

To our community planners and building officials,

We propose the construction of our family home in the Old Orchard neighborhood. We have designed our house with the Heritage designation of the Old Orchard neighborhood in mind.

The house is a two storey structure with a walk-out garden suite. We will be building on a currently-empty lot, adding two residences to the neighborhood.

The main floor has an elevated entry defined by a covered porch which will be finished with heritage detailing. The second floor is mostly encapsulated within the 12:12 pitch roof system to reduce bulk and provide architectural appeal. Dormers with lesser slope have been used to provide additional headroom for a bathroom and third bedroom as well as provide roof articulation, curb appeal and design interest.

Recognizing the needs of our aging parents, we have designed the two-bedroom suite to accommodate persons with physical disabilities; including extra wide interior doors, a wheelchair accessible washroom, and a barrier-free entrance. It has two points of entry which are tastefully laid out to maintain the impression of a single family dwelling. One entrance is on the east side of the building, and French doors at the front of the building lead to a cobbled garden area, complementing the street-side facade.

The house will be sided with a combination of horizontal wood-grain fiber-cement and locally-sourced cedar shingles on the gables and dormers. We will be using wood trim to define the windows and doors, and have included decorative knee braces and gable pediments to add further heritage features to the house.

An architectural Technologist and Green energy Advisor will be providing direction to achieve or surpass energy performance standards.

In the spirit of preserving the history of the Old Orchard area, we will be grafting the site-native apple tree onto a younger tree which will be prominent in our landscaping.

Two parking spots will be accessed from the lane at the back of the property, and the cedar hedge screening the lane and west side neighbor will be preserved where possible.

The house is located near Puntledge Park and close to 5th street's "complete street" making it an ideal residence for walking and biking to amenities.

As new construction and the houses on the street undergo renovations, we feel our design harmonizes well with the heritage feel the neighborhood is developing. We hope you appreciate our proposal, and thank you for your consideration.

Sincerely,

Miguel La Greca and Johanna D'arcangelo