

To whom it may concern:

I am writing this letter to justify the current design for a garden suite proposed for development at 965 Cowichan Street. Our proposed design may not strictly meet the design guidelines with regards to orientation to the road as we are located on a double-fronting lot. I would like to touch on both the reasoning for that initial design decision, as well as the efforts that have already been made to bring our proposal within the existing design guidelines.

Our garden suite proposal is meant to provide a space for my mother, Sharon (the owner of the property) space to move into while myself (her son) and my partner grow a family and take over the main home on the same property. Of course it is unlikely we will be able to find affordable, secure, long-term housing in Victoria proper without the luxury of this type of arrangement.

As such, the layout of the garden suite is designed to allow for a greater feeling of connection and openness between the two dwellings on the site. The garden suite being physically oriented with its longest side running roughly east-west, perpendicular to the direction of the road onto which the property fronts, is not intended to suggest the garden suite does not front onto Redfern; as designed the intent was to allow for room along the south side of the property to plant a few fruit trees and install a few garden boxes to grow some vegetables as well as increase the amount of natural light inside the garden suite by allowing the longest dimension of the building to be south facing, with lots of windows and access to a small patio. It is worth noting here that any tree-planting or garden construction would all be done with the thought of allowing for construction of a fence or some other division between the main home and garden suite at a later date, if desired. The proposed layout will also allow for us to maintain an entirely fenced yard for our dogs while supplying an off-street parking spot.

Our proposal has been revised in order to increase street presence on Redfern. In addition to the sliding gate on the south end of the property line along Redfern we have added just a few feet to the north the inclusion of a smaller pedestrian-sized gate for easy access to the front door of the suite. This gate will have an address sign and mailbox directly facing Redfern. We would also like to include a permeable paver pathway from the road across the boulevard. This area would be landscaped appropriately and include a small light to illuminate the address sign when required. I feel that this should bring our proposal within the design guidelines by clearly indicating that the front door of the property is in fact facing Redfern.

I believe this makes a strong case for the development of our garden suite as proposed.

Thanks for your time,  
Liam Read-Elliott