

August 6, 2020

16-167

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

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

Re: *Revised Design Rationale Narrative*
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. The massing above ground and form/character of the development is similar to that of Phase I and II.

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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.

Unlike Phase I & II where basements were not an option due to the flood level restrictions, Phase III is not within the Watt Creek and Frost Creek flood path. Per the Golder report, the FCL for Phase III is 0.6m above the adjacent crest of the Columbia Valley Road. All MBE's meet that criterion. This allows for the possibility of basements as per Schedule E accepted in the original DP. In addition, the incorporation of basements effectively deals with site grading and geotechnical constraints, while maintaining a consistent landscape and architectural theme with Phases I and II. The proposed design achieves these objectives and eliminates the need for retaining walls.

Some lots allow for a slightly larger floorplan, but this is minimal so there will be negligible, if any, increase in density from phase I/II. In addition, any basement spaces will not be permitted to be fitted out as separate suites as there are no provisions for external access to the basements from the outside. Should an owner wish to finish the basement, they will have to submit building plans to the FVRD for approval.

The overall 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

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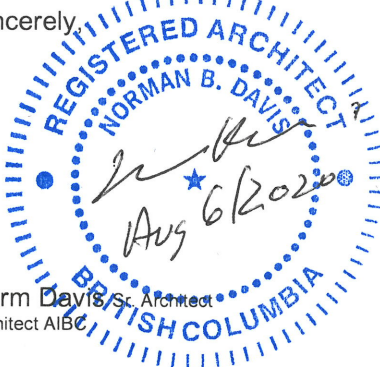
the specifications. The colour scheme is designed to fit into the forest setting and not dominate the natural environment of the surroundings.

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. Phase III allows for the inclusion of the natural landscape of the development and eliminates the need for retaining walls. 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,



Norm Davis, Sc. Architect
Architect AIBC

ND/mn

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