



Garden Suite Feasibility Assessment

City of Victoria welcomes new housing option

Recently, the City of Victoria gave approval in principle to a new Garden Suite Policy. Under this policy, Victoria homeowners whose lots comply with certain criteria may seek approval to construct a small, fully detached dwelling unit in the rear of their home. Garden Suites cannot be sold but can be rented or used by family members. There are as many as 7500 properties in the city that may be affected by this Policy.

Many potential benefits

A Garden Suite presents an opportunity for homeowners to transform a possibly underutilized corner of their lot into a revenue-generating suite, a guest cottage, a place for older children or an aging relative, or even a downsized home for themselves.

The process simplified

As a first step towards determining the possibility of having a Garden Suite on your property, the Gower Design Group is pleased to offer a *Feasibility Assessment Service*. We will visit you at your home and then prepare a report that outlines:

- Whether a suite would be permitted by the policy
- The allowable size of a possible unit
- The optimum location and configuration for the dwelling
- Possible upgrades required to main house (ie sewer, water, electrical)
- Potential areas of conflict with neighbouring properties
- The process for proceeding further with developing a Garden Suite

The fee for a Feasibility Assessment is \$295 + HST.

Rezoning required for final approval

Gower Design Group cannot guarantee the ultimate success of any application as final approval for individual projects rests with Victoria City Council and staff through a rezoning application. However, the Garden Suite Feasibility Assessment is an important first step to determine whether a project will meet the Garden Suite Policy guidelines, and help assess whether the suite will truly add to the value and enjoyment of your property.

Please phone or email us to receive an application form. We will contact you to arrange an appointment.

Gower Design Group Inc.

Unit B2-1284 Gladstone Avenue, Victoria BC V8T 1G6

p. 250 381 6666 f. 250 381 6660 design@gowerdesigngroup.com