



Design Rationale
310, 320, 336 Hunt Road, Courtenay

Located at 310, 320, 336 Hunt Road Courtenay, we are proposing to build a 55,818 SqFt. (5,185.7 SqM) 4-storey Hotel building on 78,824 SqFt. (7,323.0 SqM) of developable area. The site is currently zoned LUC and we are requesting rezoning to CD to allow the increase of density up to 93 hotel rooms with 98 parking stalls.

The rectangular building will be 4 storeys of wood frame on grade with surface parking surrounding it. The exterior of the hotel will be rain screened with Hardi panel in a variety of colors, Olive & Cream with an accent of Terracotta to add interest and a rock veneer ribbon to demarcate the entrance and the primary site corner. The roof will be white membrane and not visible from the street.

The plant selection considers function, aesthetics, climate and native species as a focal point. We intended to provide plant material that is native to the environment and that supports local birds and beneficial insects. Disease resistant material that still provides year round interest to visitor's (foliage/fragrance/blooming times in all seasons). The plant material also focuses on low water/maintenance management and stresses biodiversity and sustainability. We wanted to create a garden for natural habitat and promote educational opportunities.

We have excessive experience in residential projects. Attached is the list of previous developments that we have worked on.

Yours truly,

Andrea Scott, Principal
Architect AIBC, AAA, LEED AP
c/o Lovick Scott Architects Ltd.