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September 8, 2024

**1052 Clarke Road – development permit rationale letter**

This rationale letter is being submitted as part of the development permit application for 1052 Clarke Road. A three unit townhouse design has been prepared in accordance with the new zoning bylaws for Central Saanich, the proposed designs meets required building setbacks, height restrictions, parking requirements, and form & character guidelines to match the existing homes in the neighbourhood. No variances are being requested for this permit.

The building has three side by side townhouse units each with separate entries, rear patios and fenced in yards. There will be two units that will have 3 bedrooms and one unit that has 2 bedrooms. These units will add much needed 'missing middle' housing to the Brentwood Bay area, the need for this type of housing has been identified by the provincial government through the recent changes to municipal zoning regulations.

All mature trees on the property will be retained as part of this proposal, new fences will be constructed to preserve the privacy of the existing neighbours and the new townhouse residents. Each new townhouse unit will have a wood trellis built over their individual rear patio areas which will have privacy fences separating each of them. There will be one parking spot for each unit complete with provisions for electrical car charging. The parking areas and patios will be a permeable surface to mitigate the amount of water retention of the site.

If there are any questions regarding the rationale letter for this application, please contact me to discuss them.

Thank you,  
Matt Gruber

