

Planning Department
City of Courtenay
Re: File No.RZ000076
1410 Glen Urquhart Drive

September 26, 2023

Thank you for the opportunity to provide feedback for this application to change the RR1 zoning of a residence on Glen Urquhart Drive to allow a secondary residence on that property.

While holding no personal intention against the applicant, as long time owners of a property on this street, we have serious concerns about the allowance of secondary residences which could become rental properties with this change.

Glen Urquhart is a no exit street with a nature park at the top of the roadway. Visiting cars park there along the street. All traffic must turn around near the entrance to the park and return down Glen Urquhart to 10th East. Larger trucks, including City waste disposal vehicles often need to back down the street driving in the wrong direction to 10th East. Adding additional traffic volume to Glen Urquhart makes little sense at a time that residents, including residents on Glen Urquhart, are experiencing traffic pressures from the spillover from the Glenhart Views construction and eventual densification. When City staff were asked about remediation of these traffic concerns as part of this zoning application, we were told that there were no plans for remediation by the City and we were referred to the Ministry of Transportation and Infrastructure who responded with a similar message.

In discussion with City staff, it was stated that the unpaved lane way between Glen Urquhart and Hodson would be considered as accessible for secondary residences on the non view side of Glen Urquhart. This could add over 10 secondary residents to the existing lane traffic , all of which would use 10thEast as its easiest route to Back Road. Again, without remediated traffic patterns this change would compound an already evolving traffic issue.

Finally, although dismissed by City planning staff as an issue, we feel we must mention that many residents on this street, including ourselves, participated in the last Official Community Planning process and we felt assured when that the RR1 zoning for Glen Urquhart Drive remained. Newer residents bought their houses because of it. We know that it is empirically impossible to measure the “ethos or community spirit “ of a neighbourhood but we also know and celebrate that Glen Urquhart is a beautiful street and its ruralness is respected across the city. Adding the potential for rentals through amendments to the Official Community Plan now appears to incongruous with the both the feedback from residents and the Plan’s original intent.

We would appreciate Council’s considerations of our feedback and concerns.

Respectfully,

Tom and Sherry Elwood

1303 Glen Urquhart Drive