubhouse Dr

I am unable to attend the public hearing on Monday, January 20 at City Hall.

I was one of the people involved in the attempt to purchase and protect this Crown land in 2003 and was very disappointed when we lost in the bidding process. Cutting the trees down in 2010 was another slap in the face to the people of this community. Although it was now "private" land, it had community benefits that could have been preserved with more careful logging practices.

I urge Council to remember the values that protecting watersheds can offer to a municipality. Protecting the upper reaches of the Brooklyn Creek Watershed is more cost effective than dealing with the issues that can result from less tree canopy and covering over functioning streams. It is time for the City of Courtenay to step up and make protection of this area of Brooklyn Creek a priority. Comox has done their bit in the lower reaches. Mr. Coulson can still have his development and the community benefits of this area can be protected.

Pam Munroe
Courtenay BC

WRITTEN SUBMISSION
ONLY

Matthews, Rayanne

From: PlanningAlias
Sent: Friday, January 17, 2020 9:40 AM
To: Ward, John; Sorichta, Wendy; Buck, Ian; Fitzgerald, Matthew
Subject: Public Comments RE: Bylaw Nos 2972 & 2973 - OCP & Zoning Amendment (Lannan Road - Crown Isle Development) - COLQUHOUN
Attachments: IMG_2432(1).jpg; IMG_2432.jpg; IMG_2431.jpg; IMG_2428.jpg; IMG_2430.jpg; IMG_2429.jpg; IMG_2423.jpg

From: ollie32 [mailto:]
Sent: Friday, January 17, 2020 9:38 AM
To: PlanningAlias
Subject: FW: Re: OCP00007

Good Morning Mathew,

I dont have alot of time as I'm off to Alberta for work shortly.

I was made aware that today is the deadline for public appeal of the rezoning of Lannan Road on Crown Island property.

In the future I am requesting that you notify me directly via email the schedule of upcoming events regarding this proposed development. As we discussed prior it will directly impact the safety of my kids and public safety. Everyone in this area has the "right" to be informed other then a simple notification on the internet.

Safety along Anderton is a problem as is, people believe it is a highway and speed continuously. Adding 120 more homes plus multi family homes plus existing Crown Isle with access from Lannan is going to increase traffic flow and lower public safety. The proposal for "future" multi family homes is a joke. Prior to allowing single family homes the developer should be mandated to build high density first. Courtenay city council should be accountable for this action.

Mostly recently with the snow on the roads it's a prime example of how public safety will be comprised. People can argue climate change and warming temperatures, simple fact is there has been considerable snow on the ground for the last 4 years in a row. My road still hasn't been plowed by the ministry and it's a mess with freeze thaw cycles. Funny enough someone plowed Lannan and the other road to the south with access to the Par 3 golf course back road. I've included some pictures from this morning including people stuck on Anderton trying to get out of the driveway.

Once again the people in this area are against this development and in the coming weeks I will be gathering signatures and support to appeal access to this development from Lannan Road. There needs to be concessions from the developer such as building sidewalks, traffic lights and so forth to insure the public's safety with the added traffic flow.

Please see attached and I looked forward to having an agenda sent to me.

Thanks

Greg Colquhoun

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Greg Colquhoun <[REDACTED]>
Date: 2019-12-31 10:52 a.m. (GMT-08:00)
To: planning@courtenay.ca
Subject: Re: OCP00007

Can you also please provide a Traffic impact study of this proposal development?

Thank you

Greg Colquhoun

On Tue, Dec 31, 2019 at 9:02 AM Greg Colquhoun <[REDACTED]> wrote:

Further to my questions yesterday, can you please define the property in question "REZONE LANNON ROAD PROPERTY FROM CVRD RU-8 TO CD-15? It's not clear on the application map.

Thank you

Greg Colquhoun
1604-8373917

----- Forwarded message -----

From: **Greg Colquhoun** <[REDACTED]>
Date: Mon, Dec 30, 2019 at 9:23 PM
Subject: OCP00007
To: <planning@courtenay.ca>

Hello Mathew Fitzgerald

I am writing in regards to the current zoning amendment OCP00007 currently in the works at your office. I am property owner and land resident on Lanson Road and have some concerns about the future proposal.

Questions I have for you at this time are,

- 1) What road improvements/future traffic control plans are there in store for Lannon Road at the intersection of Anderton?
- 2) What measures are in place to increase safety along Anderton due increased traffic volume? High density housing in a somewhat remote location means more people will be in cars.
- 3) Who will pay for the increased road usage and required maintenance (TAX) on Lannon Road on CVRD SIDE?
- 4) What safety and monetary concessions is the developer offering to current residents in the CVRD area to mitigate the increased population?

I look forward to your response,

Thank you

Greg Colquhoun

COLQUHOUN







COLQUHOUN



COLQUHOUN



COLQUHOUN

COLQUHOUN



Dawn Christian
1922 Thurber Rd
Comox, BC V9M 3Z5

City of Courtenay
830 Cliffe Avenue
Courtenay, BC V9N 2I7

14 January 2020

re: OCP Amendment Bylaw No. 2972 and proposed Zoning Bylaw Amendment No. 2973 – Lannon Road

Mayor Wells and Council,

I am writing to you to express concerns about the above OCP Zoning Bylaw Amendment.

I am very much concerned that according to the map there is no riparian protection planned for the 2 fish bearing tributaries of Brooklyn Creek. When the "Lannan Forest" was clear cut in January 2010 by feller bunchers, DFO regulations regarding fish bearing streams were violated by clearcutting to the stream side. To my knowledge there was no penalty for this violation. Nothing short of remediation and protection for these tributaries should be the minimum requirement for these important tributaries in this proposed amendment.

What I find sad is that the excellent conservation and restoration of Brooklyn Creek, by many volunteers, that flows through Comox is acclaimed throughout the province. In stark contrast the Upper Brooklyn Creek headwaters and its tributaries that flow through Courtenay, are treated in archaic planning processes with no regard to the importance of healthy watershed functions. As subdivisions have been phased in in the Upper Brooklyn Watershed (primarily Crown Isle developments) Most of the natural creek is in settling ponds and ditches with water and rainfall regarded as wastewater. As a member of the Provincial Water Watch network I am very aware of the amazing work that is being done throughout the province to restore and protect invaluable creeks and their watersheds. As climate change advances every drop of water is so important to support healthy communities.

I note that a significant area of what is left of Lannan Forest is planned for clearcutting to make way for this subdivision. Please note:

Lannan forest is representative of the very dry maritime coastal western hemlock sub zone (CWH xm 1). This zone is very under represented in terms of protected areas. According to the Provincial Overview and Status report less than 2% of this sub zone and variant is in fact protected. I suggest that these cut blocks be left intact or greatly reduced in their size.

Mayor and Council please consider not approving the OCP in its current form. Please move into the 21st Century and consider a plan that harmonizes our environment and human settlement, acknowledging Climate Change and our future generations. Please consider that the subdivision is in the Brooklyn Watershed with serious consequences downstream.

For a historical perspective and reminder of how Silverado acquired the Crown Land know as Lannan Forest please read:

"As the government sells public lands to private developers across B.C., angry locals say they're cut out of the deals."

By Andrew Findlay 26 Mar 2004 | TheTyee.ca

[https://thetyee.ca/News/2004/03/26/%2473 Million Crown Land Sell-off Revs Up/](https://thetyee.ca/News/2004/03/26/%2473%20Million%20Crown%20Land%20Sell-off%20Revs%20Up/)

As some of you will remember this was a very contentious land deal where Public Crown Land all over the province was being sold, often behind closed doors with no public input or opportunity to buy for the public good.

Our community was hugely galvanized by this issue. Hundreds and hundreds (from all political stripes) gathered and supported opposition to the sale of Lannan Forest to Silverado by:

1. Preventing the annexation of the Forest from Area B to Courtenay. Much to the surprise to Silverado and some of the Council of the day our petition which gathered 10% signatures from the City of Courtenay. This made the annexation request to go to a referendum. Since annexation was a requirement for the original sale that fell through
2. Once the petition was successful the Province decided to put the Crown Land up for sale through a bidding process with a very short deadline. Our community and the Regional District worked very hard to raise a significant amount of money for our bid. Close to \$1,000,000 (far exceeding the original price offered to Silverado). Some even put their property up for a 2nd mortgage. Although we lost the bid it did bring to light how the province was disposing of Crown Land for Development purposes. Also the Comox Valley Land Trust was formed at this time and as we all know The Trust has been instrumental in preserving much land in the Valley

Thank you for your time and consideration,

Dawn Christian

January 19, 2020

Mayor and Council
City of Courtenay

By email: planning@courtenay.ca

Your Worship and Councillors:

Re: Public Hearing OCP/Zoning Amendment - Lot 1 Lannan Road and 333 Clubhouse Drive –
Bylaw 2972 and 2973

We ask Council to postpone this rezoning process that will result in a major change to the Official Community Plan. Council has not been presented with sufficient information on the hydrology of the Brooklyn Creek watershed or the value of this remnant forest, which should be conserved in its entirety as a condition of rezoning.

Some of the issues that present themselves for further consideration are:

- Lack of a comprehensive hydrological survey of the Brooklyn Creek watershed
- Lack of discussion of the need to conserve the entire remnant forest to help replenish the aquifer and as wildlife habitat.
- An inadequate environmental review of the property which did not contain a bird, insect or amphibian survey.

Lack of a comprehensive hydrological survey of the Brooklyn Creek watershed

In his excellent letter, Ian Moul notes that two of three Brooklyn Creek tributary streams begin in this area so that it functions as a portion of the upper headwaters of the Brooklyn Creek watershed, a salmon bearing waterway. Ian Moul's professional opinion is that,

“... In stark contrast [to efforts in the Town of Comox], the ... Brooklyn Creek watershed in the City of Courtenay ... has seen phased development with no apparent understanding of overall watershed function. The result has been a systematic piecemeal destruction of the natural hydrology of most of the upper watershed on this tributary... most of the natural creek system is now in settling ponds, ditches or buried in culverts.”

This highlights the critical necessity that Council have a full understanding of the natural hydrology of the area: Mr. Moul's request for an ecological review of the “biological function of the Brooklyn Creek watershed” that would analyze this proposed development in the context of the larger picture is prudent.

Lack of discussion of the need to conserve the entire remnant forest to help replenish the aquifer and as wildlife habitat.

I ask Council and Mr. Waldhaus to consider the hydrological advantages of conserving in its entirety the remaining seasonal wetland forest on this proposed property. Conservation of this remnant forest with its seepage areas retaining and slowly releasing water into the watershed will greatly aid not only in ensuring stable environmental flow levels for the Brooklyn Creek but in also replenishing the aquifer so much of the Valley relies on for well supply. The current stable level of our aquifer is probably due to the final melting of the Comox Glacier; but the aquifer level is likely to drop in coming years. As Jack Minard, former Executive Director of both the Tsolum River Restoration Society and the Comox Valley Land Trust, former chair of the Local Government Implementation Team for the Comox Valley Conservation Strategy's Community, and former Chair of the Salmon Enhancement and Habitat Advisory Board explains,

“Shallow wells along a ridge of the landscape from Sackville Road to the top of Mission Hill had been drying up over several years. This was due to new ditching intercepting rainfall and running it off the landscape faster and faster. Many homes, after relying on shallow wells for generations, had to drill to at least 250 ft. to get water. These two aquifers (shallow and deep) are separated by a layer of clay and many feet deep of glacial till. Water from the shallow aquifer does recharge the deeper aquifer in a slow manner through seeps and cracks in this separating layer. As development proceeded more ditching intercepted more ground water, runs it off to the streams faster leaving a number of impacts: the shallow aquifer is no longer a viable water source, the deeper aquifer is receiving far less recharge, streams and rivers are impacted by high and fast run off and the landscape becomes extremely dry in the summer, streams dry up and fish populations that require fresh water habitat in the late summer expire. Yes, ditching!” (Jack Minard email to G. Anderson May 2018)

The more water we can keep out of ditches and drainage systems, the more water will seep through to the underlying aquifer, and wild areas where water can pool are also valuable assets in flood control. The biological report commissioned by the developer has not been peer-reviewed, and parts of it were done at one of the driest times of the year. The report does not address the fundamental issue of the broader context of the hydrology of the watershed. Instead it acknowledges that “further assessment would be required to determine connectivity to fish” (page 3) for the north-east corner”. It also appears from photo 6 in this report that a storm drain is located nearby, which is likely draining this property at an abnormally rapid rate and thus distorting the hydrology of the forested seasonal wetland. Climate change mitigation and adaptation is one of the City’s goals, and there is no better ally for climate change mitigation than the conservation of natural wetlands, seasonal or year round.

By delaying this rezoning and investing in a comprehensive understanding of this watershed’s hydrology, Council will be safeguarding the health of Courtenay and attempting to repair some of the damage inflicted on the watershed over the last 30 years.

An inadequate environmental review of the property which did not contain a bird, insect or amphibian survey.

The study also did not include a bird, insect and amphibian survey, a normal component of any environmental report. That study would likely show the value of even a small patch of woods to birds, some in declining or threatened populations, competing for the decreasing availability of nesting and feeding sites. The Canadian Wildlife Service notes,

“In order to help ensure that you are complying with the Migratory Birds Convention Act, 1994 and the Migratory Birds Regulations, you should first determine the likelihood of the presence of migratory birds and their nests or eggs when planning activities to be carried out. It is recommended to use a scientifically sound approach that considers the available bird habitats, the migratory bird species likely to be encountered in such habitats, and the likely time period of encounters.” (Cut, Cut, Cut Sierra Club Canada, July 2019).

The proponent’s environmental report noted as many as 50 snags on the property, and in their blog, Conservation Northwest notes,

“Standing dead trees, called snags, provide birds and mammals with shelter to raise young and raptors with unobstructed vantage points. Large downed trees also provide important habitat for wildlife. Hundreds of species of birds, mammals, amphibians, reptiles and fish benefit from snags for food, nesting or shelter! ... Only 30 bird species are capable of making their own nest cavities in trees. The pileated woodpecker is a famous example. Another 80 animal species, like fishers, depend upon previously-excavated or natural tree holes for their nests... The insulation of a tree-trunk home allows wildlife to survive high summer and low winter temperature extremes. Tree cavities and loose bark are used by many animals to store their food supplies, while insects living inside the dead wood eat thousands of forest pests, which can harm living trees. Woodpeckers and creepers feast on the wood-eating insects and provide “sawdust” for ants to process. ... When they eventually fall into or near water and wetlands, fish and amphibians hide under and around dead wood. This aquatic “structure” provides important shelter for juvenile salmon, steelhead, char and trout. Without woody debris in our rivers and streams, these watersheds can’t provide adequate habitat for many native fish species.” (<https://www.conservationnw.org/our-work/wildlands/snag-trees/>)

Earlier surveys of the former larger Lannan Forest showed “two red-listed and one blue-listed plant communities, including an extremely rare occurrence of Aspen-crabapple and slough sledge.” ((\$73 million crown land sell-off Revs Up, Tyee, March 26 2004). These woods are maturing second growth forest of about 60 to 80 years of age, with a significant height that makes them a beautiful feature on the landscape, and this small urban forest will be a valuable asset to the city as it represents so well the natural ecology of post-logging Courtenay. As well as their role as wildlife habitat and carbon sinks, urban trees aid with cleaning air and water, providing cooling benefits in summer, and increasing human psychological and physical health.

Given their value to the community and the stated objectives of community plans, saving this forest in its entirety should be a priority. One of the goals of the Official Community Plan is to ‘protect environmentally sensitive areas and support sustainable development practices.’ A major change to the Official Community Plan must make this goal a priority.

Again, in section 4.10, Environmental Goals are listed as “To preserve and protect environmentally sensitive and unique natural areas, particularly areas along the rivers, streams, and shorelines; To preserve and protect riparian areas; To protect and enhance fish and wildlife habitats; To protect the crucial hydrological functions of the area; ... To work with watershed and stream stewardship groups on environmental related matters.”

Under the section 4.10.4, Environmentally Sensitive Areas are defined as including “watercourses including the sea, ponds, lakes, rivers, streams, natural drainage courses and wetlands, riparian and wildlife habitat” which the City pledges to protect.

And finally, one of the goals of the Parks and Open Space section (4.6.3) 1 is “to identify and protect environmentally sensitive areas, wildlife areas, streams and riparian areas.”... and to support ... “nature parks or ecological parks ... representative of Courtenay’s natural diversity, wildlife or plant protection ... [and] to protect wildlife and riparian habitat.” Permitting the destruction of much of an almost ten acre forest is in direct conflict to all of those objectives. Partial removal of the forest will further affect hydrology and make remaining trees susceptible to blowdown. It is imperative the forest be conserved in its entirety.

Conserving the Forest

It is very troubling that, given the appalling environmental destruction some years ago of most of the Lannan Forest, against the direct wishes of the community that had raised funds to buy those woods, this current development proposal would continue this further destruction of the remaining forest. The municipal staff could not advise the value that will be realized with the rezoning of this property from RU-8 to mixed use residential development, but with the average price of a lot in Crown Isle at \$350,000 (using what appears to be the lowest end price), 330 residential units will yield \$115.5 million dollars. Of course they will not all be single family lots, and there are costs such as the initial land purchase, infrastructure contributions for roads, etc., but it is clear that a great deal of money is going to be made if this major change to the Official Community Plan is approved.

Surely the developer would donate the remaining remnants of the Lannan Forested seasonal wetland, approximately 4 ha (10 acres) of the estimated 16.5 ha (41 acres) proposed development site, to the taxpayers and citizens of Courtenay. This is roughly one quarter of the property to be dedicated in exchange for major development rights.

In the Southlands (the former Spetifore farm) development approval process in Tsawwassen, another major land development similar to Crown Isle, the developer agreed to donate 80% of

the land, including a 90 acre forest, to the municipality of Delta for community gardens, wildlife habitat, public greenways and walkways, in exchange for zoning to develop the remaining 20%. Putting aside the arguments about that project's merit, even at that ratio of land donation it was still immensely worth the developer's decades of effort and project work.

Simply because we are out of the Metro Vancouver area doesn't mean we shouldn't have the same high standards for development. These are the standards of commitment that are now necessary for zoning approvals in the face of the climate and species crisis that is the result of past environmental destruction. Given that Mr. Moul has noted 'some commendable efforts being made by the Crown Isle Golf Course to enhance remnant portions of the upper creek,' (Ian Moul letter), we hope Mr. Waldhaus and the Crown Isle corporation will make this gesture to the community in a spirit of ecological concern and as part of their commitment to 'an expanding parks, natural areas and greenways system'. (Crown Isle letter January 6 2020).

It is critical that this forest be formally committed to City nature reserve in the application before Council contemplates this zoning application again. Your own staff report notes,

"Park dedication and development should occur in the first few phases of a development where applicable. By providing the park early, the future residents know what park amenities they are getting."

In setting high standards for environmental protection in development, Council not only sets precedent that holds future development to similar high standards, but benefits both current and future residents of the Valley. Developers make more money when they sell lots in attractive areas, and nothing makes an area more attractive to prospective residential and commercial buyers than the presence of conserved natural areas, forests and widespread tree plantings and greenway walking paths.

The Star Editorial Board opined that "...The stark consequences of global failures to protect habitat have been well-documented. Most recently, a landmark UN report found that one million species of plants and animals — out of a total of eight million — are at risk of extinction because of human action... Destruction of habitat and loss of biodiversity erodes economies, livelihoods, food security, health and quality of life... We must conserve biodiversity and important ecosystems **wherever they're found**, not just in places where few people live and work and commercial interests are low.... The longer we put off doing that, the less there will be to protect now and forever. "(Canada should move faster on protecting land from development, Star Editorial Board July 28, 2019).

If we are to have a town with a place for wildlife, if we are to have a province and a country replete with wildlife, it is critical that local urban woods are protected. When you look back on your legacy, you will never be sorry if people remember you as someone who stood for conservation of ecologically sensitive areas.

We urge you to postpone this rezoning application. One of the goals outlined in the Official Community Plan is “to continue to develop a strong community image through park development”. The community image we do NOT want is that of a remnant wood being logged and bulldozed yet again.

Thank you for your attention to our concerns.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Gillian Anderson".

Frank and Gillian Anderson
PO Box 307
Merville, B.C.
V0R 2M0

VERBAL AND WRITTEN
SUBMISSION
#1

Matthews, Rayanne

From: Blamire, Susan
Sent: Friday, January 17, 2020 4:07 PM
To: Ward, John; Sorichta, Wendy; Buck, Ian
Cc: Fitzgerald, Matthew
Subject: Public Comments RE: Bylaw Nos 2972 & 2973 - OCP & Zoning Amendment (Lannan Road - Crown Isle Development) - MAY

-----Original Message-----

From: Fitzgerald, Matthew
Sent: Friday, January 17, 2020 3:34 PM
To: [REDACTED]
Subject: RE: Lannan Road Development Crown Isle)

Good Afternoon Heide,

To confirm - are your comments below in response to the Public Hearing Notice?

Matthew Fitzgerald RPP MCIP
Manager of Development Planning
P: 250-334-4441 (ext. 7255)
E: mfitzgerald@courtenay.ca

The City of Courtenay proudly serves our community by providing a balanced range of sustainable municipal services.
OUR CORE VALUES: People Matter | Be Accountable | Depend on Each Other | Pursue Excellence | Celebrate Success

-----Original Message-----

From: Heide May [mailto:[REDACTED]]
Sent: Wednesday, January 15, 2020 11:24 AM
To: [REDACTED]
Cc: Gothard, Nancy <ngothard@courtenay.ca>
Subject: Lannan Road Development Crown Isle)

Have read Koers & Associates Eng. Ltd Conceptional Servicing Report on Lannan Road Dev.
Their conceptual Storm Drainage indicates that drainage from ridge will be south through Longland's Golf Course property and then to Brooklyn Creek?

Drainage in this area has been problematic and ever more compounding issues for many years.

A drainage pipe at southeastern portion of Longland's Golf Course ("The Park") circumvents my bordering property but illegally drains unto my land into overgrown ditch at most easterly point of Lot D . - then slowly drains thru an overgrown ditch on Adamas property to Anderton Rd.

Drainage from Crown Isle has also overloaded easement on Lot E and is becoming a "Choke Point" at Parry Place with erosion etc. taking place along my driveway.

As noted before blue flagging was noticed on my property done by unknown surveyors.

I strongly feel that a proper drainage study has to be done by developer before approval by the City of Courtenay.

Thank you for your response.

Heide May

VERBAL AND WRITTEN
SUBMISSION
#2

Matthews, Rayanne

From: Blamire, Susan
Sent: Monday, January 20, 2020 8:43 AM
To: Ward, John; Sorichta, Wendy; Buck, Ian
Cc: Fitzgerald, Matthew
Subject: Public Comments RE: Bylaw Nos 2972 & 2973 - OCP & Zoning Amendment (Lannan Road - Crown Isle Development) - MAY - Submission #2 FW: Lannan Forest Development and Drainage Problems

Good Morning

This looks like another set of comments sent to Matthew from the same Individual of your follow up question email Wendy, but these look like additional comments.

Happy Planning
Sue Blamire
Planning Clerk, City of Courtenay
Tel: 250-703-4839
Email: sblamire@courtenay.ca
Development Services Info Page: www.courtenay.ca/dev

-----Original Message-----

From: Fitzgerald, Matthew
Sent: Monday, January 20, 2020 8:30 AM
To: Blamire, Susan <sblamire@courtenay.ca>
Subject: FW: Lannan Forest Development and Drainage Problems

Public Hearing comments for distribution please

Matthew Fitzgerald RPP MCIP
Manager of Development Planning
P: 250-334-4441 (ext. 7255)
E: mfitzgerald@courtenay.ca

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OUR CORE VALUES: People Matter | Be Accountable | Depend on Each Other | Pursue Excellence | Celebrate Success

-----Original Message-----

From: George [mailto:] On Behalf Of []
Sent: Saturday, January 18, 2020 1:54 PM
To: Fitzgerald, Matthew <mfitzgerald@courtenay.ca>
Cc: [] town@comox.ca
Subject: FW: Lannan Forest Development and Drainage Problems

Subject: Lannan Forest Development and Drainage Problems

Name. Heide May

I have resided on Lot D, District Lot 83, Plan 277276, Comox District, since 1978. This property is located in the Anderton Rd Corridor, CVRD and is bordering Longland's Golf Course to the north.

The surrounding areas, (Crown Isle , Longland's Golf Course etc.) then were heavily forested with many marshes and swamps acting as catchment basins for rainwater.

With development of these areas, deforestation, filling in of swamps and channelization of waters, serious drainage issues have ensued.

In 1981 a. Master Brooklyn Creek Drainage Plan was completed but was altered to suit developers allowing ever greater amounts of water to be drained downhill through drainage pipes. Choke points of water collection were created on Parry Place, Comox.

Hydrology of these areas was forever changed and negatively impacted the surrounding properties and downhill lands. Three jurisdiction, (City of Courtenay, CVRD and Town of Comox.) are involved.

To make the drainage problem even more complicated the Ministry of Transportation and Highways is responsible for CVRD drainage. The Anderton Corridor is wedged inbetween the City of Courtenay and the Town of Comox.

Post development flows greatly exceed pre development flows as there was no drainage of waters before development started...

Drainage from Longland's Golf Course has been negatively impacting my property at the north western and south eastern portion of Lot D for many years . A pipe now circumvents part of the southeastern areas and drainage water is emptying unto my property without my consent then slowly draining through neighboring overgrown ditch to Anderton Rd , and eventually unto Sim's Farm and the Town of Comox .

Recently I have discovered blue surveyor tapes on my property at southeastern portion and nobody is owning up to having placed them there.

Lannan Forest Development has now applied for a development permit. Crown Isle is now owner of Longland's Golf Course renamed The Park .

It is imperative before the Lannan Forest Development application is granted, that a THOROUGH DRAINAGE STUDY, that includes all three jurisdiction, be completed.

This must include "off-site" retention ponds, impact of drainage to downhill lands and a feasible SOLUTION of these ever compounding drainage issues.

Thank you

Heide May

Sent from my iPad

VERBAL AND WRITTEN
SUBMISSION
1

Sorichta, Wendy

From: Sorichta, Wendy
Sent: Monday, January 20, 2020 12:48 PM
To: Blamire, Susan; Ward, John; Buck, Ian
Cc: Fitzgerald, Matthew
Subject: DONE: Public Comments RE: Bylaw Nos 2972 & 2973 - OCP & Zoning Amendment (Lannan Road - Crown Isle Development) - D'AOUST -FW: Public hearing to the Lannam forest zoning amendment

Good afternoon,

Public comments were forwarded to Council for information this afternoon, January 20th.

Sincerely,
Wendy

From: Blamire, Susan
Sent: Monday, January 20, 2020 11:21 AM
To: Sorichta, Wendy; Ward, John; Buck, Ian
Cc: Fitzgerald, Matthew
Subject: Public Comments RE: Bylaw Nos 2972 & 2973 - OCP & Zoning Amendment (Lannan Road - Crown Isle Development) - D'AOUST -FW: Public hearing to the Lannam forest zoning amendment

From: Fitzgerald, Matthew
Sent: Monday, January 20, 2020 11:11 AM
To: Blamire, Susan <sblamire@courtenay.ca>
Subject: FW: Public hearing to the Lannam forest zoning amendment

Public Hearing comments below. Thanks.

Matthew Fitzgerald RPP MCIP

Manager of Development Planning

P: 250-334-4441 (ext. 7255)

E: mfitzgerald@courtenay.ca

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From: Nicholas D'Aoust [<mailto:>]
Sent: Monday, January 20, 2020 10:55 AM
To: Fitzgerald, Matthew <mfitzgerald@courtenay.ca>
Subject: Public hearing to the Lannam forest zoning amendment

Hello Matthew.

I would like to submit a written statement regarding my objection to the proposed drainage of the zoning amendment. There was bad weather on Friday and the notice states that it can only be submitted until Friday.

Here is a picture of the last upgrade to the Stormwater management that appears to be missing pieces to actually control and hold back storm water.

I ask you to allow me to submit a written statement this afternoon to you for you to have for the public hearing this afternoon.

Nick D'Aoust
1179 Parry Place

Sent from my iPhone



VERBAL AND WRITTEN
SUBMISSION
2

Matthews, Rayanne

From: PlanningAlias
Sent: Monday, January 20, 2020 2:01 PM
To: Sorichta, Wendy; Ward, John; Buck, Ian; Fitzgerald, Matthew
Subject: Public Comments RE: Bylaw Nos 2972 & 2973 - OCP & Zoning Amendment (Lannan Road - Crown Isle Development) - D'AUOST -(Submission #2) FW: OCP/Zoning Amendment File # OCP00007 (Lannan rd)

From: Nicholas D'Aoust [mailto:]
Sent: Monday, January 20, 2020 1:42 PM
To: PlanningAlias
Cc: Fitzgerald, Matthew
Subject: OCP/Zoning Amendment File # OCP00007 (Lannan rd)

To the councillors of the city of Courtenay,

We are notifying you of our objection to this O.C.P. / Zoning amendment of the Lannan Property. We have reviewed the submitted documents, specifically the conceptual servicing report submitted by Koers Engineering Ltd. It proposes two possibilities to drain storm water from this site; the Lannan road ditch or through Longlands(Crown Isle) to Brooklyn Creek. In no way can storm water from this site be permitted to flow into the Brooklyn Creek drainage system. We have lived adjacent to Crown isles Lake 20 retention pond for 17 years. We have a long history with the storm water management of Crown Isle and the City of Courtenay. The storm water from lake 20 has been a recurring nuisance for us. We believe the infrastructure outside the city of Courtenay has been upgraded to meet the **doubled outflow** form Lake 20 as a result of the updated drainage study performed by Koers Engineering some years ago.(I was the one that forced the city to share this with the Town of Comox and RD)

Given our history we can say that a development of this size cannot proceed without a comprehensive drainage study being completed looking at not only the subject property but also the affected properties and jurisdictions downstream. Have you notified parties down steam? because we were not!

Furthermore, the lake 20 experience has taught us that the work suggested in the drainage study should be done before the development and not after. When I was worried about being flooded again (Lake 20 overflowed and breached it's banks in 2009 flooding my property and house) my last communication with Rich Feucht in October 2016 regarding a swale to prevent overland flooding of my property was that I would have to wait for Hudson Trunk sewer. That meant waiting 3 more years with the possibility of flooding. During those 3 years my property had sediment laden water pumped on it directly and indirectly through Longlands into fish bearing habitat. (Pumped by contractors dealing with storm water during development. This was reported to fisheries.

We are the first private property on the other side of Longlands (Crown Isle) that would receive this storm water. We are in the RD and drain our storm water into ditches on Parry Place. The city of Courtenay can not drain their storm water in rural ditches designed for our storm water.

It took 10 years for the City and Crown Isle to resolve the Lake 20 drainage issues. I still have my meeting notes from May 25th 2010 with Kevin Lagen, Richard Cave and Rick Jackson.

As I said 10 years ago, I am not against development but we are a community and need to work together.

Nick & Tonya D'Aoust



1179 Parry Place

VERBAL AND WRITTEN
SUBMISSION

Jan. 10, 2020

365 – 3399 Crown Isle Dr
Courtenay, BC, V9N9X7

Attention: Mayor Wells and Courtenay Council:

CC Matthew Fitzgerald - City of Courtenay

Subject:- Destruction Of Wetland associated with a Crown Isle Proposed Development OCP00007
(Lannan)

The purpose of this letter is to encourage the Courtenay Council to intervene in the case of Development Application OCP00007. Halting the destruction of a patch of wetland along with the sole remaining trees of the old "lannan forest". The area we are focusing on is described in the developer's environmental wetland report in submission OCP00007 to the and highlighted by documentation supplied by the Brooklyn Creek Watershed Society (attached). Worthwhile noting that while The Brooklyn Creek Watershed Society, backed up by various sources, has declared the area in question a wetland, Crown Isle has hired a consultant who has declared the same area to not be a wetland.

This is not surprising, in the light of Crown Isles' past desecration of the upper Brooklyn Creek to the west of the new Crown Isle Drive. That section of the creek was a valuable salmon habitat, nurtured by volunteers, now gone forever. How Crown Isle was permitted by the various responsible oversight agencies (including Courtenay Development Services) to get away with this travesty is profoundly disturbing! One asks, where was the oversight that was and still is, needed to protect the estuary.

In light of the above and in the face of more destruction, we should be taking a stand showing at least some determination to act as stewards of the environment.

The gradual eroding away of habitat has to stop. We are practicing "Death by a Thousand Cuts". The proposed development of 10 patio homes in the wetland area should be halted immediately. Such a gesture would make a strong symbolic statement to residents and developers alike. Preservation of the estuary has to be in the forefront! Taking a stand for the environment is critical and timely!

Please support this request for the general good of the Comox Valley and its residents.

Sincerely,


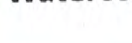










Edward Fudge (Courtenay Resident)
365-3399 Crown Isle Dr, Courtenay, BC V9N9X7



Brooklyn Creek Watershed Map

Legend

- | | | | |
|--|-------------------------|---|-------------------------|
|  | Watershed Boundary |  | Confirmed Fish Presence |
| Sensitive Habitats* | |  | Unknown Fish Presence |
|  | Older Forest |  | Storm Discharge Points |
|  | Wetland |  | Culverts |
|  | Lost Habitat |  | Schools |
|  | Parks & Protected Areas | | |

*These layers are slightly transparent and show up lighter on the map

Area in Inlet

Idiens Way

Brooklyn Creek

Guthrie Rd

Anderson Rd

Comox Ave

Comox Harbor

