<u>Attention Mayor and Council</u>

<u>Highlights for Development Proposal at 3106 Washington Avenue</u>

<u>Gains</u>

- Creating 4 new homes
- Creating 4 new rental suites
- Providing Public Amenity by upgrading public boulevard
- No existing homes need to be demolished or renters displaced to add new housing.
- Following the design of existing neighboring developments (cottage cluster) that have been approved by City Council (3103 and 3120 Washington Ave) and have proven a desirable alternative to townhomes or condos.
- Retaining our 1915 year old home to allow for ageing in place
- Excavating down to create a 3 level home to allow for low impact on neighbors and maintain privacy
- Maintaining Sequoia tree. Provided extensive Arborist reports , including root mapping, showing the tree and new homes can exist together
- Maintaining a 100 year old apple tree, from the original homestead of our property
- Have full support of our community and the Burnside Gorge Community Association.

<u>Design</u>

- Private courtyard green space designed for each new home
- Private green space for each rental unit
- 2 Bike storage spaces created for each unit. 1 for main home occupants, 1 for suite occupants
- All landscaping is thoughtfully designed and created around the concept of restoration. All plantings are native to British Columbia.
- High quality exterior finishes
- Permeable hardscaping surfaces and driveway
- Each home will be outfitted with fire preventing sprinkler systems

<u>Doric Corridor</u>

- Doric corridor currently has a through way and the transportation department can complete this connecter at any time.
- Potential for widening of the Doric Corridor when the parcel at 3091 Carrol Street is developed.

- For reasons of safety, the straightest line of site of this corridor is best for our neighborhood. Excessive curves and jogs in the design will create blind spots to allow for unsavory activities. Burnside Gorge has a high ratio of supportive housing which creates unique challenges for our community. Safety should be the number one priority when considering design.