CURATE DEVELOPMENTS/LOVE DEVELOPMENTS

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September 23, 2019

Mayor and Council

Dear Mayor and Council:

This letter is in regards to our proposal for the development of 36 townhouse units in the Burnside Gorge neighbourhood at 3080, 3082 and 3090 Washington Ave. There is growing demand for more housing designed to meet the needs of families in the City of Victoria. Our project is just that, 36 new ground oriented townhouses carefully designed to meet the needs of family with the majority of the units having three or more bedrooms on one level.

We are very excited to present our application to rezone the properties at 3080, 3082, and 3090 Washington Avenue from single family to a site specific townhouse zoning. Our project proposes homes ranging from 1,200 to 1,500 Sq Ft with nearly 70% having three or four bedrooms. The floor plans are designed to be functional for young families by offering all of the bedrooms and laundry on the same level, multiple bathrooms, generous living areas, private garages and private outdoor spaces. Landscaping is thoughtfully designed to screen to neighbouring properties while providing decorative planting and fencing to create an "welcoming" streetscape.

The current land use in the Burnside Gorge neighbourhood is mixed with properties ranging from single family homes to low rise multi-family apartments. The project site is the assembly of three, deep, single family lots located on Washington Avenue. The neighbourhood is poised for change as many of the properties in the area show signs of deferred maintenance including the homes located on our site. Washington Avenue is the perfect location for new townhomes as it provides families the opportunity to live in a centrally located neighbourhood near Downtown Victoria, easily accessible by foot, bike or transit in under fifteen minutes.

The Burnside Gorge Neighbourhood Plan describes the proposed development neighbourhood as "disjointed", making improving cycling and pedestrian connections one of its key objectives. Our site is identified as the location for the "Doric Connector", a cycling and pedestrian connection expanding the reach of the Cecilia Greenway. As a result we will be dedicating a 4.2m SRW along the north property line to create this pathway connection. The creation and construction of this greenway connection will form our community amenity contribution. We have included CPTED principles in our initial pathway design. We are looking forward to working with the City of Victoria to further refine the design of the pathway.

We will be requesting an OCP amendment as a result of providing the SRW on our site to create 3 storey units in this Traditional Residential zone. During our site planning we established that due to the 4.2m SRW dedication we are not able to create price point sensitive homes for families or reach the 0.8 FSR with two storey units as described in the OCP. We have included a project rationale document to further explain the need for the OCP amendment.

Curate and Love Developments are excited to present this proposed development to Mayor and Council. We believe that this project meets the needs of young families and will help to bring more families with children into the Burnside Gorge neighbourhood. We look forward to collaborating with Staff and the community to make this project a reality, creating homes for families.

Sincerely,

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