

Curate Developments
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March 18, 2020

Mayor and Council
City of Victoria

Dear Mayor and Council,

This letter is in regards to our proposal for the development of 34 townhouse units in the Burnside Gorge neighbourhood. We feel that there is a demand for more housing that meet the needs of families. Our project is focused on families by proposing 34 new, strata ownership, ground oriented townhouses with the majority of the units having three or more bedrooms.

We are very excited to present our application to rezone the properties 3080, 3082, and 3090 Washington Avenue from the current single family use to a site specific townhouse zoning. There is currently a Land Use Contract registered on the proposed development lots to create 26 townhome units. The LUC was registered on April 20, 1977 and expires 50 years from that date. The development proposal will look to discharge the LUC concurrently with the rezoning proposal.

We have refined our development application from the original submission to be more in line with the City of Victoria requirements and the Burnside Gorge Neighbourhood plan. The revised application proposes 34 townhome units in comparison with the 36 units originally proposed. The reduction in unit count allowed the opportunity for the development to retain more trees on the site and create an "Outdoor Amenity Area" which further helps to green the site.

Our project is proposing homes ranging from ranging from 1200 to 1500 SqFt these smaller size townhome units have an inherently lower price point. Nearly 70% of our proposed homes offer three or four bedrooms. The floor plans are designed to be functional for young families by offering all of the bedrooms 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.

The Burnside Gorge Neighbourhood Plan describes the proposed development neighbourhood as "disjointed", making improving cycling and pedestrian connections of its key objectives. Our site is identified as the location of 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 are looking forward to working with the City of Victoria to further refine the design of the pathway.

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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 the 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,

Brodie Gunn
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