

**2714 Dunsmuir Avenue**

**E-mail Correspondence received August 9, 2021**

**From:** [REDACTED]

**Subject:** Eddy Building 2714 Dunsmuir Ave Development Application

Dear Mayor, Council and staff,

I am writing in regards to the development application for the former Cumberland Hotel, 2714 Dunsmuir Ave and the request variances. I want to register my concerns with this development and the impacts such variances would have on downtown Cumberland.

I recognize the need for a diversity of housing in our community and how high density housing meets that need without expanding our footprint, however, I think the variances in this project are problematic. The look of the building should fit with the look and feel of downtown. It currently does not. Additionally, the parking variance is ridiculous.

Parking is already an important issue in this community, with it being difficult to find parking downtown many days. This is before the two condo buildings with parking variances are completed. Another parking variance simply does not make sense. For the able bodied Cumberland is a very walkable community, however for those with disabilities it can be a challenge to get around and the recent upgrades to disabled parking are not enough. Allowing another parking variance will lead to an overall lack of parking for everyone - residents, tourists and customers.

Without robust public transit, ours remains a car dependent community. Developments should be required to have parking. Developments should benefit the community as a whole and not simply wealthy developers. We are in a housing crisis. Our community needs more affordable, dense housing. The decisions made by council, policy and community plans need to reflect this.

Sincerely,

[REDACTED]

---

On Aug 6, 2021, at 2:18 PM, [REDACTED] wrote:

Subject: Re: Question period

I realize some of these questions may not be for the council to answer. if you're able to please pass this along to the right individuals that would be great. Thank you

> On Aug 6, 2021, at 2:18 PM, [REDACTED] wrote:

>

> Looking at the current postmark group design:

>

> Is there no bylaw restricting the maximum height of buildings being built in downtown core?

> Since no Cumberland downtown core buildings are as high as 5 stories, how was this particular five storey building considered during a proposal, and what led to the decision to allow such big apartment to be designed?

>

> Do you think bringing in 'luxury living' 5 storey condos is what the village needs? How affordable will the apartments be?

>

> Where does the village plan for the residents of the apartment building to be parking their vehicles? If on the street, how will this affect our tourism industry considering the high traffic volume it is already a challenge?

>

> How does this design align with Cumberland's history and heritage, and do you believe allowing a 5 storey 'luxury living' apartment building in Cumberland suits the current character of the 'village' downtown core?

>

> If such building design was to be approved, where do you see Cumberland long term, are more urban style apartments or high buildings like 'The Eddie' going to be considered or are there any considerations being made to preserve our unique downtown core atmosphere which is a highlight of the village for our visitors?

>

> Do you believe this design will be appealing to our visitors and tourists?

>

> Thank you

---

**From:** [REDACTED]

**Date:** August 9, 2021 at 7:44:59 AM PDT

**To:** [REDACTED]

**Subject:** Council meeting today

After reading the report i am wondering

1. Where is the site survey that forms part of he heritage alteration permit?

2. Why are the lots not being consolidated? It is not normal to allow a building to straddle two legal descriptions specially when they were created so long ago

3 the OCP states not to use fake heritage yet the whole building has imitation cladding. How green is replacing wood building with concrete building

4 where is the heritage alteration permit for the demolition of the existing Cumberland Hotel? The report has Postmark stating it is a new build which could be on the small half lot

Hu if

5 How is this process engaging citizens in early and ongoing involvement in planning?

Sent from my iPhone

---

>

**From:** [REDACTED]  
**Sent:** August 9, 2021 12:27 PM  
**To:** Village of Cumberland <[info@cumberland.ca](mailto:info@cumberland.ca)>  
**Subject:** The Eddie proposal

Hello Village of Cumberland

I don't find anything particularly objectionable about the development and I like the nod to the old building with the angled front. The corner facing Dunsmuir will be large and imposing looking, but the setbacks and patio and open spaces all look like they will add to the Cumberland ambiance. The first floor looks like it will flow along from other buildings on Dunsmuir. I looked at the cladding and other features and I think it should look fine. I am sad to see the old Cumberland Hotel be torn down of course, but the new development with a few tweaks will fit in a few years.

That being said, I have concerns on the parking system which seems more suited to storage than parking, and the application to get 15 parking spaces waived. No. Unfortunately the time for wooing new development is long gone and I would like amendments to be made to the plan to add additional parking. Developers can hope people will buy their units and use bikes to travel everywhere in Cumberland but the reality is that a lot of shopping still takes place elsewhere and our bus system is not convenient nor timely. We are a village and want to maintain our ruralish live style but that comes at a cost that should not be borne by the villagers already living here.

Sincerely

[REDACTED]

[REDACTED] Derwent Avenue

[REDACTED]

# Comment Sheet

## Heritage Alteration Permit Application, 2714 Dunsmuir Avenue

For a new mixed-use commercial and residential building with three commercial spaces on the ground floor and 15 dwelling units above, a parking garage, and small outdoor seating area fronting Dunsmuir Avenue.

Note, this comment sheet will be provided to the Village's planning department.\*  
Alternatively, comments can be emailed to the Village at [planning@cumberland.ca](mailto:planning@cumberland.ca)

Name: [REDACTED]

Street Address: [REDACTED] Ulverston Cumberland.

My comments are:

My biggest concern is the height of the Eddie Bldg. I feel it sets a dangerous precedent. The new bldg down the block next to Seeds already creates a huge blank face that blocks off the view of the mountains & it's only 3 stories.

Some of the design features of Eddie seem to make an attempt to be less imposing - ie the set backs etc.

The diagrams showed some of it to go right to the edge of the alleyway. Is this correct? There should be a little more easement.

Much as I know 3 stories will affect their financial success, I believe that 4 stories is not a good thing for Cumberland.

\* Personal information in submissions is collected by the Village pursuant to sections 26(a) and (c) of the *Freedom of Information and Protection Privacy Act* for the purpose of gaining public feedback and representation on the Heritage Alteration Permit application. Names will be redacted (blacked out) but submissions will become part of the public record.

August 7, 2021

Village of Cumberland Planning Department:

RE: Response to Heritage Alteration Permit Application 2714 Dunsmuir Ave. Cumberland BC

I appreciate, that we, in Cumberland had the opportunity to attend the open house regarding the above permit application. I would like to complement Postmark Development on the presentation. In my opinion, they have done a good job researching the needs of our village and overall, I think the proposed build will be an asset to our community. It is my hope that senior staff and council continues to work with them for a successful build. The last thing I would like to see is another **vacant** building sitting empty on our beautiful main street that is tied up in red tape! I do understand that this building is a big change, but change is inevitable for our Village and we must begin to think innovatively and critically about this inevitable process. I think back to where we were 20 years ago. I realize that some changes were not as positive as we would have hoped for, but I am happy we have moved forward and hope we continue to do so toward Village successes.

I do however have several concerns. Based on my 18+ years experience as a maintenance team member with Island Health I feel several matters are worth mentioning. When I asked about the heating and cooling systems, there was no consideration with cooling. After recent events (heat dome of 2021), we at Island Health learned that many of our buildings, including our own Cumberland Lodge and our two new hospital buildings were not built for extreme heat events. In my opinion, it is very short sighted to build the Eddie without thinking of inevitable climate change. I do not think we would like to see air conditioning units hanging out of a brand new building and I do not believe natural airflow will be sufficient to make it a comfortable environment when we experience future heat waves. I also have to think about our winter months. Is there any consideration on snow removal should we get a deep winter.

I was also disappointed that there will be no green initiatives such as solar power, rainwater catchment and other climate change considerations.

I also have to question the maximum use of the back alley. Is there sufficient room for deliveries to the businesses such as food and beverage deliveries or stock for retail sales? There also seems limited room for waste removal.

In conclusion, I appreciate the intent of the Postmark Group naming the project after what sounds to be a very lovely man. However, do we really want the name of what could be an iconic landmark on our main street named after a wealthy white man from another province? I think the group captured the essence of architecture in the village and struggled to make a four story build fit into the existing buildings but failed to understand the historic culture and work ethic of our village.

Again, I hope this project is a success for Postmark and goes forward and is constructed and completed in a timely manner.

Regards,

██████████

██████████ Grizeadale Ave

Cumberland B.C.

████████████████████