

From: [REDACTED] >

Sent: Monday, January 13, 2025 6:47 PM

To: Dag Falck <dfalck@islandstrust.bc.ca>; Kristina Evans <kevans@islandstrust.bc.ca>; Tobi Elliott <telliott@islandstrust.bc.ca>

Cc: SouthInfo <SouthInfo@islandstrust.bc.ca>

Subject: APC Recommendations to the LTC - Garages

Hello Trustees and Staff –

I write in regard to the APC's recommendation that attached garages not be included in the floor area of dwellings.

Having been in attendance at the APC meeting when this recommendation was discussed and adopted, I understood the intent was to address the seeming inconsistency between the square footage of detached garages being considered part of the accessory building allotment versus that of attached garages being part of the dwelling allotment. However, two important considerations were not part of the discussion:

- Dwellings with attached garages are a relatively common urban/suburban building form (see attached examples) that depending upon the size of the property are not consistent with our more rural/recreational character. They add bulk to the building massing and can ultimately dominate it, particularly on smaller and/or narrow frontage properties. In locations where there are multiple adjacent smaller and/or narrow frontage properties, the garage doors can dominate the streetscape.
- In keeping with Planner Stockdill's recommendation, attached garages can more readily be converted to more active types of use. I have toured homes over the years where the attached garages have become extensions of the main living areas with the addition of wet bars, lounge areas, games rooms, and in one case, a bedroom.

For these reasons, attached garages should continue to be discouraged by including their square footage in the dwelling allotment and this recommendation by the APC should be rejected.

Thank you for your consideration,

Cheers,

John

John Kuharchuk | [REDACTED]