



Knotinabox Design Inc
1344 Minto St, Victoria, BC
250-888-0678

2022 01 25

Mayor & Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor and Council,

This application is to allow subdivision of the property located at 1344 Thurlow Road to provide a panhandle lot. The owner, Elisabeth Westlake, has lived at this address since 1983 and wishes to remain in the Fairfield community. She desires a home that will allow her to 'age in place', in addition to a rental property that could provide housing for her children should the need arise.

The design of the front house emulates the craftsman bungalow style that is commonly found throughout Fairfield. This would replace the existing stucco/lath-and-plaster house built in 1943 which, while solidly built, is not architecturally pleasing.



1344 Thurlow Road - Existing Residence



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The proposed residence is a two-storey house to be permitted as a single family dwelling with a secondary suite. It will provide a 2 bedroom residence upstairs and a 2 bedroom suite downstairs providing 109.4 m² and 92.7 m² respectively of living space. As the siting of the proposed residence brings it to the minimum setback on the east side, care was taken to ensure windows on that side of the house did not infringe on the neighbour's privacy. We are requesting variances to the front lot line setback and minimum lot width requirements to facilitate the panhandle lot.

The design of the rear house is a west coast modern rancher that utilizes the cladding of the front house to offset the contrast in architectural styles. The goal of this design was to be senior-friendly by providing all rooms on the same level without any stairs and to minimize its profile as viewed by neighbouring properties. The proposed residence is a one-storey, 2 bedroom house to be permitted as a single family residential dwelling providing 151 m² of living space.

Green building features of this development include the use of Insulated Concrete Formwork (ICF) for the lower floor of the front house, permeable paving for the driveway serving both residences, clerestory ventilation in the rear house. Additionally we are working with Unbuilders to deconstruct and recycle the existing house. Both proposed new residences will be Step 3 compliant.

The proposed subdivision will provide the required amount of parking for both residences. The property is located on a local street within walking distance of the Five Points, Moss Street and Fairfield Plaza small urban village areas.

Thank you for your consideration,

Todd Martin
Principal & Lead Designer
Knotinabox Design Inc.