

## Heritage Alteration Permit and Development Variance for 2714 Dunsmuir Avenue

<b>Comments from Public Information Meeting held Wednesday, August 4, 2021, from 4 pm to 6 pm</b>	
Address	Comment
<b>████ Penrith Avenue</b>	<ol style="list-style-type: none"> <li>1. The loss of the Cumberland Hotel means we lose a venue for artistic performance. Please try for some large performance space</li> <li>2. Parking and delivery truck loading: some increase for the commercial customers parking please – the neighbourhood adjacent is residential.</li> <li>3. Great work on the viewscape – good massing placement, love the courtyard, nice “shout-out” to the 2-story line of the adjacent commercial buildings.</li> </ol>
<b>████ Penrith Avenue</b>	<ol style="list-style-type: none"> <li>1. It is a lovely design for multiple dwellings structure. However it will change the “curb appeal” for our little village.</li> <li>2. The key concern is PARKING! We are already facing a shortage of parking on Penrith.</li> <li>3. Our street is very closed to downtown and parking on the weekends is a challenge for the residents on Penrith.</li> <li>4. The serious concern is safety for the children on our street.</li> <li>5. In sum: parking &amp; traffic, safety should be our priority. Thank you for sharing your proposal</li> </ol>
<b>████ Second Street</b>	<p>If there was any chance the commercial space could be combined into one room to allow for restaurant/music room similar to the original Cumberland Hotel, it would meet the cultural needs of the existing community. Music that has historically been performed in that room is part of the “heart and soul” of this community.</p>
<b>████ First Street</b>	<ol style="list-style-type: none"> <li>1. Design has no heritage merit</li> <li>2. “Eddy” has not Cumberland context</li> <li>3. No to variance</li> <li>4. Revisit design as a gesture of goodwill to the community??</li> </ol>
<b>████ Derwent Avenue</b>	<ol style="list-style-type: none"> <li>1. I’m concerned about the parking variance as I live one block away and believe overflow parking will affect my ability to park near my residence.</li> <li>2. This building looks kind of boxy and monolithic for downtown Cumberland (Also, I wish the plans included a bar/lounge with karaoke, haha)</li> <li>3. Could this plan have included some units of affordable housing?</li> </ol>

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<p><b>█████ Dunsmuir Avenue</b></p>	<ol style="list-style-type: none"> <li>1. I appreciate the extensive use of “shingles” on the façade (facing Second Street &amp; Dunsmuir)</li> <li>2. The East and South step-backs along Dunsmuir soften the building’s imposing stature.</li> <li>3. Keeping the old entryway (angled like the old Hotel) is a nice touch. Is there any other ways to have a “shout-out” to the old Hotel?</li> <li>4. Can the North façade on Second Street be stepped up similar to the East &amp; South along Dunsmuir?</li> <li>5. Please offer to Comox Valley residents first. *No short-term rentals allowed.</li> </ol>
<p><b>No address listed</b></p>	<ol style="list-style-type: none"> <li>1. Should be named after something local – not vain glorious naming after oneself.</li> <li>2. The Hotel should not be torn down to begin with but if it is then as much of the original materials should be used to help &amp; be incorporated into the new building.</li> </ol>
<p><b>█████ Maryport Avenue</b></p>	<ol style="list-style-type: none"> <li>1. The esthetic of the building does not match the Village’s character. It looks like a box &amp; a high box at that. Even some gingerbread, or hardiplank shakes would help. – My apologies as I have it explained that hardiplank is being used.</li> <li>2. I am glad to see that it is wheelchair accessible.</li> </ol>
<p><b>█████ Maryport Avenue</b></p>	<p>I find the exterior presentation to be lacking character. The nod’s to Cumberland are token at best and the building doesn’t fit the heritage of the community.</p>
<p><b>█████ Penrith Avenue</b></p>	<p>I am very concerned about parking &amp; increased traffic on Second Street and Penrith Avenue. I realize that parking is one spot for each unit (almost), but what about guests, 2 car families, employees ad patrons?</p>
<p><b>█████ Second Street</b></p>	<p>We live ██████████ from the Cumberland Hotel, and our business (Uppercut Barbershop) was already displaced by this project, so we’re quite critical at the outset. We are sad to be losing a heritage building and frankly not thrilled by the design that’s been presented. While there are nods to Cumberland’s history, it stands out like a modern sore thumb from the character that makes this village unique from other towns/cities. That aside, we are very concerned about the increase of traffic along Second Street, as there are numerous families with young children in the nieghbourhood. As well, we are already facing difficulties with parking, given the mixed residential/commercial nature of the block. Assuming that most of the people buying units will likely have more than 1 vehicle, I don’t see how providing only 14 parking spaces will even begin to address the influx of vehicles to this area. We would really like to hear some proactive solutions to this issue. Thank you.</p>

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<b>█████ First Street</b>	<ol style="list-style-type: none"> <li>1. While I appreciate the heaviest building mass is on the corner of Second &amp; Dunsmuir, I find the design to lack in consideration the village nature and quaint feel of our downtown core. Lack of timber in design, lack of decorative features and a “block-like” appearance is better suited to a larger city. It evokes images of downtown Vancouver.</li> <li>2. I highly recommend against parking variance or in lieu-of-cash in light of the multitude of developments requesting this. It will only serve to push traffic and noise into residential streets at the expense of peace for existing members of the community.</li> </ol>
<b>█████ Bruce Street</b>	<p>Note: All my references to the document O.C.P Bylaw #990, 204 HVCC p. 83 forward.</p> <p><u>Positives</u> – innovative in their approach to parking on site (according to architect) commercial spaces (bike &amp; restaurant) have been spoken for by Cumberland.</p> <ul style="list-style-type: none"> <li>-encourages densification and multiple use (11.2.1)</li> <li>-meets accessibility guidelines</li> <li>-materials respect &amp; compliment adjacent structures (11.2.2(f))</li> </ul> <p><u>Negatives/Concerns</u> – in my opinion, does not conform or attempt to conform to the design objectives of the H.C.A. (11.2.2(e))</p> <ul style="list-style-type: none"> <li>-the building form, nor its character reflect or respect the design of adjacent buildings (11.2.2.(b) p. 89 (11.1.2(e))</li> <li>-builder did not adequately look into the unique &amp; core for design cues and guidance. Basing the new structure on an industrial model (see pamphlet handed out) is not acceptable for the downtown core. (11.2.1(1) ) p. 168</li> <li>-no mention of how they will dispose of current structure.</li> </ul> <p><u>Other Comments</u></p> <ul style="list-style-type: none"> <li>- meeting was called on short notice, poorly advertised and during work hours.</li> <li>-pleased to see the volume of turnout despite the above mentioned.</li> <li>-I felt the developer was somewhat bullish and disrespectful in speaking with attendees and she did not appear to be listening when being spoken to. (eyes diverted, looking around the room). This gave the impression to some that it was a done deal. When questioned as to what would happen if council asked for changes, her response was there would be a lawsuit and lawsuits can be long and costly. (Not a good start in my opinion).</li> </ul> <p>My main concern is the integrity of main street be continued as is, since this is what many who live here and those who visit see as “Cumberland”. If we lose this we lose a big part of who we are.</p> <p><u>Please consider this as you make your decision:</u></p> <p>The past 20 years has seen changes to the downtown commercial core – either through fires, demolition and remodeling. Despite this, the character of buildings and streetscape has remained mostly uniform on Dunsmuir Ave....This is a significant asset to the</p>

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	village....Subsequently this area justifies stewardship, conservation and repurposing of the downtown commercial core buildings and streetscape. P.83, OCP Bylaw #990, 2014.

Heritage Alteration Permit and Development Variance for  
2714 Dunsmuir Avenue

e-mail submissions

July 27, 2021 – Address not given

Hi,

I'm writing in response to the notice that I received for the HAP and DVP for 2714 Dunsmuir Avenue.

I have the following comments on the DVP:

- There is no need to reduce the parking requirements through the DVP process. Unless things have changed the applicants has the ability to pay Parking in Lieu (PIL) for the spaces they are not willing to put onsite. This is the proper process for the applicant to reduce parking requirements, and would help to contribute towards the long-term viability of parking in the Village Core.
- Any reduction of the rear yard setback needs to take into account the Village's requirement to service that alley. This alley space already has a small footprint and there are ongoing issues with maintenance. Further reducing the setback could negatively contribute to this problem.

In regard to the form and character of the HAP. It all looks fine to me based on the drawings - but there's honestly not enough information to make an informed decision/properly comment. What are the building materials? Will there be electric vehicle charging stations required? Is there a link to full sized renderings and relevant information on the HAP? That would make it easier to comment.

Thanks for the ability to provide input.

August 1, 2021 – Address not given

I am writing to express my concern regarding the proposed development of the Cumberland Hotel site.

If Cumberland is to market itself as a historic destination it must cease the 'uglification' of its main street.

The Rideout building is as ugly as this proposal and the character of the Dunsmuir Avenue is rapidly being destroyed.

This proposal is overly tall, they are asking for variances and, somehow, the developers are claiming to incorporate some of the features of the hotel but any of that escapes me in the 'artists' rendition.

This is an overly large square box with seemingly zero character, aesthetics or any other redeeming qualities.

Please send them back to the design table

Maybe it is time for Cumberland to invoke some design covenants into its by-law

August 1, 2021 - 2781 Penrith Avenue

I do not agree with having the number or parking spots required changed so they can maximize units in the building. Dunsmuir has a severe problem with a lack of street parking already and the other 2 buildings aren't even occupied yet. Where are you expecting all these people to park. I also feel that local businesses will suffer do to potential clients not being able to find parking.

Strongly opposes variances being granted

August 2, 2021 – Address not given

Hi

I live in Cumberland and would love to see the new development on main street be only 3 stories instead of a monster 4 story building

Parking will be and issue and as well as I think it will kinda ruin the look of our little village

I agree that we need to grow and people need spaces to live so I'm all for the new apartment but we don't want to end up Looking like a mini Vancouver

Thanks for your time

August 2, 2021 - [REDACTED] Mill Street

Hi there,

I'm writing today to voice my concern regarding the requested parking variance for the property at 2714 Dunsmuir. I don't see how 15 units can be added to this area without adding parking. It is likely that most of the residents of these units will own cars, given the relatively poor transit and cycling infrastructure between Cumberland and the rest of the Comox valley, and the need for accessing businesses and services throughout the valley.

With the likelihood of more medium to high density development (which I fully support) along Dunsmuir, it makes sense to me to establish a tradition of requiring parking on site for these developments early on, rather than trying to solve the problem in the future.

Preserving as many free public parking spaces as possible for visitors from the rest of the valley and beyond will also support our local businesses as they recover from the pandemic.

I write this email as someone who would love to see bike lanes, patios, and parklets replace the existing parking spaces. Nonetheless, I can see the folly in failing to preserve easy parking opportunities in an area that is so reliant on personal motor vehicles. Until such time as transit and cycling links to the Courtenay and Comox are reliable and safe, I kindly request that on site parking be a requirement for new developments.

August 2, 2021 – Address not given

To whom it may concern,

I am writing to express my deep concern for the style in which the Postmark Group is planning to construct their new building on the old Cumberland Hotel site.

Although I am aware that the existing building does not fall under the 'heritage site' protection of the Village, I still feel that we should be preserving the historical look of the downtown core with any building that replaces it.

The proposed Potmark Group building, that I have seen representation of, looks SO modern and is SO much larger than any other building downtown, I feel it will really change the look of the whole area.

I am all for diversification and densification of the downtown area, but I think that the Postmark Group could design something with more of a historic feel. I would also like to see them build in some levels, so that it doesn't just look like a big box. I am aware this would mean fewer suites and less money for the Group, but I believe allowing spaces for trees and gardens to be included in their design will ultimately keep the whole block (and their residents) from overheating in our ever changing climate.

I really hope the Village Council and planners will reconsider allowing this style of building in the downtown core and on one of the most visible corners.

August 3, 2021 – Address not listed

Hi,

I am emailing in response to the July 23rd letter we received regarding Heritage Alteration Permit and Development Variance for 2714 Dunsmuir Ave. We received the letter because we are the owners of the 'Tarbell's' building at 2705 Dunsmuir Ave.

I have the following comments in regards to the heritage alteration permit; the renderings provided show a modern building aesthetic that is not in keeping with the current heritage building on that site and other heritage buildings in the downtown core and looks out of place as a result. I am opposed to the modern design as presented.

I have the following comments in regards to the development variance request; any reduction in parking requirements should not be permitted. Parking is already extremely difficult in the downtown area. Adding 15 dwellings and 3 commercial spaces without the appropriate amount of parking will only serve to exacerbate the problem. I am opposed to the request to reduce parking requirements from 30 to 14 spaces.

I am also opposed to the requested reduction in rear setback from 4.5 to 1.5metre.

In summary, I am opposed to the application as presented. I would however be supportive of a redevelopment plan that meets the aesthetic of the downtown core and can meet the current parking and setback requirements as outlined in our bylaws.

August 5, 2021 - [REDACTED] Penrith Avenue

Hello,

I am writing in response to the proposed heritage alteration permit and development variance for 2714 Dunsmuir Avenue. While we are in favour of "building up" as opposed to

"building out" we do not support the proposed variance for the rear setback or the reduced parking requirement.

I would prefer to see the setback area used to grow a few trees (as shown in the rendering) for the benefits they provide (shade/temperature regulation, aesthetics etc).

With respect to the parking areas, it seems reasonable to assume that there will be at least one vehicle associated with each dwelling unit but likely more. The proposal does not provide enough parking spaces for the dwellings, let alone the commercial spaces. The likely eventuality is that this will lead to congested parking and more traffic in the surrounding residential streets.

Lastly, the scale and design of the building shown in the renderings does not appear to be in keeping with the character of the surrounding buildings. It's large, generic and, in my opinion, rather ugly.

In summary, this proposal appears as though it will have a negative impact in terms of traffic, parking, aesthetics and the overall livability of our neighbourhood. I would prefer they reduce the number of units, adhere to the setbacks and parking requirements, produce a more visually compelling design and plant the trees shown in the renderings.

August 5, 2021 – Address not given

An absolute affront to village residents that no rational person can honestly say is in line with the village character, and quite frankly an offensive lack of engagement for this entire process from the developer.

Even ignoring the blatant disregard of any design elements that would potentially make this work visually, this should absolutely require onsite parking with no exemptions, period. Local residents and tourism/recreational users should not be left to deal with the lack of parking simply because the developer would take a hit on their returns for building this.

The building is clearly overheight based on the surroundings, and based on comparative work they are engaged on on Sooke, would appear to be hoping to push this minimalist concrete and metal trim eyesore through unencumbered, in a small village with what seems to be increasingly lacking oversight on projects like this, countering what this very village bills their identity as being.

Letting this project move forward as is would nothing less than disgraceful on the part of the council.

August 5, 2021 – Address not given

I attended The Eddie Open House last night. I think it goes without saying that the hosts, Postmark and Holo-Blok, performed their roles incredibly well, justifying why The Eddie design "currently conforms with all heritage zoning guidelines". It is my hope that in deciding



the fate of this iconic building and irreplaceable location, more than just ticking guideline boxes will be considered.

I live in Coal Valley Estates. This is also another area where the Developer - according to the Mayor - followed all the regulations. What has resulted is growing suburban sprawl with narrow streets, too many cars due to suites, ever larger houses, no green space, and nary an indigenous tree or plant in sight. Even the Mayor replied to me that upon viewing the homes looking down on top of one another that "...it does look overwhelming, unfortunately they followed all the regulations and are legal." I dread that same perspective when thinking of the redevelopment of the Cumberland Hotel site. And I also understand there are legalities at play with respect to the Community and Postmark. That said, here is what I am struggling with...

I have done my best to educate myself on the ins and outs of this project and all the assorted bylaws, etc. It's not easy when you're working full time and have other life responsibilities and things like last night's Open House are not advertised. However, among everything I've looked at, what stands out for me is the **Part D, Section 11.0 – HCA1 – Historic Village Commercial Core (HVCC) , Official Community Plan, Bylaw #990** ( <https://cumberland.ca/wp-content/uploads/2012/05/Part-D-Implementation.pdf> ), specifically:

- 11.1.1. Justification; and,
- 11.1.2 Objectives.

In chatting with the architect from Holo-Blok, I remained absolutely unconvinced that their design – said to incorporate influence from past Cumberland industrial buildings, the old Cumberland Hotel, and even the Riding Fool Hostel – comes anywhere near meeting the spirit or intention of this document. Beyond the incompatibility with the legacy of the hotel, the design simply does not belong in Cumberland. It is an urban condo that belongs in a cityscape, not a Historic Village. To that end:

- I urge Council and the Planning Department to think hard about the long-term impact on the visual fabric and culture of the Village;
- I urge Council and the Planning Department to look to other smaller towns in BC that have maintained their character while shifting their economic model (i.e. Rossland, Ladysmith, Fort Langley);
- I urge Council to view the design through the intention and spirit of OCP, Part D, 11.0, HCA1; and,
- I urge Council to also reflect on the impact on the [2018-2023 Economic Development Strategy](#).

I am not anti-development but I am very development cautious because I used to work in that world and have experienced it from the inside. The reason I left the industry was I witnessed too many developers making enormous profits by significantly altering the landscape of places where they did not live, work, or play. The communities would be left with the legacy of what was built long after the developers vacated the scene. Please ensure

that the legacy of Postmark's time in in our village is the right one for the future – for the culture – of Cumberland. This will be looked upon as a Defining Moment.

One last request. Can the name be changed? While I appreciate the intention of one of Postmark's partners wanting to honour his late father, perhaps The Eddie name would be better suited in his hometown of Edmonton rather than Cumberland where it has literally nothing to do with our heritage.

Thank you for your time.

August 5, 2021 - [REDACTED] Maryport Avenue

Hi,

Thank you for taking my comments into consideration when reviewing the parking variance request from Postmark regarding the Eddie building.

I believe that the parking variance should NOT be approved. Developers are responsible for providing adequate parking. Period. There will be residents of this building, visitors to the residences, staff of the commercial spaces, and visitors to the commercial spaces who will all need somewhere to park.

The financial penalty of an approved parking variance is not adequate to deter the practice. So it is a variance request that must be denied. Please do not approve this and use the financial penalty to pad the village coffers, as it is a short term gain which will have long term repercussions to the appearance and ease of use of visiting the main street. Dunsmuir parking will start to overflow onto nearby residential streets where many homeowners already use the street or boulevard for their own parking.

I live nearby and therefore walk to businesses on Dunsmuir, so this issue has no direct parking impact on me, but I still feel very strongly about the ongoing availability of street parking at storefronts and empty spaces along the road during the evenings and for winter snowplowing. If we end up with vehicles permanently parked there, they will clog up the main street and eventually will require motivators to increase parking turnover such as hourly limits (therefore increasing the need for bylaw enforcement and administration) or pay parking (I hope we can manage to avoid doing this in the future- it breaks my heart that we will soon be watching the clock on our Robbins parking meter in order to visit a Tofino beach).

Thank you for your consideration of my comments,

August 6, 2021 – Address not given

Hello,

I just wanted to write a quick note about my thoughts on the proposed building to replace the existing Cumberland Hotel.

I own two properties in Cumberland and have lived here since 2012.

This building maintains absolutely none of the heritage character that the existing building has.

This type of redevelopment can not be allowed. Just imagine if every building on the main street of Cumberland was turned into this, that must be held top of mind by the planning and heritage committees. Precedent must be set so that NO building on our main street can be made with a flat roof as high as is allowed. As a minimum, there must be height variations at the roof line, and changes in floor footprints for each level. Otherwise, it's just a cube.

Each approved building must be such that it looks similar to the other buildings on main street, so that if every building on main street was replaced with a similar style, it would still look like our main street. This building very obviously does not meet this simple criteria.

Also, I think that no further parking allowances can be made. Parking must be included in all plans from now on, there is no amount of money that will overcome parking issues once they are out of control.

August 6, 2021 – Address not given

Dear Planning Committee,

I am writing to you to voice my concern and opposition of the variances proposed by the Postmark Group for the Eddie Building.

I believe that the proposed design is not in the Village's interests and if approved will be a turning point in preserving the charm and heritage of our Village that we all love so much.

My two biggest concerns at this point are the design (height and size) of the building and the request for a parking variance.

# 1 Parking- we all know how difficult it can be already to find parking in the village, now with three new developments coming here without adequate parking I know it is going to have an impact on current residents (especially living in the areas closest to these buildings), businesses will have less space for their employees and customers to park and therefore customers may stop coming, and visitors will not be able to find places to park.

I know there is a rental housing crisis but these condos are being marketed as luxury and will likely have a strata that may allow a few or may not allow rentals and will not likely be affordable for many renters if they are even able to rent. The type of clientele that be able to afford these units will most likely have 1-2 vehicles. This will most definitely impact available parking if there are not 2 spaces created per unit. I assume these residents will also have guests that will also require visitor parking. Additionally the commercial spaces they are creating will need staff parking and customer parking. I don't understand where an additional 40-50 cars could park without taking up nearby resident parking.

We own the Cumberland Guesthouse (formally Stansbury's Guesthouse) and feel that this will also directly impact the parking available for our guests as the need for parking will go up the street to our property and I assume take up spaces for the Riding Fool as well. This will

create a headache for accommodation customers/owners if there is no longer parking available.

Hypothetically, if the parking variance was turned down, would this force the developers to change their design and possibly lose a level of units if there isn't enough space for their own parking? Or would they just build higher?

Is there anything the residents of Cumberland can do to support the village to say no to this variance? I know that the majority of residents are against this parking variance, maybe as a community we can do some fundraising to help the village still earn the money that would have been paid for them not to have parking spaces? I feel that there are enough of us that are strongly opposed to this current proposal that the community would rally to do something to help if given the opportunity. Please let us know how we can help.

Moving forward I would strongly advise some more rules about what is allowed to be built on our main street. It may be a good idea to look around to what other communities have put in place to protect their Historic and Eclectic vibe. Canmore may be a good example to research.

#2 Building design- I have researched this developer, they make beautiful buildings but this proposed design does not look like it will fit into our current Dunsmuir aesthetic. The height and size of this building is so massive that it will ruin the charm that everyone loves about Cumberland. I don't have a problem with them creating new commercial spaces but I guess I wish that the vacant commercial spaces would be filled before thinking about creating new ones.

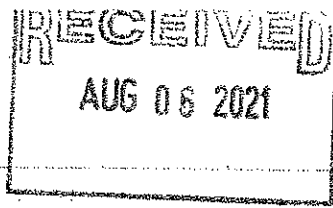
I am unsure of what can be done to scale down this development at this point but I urge you to do what is in your power to have them reconsider their plans.

August 6, 2021 – Address not given

I find myself writing to the planning committee again this week. I must say I am very disappointed in this design it is not keeping with the Cumberland aesthetics. A four store building that holds nothing of the Cumberland character on the outside. I am very proud the way "seeds" "Cumberland brewing" and the pizza place have incorporated their business into the downtown. Disappointed, frustrated are just two of the words I am giving to describe the new "Cumberland vision" our planning committee has taken.

I am hoping you will look further into this design of blending in with the historic feeling of our quaint little village.

## Letters



August 6, 2021

Bruce S

## Questions for Council - Aug 9 mtg.

1. Will ample time be given by the developer to document and preserve the heritage resources of the building before it is demolished?
2. How will the materials from the demolition of the building be disposed of?
3. Will any components of the original building be incorporated into the new build? ie lobby, restaurant, courtyard
4. Has council or will council consider putting in place
  - temporary heritage protection
  - withholding approvals
  - temporary protection ordersbecause the property is in the HVCC<sup>3</sup> in order to allow further consultation by council and developer with the Planning Committee, Heritage Commission, and Cumberland Business Association?
5. Would the developer be agreeable to a Walking Tour of Cumberland, meeting local business owners and visiting the Museum to get a better sense of Village History?<sup>14</sup>

6. In Vol. 2 - Heritage Registers the values of the Cumberland Hotel (#60) are described as "an enduring social center for the community." How does the new build incorporate these values?

7. Has/will the developer hold a Neighbour Public Meeting for persons/businesses within a 75 mt. radius of the lot line of the property involved in the development.

8. Will the Village require the developer to submit a security deposit as an assurance that all of council's requests and the developers intentions are met.

To Council

Re: The proposed Eddie

It is disappointing to view the pamphlet proposing the Eddie. It doesn't fit.

The mass of the entrance has no place in our Village core. I understand that they are trying to replicate a mine building but it is not appropriate to Dunsmuir Avenue at this location.

The OCP states that the core heritage character of buildings and streetscapes has remained mostly uniform along Dunsmuir Ave. This is a significant asset and opportunity for the Village. The Eddie detracts and does not add an asset to the Village.

The OCP states creating a Heritage Conservation Area for the Historic Commercial Core is a critical foundation towards achieving appropriate, consistent and sensitive revitalization of this designated area.

This building is not appropriate nor sensitive to the foundation of what is Dunsmuir Ave.

Objectives:

1.1.2(b) development or redevelopment within the HCA respects the history and enhances the heritage character and heritage value of the HVCC

The Eddie fails in enhancing the character and value of the Village Core.



It goes on in (i) for greater certainty...to ensure that new buildings constructed within this HCA are designed and maintained so as not to detract from the overall effect and character of the surrounding structures. All construction on vacant properties located within the boundaries of the Heritage Conservation Area **MUST** be consistent with the Guidelines.

The stepping back of the upper floors is cancelled out by the huge front mass that does not reduce the impact of a tall building rather it emphasizes the huge height and mass of the building and is detracting from the streetscape. This building is **NOT** to be the main focal point of the street but part of the community blending in to the streetscape.

As set out in the Guidelines the form, character and sense of place of the Historic Village Commercial core is reliant on the existence stock of buildings, structures and landscape elements and it is essential that all components work together to provide an integrated and harmonious fashion.

f) The Village requires that new construction conforms to the design and objectives of the HCA.

### Sustainable Building

- Building design should include passive heating, lighting and cooling design features. The Units will be extremely hot in the summer as the sun beats down. Where is the external shade? Also wonder where the snow will go from the inside courtyard – will the restaurant have to cart it out to the street?

### Parking and amenity Areas

I can't tell how many public bicycle stalls are proposed. I do not see a loading zone for the commercial condos or disability parking spot or guest parking let alone required parking for the commercial enterprises both for their employees and the public.

Claiming that the amenity to the Village is a courtyard that the restaurant/building can lock does not constitute a public amenity. I don't see benches for sitting and watching the street go by. I only see private patios for the restaurant.

I hope that Postmark will keep their original statement of wanting to do what the people want and to actually meet with the people of the Village to end up with a development that works for all. This one gets a fail.

Respectfully submitted

████████████████████

████████ Cumberland Road

Cumberland, BC



August 9, 2021

Thank you for the opportunity to provide comment on the proposed Eddie Building at 2714 Dunsmuir Ave.

Our home supports this project in several areas and raises concerns in others.

As the closest single family home to the proposed project, I look forward to the ways this project will liven up the neighbourhood. In order for this growth to be comfortable it must be responsible.

The Development Variance regarding the rear setback is favourable from our point of view. The alley in question has an inordinate amount of commercial traffic. Narrowing the alley at this building site will help commercial transport move its work to Dunsmuir and out of the former coal delivery systems of our alleys.

The reduction in parking space from 30 to 14 will have a profound affect on the residents of Second Street, Dunsmuir & beyond. Without an active parking plan with bylaw enforcement, parking for residents is already problematic, as economic activity on these streets impacts peaceful enjoyment of private residences. Being able to park at home when I return with groceries or goods for my home is already a struggle. For the last several years I have lived with physical impairments and have had to rely on the help of others when I have to park blocks away from my front door. If the Village had a system of Residents Parking on mixed use streets, that would help alleviate some parking pressure. Without some support for single family homes having parking, this variance request is too severe. The Eddie recently shared a post on Instagram, about using an elaborate parking system, Klaus Multiparking, which included a link to a promotional video about the system. The video boasted parking for up to 44. If this project is already planning on compact parking systems, it should respectfully be much closer to the bylaw requirements of this space. The 14 spaces under serves the residences of this proposed building as well as fails to provide visitor parking. This also fails to provide any commercial parking for the 3 proposed spaces. This address is opposed to this portion of the variance request.

The elevation pictures provided in the July 23 letter to neighbouring residences notes the seating area on Dunsmuir Ave, which this house supports. The former business failed to mitigate activity and sound from the Second Street exit which strained neighbourhood relations. Planning on primary activity on Dunsmuir Ave is welcomed.

I look forward to attending as many meetings as possible about this project.

Respectfully,

 Second Street  


To Council

([kalbert@cumberland.ca](mailto:kalbert@cumberland.ca))

Re: The proposed Eddie

When I purchased the property at [REDACTED] Dunsmuir Street, and prior to starting restorations to the building, I became aware of the fact that the sewer lines and storm drains for my property were located at the rear of the property next door to my building.

I approached the Village and was told not to worry about it as it was something left over from the colliery days. I am aware of the fact that during the recent upgrading of Dunsmuir Street, proper hook ups were laid, but once again NOT in front of my property, but in front of the adjacent property now being considered for this development.

It appears that a cement wall for the proposed Eddie building will be built right against the stairwell on my property. It would be interesting to know how I can manage any maintenance to that side of my building. In conforming to Village heritage requirements, I installed wood siding which might possibly need some repairs in the future.

It also appears that this cement wall will be built to the height of my building which would block out some of its passive lighting for the upper apartment and would also infringe on the privacy of the tenants in both apartments. The Eddie design proposal indicates large windows for increased passive lighting in its construction. The proposed patio would also impact the privacy of my tenants.

The proposal has also requested reducing the set back from 4.5 to 1.5 meters which appears to have eliminated a loading zone and an area where guests, employees and the public are supposed to park. It would seem that when deliveries are being made, the whole back alley would then be blocked off.

I oppose the Eddie development primarily because of its massive size, the lack of parking which is already a village problem and the above noted reasons.

Respectfully submitted.

[REDACTED]

[REDACTED] Maryport Street

Cumberland, BC

[REDACTED]