
Subject: FW: Mayor and Council

From: [REDACTED]
Sent: Wednesday, September 6, 2023 6:15 PM
To: Village of Cumberland <info@cumberland.ca>
Subject: Mayor and Council

Dear Mayor and Council Members,

I wanted to take a moment to express my support for the ongoing K'waxdzi'dzas (Comox Valley Transition Society & Dawn-to-Dawn) development. Housing and affordability is such an ongoing concern that I am eager to see this move efficiently through all of the remaining municipal layers of approval.

Thank you so much for your support of the project thus far!

[REDACTED]

[REDACTED]

Cumberland, British Columbia

[REDACTED]

gilakas'la / čečə haθeč,

I respectfully acknowledge that I live, work, play, and pray within the traditional territory of the K'ómoks Nation

Subject: FW: Development of 3345 2nd st

Sent: Thursday, September 7, 2023 4:35 PM

To: Planning <Planning@cumberland.ca>

Subject: Development of 3345 2nd st

Hello,

We have already registered our dislike of this development due to its ridiculously enormous size.

I have another question.

It looks like you are joining 2 lots which have an alleyway between them. Will we still be able to access that alleyway from 2nd Street to get to the back of our property?

We live at [REDACTED] Ambleside.

Also I fail to see how there will be enough room on 2nd Street for 14 parking stalls!

That road now is used for people taking their kids to school, in cars or bikes, or kids walking to school. I think that amount of parking is dangerous as people move in and out of tight spaces whilst others are walking by.

Also the smaller setback means children living in the housing are more quickly exposed to passing traffic as they don't have to walk so far to reach the road.

[REDACTED]

[Sent from Yahoo Mail on Android](#)

Subject: FW: Development at 3345 Second Street

Importance: High

Sent: Monday, September 11, 2023 11:05 AM

To: Planning <Planning@cumberland.ca>

Subject: Development at 3345 Second Street

To Whom it May Concern,

I am writing this letter to let you know about my concerns about this project you are proposing. I would like to say that affordable housing in this community is necessary, but the size of this project for the size of the property is too big. My neighbours that live on Second Street will be looking up at this building and the sun will be setting on their properties at 3:00 in the afternoon. And the residents of the Lodge will lose their view too.

Another concern is the parking, there is not enough of it. Three of eight of your proposed parking spaces will be handicapped parking spots, which leaves five. The additional parking you are proposing will be angle parking on Second and according to the driving laws of British Columbia, the residents will all have to drive all the way around the block to park safely and lawfully. I predict a lot of illegal and unsafe U-turns at our busy corner.

This development will also remove all but one of the trees on this property which will displace many birds and other creatures habitats.

Please reconsider the footprint and the height of this project.

██████████

Subject: FW: Objection to DVP and DP for Permit lodged for 3345 Second Street

Sent: Monday, September 11, 2023 2:17 PM

To: Planning <Planning@cumberland.ca>

Subject: Objection to DVP and DP for Permit lodged for 3345 Second Street

To the honourable council members of Village of Cumberland –

I hereby put forth my objection to the proposed Development Variance Permit and Development Permit proposed for 3345 Second Street.

This proposal is no different than the proposal put forth in November 2020. Therefore, I will outline the issues with the current proposal.

I ask that a revision is done on the following grounds:

1) Allocated parking insufficient for proposed number of units and does not compensate for multi-vehicle households

It is unrealistic to envision that individuals who qualify for 'affordable rentals' buy goods at the local grocery stores in Cumberland. Most, if not all, will be forced to head into Courtenay regularly, to find the most affordable options. Therefore, each of the 22 proposed units on the site will potentially have at least one vehicle.

Cumberland does not have the same level of transportation infrastructure, that say, Victoria metro has. It is also unrealistic to conceive that renters in this proposed affordable housing model, in particular those with children, utilize public transport services solely.

Cumberland Village does not currently demonstrate adequate infrastructure and services to provide low-income individuals and families the level of support they require. This issue should be addressed prior to developer proposals for high density accommodations.

In addition, increased traffic and egress has not been sufficiently addressed in the current proposal.

2) Surrounding residential buildings to lots 3339, 3341 & 3345 are not 3-storey.

Height restrictions have played an important role in the Village's growth and development strategy, to ensure the township grows with consideration to its neighbouring structures, considering lines-of-sight and to ensure structures do not obscure or overpower one another.

This consideration for the surrounding residential buildings has been voided. If the developer is adamant on utilizing the VIHA land, the buildings in direct proximity should be considered in regard to appropriate building heights. Basing it on the commercial height of Cumberland Lodge is unacceptable.

Developer admits no impact study completed and number of units is based and increased solely for the purpose of obtaining funding.

3) Noise and light pollution issues not addressed

Not only would any potential renter need to endure the 'round-the-clock noise associated with the daily functions and tasks of running the medical facility next door, there are also issues of light pollution which have not been properly addressed. Single parent families with young children or those suffering of particular

disorders may ultimately consider this as a non-viable option.
The location of affordable living, should not also mean deplorable living.

4) No guarantee existing Cumberland residents will be able to apply for housing

It was admitted there are absolutely no guarantees of who moves in.

If aimed at single parent families, the influx to Cumberland School district needs to be accommodated. The Cumberland Community School has only recently been provided with yet another additional detached classroom to compensate for overflow.

If applicants for housing are not already existing in Cumberland region, this potentially adds anywhere from 60-70 children, which would then be entering the already under-resourced school system.

These issues have still not been addressed, nor amendments made to the existing proposal.

With regards,



Sent from [Mail](#) for Windows