

July 7, 2021

Re: Rezoning for 1022 Summit Ave.

Dear Mayor and Council,

I am requesting a new zone to be permitted for my property on Summit Ave. The property was converted to a duplex pre-1984 and the building has reached the end of its service life. It is my intention to change the allowable number of suites from two to three while completely renovating the home.

The home renovation will result in the building having three dwelling units – two 3-bedroom and 2-bathroom suites and one 2-bedroom 2-bathroom suite. The intent of the rezoning is to provide owner use and rental suites to small families as identified in in the city's "missing middle housing" analysis. From speaking with city staff and others in the city, there is a demand for suitable housing for families. These suites will help fill that void.

The project will be a benefit to the neighborhood by increasing the visual appeal of the property as well as providing a safe and comfortable place to live for the occupants. Furthermore, the original timber structure will be reused in order to minimize waste and environmental impacts. The building will be slightly longer but not change shape such that it will not change the look and feel of the neighborhood. All the services (hydro, sewer, water & storm sewer) to the building will be upgraded to current standards, secure and covered bike parking will be provided and an electric car charger will be installed in order to satisfy the requirement of schedule C and encourage "greener living."

The development would be minimally inconvenient for the neighbors as good off-street parking is available for the construction equipment. There would be some considerable noise during the jacking, excavation and concrete pour phases, but after that the impact will not be substantial. I plan to perform most of the work myself with a very small crew in order to ensure a minimal impact on the neighboring properties. Also, there will be no displaced tenants as a result of this development.

In summary, the overarching plan is to provide high quality living space for small families while keeping the building structure and feel similar to its current state. Please consider this application and reach out to me in case there is any confusion or more information is required from me.

I sincerely appreciate your consideration.

Frank Maier