

Minutes of the Public Hearing held on Wednesday April 26, 2017 in the Village of Cumberland Council chambers located at 2675 Dunsmuir Avenue, Cumberland BC to consider Bylaw No.1055, 2017. The Hearing commenced at 7:00 pm. There were three people in attendance.

PRESENT: Mayor Leslie Baird
Councillor Roger Kishi
Councillor Gwyn Sproule
Councillor Sean Sullivan

Staff: Judith Walker, Senior Planner, Recording Secretary

Corporation of the Village of Cumberland Zoning Bylaw Amendment Bylaw No 1055, 2017.
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Mayor Baird read a prepared statement regarding the procedure of the public hearing and the planner provided a brief overview of the bylaw. Mayor Baird then called for the first speaker on the speakers list.

Kate Greening, 4664 Cumberland Road: Provided written comments that are attached and form part of these minutes. She outlined her main concerns as the proposal not being aligned with the heritage landscape and the small lots not having any historical precedence in the neighbourhood.

Mayor Baird asked for any further speakers for a second and third time. Hearing none, she declared the Public Hearing terminated at 7:12pm.

Certified Correct:	Confirmed:
Judith Walker Recording Secretary	Leslie Baird Mayor

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April 26/2017

April 26/17

Kate Greening of 4664 Cumberland Road
Cumberland.

I have lived at 4664 Cumberland Road
for more than 32 years. Mrs. Elsie Shields
was my neighbour at 4666. Elsie and
her husband built the first house
in the area known as the 42nd Street
Subdivision, the name based on a
Broadway Play and a movie playing
at the Ilo Ilo Theatre. This was
in the very early 1930s.

The developer was nicknamed the
Colonel and he hired the sons of
striking coal miners to log the area.

(2)

They were paid \$1.00 a day and it helped the miners' families to eat.

The 42nd street subdivision was legally Plan 4222. The subject property is Lot 1 of Plan 4222.

I do not see any reference to the heritage conservation of a place. The OCP 5.4.2(2) Heritage Preservation Objectives states

'Preserve the Village's built heritage, artifacts, structures AND landscapes, Elsie Shields loved having land rather than the smaller 60x120 lots in the Village. In the late 50s/early 60s,

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the built the little house for their daughter and son-in-law. This sets the historic reason to allow a small secondary dwelling in Plan 4222. Having two much smaller lots on Bruce Street is not an improvement it changes the rural feel of the historic landscape of the neighbourhood.

Further, across the street facing the proposed R1 lots are R3 properties which were not ~~rezoned~~^{rezoned} to infill unlike other properties on the one side of Bruce. The rest of the first block of Bruce are R3. It is not

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beneficial to change the feel of the neighbourhood to have two small lots and one slightly larger lot.

I do not support this Bylaw 1055

I would support rezoning into two lots in total Both being R2A

Medium Lot Residential Zone with a minimum lot size of no less than 1500m² and a front yard setback of 3m.

The covenant in the planner's report would be a good idea (it would have been appreciated to have the proposed covenant available to read prior to this hearing)

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Plus the payment of the proposed
amenity contribution of \$4,000
for the firehall.

Please send this Bylaw back
for amendments and honour the
heritage of the landscape of
Plan 4222 - The 42nd Street subdivision,
Respectfully submitted

