

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Council Chambers
January 6, 2021, at 3:00 pm

Chair: Keith Davidoff

Present: Illarion Gallant, Greg Gillespie, Colin Harper, Jacy Lee, Erica Sangster

Regrets: Nicholas Standeven, Megan Walker

Staff: Pam Hartling, Senior Planner, Community Planning; Megan Squires, Planner, Community Planning; and Tara Da Silva, Senior Committee Clerk

CALL TO ORDER

The Senior Committee Clerk called the meeting to order at 3:03. p.m.

ELECTION OF CHAIR

Chair of the Advisory Design Panel for 2021: Keith Davidoff
Vice Chair of the Advisory Design Panel for 2021: Greg Gillespie

REVIEW OF MOTION OPTIONS

A handout was distributed to all Panel members that listed motion options, intent and suggested wording: approved as presented, approved with conditions, postpone application, application denied and no recommendation.

COMMITTEE ORIENTATION WORKSHOP

The Panel was advised of the date and time of the Committee Orientation Workshop.

729 Paskin Way

Application by Pierre-Yves Beauvais. Development permit application to construct a 60.2 m² garden suite on a medium lot. A variance is being requested for siting.

Legal Description: Lot 12, Section 9, Lake District, Plan 33934

Planning File: DPR00817; GDN00817
Planner: Megan Squires, Planner

Comments from the Planner:

- This garden suite is partially located in the side yard, requiring a variance and will be forwarded to Council.
- The Planning Department is seeking comments on site and building design, access to the garden suite from the parking space, insurance of a clear and legible pedestrian route, sufficient private space around the garden suite, and impact on the adjacent three neighbouring properties' privacy landscape material and plan.

- The garbage and recycling area is identified on the plans, but Planning would like the Panel's comments on this.
- There is concern regarding the pathway on the far side of the driveway as the access is obscured.

Comments from applicant / owner:

Pierre-Yves Beauvais was available for questions and comments from the committee.

- The variance is required because of the irregular shaped lot.
- Currently, there is an existing swimming pool. The proposed garden suite is the same size as the swimming pool and will be built on its footprint.
- The recently recovered driveway is 1.3 metres wide and provides ample parking space.
- The garage and recycling receptacles will be stored in a screened-in lean-to that is to be built.
- A 30-40 cedar hedge will be added to the existing three sides of 10-foot hedging.
- The neighbours are supportive.

In response to questions from the Panel, the Applicant stated:

- The new privacy hedge in front of the patio area is the same species as the Cedar hedge around the property's perimeter.
- The final position of the garbage and recycling receptacles will be determined after the garden suite is built.
- The sliding glass door will service a patio area consisting of pavers on the east side and then walk around to the front of the suite.
- The driveway has two parking spaces; one of the spaces is for the garden suite. The primary residence has a double car garage.

Comments from the Panel:

- A landscape plan was not included in this package.
- Consideration could be given to relocating the existing shed to create private access to the garden suite.
- According to the plans, there is a conflict with the sliding glass door and the garbage and recycling on the plans on the left elevation.
- The location of the garbage and recycling receptacles should be determined well before the building permit stage.
- Consideration should be given to an entryway closet.
- There is an opportunity to increase the size of the bedroom from left to right.
- On the plans, the area outside the sliding glass door looks like a pathway.
- It is suggested that you find a different location for the shed so the sightline is not blocked.
- Regarding the new privacy hedge, consider planting a tree instead of a hedge as a hedge could make the area feel claustrophobic. It would be nice to have visual penetration.
- The pathway impacts the privacy of the primary residence as it goes to the covered area.
- It appears there are two usable patio spaces, one on the northwest side and one on the east side of the suite. It doesn't look like the eastern area is large enough to have any meaningful patio area; the northwest area seems appropriate.

- As there isn't enough room on the eastern side for a patio, it makes sense to consider flipping the floor plan. Instead, have the kitchen at the northeast corner and the living room off the patio with the sliding glass door or French doors opening onto the exterior space.
- A more simplified roof form might be more appropriate as the garden suite is smaller than the main house.
- The windows feel a bit small.

MOVED by E. Sangster and Seconded by G. Gillespie: "That it be recommended that the design to construct a 60.2 m² garden suite on a medium lot at 729 Paskin Way be approved subject to consideration of:

- 1. Improved access to the garden suite to provide a clear sightline from the parking area;**
- 2. Improved privacy from the primary residence;**
- 3. Clarification of services spaces (waste and recycling receptacles, bike storage) exterior to the building; and**
- 4. Clarification of the relationship of patio spaces and access doors."**

CARRIED

1812 Emery Place

Application by Edda Creative Inc. (AJ Williamson) Development permit application to convert an accessory building to a 92 m² garden suite on a large lot. Variances are requested for siting and height.

Legal Description: Lot 1, Section 40, Victoria District, Plan VIP85857
Planning File: DPR00829; GDN00829
Planner: Pam Hartling, Senior Planner

Comments from the Planner:

The Planner provided an overview of the proposal as follows:

- This application is to convert an accessory building to a 92 m² garden suite.
- Variances are requested for siting; the suite is sited in the side yard versus the rear yard, building separation from the principal dwelling and a small height variance.
- This garden suite is a conversion of a 68 m² accessory building built in 2007 with a 25-metre addition.
- The proposed garden suite is one-storey on a large 1100 m² lot; two-storeys are permitted on large lots.
- There is a small height variance of .07 metres for height as it does not meet the rear yard setback for a two-storey building.
- Planning would appreciate input from the Panel on siting, siting design and landscaping.

In response to questions from the Panel, the Planner stated:

- Tandem parking is allowed for the principal dwelling. The parking space for the garden suite must be free.
- There is a limit at the driveway's throat of a maximum of 7 metres; it can widen up at the property, but there may be lot coverage and impervious surface issues.

- The plan check has not been completed at this time to comment on the parking egress definitively, but it does appear tight. Engineering has not submitted comments as of yet. The driveway and parking will be evaluated as part of the review.

Comments from applicant / owner / applicant representative(s):

AJ Williamson, Designer and Building Technologist, Edda Creative Inc.; presented to the committee and highlighted:

- The existing building currently serves as a two-car garage with a studio and storage in the rear.
- The building was built in 2007 and is 60 m², its construction is to current standards. The homeowners would like to build a 27 m² addition to the rear to maximize the living area.
- The building's siting is partially in the rear yard and partly in the side yard of this triangular-shaped lot and does conform to the prescribed setbacks.
- This project is a low profile single-level structure that is unobtrusive to the neighbourhood. There is a public school field directly to the north; the only neighbours impacted by the garden suite are to the property's east.
- For thirteen years, this building has been in place with established landscaping screening the entire length of the eastern property line.
- The entrance, kitchen, living and den windows all face into the rear yard. The existing patio on the west side of the garden suite can be made private with the addition of landscape screening to distinctly separate the usable outdoor area of the suite from the primary residence's rear yard.
- There will be minimal impact on the neighbours due to the configuration of the lot. The neighbours to the west are quite a distance away.
- No trees will be removed or impacted by the construction of the garden suite.
- The existing accessory building is one metre shy of the required four-metre separation. This existing separation is negligible as three metres are ample room to create a dedicated entryway for the suite on the building's left side.
- The topographical survey has revealed that the building is seven centimetres over height. The building is lower than surrounding residences and is unobtrusive. The project proposes to extend the roof eleven feet north but not additional height or second storey features.
- This structure is a favourable candidate for conversion to a garden suite. The homeowners have garnered broad support from surrounding neighbours, as the building is already there, it fits within the neighbourhood's character and should be viewed as a welcome addition to the city's housing supply.

In response to questions from the Panel, the Applicant stated:

- The laundry room is quite large; it is possible to reduce the laundry room to have a larger bedroom; however, the homeowners want to use the existing wall. It is possible to move that wall.
- We intend to have the least amount of windows on the east side as possible.
- We can widen the driveway at the chokepoints. There is a lot of room for walking around and maneuvering.
- The residents from the primary dwelling access the backyard via the path on the left side of the house.
- Bikes are store in the existing residence as it is family living with family.
- If necessary, the owners understand that the rock wall and garden bed may have to be removed to accommodate the driveway.

In response to questions from the Panel, the Planner stated:

- Engineering will determine if gravel is permitted for the driveway.

Comments from the Panel:

- Appreciate the repurposing of an existing building and the design features like the subtle bend in the corner.
- Consideration could be given to increasing the size of the bedroom.
- The den has one small window; consideration could be given to installing a window on the east side to increase the light.
- A connection on the right-hand side seems reasonable between the garden suite and the existing dwelling.
- The patio will seem pinched with the bamboo planted there. It is recommended that you plant on the other side of the patio line to create more space.
- The garden suite's south side seems hard; there should be some planting barrier.
- There is no clear access to the backyard for the primary residence. The logical location would be between the two buildings.
- It feels like there is room for improvement with the trellis and gate.
- It is suggested that squaring off that patio at the south side somewhere south of the window over the sink.
- Consideration could be given to removing the existing hedge or bush to open up the area.
- Rather clever design for repurposing the existing building.
- There is concern that there is not adequate room for parking and that a gravel driveway limits accessibility.
- The floor plan is impressive.
- Appreciate that the requirement for Level 2 EV charging and waste receptacles is evident; however, bike storage is missing.
- Although the project design is client-driven, the garden suite design guidelines are of paramount importance.
- Removing the hedges along the driveway will decrease the neighbour's privacy.

MOTION:

MOVED by I. Gallant and Seconded by C. Harper: "That it be recommended that the design to convert an accessory building to a one-storey, 92 m² garden suite on a large lot at 1812 Emery Place be approved subject to consideration of:

- 1. Bike storage be accommodated on the site;**
- 2. Landscaping be placed at the south end of the garden suite to create a separation between the vehicles and the entrance;**
- 3. Develop the entrance to the backyard for the primary residence; and**
- 4. Further consideration of engineering standards by staff as it relates to driveway width, materiality, parking and access."**

CARRIED

The meeting adjourned at 4:31 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY