



**July 8, 2021**

Attn: Ian Buck

Director of planning with the City of Courtenay

c/o Courtenay City Hall

830 Cliffe Ave, Courtenay BC V9N 2J7

Hello Ian,

**Re: "Cambium" Multifamily site Harbourview Blvd, "3420 Rhys rd " (between 3353 & 3379 Harbourview)**

Please find the attached development permit application for a multi-family development totaling 34 units comprised of five, duplex and six, four-plex buildings. The proposed development is located in "The Ridge" subdivision in the south Courtenay development area.

This project is to be built over 3 phases of construction under one development permit. Site servicing and infrastructure for all 3 phases to be installed during phase 1 construction.



## **Trees + Home + Connection = CAMBIUM**

Our goal with this project is to create an opportunity for young families to grow and stay within the development. With ample storage, home office space, green space and the ability to grow all within an efficient design.

### **A. Form and Character.**

We began by considering our neighborhood and the existing design aesthetic. As a current home builder in The Ridge we wanted to lay-out the Cambium development to have minimal impact on the single-family home aesthetic while meeting the guidelines of the DP. The overall design aims to blend modern design with traditional craftsman style. All units are 3-bedroom, 3 bathrooms averaging 1460 sq feet offering room to grow. The development will be comprised of a blend of exterior siding materials including shingle, horizontal lap, belly bands, board and baton with highlights of Douglas fir wood posts and accents. Large windows and covered second story balconies have been added to capture the inspiring views of the surrounding ocean, mountains and expansive farmers' fields. The 3-storey units have recessed covered entry ways at the ground level and garage doors for weather protection and privacy, while the middle units will have a solid privacy wall at the front door creating separation between the units.

The four-plex's feature a 100 sq ft storage area at the rear of garage which offers a secure exterior space for bikes, kayaks, gardening tools, etc. without sacrificing crucial garage space. We feel this additional storage space services a huge demand as many Comox valley residents relocated to Courtenay for the outdoor recreational lifestyle.

The placement of buildings has been orientated to maximize privacy, capture views and transition harmoniously from existing neighboring properties. Creating a long-lasting desirable development that is cohesive with the single-family homes it borders.

### **B. Signage**

The signage for the development will be located to the left of the main driveway to the development. This sign is to be installed during phase 1 completion. This sign will provide a formal entry and act as a landmark reference. Landscape lighting will be implemented to

illuminate the signage when required. All signage will be consistent with the style of the development.

### **C. Siting, Landscaping and Screening**

All landscape design and screening has been designed by a Landscape Architect. Plant species and locations have been chosen to compliment and blend with the native plant species in area.

Allen Block retaining walls have been added as required to ease existing grades, most dramatically at the boulevard which contains the largest grade change on the site. The Boulevard will be given additional landscape detail to maximize attractiveness. The boulevard and development perimeter contains cedar and black chain-link fencing with solid greenscreen buffer for privacy of residents. Feature trees and expansive flowering plants line the internal roadways, visitor parking and communal areas.

The SE corner features a large outdoor recreational amenity area with approximately 30'x30' open gazebo, large grass field bordered by extensive plantings offering residents a space to gather. This SE corner also contains an existing temporary swale that catches the overland flooding from a marshland pond at City of Courtenay Park border. We have proposed a catch basin at the SE property corner to contain this overland water into the internal storm water system of the site. An additional dry rock bed is proposed along the East boundary to handle any additional flow complete with secondary catch basin at NE corner.

The Fire access route at NW will offer an additional pedestrian and cyclist access to the internal roadways.

### **D. Lighting**

All site lighting will be installed in a manner that maximizes the safety of the development while minimizing light pollution. Street and parking lighting to be full cut off. Landscape lighting will be applied to highlight feature trees and entry sign.

### **E. Parking**

The development has a total of 80 internal parking spots. Comprised of 8 designated visitor parking spaces and 68 resident parking spaces – 2.1 spaces per unit. With 24 of the homes having additional storage area for many garage items such as; bikes, kayaks etc. we aim to promote actual garage parking.

Visitor parking to be landscape screened as per landscape plan and bylaw requirements.

In summary, all setbacks, DP permit bylaws and zoning requirements have been met and no variances are required. Please don't hesitate to contact me if anything further is required.

**Thankyou,**

**Isaac Bale, President**

**Cambium Holdings Ltd & Candor Developments Inc.**

**250 702 7339**