



Colangeli Group Builders Ltd.

September 13, 2021

To whom it may concern:

Re: Rezone and subdivide application - 6895 Woodward Dr, Brentwood Bay, BC.

6895 Woodward Dr is an empty lot located in Brentwood Bay. The property is currently zoned R-1 and is 838.4 sqm in size. In the wet seasons, there is a substantial amount of water flowing through the property. There is a storm drain pipe entering the south side of the property that feeds a short open ditch which flows into a 400mm pipe that leaves the east side of the property and dumps into the DCS storm system.

The intent with this development is to create two R-1XS infill residential properties, each containing a house with a one bedroom secondary suite. This property is located within the urban settlement area and the development complies with the DCS infill housing guidelines. With help from a local Brentwood Bay designer, I feel that the two new homes have been designed to enhance as well as blend into the surrounding neighbourhood.

We have planned many details to help with privacy, streetscape and the overall appearance with these homes. We have planned a shared driveway to help reduce hard surfaces to allow more area for landscape. We will use native and drought resistant plants to maintain as much of the current curbside appeal as possible. However, when we redirect the storm drain system down the road we will inevitably lose some trees as noted in our arborist report. A SRW is proposed in favour of the DCS in between the two proposed houses to accommodate the storm drain connection.

These homes will be constructed with the environment in mind. We will use permeable pavers for the majority of the driveways and have features where groundwater can be naturally filtered. The new dwellings will be constructed to meet or exceed BC Step Code Level 3 and each home will have a dedicated receptacle for electric vehicles.

Thank you for your time and consideration of our proposal.

Kind regards,

Tristan Colangeli