



April 1, 2022

Mike Grimsrud
Planner II - Development
City of Courtenay
830 Cliffe Avenue
Courtenay, BC V9N 2J7

Email: mgrimsrud@courtenay.ca

Re: Proposed Development Description
4625 Madrona Place
Courtenay

Mike:

The proposed development at 4625 Madrona Place is for a building supply store with the purpose of providing retail sales and wholesale products of building materials to existing customers and the public.

The rationale behind locating on this site is that it is centrally located and will service customers in the area. By locating at Madrona Place Bartle & Gibson's customers will have shorter driving times from their homes and job sites meaning reduced demand on existing roads and infrastructure.

The new project is a clean and quiet operation that will not generate any offensive odors or noise which could offend adjacent properties. We have provided significant landscaping as well as a sound wall at the South East corner of our site as a means to address any potential sound migration from our site to the adjacent neighbors. The new Bartle & Gibson facility will enhance the area by converting an existing construction storage yard into a clean new building supply store and yard.

The submitted building meets the criteria for an industrial building as described in the City of Courtenay land use bylaw. The project will meet current City requirements but will also be contextually aligned with the other buildings and uses along Madrona Place.

Bartle & Gibson looks forward to relocating to this new location and being a positive contributor to the street, the neighborhood and business community.