

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Council Chambers
April 21, 2021, at 3:05 pm

A/Chair: Greg Gillespie

Present: Illarion Gallant, Jacy Lee (via MS Teams), Nicholas Standeven (via MS Teams), Megan Walker (via MS Teams)

Regrets: Keith Davidoff; Erica Sangster

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

CALL TO ORDER

The Chair called the meeting to order at 3:05. p.m.

2541 Trent Street

Application by Brent Dallimore and Katelin Townsend. Development permit application to construct a new 71.3 m² garden suite on a medium lot. Variances are requested for siting in a front yard, total gross floor area, lot coverage for accessory buildings; and fence height.

Legal Description: The Northerly 50 Feet of Lot 3, Block 2, Section 25, Victoria District, Plan 1220A

Planning File: DPR00854
Planner: Megan Squires, Planner

Comments from the Planner:

- This site is a double fronting lot because of the laneway.
- Variances are requested for total gross floor area – 65 is the maximum; 71.3 is proposed, lot coverage – 10% lot coverage for all accessory buildings; 12.5% is proposed, fence height – maximum height is 1.5 m; 2.0 m is proposed.
- Planning is seeking comments about the building and site design. The issues identified in staff's initial review are the use of the lane as the access point; the structure is situated 1.7 m from the lot line with the lane.
- The Engineering Department does not support the parking configuration. Two driveways are proposed off of the lane—tandem parking for the primary residence and a single “small car” space for the garden suite. The Garden Suite Guidelines do not encourage the tandem parking configuration.
- The gated parking space for the garden suite may lack functionality..

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

- Under the Garden Suite regulations, the lot coverage is calculated by combining the lot coverage of all accessory buildings.

Comments from applicant /owner:

B. Dallimore, Applicant; presented to the Panel:

- This site is located in a central area at the corner of Haultain Avenue and Foul Bay Road.
- The garden suite will face the laneway. The existing single-family dwelling sits quite forward on the lot.
- There are fences and trees on the north and south side of the lot, mitigating privacy issues.
- The proposal is to replace the existing carport/garage. The garden suite is smaller than the existing structure and will be built in its footprint.
- The primary residence will have tandem parking located on the north side of the property. The EV charger will be located on this side as well.
- The south side of the lot has a small car space with proposed gated access (which is optional). The gate is offered for privacy reasons and waste receptacle screening.
- A new shed is proposed for bike storage. The construction of the new shed adds to the lot coverage percentage.
- The project proposes dividing the lawn in the back yard of the existing residence in half with fencing or privacy screening to create amenity space.
- The proposed building is two bedrooms and fits into the neighbourhood's character. From the alleyway's perspective, it is low-slung and unimposing.
- Accessibility has been considered throughout the one-storey design, including a ramp up to the front entrance.
- This south-facing house is all-electric with the potential for solar power in the future.
- Extra insulation is proposed for the wall along the alleyway for noise mitigation.
- The fence can be decreased to 1.5 m.
- The uniqueness of the siting mitigates the variance for the lot coverage. This application is not unlike designs in Vancouver and Toronto, where laneways are common.

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

- There is a trade-off in regards to satisfying privacy and parking convenience. Having just one window in the bedroom on the north side is the compromise to meet the parking requirements.
- The EV charger could be located in either driveway.

Comments from the Panel:

- The screening that the fences provide acts as a layered veil to the home.
- The raised entry elevation provides a subtle but effective "eyes on the street" effect.
- Consideration could be given by adding a layer of texture outside of the fence adjacent to the laneway, perhaps a strip of river rock or groundcover.
- The layout is gracious, appreciate the planning for future mobility needs.
- Consideration could be given to shifting the privacy fencing in the yard to provide outdoor seating or patio space for the primary residence.
- This is an excellent addition to the neighbourhood, adds character and fits the rhythm of the surrounding area.
- Consideration could be given to converting the "small car" parking space to a regular parking space.
- Some of the planned shrubs can grow to be quite large. Concern was expressed about the use of the specific Dogwood as it is prone to disease and prefers a shaded location.
- The gravel walkway towards the entrance might be challenging and impact accessibility; consideration should be given to different materiality.
- This proposal is bringing life and community to this intimate lane.

- Consideration should be given to removing the small fence near the parking and increase the landscaping.
- The concern regarding the root structure of Tree #4, the Eucalyptus tree in your neighbour's yard during construction, is expressed.
- Consideration could be given to relocating the washer and dryer so the second bedroom resident can have access as well.
- The two very tall doors and windows into the rear yard flow nicely.

MOVED by N. Standeven and Seconded by I. Gallant: "That it be recommended that the design to construct a new 71.3 m² garden suite on a medium lot at 2541 Trent Street be approved subject to consideration of:

- 1. Removal of privacy fencing between the primary residence and the garden suite and replacing it with a landscape planting screen;**
- 2. Removal of the fence along the frontage of the building;**
- 3. Removal of the driveway gate and accommodate the waste receptacles within a smaller stall screened by landscaping."**

CARRIED

The meeting adjourned at 4:02 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY