

**June 23, 2021**

Mayor and Council  
c/o Development Services  
1 Centennial Square  
Victoria, BC



**nsquared architecture  
ltd.**

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**RE: 623/625 Avalon Rezoning and Development Permit Application**

Dear Mayor and Council;

We are writing you in regards to an application for rezoning for the property located at 623/625 Avalon Road to allow for the existing garage on the property to be developed as a garden suite.

The property is currently zoned R-2 Two Family Dwelling District and has two buildings on the property, the main house that includes two family dwelling units and the garage which is currently used for storage. The main heritage building was restored and added to in 2017. At the time the garage had its exterior finishes repaired and updated to match the original house.

The owners are looking to rezone their property to allow for the existing garage to be converted to a garden suite. Exterior alterations to the garage would be minor, and would include the addition of 3 skylights to help bring natural light through and changing the existing window openings on the west elevation to doors. Since the building is existing, the owners would like to maintain the entrance location to keep exterior alterations to a minimum. We have added signage in a number of locations, directing guests or deliveries to the suite front door. The height of the building, setbacks, and window and door locations will remain unchanged. Interior alterations would include full bathroom with shower, kitchen, living space, studio space and storage mezzanine. The studio space will be for the sole use of the tenant of the garden suite.

The current property is landscaped beautifully and any changes will of course follow suit. Permeable pavers are used throughout the property for hard surfaces as well as stepping stones through green spaces. Fence panel with square lattice will be used to delineate the garden suite outdoor space that will tie into the existing boundary fence.

The space will be constructed using current codes and standards and every effort will be to increase energy efficiency where possible. The significant energy efficient component is that the owners are repurposing an existing building rather than demolishing and building from new which impacts the environment greatly.

The property currently has 2 legal non-conforming parking stalls that were previously approved when the duplex was constructed in 2017. Based on the City of Victoria bylaws

the addition of a garden suite does not require additional parking. The owners have included secure bike parking within the garden suite, and the property is in close proximity to public transit and within walking distance to downtown and basic amenities. Rather than encouraging vehicular transportation, the owners are pro alternative and public transportation, and so respectfully disagree with the Modo memberships as suggested by the Transportation Planner.

The City of Victoria, Transportation Department has requested a standard right-of-way of 1.41m of the front property line for future road widening. The involved one block portion of Avalon Road is a dead-end street with priority access through for pedestrians and bicycle traffic. The property is within the Avalon-Huntington Heritage Conservation Area; eight of the ten houses on this block are designated heritage homes and a number of owners have done considerable work to maintain their heritage buildings in this heritage conservation area. As outlined in the City of Victoria's Official Community Plan for heritage conservation areas such as the Avalon-Huntington area, streetscapes and street patterns in these residential areas are part of why these properties are justified in a heritage designation. The objective of this designation is to conserve and enhance the special features such as the street patterns. Granting the standard right-of-way and the City implementing it would be entirely contradictory to the Official Community Plan. Because of this, the owners respectfully decline to allow the City access to 1.41m of their front property, as they wish to continue to maintain the historic and peaceful feel of this dead-end avenue.

The owners have made every effort to consult with their neighbours regarding the application and have received many letters in support of the application from neighbours directly affected by the property in question as well as from others throughout James Bay.

We believe this application provides a opportunity to establish a nonintrusive additional dwelling in an area of high demand for housing. Thank you for your time in reviewing this proposal.

Kind Regards,

A handwritten signature in cursive script that reads "Nicole Parker".

Nicole Parker | Architectural Technologist AIBC