Lisa, please find attached the final revised drawings for the proposed Deep Bay development. I have included a park/open space drawing which focuses only on the park and open space as you requested.

The changes in our drawings are as follows:

Lot A:

- Added the Reserve Dispersal Field and setback has been added

- Added the proposed property boundary alignments to accurately reflect the adjustments proposed to the property line (includes proposed expansions of Lot 90 and 91 off Crome Point Road, as well as a proposed expansion to the VIU property) Note that at this time these adjustments are only proposed and they have not been finalized.

Lot B

- The layout has been altered to accommodate the wastewater treatment plant (WWPT) and dispersal field.

- The public road shifted to the east at the intersection with the highway, but remains in place at the proposed railway crossong into Lot A.

- The information for the proposed WWTP including the dispersal fields and setbacks has been added.

- Lot B has retained the number of units and amenities, while being adjusted to accommodate the WWPT.

- We have removed the dry land storage on Lot B, as the area will now remain in a naturalized state as recommended by our stormwater management experts.

- All setbacks have been retained, 30m setback off highway, ALR setback on east side of Lot B, and we kept a 25m setback off railway.

Park/Open space

We have included a drawing which provides the calculations for the Park/open space.

Lot A has 51% park/open space, however with the proposed property line adjustments it becomes 42% of the total area dedicated to Park/open space (with the VIU and the Lot adjustments accounted for). It must be noted that at this time, our Lot A open space is 51% as any proposed property line adjustments have not been finalized and are only at the “to be considered” and only being discussed and considered. We felt it necessary to include them in order to advise that they are being discussed and considered.

Lot B has 54% of the total area of Lot B retained as park/open space with all building footprints of amenities, hardscape materials such as concrete, granular surface, asphalt and recreation courts removed and not accounted for in the calculation. The Wastewater Treatment Plant area is not included in our Park/Open space calculations, however the Primary dispersal field is included as it can be used by the public. We have included the size of that field on the area take off drawing.
Lot C

We have removed two small triangles from proposed commercial due to the concern of Bowser business community. These are now calculated in the Lot C breakdown as Open space.

If you have any questions regarding the attached, please do not hesitate to contact me (250-213-8051).

Kind regards, Cynthia