




CITY OF COURTENAY Planning Services

830 Cliffe Avenue
Courtenay, BC, V9N 2J7
Tel: 250-334-4441 Fax: 250-334-4241
Email: planning@courtenay.ca

COMPLIANCE CHECKLIST

MULTI RESIDENTIAL DEVELOPMENT PERMIT AREA

The following checklist provides a quick reference for compliance with the guidelines contained within Section 8.5 Multi Residential Development Permit Area of the City of Courtenay Official Community Plan No. 2387, 2005. Applicants are required to complete this checklist and indicate in the comment box how their proposal complies with each development permit guideline. Where an element of the design does not comply with a guideline, a justification stating the divergence and the reason shall be made. A separate sheet may be used to provide comment. **Incomplete forms will result in application delays.**

Project Address:	3420 Rhys rd (until civic assigned) Multi dp "Cambium"		Date:	July 5th 2021
Applicant:	Candor Developments Inc - c/o Isaac Bale		Signature:	
A. FORM AND CHARACTER	Yes	No	Comment	
1. The design of buildings shall reflect the heritage of the City of Courtenay and the use of materials such as stone, brick, ornamental work and wood with varied details and columns is required. All designs will be assessed to compare the submitted design with these guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	comprised of varying roof pitches, shed dormers and skirt roofs creating covered entries and rear covered decks. Exterior aesthetic is a blend of hardie Lap and shake with fir wood posts and accents. Done in a modern classic style complimentary to many homes in the surrounding community as well as the old orchard / downtown areas	
2. All multi residential projects shall front or appear to front onto abutting roadways. This may be achieved through appropriate treatment of the building exteriors and through the provision of pedestrian entranceways and walkways directly to the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	For units backing onto the frontage road Harbourview. All units have to have walkway from rear patios to harbourview. Complete with man gate and extensive frontage landscaping, intent to appear as single family homes. Gated fire access road to provide pedestrian and cycling path direct from NE corner to sidewalk. internal pathway from recreational amenity area to existing designated undeveloped park bordering development	
3. Buildings located on corner lots, lots adjacent to a single residential building, and lots next to public open spaces shall be stepped down toward the flanking street, adjacent building, or public open spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This has been met as all buildings have a blend of tiered rooflines with a dramatic skirt roof at both gable ends	
4. The design and introduction of a new building type to a residential neighbourhood shall provide harmony and lend continuity to the neighbourhood and should not create excessive disruption of the visual character of the neighbourhood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Ridge community has strict exterior aesthetic guidelines. We fully intend to uphold these requirements. By using a mix of hardie shake and lap siding, black windows in a theme consistent with existing homes in the area.	
5. The design of a new project or an addition to an existing project shall be based on a comprehensive design concept and shall give adequate attention to the general architectural style, detailing, scale, materials, character of fenestration, character and materials of roofs, treatment of entrances, gradation of heights, relationship of indoor and outdoor spaces, design and placement of play areas, access parking arrangement and circulation, and landscape character and design. Plans submitted with Development Permit applications shall illustrate the aforementioned points.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This requirement has been met by design and building massing. This is reflected on our site layout and landscape plan.	
6. No more than four townhouse units shall be linked in a row unless warranted by special design treatment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	requirement met	
7. Where townhouse units have attached garages or carports, the units shall be wide enough to allow the creation of attractive entrances to the individual units between garages. Where lane access is available, parking entrances shall be limited to lane access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	requirement met	
8. Where individual townhouse or multi-family units have vehicular access via public street, combined driveway access points are required.	<input type="checkbox"/>	<input type="checkbox"/>	N/A	

9. The design and siting of buildings and individual units shall take advantage of views, natural amenities and adjacent open spaces and shall provide the maximum of units with good sun exposure to enhance the liveability of units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	maximization of views and sun travel paths were considered during site design. This is reflected in our site plan layout.
10. Stepped or alternating massing shall be used in the design of buildings in order to break up the volume of the building(s) and to avoid a box like appearance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This has been met by having two different building types, duplex and four-plex. The varying rooflines and second storey decks also provide much character and variation
11. Sloped roofs shall be encouraged to harmonize with surrounding residential areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	this requirement has been met
12. Building shall ensure visual privacy between units and also between private amenity spaces such as balconies or patios.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This has been met by using solid exterior privacy walls at front doors and where rear decks meet (middle units only) and throughout project via landscape planting and fencing
13. Where a development is to be constructed in several phases, the proposed phasing plan indicating the sequence and timing of construction shall be included as part of the development permit application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	as attached
B. SIGNAGE	Yes	No	Explanation of Non-Conformity
1. All signs shall conform to the City of Courtenay Sign Bylaw No. 2760, 2013 and all amendments thereto.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sign to be located at site entrance and to conform with city bylaws
C. SITING, LANDSCAPING AND SCREENING	Yes	No	Explanation of Non-Conformity
1. A Landscape Architect or registered professional shall prepare a plan which will incorporate plant species, quantities and installation suitable for the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan attached
2. A detailed landscaping and screening plan, drawn to scale and showing the type, size and location of proposed landscaping, shall be submitted with the development permit application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	attached
3. Recreation and play areas shall be provided within each project and shall be sensitive to the needs of the all age groups likely to reside in the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large outdoor recreational amenity lawn area with approximate 30'x30' "events" gazebo. There is a neighbourhood playground located 200 M from site entrance
4. Care will be taken in developments intended for family living to ensure that the fundamental needs of family living are not compromised. This includes adequate storage, places for outdoor play, attention to sound and sight separation, and safe convenient parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This is a family orientated development. All units are generously sized 3 bedroom ranging from 1400 - 1517 sq ft. 4-plex units feature 10x10 attached storage. Each comes with an individual garage and ample driveway parking. All units will have individually fenced yards with generous green screening in between buildings
5. A continuous landscaped buffer area of at least 7.5 metres in width shall be provided along the inside of all property lines adjacent to Cumberland Road, 17 th Street, 29 th Street, Island Highway, Cliffe Avenue, Ryan Road and Lerwick Road. A perimeter landscaped buffer area of at least 4.5 metres in width shall be provided along the inside of all property lines adjacent to all other roads and at approved access points.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A to this project
6. If a property is adjacent to the Agricultural Land Reserve boundary, a fence and landscaped buffer area of at least 10 metres in width shall be provided along the inside of the property line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project borders a property designated as park land. This parkland is 15M wide and acts as a buffer between the development and the closest ALR property.
7. Buildings shall be sited to ensure the privacy of residences and adjoining properties, retain view amenities, and minimize the impact of noise or other off-site effects. Noise attenuation fencing will be required adjacent to arterial and collector roads.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See landscape plan for green screen planting layout. Combination of 6ft black chainlink fencing with privacy planting will create a feeling of natural privacy at all adjoining property lines. The orientation and placement of the buildings have also help meet these requirements

8. Buildings shall be sited to retain existing tree stands and terrain as much as possible. Protective barriers, such as snow fencing, shall be installed around all existing plantings which will be retained at the drip line for the duration of construction. No material or temporary soil deposits may be stored within these areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This site is cleared and has no existing trees
9. Buildings shall be sited to ensure the privacy of residences and adjoining properties, retain view amenities, and minimize the impact of noise or other off-site effects, noise attenuation fencing or buffering will be required adjacent to arterial and collector roads.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The orientation and placement of the buildings have met these requirements. Also refer to C.7 comment
10. Grading requirements of a development shall be resolved within the property boundary. Cut and fills shall be minimized and blended into the existing terrain. Stepped retaining walls shall be used where possible. Stepped foundation walls and floor levels for buildings shall be used on sloped sites. Slopes shall be determined to promote opportunity for re-planting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to grading plan for proposed grades and retaining walls. The majority of the property contains minimal slope with the exception of the frontage. The duplex units at frontage will have max 4ft landscape block retaining walls at property line to allow for desirable back yards and an appealing frontage for the development while solving the largest grading issue. The use of a stepped foundation at units 24/25 and 28/29 will be required. All other buildings will have a single level MHFE. Entrance roads will be cut in to desired slope with said retaining walls returning along internal roadways as required
11. Buildings shall locate refuse containers, utility services, etc. to minimize visibility and they shall be screened by landscaping and fencing to a minimum height of 2 metres. In general, chain link fencing shall be used only when screened by landscaping. Similarly, utilities, meters, exhaust elements, satellite dishes, etc., shall be screened by landscaping, fencing or roof elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Agreed
12. To separate internal roads, parking, service or storage areas from adjacent properties, a landscaped buffer area of at least 30 metres in width.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Visitor parking to be green screened with plants. Visitor parking within the required setback outlined.
13. Development shall include installation of street trees and sidewalks along all adjacent streets. Boulevards of adjacent streets shall be landscaped, irrigated and maintained by adjacent developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to landscape plan
14. Undeveloped areas of the site shall be left in its natural state if there is substantial existing native vegetation. Otherwise, the owner will undertake vegetation control within 6 months of building occupancy satisfactory to the City.	<input type="checkbox"/>	<input type="checkbox"/>	N/A
15. Any development adjacent to or near stream or wetland areas shall adhere to the requirements of the Streamside Stewardship, 1993 guidelines and the "Land Development Guidelines for the Protection of Aquatic Habitat 1992" prepared by the Department of Fisheries and Oceans and the Ministry of Water, Land and Air Protection along all streams and their tributaries.	<input type="checkbox"/>	<input type="checkbox"/>	N/A
16. The City may require an environmental analysis of site conditions in areas subject to natural hazards such as slope slippage, drainage, or high vegetation value, prior to development.	<input type="checkbox"/>	<input type="checkbox"/>	N/A
17. It is City policy to limit the peak run off from areas of new development to that which the same catchment areas would have generated under the pre-development land use. A storm water management plan will be required as part of any development and shall be prepared by a Professional Engineer to comply with the City's stormwater management policies and plans and the City's Water Balance Model.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MCelhanney report enclosed with application
18. Setbacks areas abutting stream areas shall be fenced prior to development occurring to prevent encroachment of equipment or material into the stream system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed guidelines from Mcelhanney will be followed onsite

19. A biophysical assessment of the site prepared by a professional biologist may be required outlining any environmental values to be protected during and after developments and the methods to achieve this to the satisfaction of the City and federal and provincial agencies.	<input type="checkbox"/>	<input type="checkbox"/>	N/A
20. Prior to the subdivision or development of land containing a stream, the natural watercourse and surrounding area shall be considered for dedication to the Crown, the Municipality or other public agencies committed to the protection and preservation of natural watercourses			N/A
21. The City will require the following minimum depth of topsoil or amended organic soils on all landscaped areas of a property: <ul style="list-style-type: none"> shrubs – 450 mm groundcover & grass – 300 mm trees – 300 mm around and below the root ball 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As outlined in landscape plan
22. All landscape areas shall be serviced by an underground irrigation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All common areas and perimeter planting to be irrigated
D. LIGHTING	Yes	No	Explanation of Non-Conformity
1. Lighting should be designated for security and safety. However, there should not be glare on neighbouring properties, adjacent roads or the sky.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safe and comfortable lighting to be installed with as little light pollution as possible
2. All new, replacement and upgraded street lighting in existing and proposed developments will be Full-Cut Off/Flat Lens (FCO/FL) luminaries to light roads, parking, loading and pedestrian areas. Exterior building lighting will also be required to have FCO lighting fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To be implemented
E. PARKING	Yes	No	Explanation of Non-Conformity
1. Large surface parking areas should be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted landscaped areas. Visitor parking spaces shall be clearly identified within each development. Tree Planting is required in parking areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This is shown on the site and landscape plan. Solid planting around two separated visitor parking areas. Most units allow for comfortable additional parking pads
2. Parking areas shall be screened from adjacent properties and from direct views of parking vehicles from the street. The screening should consist of landscaping and fencing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Agreed
3. Outdoor parking and loading areas should be located to the sides and rear of buildings. Parking areas shall include landscaped areas, defined by concrete curbs, to provide visual breaks between clusters of approximately ten stalls.	<input type="checkbox"/>	<input type="checkbox"/>	N/A
4. Direct and functional pedestrian pathways to connect building entrances to parking areas and sidewalks of the abutting streets shall be provided. Installation of features such as distinct paving, special landscaping with trees and benches, and overhead weather protection on exterior building walls where appropriate is required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frontage units to have walkway from rear yard to sidewalk. Man gates to be framed with a decorative wood trellis over in line and to match style of 1.2M cedar fence.