

August 2, 2017

Colin Gainer
Town of Okotoks
5 Elizabeth Street
Okotoks, AB T1S 1K1

Dear Mr. Gainer:

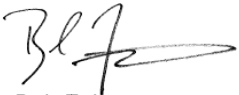
Anthem United would like to thank Administration for bringing the D'Arcy Phase 1 Tentative Plan forward and acknowledging that a variance is required on 12 of the 153 lots due to the R-2 *minimum site area* requirement as stated in the bylaw. It would appear that the R-2 bylaw - as it is written - does not differentiate the *minimum site area* between laned and laneless product, as it does with other residential land uses, as a result it disproportionality and adversely impacts R-2 laned lots.

The 12 lots requiring a variance are zoned R-2, are located on a lane and meet the minimum width requirement of 7.5 meters. Due to the grid-like planning of the phase, all lots are a standard depth of 34 metres. This plan is consistent with the D'Arcy Outline Plan as well as the Municipal Development Plan objectives, which aim to achieve housing diversity, affordability and increased density targets. The laned product also provides a pleasing streetscape aesthetic without driveway crossings.

Anthem United cautions that if the plan were to be revised and lot widths increased to meet the minimum area of site, the block shell would necessitate an increase in lot width to approximately 9.14 metres. This would have an adverse effect on achieving the affordability that is intended as well to filling a void that currently exists in the Okotoks market. Lot prices and, ultimately home prices, would not provide the differentiation necessary to deliver distinct product segments, to serve in making D'Arcy a complete community.

Thank you for your time and consideration in resolving this matter.

Sincerely,



Bob Faktor
Senior Development Manager

Anthem United Communities Ltd.