



Todd Hansen

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5857 17a Ave, Tsawwassen, B.C.

July 13, 2021

To: Mr. Matthew Fitzgerald
Manager of Development Planning
Development Services
City of Courtenay

Re: **Arden Gardens**, Phase 1 of 2
1360,1400,1480 Arden Road, Courtenay, B.C.

The proposed development is on Arden Rd between Cumberland Rd. and Lake Trail Rd. There are two phases to this project, this is phase one of two, phase two to come after a rezoning of the additional properties has been successful through future application. Phase one consists of 56 @ 2 and 3 bedroom townhomes along with 23 micro units. The second phase will consist of 2 and 3 bedroom townhomes, quantity yet to be determined.

The buildings have been articulated with stepped buildings both horizontally and vertically with varying roof heights added to breakup the horizontal length of the units. We have also employed a varying colour scheme which will also aid in the visual impact of the buildings in both height and length.

The OCP designation for this site is Comprehensive Development 19A, 19B, and 19C which allows development of townhomes and or apartment buildings.

The site has a significant slope at the south end of the property sloping down to the north as you enter in off of Arden Rd. Building #1 is built into the bank and presents a two-story façade facing Arden Rd. and the surrounding homes while presenting a typical 3 story townhome façade facing north.

The site is surrounded by wetlands and SPEA areas located to the west, north, and east. The landscaping plan has taken this into consideration and has mitigated all intrusions into these areas as per the biologists recommendations. The use of rain gardens has been employed to mitigate runoff and to allow proper flows of surface drainage.

The project meets all bylaw requirements and we are seeking no additional variances.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TH', with a long horizontal flourish extending to the right.

Todd Hansen