

To Mayor, Council and city staff,

We live at 3106 Washington Ave. and this letter addresses our concerns with the current development proposal for the Doric Corridor. We realize that the corridor has long been a part of the city's plan for connecting the greater Gorge Burnside community to Cecelia Park, Cecelia Ravine Park and the Galloping Goose trail, but as people living next to the trail it does raise concerns with regards to security and privacy.

Unfortunately instances of crime are not uncommon in our neighbourhood and in particular, theft from residences is a major concern. Danielle and I, as well as many people living in the neighbourhood are concerned about the likelihood of stolen property being transported through the neighbourhood along the Doric Corridor. We think that security should be one of the greatest influencers in the final design of the Doric Corridor. A gate at either end of the trail may be a solution with regards to security. The gates could be locked and restrict access during night. Having a gate at either end of the corridor would be similar to the locked gate and washrooms at Cecelia Park, where a security company unlocks them in the morning and locks them at night.

The corridor will be running the length of our property. We feel that a chain link fence does not offer sufficient security or privacy. Due to the fact that our lot is very deep and our house is located near the front of the lot, we can offer little in the way of 'eyes' on the trail, so having a fence that we can see through would only minimally improve security on the corridor. A chain link fence however would be a huge liability to our personal security as it would allow people to see into our yard and ascertain how easy it would be to enter our yard undetected at night. We have a large shed near the back of the property that would back on to the corridor. In this purpose built shed we store our bikes, woodworking equipment, and a variety of garden tools. A chain link fence is the easiest to climb and would actually aid people in entering our yard undetected, when compared to other types of fencing. For these reasons we believe a solid panel fence would need to be built. The developer of 3020 Washington Ave has offered to build one on the other side of the property adjoining his proposed development. A panel fence would allow for extra privacy as many of the shrubs are deciduous and provide little to no visual barrier for half the year between our back yard and the corridor. Tall grass or other vegetation could be planted on the corridor side of the fence to limit the impact of graffiti. In addition, we would like the lighting for the corridor to be closer to ground level as it would be less intrusive than to have taller lights shining into our yard.

We were also saddened to see that two large fir trees are slated to be removed to make way for the trail even though they are less than 2 feet from our property line. Curate is planning for the removal of almost all the mature trees on these three lots. These trees offer habitat for numerous resident and migrating birds, and now the city is also planning to remove two more large trees. These trees are located on the north side of Building E and would be somewhat of a visual barrier for us. They are also located at the top of a 3 foot bank that separates our properties; with ours being on the lower side. With the removal of these two mature trees, we are concerned about the erosion of the bank that the fence will be constructed on. We would

like these trees to remain and have the path jog around them. It was my understanding that the Doric Corridor's purpose was to link other streets in our neighbourhood to the Galloping Goose and Cecelia Ravine Park. Cecelia road, which leads to Cecelia Ravine has a fairly steep grade and the trail connecting the Galloping Goose has a steep grade as well as switch backs. We are hoping to get more clarification on why it is imperative the Doric Connector be without any jogs and with minimal slope when it is connecting to Cecelia Road and the Galloping Goose. A number of indigenous trees are being slated for removal for this project and it seems to conflict with the city's intent to create greener neighbourhoods.

Thank you for your time and consideration in reading this letter,

Todd and Danielle Buchanan
3106 Washington Ave.

Ben Gudewill
#405 – 767 Tyee Road
Victoria, B.C.
V9A 0G5

RE: 3080, 3082, and 3090 Washington Avenue Townhouse Development Project

Dear Mayor and Council,

I am writing in support of the proposed 3080, 3082, and 3090 Washington Avenue townhouse development project led by Sam Ganong and his company, Curate Developments.

The proposed project will provide much needed housing on the Selkirk Waterway just across from where I currently live. The project will include 34 family oriented townhouses with a good mix of 2, 3, and 4 bedroom units – all will have outdoor space. Furthermore, the project is near the Galloping Goose Trail which will provide owners/renters the opportunity to reduce their carbon footprint by capitalizing on this path. It is also my understanding that the City recently rejuvenated Cecilia Ravine Park which is near this proposed development. I am a big supporter of this type of work which will pair nicely with the new Washington Avenue homes.

Lastly, I have known Sam Ganong for 25 years and trust that he is bringing a well thought-out, and much needed, project to Gorge Waterway.

Please feel free to reach out should you have any questions.

Best Regards,

Ben Gudewill

Dear Victoria Council

I would ask the council to support this development in order to inject some more voter base and families into the Burnside/Gorge community.

Give this developer the same consideration you gave Coolaid when it proposed its highly non conforming building in the area.

Lets try and reverse the erosion of the residential area of Burnside/Gorge and try and bring back more Families.

As much as I try to reason, I know that the council's attitude towards this area and I quote Lisa Helps: Nobody North of Bay Street Votes!

John Hircock

To the Committee as a Whole

I'm writing to you to ask for changes to the proposed development plan that is now under consideration.

By no means would I like to see it stopped as bringing families into the neighbourhood will create a renewed vitality, however I am mindful of the density and height plans that will impact the neighborhood.

Concerning the density I do believe parking will be an issue, especially with the current 4 homes under construction just across the street. While I understand each residence will have it's own parking stall, I also believe that some families will have additional vehicles and this will already stress the current Washington street parking. Also recycling, waste, and other industrial vehicles will have trouble navigating the laneways that would exist in the townhouses. I believe there needs to be a solid plan to address this.

Also I'm mindful of other existing houses in the neighbourhood that will be in the shadow of the sun, if the town homes go ahead as is. It's a substantial change due to the close proximity of Washington street houses. Can the developer work with the existing home owners and mitigate/propose changes that will work for both parties?

So with that I'll just say thanks for the consideration:

Dale Whitford

414 Cecelia Road

Victoria BC

V9A 1C8

Dear Mayor and Council,

My name is Jack Campbell, I am student at the University of Victoria and a Youth Advisor on the Prime Minister's Youth Council.

Today, I am writing to you in support of Curate Developments proposed development at 3080, 3082, and 3090 Washington Avenue. My role on the Prime Minister's Youth Council is to speak on behalf of my community and raise legitimate concerns for young British Columbians. One of the most pressing and common issues is a lack of affordable housing for young people to live comfortably. I strongly believe the solution is an increase in the housing supply which is why I am writing in support of this development.

For the people on council who oppose this development or any other development in Victoria. I want to share with you my findings when I conducted some research before COVID.

I went to the Mustard Seed Church and sat down with one of the directors, Wendy. If you are familiar with the church, you know that there is a large food bank connected to the church. Initially, I thought that the people relying on the food bank would be exclusively homeless people. She told me that of the roughly 5,000 people who rely on the food bank, only about 10% of the population are homeless. This statistic was surprising to me and when I asked why she thought this was the case, she responded, "for most of the 90% of the non-homeless community, they have to make the decision, rent or food this week." The jobs and wages that Victoria offer do not match up with the extremely high rent prices. Rent is not magically going to come down unless the supply is increased.

To the neighbours and elderly people who oppose this development and future developments. Please ask yourselves, is the view in my backyard more important than the people relying on food stamps. Also ask yourself, do I want my children and grandchildren to be able to live close to me.

Thank you.

Jack Campbell

3944 Telegraph Bay Road

Hi there,

I am writing to show my support for the proposed townhouse development in the Gorge area on Washington Ave. I currently reside in this area and I think that new development could help bring in young family's and increase the attractiveness of the neighbourhood. There has been an increase in homelessness since COVID hit in March, I believe that upgrading the neighbourhood will help to decrease these numbers and bring a more family-oriented community to our area.

Thank you,
Merran Morgan
40 Gorge Rd W. Victoria, BC

September 29, 2020

Mayor & Council – City of Victoria
Centennial Square
Victoria, BC V8W 1P6

Submitted by email: publichearings@victoria.ca

Dear Mayor and Council

Subject: Letter of support for 3080, 3082, & 3090 Washington Avenue Development

I am writing to you today to voice my support for the proposed development of 3080, 3082, & 3090 Washington Avenue. I know that this development will create value for the people of Victoria through its increased density and the design's emphasis on maintaining a neighbourhood feel.

Washington Avenue is a fantastic site for a development of this type. Its proximity to downtown and to BC transit routes makes it a desirable location to live and work in. Its proximity to the water and the galloping goose further this. The increased density in the form of two, three, & four-bedroom units will enable many families to share in what this neighbourhood has to offer. The amendment to accommodate the proposed three-story units is more than reasonable considering that the project is still below the 0.80 FSR guideline.

Having look at the plans for the site, it is clear that Curate Developments has put careful consideration into maintaining the neighbourhood feel while increasing the density. The outer edge of the development, with zebra homes serving as a buffer between the parking area and the streetscape will maintain the feel of a single-family home neighbourhood. The addition of the greenway connection to the galloping goose will also be a valuable addition to the neighbourhood that will be used by both new and existing residents.

As a UVic student, and a young person who is looking for opportunities to buy housing in Victoria, I am always pleased to see projects like this. I thank council for their consideration of my thoughts and ask that they support this project in full.

Sincerely,

Rowan Damant

215 Beechwood Avenue
Victoria, BC V8S 3W6

Dear Mayor and Council,

I am writing to you in support of the proposed development and OCP amendment at 3080, 3082, and 3090 Washington Avenue. The developer has put forth a strong effort to balance the needs of the existing community and create new homes to fill the “missing middle” housing shortage.

There is a growing demand for new, family-oriented housing in Victoria and this project helps with that mandate. The existing 3 lots are improved with dated homes worth well over \$1mm. This price point is too high for families and replacing these homes with 34 modern, price-sensitive townhomes will make homeownership more attainable. Supply is the largest issue in the fight for affordable ownership and replacing 3 single-family homes with 34 townhomes allows 31 additional families to enjoy the neighbourhood.

I also appreciate the greenway dedication and thoughtfulness to preserve many of the existing trees. The architecture is visually appealing and will complement the existing neighbourhood nicely.

Thank you for collecting resident input and I strongly support this development.

Best,

Sebastian Stewart
1641 Tampico Place

Madison Heiser

From: Madison Heiser
Sent: Wednesday, September 30, 2020 2:50 PM
To: Madison Heiser
Subject: FW: Letter to Committee of the Whole - Zoning Application REZ00714
Attachments: Letter - Mayor and council regarding Washington Ave development - September 30, 2020.docx; Petition re 3080, 3082, 3090 Washington Ave - Zoning Application REZ00714.pdf; Email from Yuri Lavrinenko - Zoning application 000714.pdf; Spreadsheet - Washington Ave Street Parking .xlsx

From: Lesley Valour [REDACTED]
Sent: September 30, 2020 2:37 PM
To: Leanne Taylor [REDACTED]; Legislative Services email [REDACTED]
Subject: Letter to Committee of the Whole - Zoning Application REZ00714

Hi Leanne & Legislative Services

Please find attached a letter from me to be submitted to the Committee of the Whole, along with a petition, parking survey, and email from another resident regarding 3080, 3082, and 3090 Washington Ave - Zoning Application REZ00714.

Please confirm receipt of the attached and submission to the Committee of the Whole.

Cheers
Lesley Valour
[REDACTED]

Lesley Valour
112-3048 Washington Avenue
Victoria, V9A1P6

September 30, 2020

RE: 3080, 3082, and 3090 Washington Ave - Zoning Application REZ00714

Dear Committee of the Whole,

I am writing regarding the proposed development at 3080, 3082, and 3090 Washington Ave (Zoning Application REZ00714).

I have knocked on all the doors on Washington Avenue from Gorge Road to Burnside Road (except for the apartment and condo units in the Pacifica Housing complex and Carrington Court respectively, as these are gated units and I could not get access). I knocked on my neighbours' doors to canvass their opinions about the proposed development referenced above. In addition to asking the opinions of my neighbours, I also asked them to sign a petition to Mayor and Council asking for a further reduction in the number of dwellings proposed at 3080, 3082, and 3090 Washington Ave - Zoning Application REZ00714; please see attached.

As evidenced by the petition, nearly every house on the street has signed the petition. Residents are deeply concerned about the over development of the site, including the proposed density, the height, the lack of parking spaces, the loss of green space and trees, and safety concerns regarding the Doric Green corridor.

While most of the neighbours, I spoke with, agree that the three houses proposed to be torn down are in a very poor condition, and they understand the need to develop the site and the City's objectives to increase the housing supply by increasing density, they do not want a development that so drastically alters the look and feel of the street. The Official Community Plan (OCP) classifies Washington Avenue as "Traditional Residential" and only allows for three storey attached housing on arterial and secondary arterial roads. Washington Avenue is not an arterial or secondary arterial road. As stated in the Project Rational – Revised, dated August 2020 (located on the City of Victoria Development Tracker), the proposed development would have seven out of 10 units three storey's high. In addition, the density would exceed the OCP's recommendation of 0.8 floor space ratio.

Other developments on the street do meet the OCP's objectives, including the townhouse complex I live in and the townhouse complex next to me. Development of the site can be achieved and have the density and height recommendations met as set out in the OCP.

In addition to density and height concerns, most neighbours have concerns about parking. Though there is no specific mention of parking spaces in the Project Rational – Revised, dated August 2020, from the drawings submitted there seems to only be parking in the garage with most units only having one parking space. Though I understand the City's desire to reduce the number of vehicles that come into the City and the mindset that if minimal parking spaces are allocated to housing units then owners may choose to reduce the number of vehicles they own. While this approach is noble in its efforts to reduce vehicle use within the City, I could not find any evidence on the City's website or in the proposed documents submitted for this application that this approach will be adopted by future owners, or even

encouraged by the developer. It is also my experience that most people store personal items in their garage and not their vehicle, and that many families have and need more than one vehicle. Without specific and direct parking limitations on future owners of this proposed development, such as mandating that these owners cannot park on Washington Avenue, the street will not be able to accommodate more parked vehicles.

Attached is a detailed on-street parking survey of the West and East sides of Washington Avenue between Gorge Road and Burnside Road. As evidenced, there are a total of 86 on-street parking spaces (43 parking spaces on the East and 43 parking spaces on the West). There are 142 units or buildings on the West side and 45 units or buildings on the East side, totalling 187 units or buildings on the street. While many of these units have garages and driveways to accommodate parked vehicles, there are several houses that have no garages or driveways and only have on-street parking as their only option. This count does not include the four new houses, with basement units, that are currently being built at 3103 Washington Avenue, further reducing the number of on-street parking spaces when this development is completed. In addition, the resident who did the survey also conducted a count of parked vehicles at 9:00 p.m. on multiple occasions and counted an average of 50 parked vehicles. With only 86 on-street parking spaces and an average of 50 of them in use at 9:00 p.m. that leaves only 46 empty on-street parking spaces. While 46 spaces may seem a lot, it is important to note that Washington Avenue is only 9 meters wide and it is necessary for all vehicles driving along Washington Avenue to pull into an empty space in order to let an oncoming vehicle pass.

If the proposed development is approved by the Committee of the Whole without a reduction in the number of dwellings and/or an increase in the number of required residential and guest parking spaces, then it is likely the remaining on-street parking spaces will be significantly reduced. Residents and users of Washington Avenue will have difficulty simply using the street.

I know many of my neighbours have written to the Committee of the Whole regarding other aspects of this proposed development and are addressing concerns about the safety of the proposed Doric Greenway corridor, the lengthy construction time due to the development occurring in multiple phases, and the loss of green space and trees.

The residents of Washington Avenue understand the need for development and density; however, there are other nearby sites that are more appropriate for this high level of density and height, and do meet the criteria set out in the OCP, for example at the corner of Washington Avenue and Gorge Road East where there are houses in a similar condition to the ones being proposed to be torn down.

Please listen to the residents of Washington Avenue, many of whom have lived on the street for decades, who met on Sunday, September 27, 2020 to discuss concerns and proposed positive alternatives. I know this information is being submitted by other neighbours, so I am not including this information in my letter.

If you have any questions or wish to see the original petition, please contact me at the address above.

Sincerely,

Lesley Valour

The persons signed below ask the Mayor and Council, City of Victoria, to **further reduce the number of dwellings proposed** for the development at 3080, 3082 and 3090 Washington Avenue, Victoria, BC (Zoning Application REZ00714).

Name (Print)	Address	Signature
Lesley Valour	112-3048 Washington Ave	Valour
Danielle Buchanan	3106 Washington Ave.	Buchanan
Kathleen Dillon	3154 Washington Ave	K. Dillon
MATTHEW GARDNER	425 CECELIA RD.	M. Gardner
Sahail Mahbobi	3101 Washington Ave	S. Mahbobi
John Finkelson	#1-3093 Washington Ave	Finkelson
Max Rosenthal	3082 Washington Ave	Max Rosenthal
Kasi Schnablegger	3082 Washington Ave	K. Schnablegger
Yvonne Bailey	3069 Washington	Y. Bailey
Wing Chan	3061 Washington	W. Chan
Linda McCully	3059 Washington	L. McCully
Brenda Gervacio	3057 Washington	B. Gervacio
MICHAEL KELLY	3055 WASHINGTON AV.	M. Kelly
Geri Nolan	3043 Washington	G. Nolan
MORGEN LEVINSON	3047 WASHINGTON AVE	M. Levinson
Alexander Shtargot	306-3010 Washington AVE	A. Shtargot
Chris Williams	3033 Washington Ave	C. Williams
J. Z. WU	3049 Washington Ave	J. Z. Wu
MAT JACKSON	3022 WASHINGTON AVE	M. Jackson

The persons signed below ask the Mayor and Council, City of Victoria, to **further reduce the number of dwellings proposed** for the development at 3080, 3082 and 3090 Washington Avenue, Victoria, BC (Zoning Application REZ00714).

Name (Print)	Address	Signature
B. J. BARWISE	3127 Washington	Betty J. Barwise
D. R. BARWISE	3127 WASHINGTON	D. R. Barwise
Tay Nguyen	3131 Washington	Tay Nguyen
Shirley Frank	403 Burnside W.E.	Shirley Frank
Kathleen MacKenzie	3150 WASHINGTON	K MacKenzie
Madeline Johnston	1-3142 Washington Ave	Madeline Johnston
Darryl Thorp	2-3142 Washington	Darryl Thorp
Tony VanSma	#4-3142 Washington	Tony VanSma
Heena Erickson	#2-3140 Washington	Heena Erickson
Lia Wilkes	2-3140 Washington	Lia Wilkes
ALICIA SHIVELY	1-3140 Washington Ave	Alicia Shively
DAVID SHIVELY	1-3140 WASHINGTON Ave.	David Shively
SALOMON B	1-3134 WASHINGTON	Salomon B
STACY BRIDGES	2-3134 WASHINGTON	Stacy Bridges
Kelly McLeod	3-3134 Washington	Kelly McLeod
Angie Slope	4-3134 Washington	Angie Slope
Laura Hansdell	5-3134 Washington	Laura Hansdell
Emmylun Darw	4-3136 Washington	Emmylun Darw
Frederick Darw	4-3136 Washington	Frederick Darw

The persons signed below ask the Mayor and Council, City of Victoria, to **further reduce the number of dwellings proposed** for the development at **3080, 3082 and 3090 Washington Avenue**, Victoria, BC (Zoning Application REZ00714).

[illegible]

West Side of Washington Between Gorge Road and Burnside Road

Address	Number of Driveway	No. of Units or Buildings Serviced	Driveway Type	Estimated Distance from Gorge Rd.	Estimated Distance from last Driveway	Est. No. of Parking Spaces	Comment
Gorge Rd				0	0		
3008-3010	1	3	D	29	29	0	Carrington Court
3008-3022	2	81	D	77	48	6	Carrington Court
3030	3	1	A	95	18	2	
3048	4	12	D	104	9	0	Maple Ridge Estates
3048	5	2	C	132	28	4	Maple Ridge Estates
3050	6	2	C	164	32	3	Washington Place
3050	7	8	D	189	25	3	Washington Place
3070	8	1	A	216	27	3	
3080-3082	9	2	C	242	26	1	Fire hydrant - Pro Dev
3090	10	1	A	284	42	5	proposed Develop
3106	11	1	A	296	12	0	
3120	12	1	A	315	19	3	proposed Develop
3128-3130	13	2	C	342	27	4	
3138	14	13	D	370	28	4	Washington Co-op
3142	15	8	D	404	34	3	Washington Co-op
3150	16	2	D	417	13	1	
3154	17	2	D	429	12	1	
Burnside Rd				445	16	0	
Total		142				43	

A - Single driveway	5
B - Double Driveway to one house	0
C - Double Driveway to 2 Houses/units	4
D - 2-way driveway to multiple units	8

East Side of Washington Between Gorge Road and Burnside Road

Address	Number of Driveway	No. of Units or Buildings Serviced	Driveway Type	Estimated Distance from Gorge Rd.	Estimated Distance from last Driveway	Est. No. of Parking Spaces	Comment
Gorge Rd				0			
246	1	3	D	15	5	0	Waterview Apts
246	2	24	D	77	62	0	Waterview Apts
3033	3	2	C	90	13	1	
3042	4	1	A	103	13	2	
3047	5	1	A	120	17	2	
3049	6	1	A	134	14	2	
Unk	7	1	A	149	15	2	
3057	8	1	A	167	18	2	
3061	9	1	B	210	43	5	
3065	10	1	A	213	3	0	
3069	11	1	A	226	13	2	
3071	12	1	A	238	12	2	
Cecila				284	46	6	Road
3103	13	1	A	319	35	5	4 new houses
3107	14	1	A	332	13	1	
3123-3127	15	2	C	364	32	4	
3135	16	1	A	378	14	1	
Unk	17	1	A	398	20	3	
403	18	1	A	423	25	3	
Burnside Rd				442		0	
Total		45				43	

A - Single driveway 13
 B - Double Driveway to one house 1
 C - Double Driveway to 2 Houses/units 2
 D - 2-way driveway to multiple units 2

Houses fronting on Washington with no driveway on Washington

Address

3059

3093

3101

3115



Lesley V [REDACTED]

Keep the existing zoning

2 messages

Yu Lavrine [REDACTED]
[REDACTED]

8 September 2020 at 18:29

My family and me very concerned about creating non family friendly neighbour hood by re zoning our small community living. It's ugly enough of the new zoning we already have (put 4 houses on one lot) now we need to see huge complex on our small street.

We definitely against this new proposal .

Yuri Lavrinenko, owner of unit C 3054 Washington Avenue.

September 8.2020

Lesley V [REDACTED]

9 September 2020 at 11:02

To: Yu Lavrine [REDACTED]

Hi Yuri

Thanks for emailing me about your concerns. I feel the same way. I will convey these to the Mayor and Council before tomorrow's deadline.

Cheers

Lesley

[Quoted text hidden]

Madison Heiser

From: Madison Heiser
Sent: Thursday, October 1, 2020 8:06 AM
To: Madison Heiser
Subject: FW: Curate Development Proposal (Washington Avenue)

From: Kim Buchanan [REDACTED]
Sent: September 30, 2020 6:10 PM
To: Victoria Mayor and Council [REDACTED]
Cc: Leanne Taylor [REDACTED]
Subject: Curate Development Proposal (Washington Avenue)

Dear Mayor and Council,

We have been the homeowners of 3107 Washington Avenue for 13 years. Our home is within close proximity of the proposed Curate development.

As you know, our community is experiencing considerable change with a significant number of transition houses being introduced to house people without homes during the COVID-19 pandemic. While some of these transition houses have been deemed temporary, the fact remains that our community has been given the responsibility of hosting the majority of transition and supportive housing on an ongoing basis without adequate support from the City Council. This has created a sense of anxiety and disempowerment.

Added to this, are feelings that critical decisions impacting the community are being made by the City Council without meaningful and effective consultation, consideration of resident input and feedback, or acknowledgement of resident concerns.

The development proposed by Curate for Washington Avenue has many residents extremely concerned about the long term impacts to those that live on the street, neighbours of the development and the community at large. These concerns have been expressed to City Council and the development countless times and yet have not been adequately addressed.

To be clear, this is not a scenario where residents do not want a development at all, on the contrary, Washington Street residents welcome development that increases opportunities for families to join our community and realize the benefits of living in Burnside Gorge. However, this development as it is currently proposed is not appropriate for Washington Ave nor the community, for several reasons that need to be addressed before construction can begin:

1. **Doric corridor** -The community is facing significant safety and security risks, particularly at night as a result of encampments and transition housing. As our community will most likely be facing these challenges for some time, City Council should reconsider a new approach to the Doric corridor. While a pathway between Washington Ave to Doric Street will be enjoyed by residents as intended during the day, at night there is a high probability that theft and property damage would increase at a time when this is a current challenge. The current bylaw states fencing should be a maximum 1.5 metres. Given the current safety risk this is not appropriate for the residents on either side of the pathway. Solid fencing at 2 metres should be installed to protect privacy and safety, with greenery to reduce noise. Conversely do not develop the pathway at this current time until safety concerns have been adequately addressed.
2. **Building Height** - Next to our home at 3107 Washington is a new development under construction. Like the Curate proposal these include 3 story houses, one of which is only 1.5 metres from the fence line. However, the difference is that the majority of the lower floors of each home are below ground level, bringing their roof heights in line with the homes on either side. The Curate proposal does not take into consideration the neighbouring homes at all. The three story townhouse, facing the street, as well as neighbours are entirely above ground and on a higher grade than the surrounding homes. This will result in buildings that “tower” over the homes around them which is uncondusive to the look and feel of the street as well as the well being of neighbours who will have windows peering into their homes and yards.
3. **Parking and Increased Traffic** - While the current proposal exceeds current bylaws related to parking, more planning is need to address Washington street’s traffic and parking challenges that have been intensified as a result of :
 1. Increased visitors to Cecilia park and Burnside gorge community center;
 2. Overflow parking from co-op housing and multiple condominiums; and
 3. Commuters and users of the galloping goose trail.

In addition, there are several homes on Washington Avenue that do not have driveways, requiring many residents to utilize street parking. It is unrealistic to assume that all homeowners of the Curate development will park their cars in their garages or that homeowners within the development will have only one vehicle. It seems unreasonable to expect those with no driveways to have to park on another street entirely if there is no parking available due to overflow from the development.

Also, while Washington street is not considered an artery, it is a narrow, high volume through road. The density of the current proposal will only exacerbate this.

Overall, while Curate did make initial attempts to make revisions to address some of the residents' concerns, the proposal in its current form is not appropriate for the street or neighbourhood, the density and the 3 story homes along the perimeter are much too high and need to be reduced. Many residents have already expressed these concerns with very little response at a time when many in Burnside/Gorge are already feeling their concerns regarding several issues are unheard and invalidated. The City Council should respectfully take into serious consideration the input and feedback from the residents on Washington Street who will be directly impacted by this development.

Respectfully,

Kim Buchanan and Richard Poulin

Madison Heiser

From: Madison Heiser
Sent: Thursday, October 1, 2020 8:07 AM
To: Madison Heiser
Subject: FW: Attached Image
Attachments: FW: Attached Image

From: Todd Buchanan [REDACTED]
Sent: September 29, 2020 4:59 PM
To: Leanne Taylor [REDACTED]
Subject: FW: Attached Image

Hi Leanne,

On Sunday Todd and I hosted an Open House for our neighbors to come have a look at the proposal from Curate/Love Developments. Besides an introductory presentation held on August 28th of 2019 many neighbors haven't heard from the developer. We felt it was important that all immediate neighbors were in the loop as to what was being put in front of the committee of the whole on Thursday and to provide an opportunity for people to have some feedback. Over 30 people attended! We prepared a couple of questionnaire's for community members to complete, see attached. I would ask that this be included in the COTW meeting on Thursday. Overall people are very concerned about the proposed Doric Corridor and what appears to be a lack of safety and security measures implemented for this trail. In addition they are concerned of course about the density and height of the buildings proposed, finally parking is a major issue for all.

Please don't hesitate to contact me with questions.

Thanks,
Danielle

From: Buchanan, Todd [REDACTED]
Sent: Monday, September 28, 2020 3:48 PM
To: [REDACTED]
Subject: Fw: Attached Image

Todd Buchanan
Counsellor
[REDACTED]


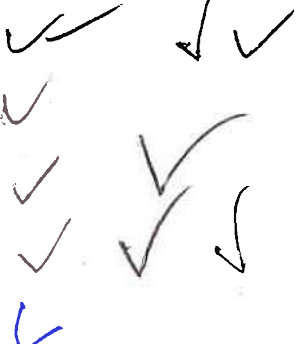

"When the only tool you have is a hammer, everything looks like a nail."

-unknown

From: Canon Copier
Sent: Monday, September 28, 2020 3:03 PM
To: Buchanan, Todd
Subject: Attached Image

What is the ideal number of parking spaces?

Please check only one box

Garage Only	Garage + 1 additional parking spot	Garage + 1.5 additional parking spots	Garage + 2 additional parking spots	Garage + 3 additional parking spots
				

Are you concerned about the proposed density?

Please check only one box

Not concerned	Somewhat concerned	Neutral	Somewhat concerned	Very concerned
			yes	<p>yes - it's too much. There is still profit to be made to lower density. Don't ruin the look + feel of the neighborhood ✓</p> <p>yes - problems to garbage disposal</p> <p>What about infrastructure? Sewers, watershed (it's very high in this area)</p> <p>Well over 100 people (possibly) using services</p> <p>We'll suffocate</p> <p>yes. Parking needs to improve to 1.5 per unit</p> <p>why alone oop</p> <p>yes! Yes! Yes!</p>

yes - traffic on Washington
yes

Are you concerned about the proposed height variances?

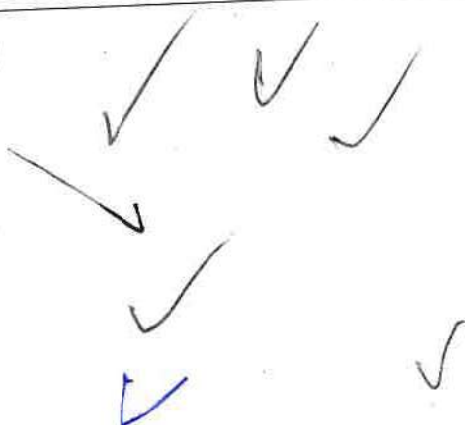

Please check only one box

Not concerned	Somewhat concerned	Neutral	Somewhat concerned	Very concerned
			✓ ✓ ✓	Very. Should not be higher than existing roof lines yes yes should not be higher yes! ✓ yes. Yes! ✓ yes

Very - too ~~high~~ high.
 Need to consider property is already elevated.

Are you in favour of a bike/pedestrian corridor from Cecelia Avenue through to Carroll Street?

Please check only one box

No	Neutral	Yes
		<p>yes only if there is an evening gate yes yes yes - only with very strict conditions</p>

If a bike/pedestrian corridor runs from Cecelia Avenue through to Carroll Street - Do you have suggestions to improve the current proposed design?

Please write a response

At least 10 feet wide,
vegetation, planters. Make
it bright (illumination). Lock
in the evening + open in
morning.

Have it run through the
development

⇒ Make it gated -
no access after
11 pm or before 6 am
lighting

→ ditto ↑ electronic gate that
cannot be scaled. Not just
a chain link fence.

↑↑↑

If a bike/pedestrian corridor runs from Cecelia Avenue through to Carroll Street - What features do you want it to have?

Please write a response

plowed 8' fence between property & trail
minimum 10' fence along the private property line
and not chain link

Street lights!

Every safety measure possible.
↳ lights, safety button that connects
directly to police station.

Lighting!

Width!

- * No pathway to Carroll Street without addressing
~~the path~~ the pathway between Washington & Cecelia ^{Playground}
- * No Chainlink Fencing! Only takes bolt cutters to get through!

If a bike/pedestrian corridor runs from Cecelia Avenue through to Carroll Street - Do you have concerns about the following?




Please check as many boxes as you want

Write any additional concerns

Safety	Privacy	Possible misuse of corridor	Write any additional concerns
yes ✓ yes ✓ yes ✓ yes ✓ big concern ✓ CRIME CORRIDOR ✓ ✓ ✓ ✓	Yes ✓ Yes ✓ ✓ ✓ ✓ ✓ ✓ ✓	homeless camping ✓ yes ✓ yes ✓ YES ✓ ✓ ✓ ✓	property damage, increased crime to property lighting as above increase in criminal activity property damage property damage lighting crime policing vegetation no chainlink fencing

How important is keeping the trees?

Please check only one box

Not important	Somewhat not important	Neutral	Somewhat Important	Very important
				<p>yes but some will need to go. ✓</p> <p>As above</p> <p> Very important!</p> <p>yes</p> <p></p> <p>✓ - this area has a lot of old trees + animal habitat</p>

How important is keeping green space?

Please check only one box

Not important	Somewhat important	Neutral	Somewhat Important	Very important
			✓✓✓	Yes Exceptionally important ✓✓✓✓ and keep existing large trees! ✓✓✓✓