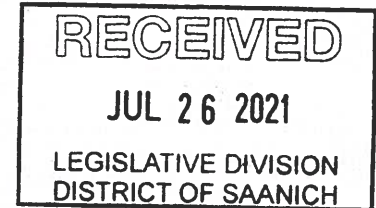




The Corporation of the District of Saanich

## Report

**To:** Mayor and Council  
**From:** Sharon Hvozdanski, Director of Planning  
**Date:** July 23, 2021  
**Subject:** Development Permit Application for a Garden Suite  
File: DPR00854 • 2541 Trent Street



### RECOMMENDATIONS

That Development Permit DPR00829 is approved and is hereby issued subject to confirmation by the Director of Planning that a covenant pursuant to section 219 of the "Land Title Act" and Section 5.35(j) of the Zoning Bylaw has been registered against title to the subject property.

### PURPOSE

The purpose of this report is to seek direction from Council on the subject application. Decision making authority for garden suites is delegated to the Manager of Community Planning, however, given that this is a Development Permit with variances, it is before Council for review and consideration.

The application is for a Development Permit with variances to convert an existing accessory building to a 71.3 m<sup>2</sup> garden suite. Three variances are requested: siting the garden suite in the front yard; an increase of gross floor area to 71.3 m<sup>2</sup>; and an increase in the total lot coverage for all accessory buildings to 12.5 %. The applicant is Brent Dallimore.

### DISCUSSION

The subject property is located within the eligible area for garden suites in Saanich. The property is considered a medium lot under the garden suite regulations, permitting a garden suite of up to 65 m<sup>2</sup> and one storey.

#### Site Design and Layout

The subject property is a 649 m<sup>2</sup> rectangular lot that fronts Trent Street on the west side and a laneway on the east side (see Figure 1). It is similar in size and shape to adjacent parcels. It is considered a double-fronting lot.

The site plan shows access to the proposed garden suite from the laneway. Two gravel driveways – one on the north property line and one on the south property line, provide access and parking for both the single family dwelling and garden suite. The parking space for the

garden suite, equipped with an energized outlet capable of providing Level 2 electric vehicle charging, is located on the south side property line, adjacent to the garden suite (see Figure 2).

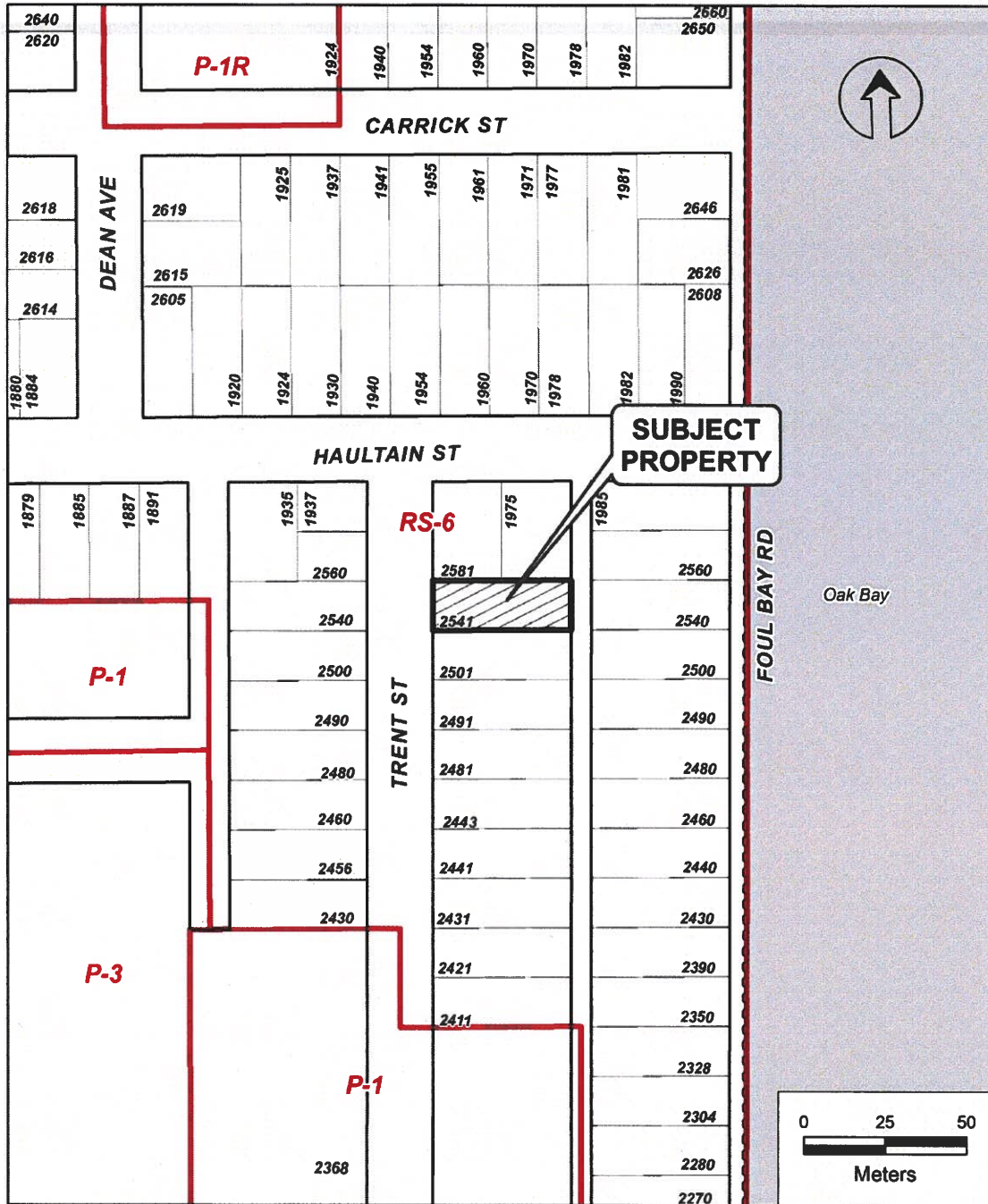


Figure 1: Location Map

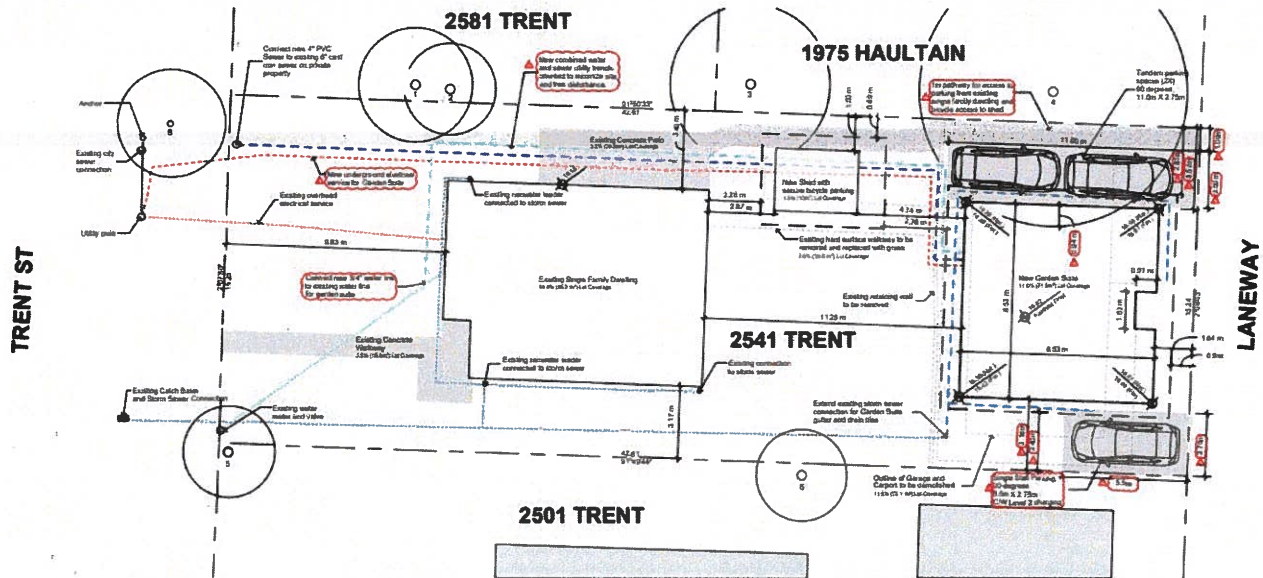


Figure 2: Site Plan (from plans by House Behind the Hedge Design Build)

**Building Design**

The applicant is proposing a new one-storey garden suite with a simple, low-pitched roof (3:12 slope). As this is a double-fronting lot on a laneway, the front entrance is oriented toward the laneway. The building is setback 1.64 m from the property line, which is the edge of the lane. The exterior siding on the garden suite is wood in a board-and-batten style (see Figures 3, 4, 5, and 6). The roof is asphalt shingles.

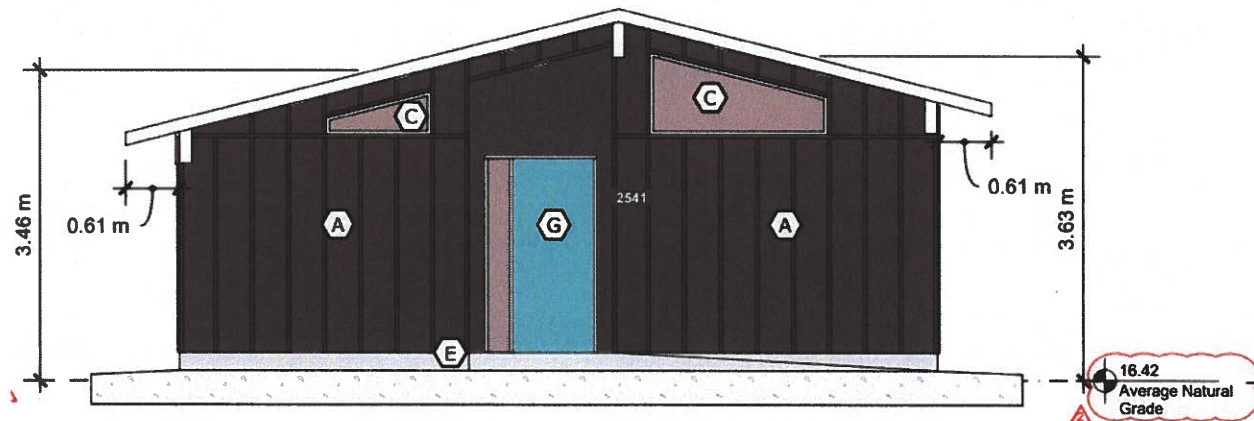


Figure 3: East Elevation (from plans by House Behind the Hedge Design Build)



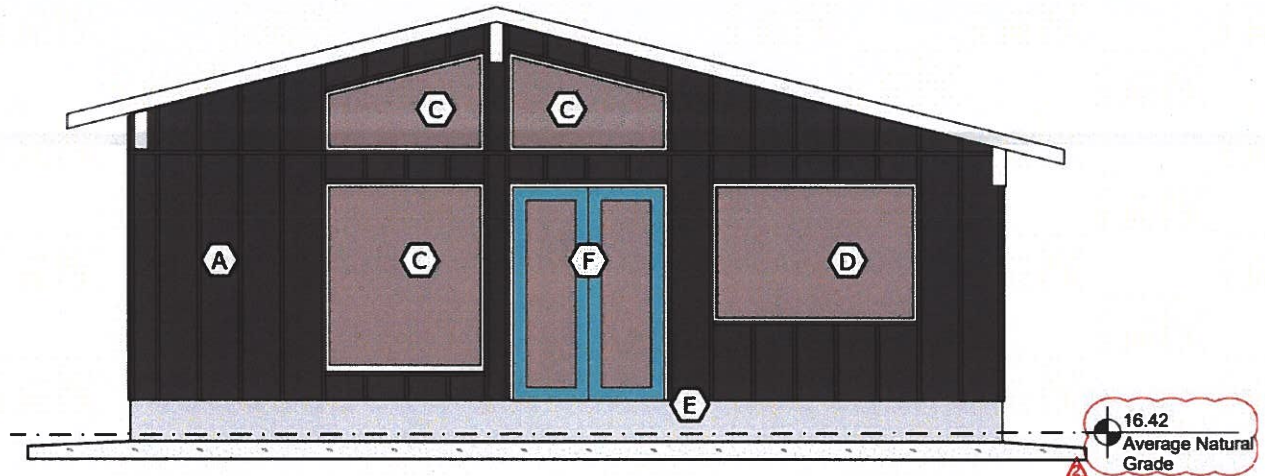


Figure 4: West Elevation (from plans by House Behind the Hedge Design Build)

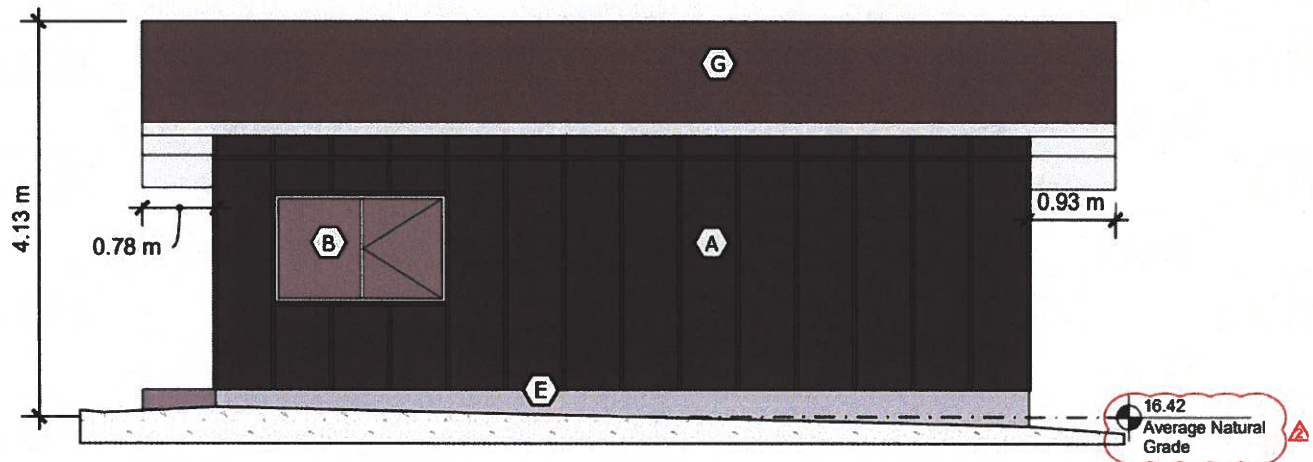


Figure 5: North Elevation (from plans by House Behind the Hedge Design Build)

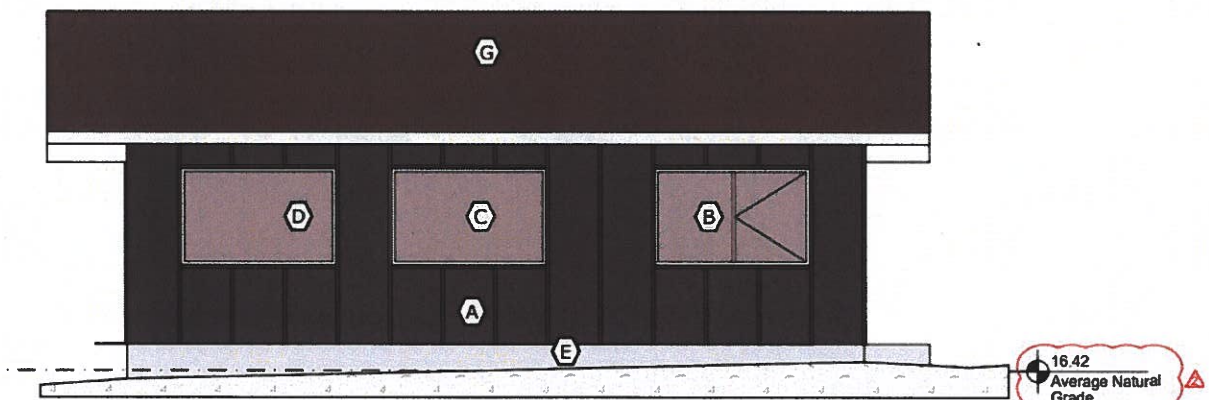


Figure 6: South Elevation (from plans by House Behind the Hedge Design Build)

**Neighbour Notification**

As per the process for a garden suite application, the applicant notified the immediately adjacent neighbours at 1975 Haultain Street, 2581 Haultain Street and 2501 Trent Street. The neighbours indicated their support for the proposed development. In addition, other neighbours in proximity to the subject property were also notified and they indicated their support for the proposal, as well. A referral was sent to the Camosun Community Association and Mount Tolmie Community Association on April 1, 2021. At the time of the writing of this report, no response has been received.

**Advisory Design Panel**

The proposed garden suite project was presented to the Advisory Design Panel (ADP). In their discussion, the ADP comments included appreciation for the garden suite adding “life and community” to the laneway, landscaping, parking and accessible and adaptable building design. The ADP made the following motion:

“That it be recommended that the design to construct a new 71.3 m<sup>2</sup> 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.”

The applicant has addressed the ADP’s concerns. In revised plans received June 9, 2021, the applicant has removed privacy fencing between the primary dwelling and garden suite and replaced it with landscape screening; removed the fence at the front of the garden suite, adjacent to the laneway and removed the gate at the driveway on the south side of the garden suite. The waste and compost bins are located on the west side of the garden suite.

**ALTERNATIVES**

1. That Council approve the recommendations as outlined in the staff report.
2. That Council reject the recommendations as outlined in the staff report.
3. That Council provide alternate direction to Staff.

**FINANCIAL IMPLICATIONS**

The proposal has no immediate implications related to the District of Saanich Financial Plan.

**STRATEGIC PLAN IMPLICATIONS**

The proposal has no implications related to the District of Saanich 2019 - 2023 Strategic Plan.

## PLANNING IMPLICATIONS

### **Development Permit Guidelines**

The subject property is within the Garden Suite Development Permit Area (DPA # 29), and subject to the Garden Suite Design Guidelines. The following is a summary of the proposed garden suite with respect to the design guidelines:

#### 2.1 Preliminary Site Design and Layout

“The design guidelines for site design and layout for garden suites prioritize privacy for neighbours, retention of mature trees, minimizing hard surfacing, and ease of access to the suite.”

The proposed garden suite is sited in the centre of the lot, near the laneway. A mature eucalyptus tree in the neighbouring yard to the north is in close proximity to the new garden suite, however arborist supervision and tree protection measures will be followed to minimize any impacts. The proposed garden suite is one-storey form and orients to the lane and toward the interior of the lot, thus minimizing potential issues of overlook and/or shading of adjacent properties.

Hard surfacing is minimized through the use of gravel driveways and a gravel pathway for access and parking. The grass-surfaced outdoor amenity space is permeable. An existing garage and carport will be removed, and the footprint of the garden suite will be smaller, thus improving the overall site permeability. Total lot coverage is 27.3%, which is significantly less than the maximum permitted for this zone (40%).

Access to the suite is direct from the laneway. The front entrance to the garden suite is clearly visible from the laneway.

#### 2.2 Building Design

“Seamless integration of a garden suite in an established neighbourhood requires careful attention to architectural style and elements of building design. Garden suite design should strive for a high degree of liveability and comfort for tenants.”

The proposed garden suite is a single-storey building, clad in wood, in a board and batten style finish. The form and scale of the garden suite is consistent with the surrounding residential area. There are operable windows on most elevations, with the majority of windows on the south elevation and west elevation, which faces into the interior of the lot.

The roof overhang provides weather protection at the front entrance. The garden suite has illuminated unit numbering on the east building wall that is visible from the laneway. Soffit lighting at the front door provide outdoor lighting and safety for pedestrians. The garden suite offers one-storey no-step entry with wide doorways and a large turning radius in the kitchen making it easily adaptable to accessibility and aging in place.

The garden suite is an appropriate fit to the neighbourhood and offers a high degree of comfort and livability.

### 2.3 Roof Form

“Buildings with simple and integrated roof forms are preferred to reduce visual impact and limit shading and overlook onto adjacent properties.”

The roof is a 3:12 (low pitch) simple roof structure with no secondary forms. It meets Design Guideline 2.3.1 for a simple roof form.

### 2.4 Sustainability

“Design that improves the natural environment by promoting conservation and careful management of stormwater is encouraged.”

The site has limited impervious surfacing, which meets Design Guideline 2.1.3. Sixty percent of the site is open site space, which exceeds the 45% minimum required in zoning.

Use of a portion of the existing footprint of the garage/carport for a garden suite helps to minimize overall environmental impacts and site disruption. The proposal also has minimal hard surfacing, conserves trees on- and off-site, and maintains significant open site space to support natural infiltration of rain water.

The garden suite will be connected to the storm sewer and a small rainwater capture system for landscape irrigation will be installed. The garden suite maximizes passive solar through multiple south facing windows with overhangs. In addition, the south-facing, low slope roof will allow for installation of a solar array capable of off-setting energy consumption in the future.

The project meets the intent of the design guidelines for sustainable building.

### 2.5 Outdoor Amenity Space for Residents

“Improved liveability for tenants can be accomplished through a variety of means, including the provision of useable and private outdoor spaces.”

A large 68 m<sup>2</sup> outdoor amenity space is located in the interior of the lot and has direct access from the garden suite. It is delineated by landscaping, a new shed on the north side of the yard, and fencing in the north and south side yards of the single family dwelling. In combination, these features provide privacy to the residents in both households.

### 2.6 Landscaping

“Thoughtful landscape design can preserve neighbourhood character, maximize privacy, enhance remaining green space, protect biodiversity and provide permeability. Protection of mature trees is a key element in quality landscape design.”

The site contains native Garry Oak trees and habitat which will be retained. Existing landscaping will also be retained with additional plantings added for the privacy and benefit of the garden suite residents. Plantings of ornamental grasses are proposed to the south side of the garden suite to improve the appearance of the garden suite from the street.

A wooden fence along the east property line provides privacy to the neighbour closest to the garden suite.



### 2.7 Parking and Access

“Sufficient and useable on-site parking is a requirement for garden suites. The design of driveway and parking areas should consider impervious cover, protection of trees and impacts on adjacent properties.”

The driveway accesses and parking areas for the garden suite are gravel which will allow rainwater infiltration. Wooden fencing is proposed on the north and south side property lines, next to the driveways to screen the parking area from the adjacent properties.

The parking space for the garden suite has one energized outlet capable of providing Level 2 electric vehicle charging. Secure and weather protected bicycle parking is provided in a separate storage shed.

### 2.8 Waste and Compost

“Storage of municipal waste and compost containers should consider visual impacts, as well as issues for adjacent neighbours.”

Garbage and compost bins for the garden suite will be stored behind the garden suite next to the pathway and driveway.

## **Variations**

### Siting in the Front Yard

In accordance with the regulations, a garden suite is required to be located in the rear yard of a residential lot. In this situation, there is no rear yard because the lot is double fronting. The siting of the proposed garden suite in front yard, adjacent to the laneway allows efficient use of the property for two dwellings with ample open space for both households to enjoy a high degree of independence and livability. The siting of the garden suite replaces an existing garage/carport, but with a smaller footprint and it minimizes impact to mature trees. In addition, the siting makes use of a double-frontage and brings life to the lane. For these reasons, the requested location in the front yard can be supported.

### Increase in Gross Floor Area

The zoning regulations allow a garden suite to have a maximum gross floor area of 65 m<sup>2</sup> on a medium lot. The additional 6.3 m<sup>2</sup> of living space for the proposed garden suite is supportable due to this being a double-fronting lot with direct access from the lane. The garden suite is sited close to the front (laneway) property line leaving a generous amount of private, outdoor amenity space on the lot for the use of the owners and tenants. The small footprint of the existing single family dwelling also contributes to the supportability of this application, as it allows for a larger garden suite that doesn't overwhelm the lot with buildings.

### Increase in Lot Coverage for All Accessory Buildings

The zoning regulations allow accessory buildings, including garden suites to have a total lot coverage of 10%. The additional 2.5% lot coverage allows for a larger garden suite and a new shed that will provide secure bike parking. The new shed also provides additional privacy for the



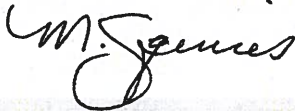
adjacent neighbour along the north property line. For these reasons, the requested increase in lot coverage from 10% to 12.5% can be supported.


## **CONCLUSION**


The applicant proposes to convert and expand an accessory building to construct a 71.3 m<sup>2</sup> garden suite. Variances are requested to allow the garden suite to be sited in the front yard, to increase the gross floor area and to increase the lot coverage for all accessory buildings. The variances requested are reasonable and supportable.

The garden suite, as proposed, meets the intent of the Design Guidelines with respect to site design and layout, building design, roof form, sustainability, outdoor space for residents, landscaping, parking/access, and waste/recycling storage.

For the above-noted reasons, staff support the Development Permit application.

Prepared by:   
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Megan Squires  
Planner, Community Planning

Reviewed by:   
\_\_\_\_\_  
Cameron Scott  
Manager of Community Planning

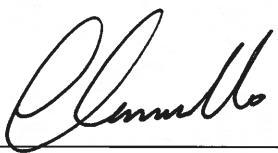
Approved by:   
\_\_\_\_\_  
Sharon Hvozanski  
Director of Planning

MS/jsp

Attachments

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.

  
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per: Paul Thorkelsson, Chief Administrative Officer