

March 24, 2020

16-167

Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Attn: *David Bennett, MCIP, RPP, Planner II*

Re: *Aquadel Crossing Phase III*
1859 Columbia Valley Road, Lindell Beach, BC

Dear Sir,

The proposed Aquadel Crossing Phase III development consists of 36 additional single-family homes located on the south side of Columbia Valley Road to the south of the current Phase I and II developments.

Similar to Phase I and II, the concept of the development is designed to be a place of community within a natural, historic and organic setting, where people can come out from urban structure to enjoy a vibrant, sustainable, and healthy lifestyle. It has been carefully designed in compliance with the development guidelines identified in OCP Bylaw No. 1115 for Electoral Area 'E' and in compliance with Division 24 PRD-1 (Private Resort Development 1)

The single-family homes consist of single-storey, two-storey and three-storey ranchers generally with two-storey's exposed at street face as well as three-storey split-level homes along the hillside making the most of the topography while maintaining human scale frontage and maximizing area. Each home is designed with diversity and variety in order to enhance a unique sense of community yet tied together by theme, material and colours, while respecting the existing natural and agricultural context. The homes typically consist of approx..1,600 sq. ft. to 3,440 sq. ft. (including unfinished basements) three and four-bedroom homes with 2.5 baths.

KEYSTONE ARCHITECTURE & PLANNING LTD

Eric Poxleitner Architect AIBC, AAA, MRAIC, LEED® AP BD+C, Sr. Architect Principal | **Ron Martens** Founding Principal

Steven Bartok Architect AIBC, AAA, MRAIC, Principal | **Lukas Wykpis** Architectural Technologist AIBC, Principal

The design concept is intended to be that of a 'country style' vernacular referencing early subsistence farming homesteads common in the Columbia Valley during the early 1900's with early period farmhouse concept detailing, materials and colour pallet consistent with that of the single-family homes made up typically of composite wood siding, board & batten, wood trim, cedar shakes, manufactured stone, corrugated metal and some exposed timbers features.

The individual houses are designed to meet the colour and finishes as per the exterior colour combinations attached as well as present a homestead image. Each house will have a different colour scheme from the adjacent houses, but all colours are complimentary and in context in accordance with the specifications. The colour scheme is designed to fit into the forest setting and not dominate the natural environment of the surroundings.

The landscape design continues off the themes laid out in the architecture by responding to the history and context of the site. Beyond the requirements for permit, such as appropriate buffers with native plantings, the goal is to retain as many of the large trees on site as possible. This again pays tribute to the design work created by the former golf course and provides some immediate large tree coverage on site.

Native and native cultivar plant material are proposed and encouraged for both common and private spaces, so the site can be incorporated back into the surrounding lake and mountainous environment.

We trust the information provided satisfies the FVRD requirements for this DVP submission, however, if you have any questions or require any further information, please do not hesitate to contact us.

Sincerely,



Eric Poxleitner, *Principal*
Architect AIBC, AAA, MRAIC, LEED® AP BD+C



EP/ep

Attachments

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