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March 16, 2021

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

Re: 623/625 Avalon Road

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 a garden suite on the property within the existing garage.

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. Alterations to the garage would be minor, and would include the addition of 3 skylights to help bring natural light through and change the existing window openings on the west elevation to doors. The height of the building, setbacks, and window and door locations will remain unchanged.

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 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 to the property in question to others throughout James Bay.

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

Sincerely,



Nicole Parker
Architectural Technologist AIBC