February 3, 2021

City of Courtenay
830 Cliffe Ave
Courtenay BC, V9N 2J7

Attention: Matthew Fitzgerald
Manager of Development Planning

310 Hunt Road – Rezoning

Council Concerns and Comments – Fencing and Community Amenity Contribution Proposal

At the Council meeting on February 1st, 2021 Council voiced concerns regarding the impact of the proposed hotel on adjacent residential properties and with traffic in the area. In response to Council's concerns and comments, we are proposing the following provisions:
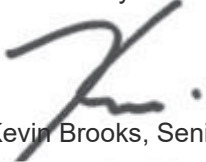
To address adjacent neighbour concerns:

1) To plant Cupressus x leylandii (Leyland Cypress) as a hedge with minimum height of 3 meters; and,

2) To install a 1.8 meter tall sound attenuation fence (with a minimum STC rating of 36) along the eastern property line between 310 Hunt Road and the adjacent residential properties in place of the proposed decorative cedar fence.

To provide for community amenity contributions:

1) Pay a community amenity contribution of $35,000 to the parks and recreation fund to support parks and trails development in Courtenay.

It is understood that these provisions will be secured by the City through a covenant on title. Please let me know if you have any question or require any additional information.

Sincerely,
McElhanney Ltd.

Kevin Brooks, Senior Planner, MCIP, RPP

From: Kevin Brooks
Sent: Wednesday, February 3, 2021 10:08 AM
To: Fitzgerald, Matthew

Subject: 2211-80290 - 310 Hunt Rd. - CaCs and Fencing

Matt,

Please find the attached letter outlining our proposals to address some of Council's comments and concerns. Let me know if you have any questions or need any additional information to move this to Public Hearing.

Regards,

Kevin Brooks, MPLAN, RPP
Senior Planner
McElhanney

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