



Attn: Dana Beatson,
City of Courtenay Planning Dept
c/o Courtenay City Hall
830 Cliffe Ave, Courtenay BC V9N 2J7

Hello Dana,

Below you will find our reply to the planning department's comments and questions regarding DP 3060-20-2121

CAMBIUM

3375 Harbourview Blvd.

Useable open space

The open space calculation has been revised on the **updated General Development plan data table** and uploaded to our shared DP upload folder. This has been edited to reflect the open space deductions for landscape buffering.

Adjusted Open space calculation per unit = 74.6 sq M per unit

Landscaping, screening and landscape buffer widths

All landscape buffering width and height requirements have been met.

SL-1 has been moved to allow for a 3.1 M landscape buffer width.

A visual landscaping break has been implemented on harbourview blvd. With 1.0m wide row of planting at the top of stone retaining wall and the 1.2M high cedar fencing.

Please refer to the **updated General Development plan** and the site data table uploaded to the upload folder.

Landscape cost Estimates

Have been confirmed and labeled to be inclusive of materials and labour – see **updated landscape cost estimate** in upload folder.

Wood Gazebo

Detailed elevation drawings with dimensions provided in the upload folder under **Cambium Gazebo**

Parking and overall vehicle parking

Please refer to the **Updated Cambium parking plan** in our shared upload folder for all parking details.

Electrical vehicle charging stations

All 34 units will be EV charger ready within their individual garages.

Bicycle parking

The 4-plex units have an exterior locking multi-use storage / lock up. This space was designed and intended for bike, kayak, yard storage and or workspace.

All 34 units have significant yard space, driveways and garages for visitor bike parking.

Elevation drawings

Detailed color exterior elevation drawings have been uploaded to our shared upload folder under the file. **Updated exterior color scheme**

Site Lighting

Refer to file **Updated Site lighting detail info** in our shared upload folder

Signage

All signage will conform with City of Courtenay sign bylaws and a sign permit will be applied for prior to any signage being installed.

Greenway Connection

Two pedestrian walkways have been implemented into the **Updated landscape plan**. The walkways will be gated by a 1.67m wide x 1.8m high cedar man gate. See landscape plan for gate details. These gates are to be latched and openable from the interior and exterior side but not locking.

Guidelines for energy and water conservation

All units at minimum will meet Energy step Code 3.

All appliances and heating systems will be energy star rated.

Stringent construction waste reduction practices and onsite recycling will be implemented to minimize the environmental impact of our project.

We hope this additional information and revised documentation completes the requirements for issuance of our Development Permit.

Please don't hesitate to contact us if you have any questions or comments.

Thankyou,

Isaac Bale,

President, Candor Developments inc & Cambium Holdings Ltd

A handwritten signature in black ink, appearing to be 'Isaac Bale', with a stylized, flowing script.