

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Council Chambers
Via MS Teams
May 19, 2021, at 3:00 pm

A/Chair: Greg Gillespie

Present: Colin Harper, Jacy Lee, Megan Walker, and Janine Wigmore

Regrets: Keith Davidoff, Illarion Gallant, Erica Sangster, Nicholas Standeven

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

CALL TO ORDER

The Acting Chair called the meeting to order at 3:02. p.m.

ADOPTION OF MINUTES

MOVED by M. Walker and Seconded by J. Lee: "That the Minutes of the Advisory Design Panel meeting held on May 5, 2021, be adopted."

CARRIED

3892 Lancaster Road

Application by Spot Design. Development permit application to construct a new 51.3 m² garden suite on a medium lot at 3892 Lancaster Road.

Legal Description: Lot 4, Section 49, Victoria District, Plan 37177

Planning File: DPR00869
Planner: Megan Squires, Planner

Comments from the Planner:

- There is a three-metre slope from the rear of the property to the back of the main dwelling.
- There have been no variances requested; however, the Engineering Department has already indicated that they would not support this application at Building Permit because the roof and a patio encroaches on the easement.
- The Planning Department is interested in comments from ADP regarding the floor plan, how the slope is mitigated and how the landscaping is working in this context.

Comments from applicant /owner:

B. Nijs, Principal, Spot Design Co., Applicant; presented to the Panel:

- This application contains a unique lot that has a natural slope. The garden suite is designed to tuck into the slope.

- The second level provides two different patio areas that maintain privacy for the adjacent neighbour and the primary residence.
- Glazing has been incorporated on the southwest side of the lot to take advantage of the natural light.
- The parking will be adjacent to the existing driveway.
- Materials for the garden suite are neutral tones and cedar plank to blend in with the natural landscape and not be obtrusive to neighbours.
- The garden suite is sited at the northwest corner of the lot due to the easement and setback requirements.

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

- There is a landscaping strip along the driveway to provide separation from the neighbour.
- There will not be any additional landscaping between the primary residence and the garden suite, as there will be multi-generational residents. If the suite is rented out in the future, landscaping could be planted at that time.
- There are some trees that the owner is removing to increase garden space.
- The upper patio is designed to be easily disassembled in the event access is required.
- Bicycle storage is under the exterior stairs.
- The garden suite is not designed to be wheelchair accessible; modifications would be needed.
- The black siding is textured HardiePlank. The owner intends to paint the main house the same colour as the siding of the garden suite.
- A retaining wall follows the slope; a hedge or some cedars will be planted there for fall protection.

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

- The design guidelines speak to adaptable design being based on the needs of the tenants and the long-term intentions of the landlord. Adaptability and accessibility are reviewed at the building permit stage.

Comments from the Panel:

- It appears the whole area drains across the street into Swan Lake, this is a good area to use some sort of permeable surface instead of concrete.
- The right-of-way will need some rethinking to a more temporary material such as gravel.
- The outdoor living space is tight so the detail of how it is landscaped is important but we don't have the details.
- This design incorporates the building into the unique topography well. Carrying the wedge shape of the lot over into the structure creates a cohesive design.
- There is a clear direct pathway from the driveway and EV charger to the garden suite which is commendable.
- Many features of the layout are appreciated, a place for coats, lower patio, the upper patio that is accessible from the bedroom and from the exterior, the down lights in the lower soffits.
- The stark colour pallet creates a very sleek design. The glass safety guardrail and wrap around window add visual interest

MOVED by M. Walker and Seconded by J. Wigmore: "That it be recommended that the design to construct new 51.3 m² garden suite on a medium lot at 3892 Lancaster Road be approved subject to consideration of better situated bicycle parking."

CARRIED

1849 Ferndale Road

Application by Trafalgar Homes Ltd. Development permit application to construct a new 92.72 m² garden suite on a large lot at 1849 Ferndale Road.

Legal Description: Lot 5, Section 84, Victoria District, Plan 18534

Planning File: DPR00859

Planner: Pam Hartling, Senior Planner

Comments from the Planner:

- This application is for a two storey garden suite on an 1134 m² lot.
- The Planning Department is seeking input on:
 - Siting;
 - Design;
 - Landscaping;
 - Privacy considerations; and
 - Pedestrian access from Ferndale Road

Comments from applicant /owner:

S. and P. Davis, Owners; presented to the Panel:

- With three kids in their early twenties and ageing parents looking to downsize, the intention is to rent the garden suite to someone within the family.
- The primary residence is an early 1960's split level with a mixture of stucco and cedar plank. The surrounding neighbourhood has heritage cottage style, and on the panhandle nearby is the Nellie McClung cottage, which inspired the cottage theme for the garden suite.
- Although the new suite is two storeys, there is a capability to live on just the main floor. The building has a level entrance and an open floor plan on the main floor. Both bathrooms have large step-in showers with shallow sills.
- The stair design is capable of incorporating a stair glide.

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

- The driveway and main access to the garden suite are off Ferndale Road because Dolores Place is a cul-de-sac and has numerous cars.
- Although this is an open floor plan, there will be a pony wall at the front entrance; an armoire will be placed here for coats.
- The amenity space consists of the patio and the lawn. There will be a fence between the main house and the garden suite.

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

- The application will need some adjustments to the new driveway's width to meet Engineering's requirements.

Comments from the Panel:

- Some landscaping at the end of the driveway will soften the appearance and create a sense of entry.
- The waste receptacle storage area is not in a convenient location to get the containers to the street.

- The front entry porch is a step up; some consideration must be given if accessibility is of concern.
- There is no entry or transition space when you enter the suite; consideration could be given to a small landing area.
- The mud/laundry room is a great bonus feature. There is a creative use of space on the second level, with the two bedrooms and two bathrooms.

MOVED by M. Walker and Seconded by J. Lee: "That it be recommended that the design to construct new 92.72 m² garden suite on a large lot at 1849 Ferndale Road be approved."

CARRIED

The meeting adjourned at 4:15 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY