



January 27, 2020

Dear Mayor Wells and Council:

RE: Public Hearing held January 20, 2020 for development proposal, OCP00007&RZ (Lannan Rd & 333Clubhouse Dr), submitted by Silverado Corporation

The Brooklyn Creek Watershed Society (BCWS) is a volunteer group dedicated to the protection, preservation and restoration of the Brooklyn Creek watershed through community stewardship and education. At the recent public hearing, BCWS was characterized as having “supported” or “approved” the proposal submitted by Silverado Corporation. This is not accurate.

To be clear, we expressed concerns regarding the proposal in an email submitted to the City of Courtenay on July 26, 2019 wherein we made the following comments:

- we expressed interest in retaining the function of the wetlands as reservoirs for water feeding into Brooklyn Creek,
- we advocated for the preservation of natural spaces, and
- we identified the proposed location of a storm retention pond on the former Longlands Golf Course is situated in a treed area that could be regarded as a red-listed aspen wetland area.

Some BCWS Directors met with Rick Waldhaus of Silverado Corporation on three occasions to review the proposal in general terms. We also discussed opportunities for signage along the golf course waterway identifying it as the headwaters of Brooklyn Creek. A letter from BCWS to Mr. Waldhaus dated October 9, 2019 identified how the concerns regarding the development proposal would be addressed and was included in the submission package from the proponent (please see attached). We do not see these recommendations mentioned in the material available on The City of Courtenay website for this proposal. It appears the proposal looks very much like the other phases of development to the west, and the storm retention pond has not been relocated.

BCWS recognizes that Silverado Corporation is the owner of this property and they own the land for the purpose of development. While we would prefer no development at all (as mentioned in the letter) we understand this is not realistic, and there is no benefit to us as stewards of the creek to take an adversarial approach with the landowners.

Neighbouring residents explained that prior residential development using poor but widespread historic development standards resulted in flooding damage to their property and these concerns are valid, but we recognize that the ponds in the golf course represent a valuable reservoir capacity of the Brooklyn Creek headwaters.

The City of Courtenay staff report submitted January 6, 2020 identifies that the development in Crown Isle is not in keeping with normal practices for multi-phased developments and that, once rezoned for

“Mixed Use”, “...there is no policy, plan or any other power the City has to stipulate...green space connectivity and layout.”

Given that the City would give up their ability to control development in the proposed area once zoned, we recommend that the City of Courtenay require Silverado Corporation to proceed with the new development in accordance with Water Balance Method and absolute best practices of land husbandry to mitigate further negative impacts of development and enhancement of those that live in the watershed.

Sincerely,

BCWS Directors - James Vasilyev, Robert Deane, Ken Derksen, Christine Hodgson, Ian Moul, Frank Young, Patricia Sloan, Blythe Reimer, Dawn Christian

cc. Rick Waldhaus, Silverado Corporation
Comox Valley Record, Letter to the Editor

Posted on BCWS website, www.brooklyncreek.ca