



**The Corporation of the District of Saanich**

# Report

C 22 Nov 2021

**To:** Mayor and Council  
**From:** Sharon Hvozdzanski, Director of Planning  
**Date:** October 29, 2021  
**Subject:** Development Permit Application for a Garden Suite  
**File:** DPR00885 • 599 Tait Street

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LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

## RECOMMENDATIONS

That Development Permit DPR00885 be approved and 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 construct a 64.4 m<sup>2</sup> garden suite. A variance is requested for siting the garden suite in the front yard of a corner lot. The applicant is Backyard Bungalows.

## 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 one-storey garden suite of up to 65 m<sup>2</sup> in floor area.

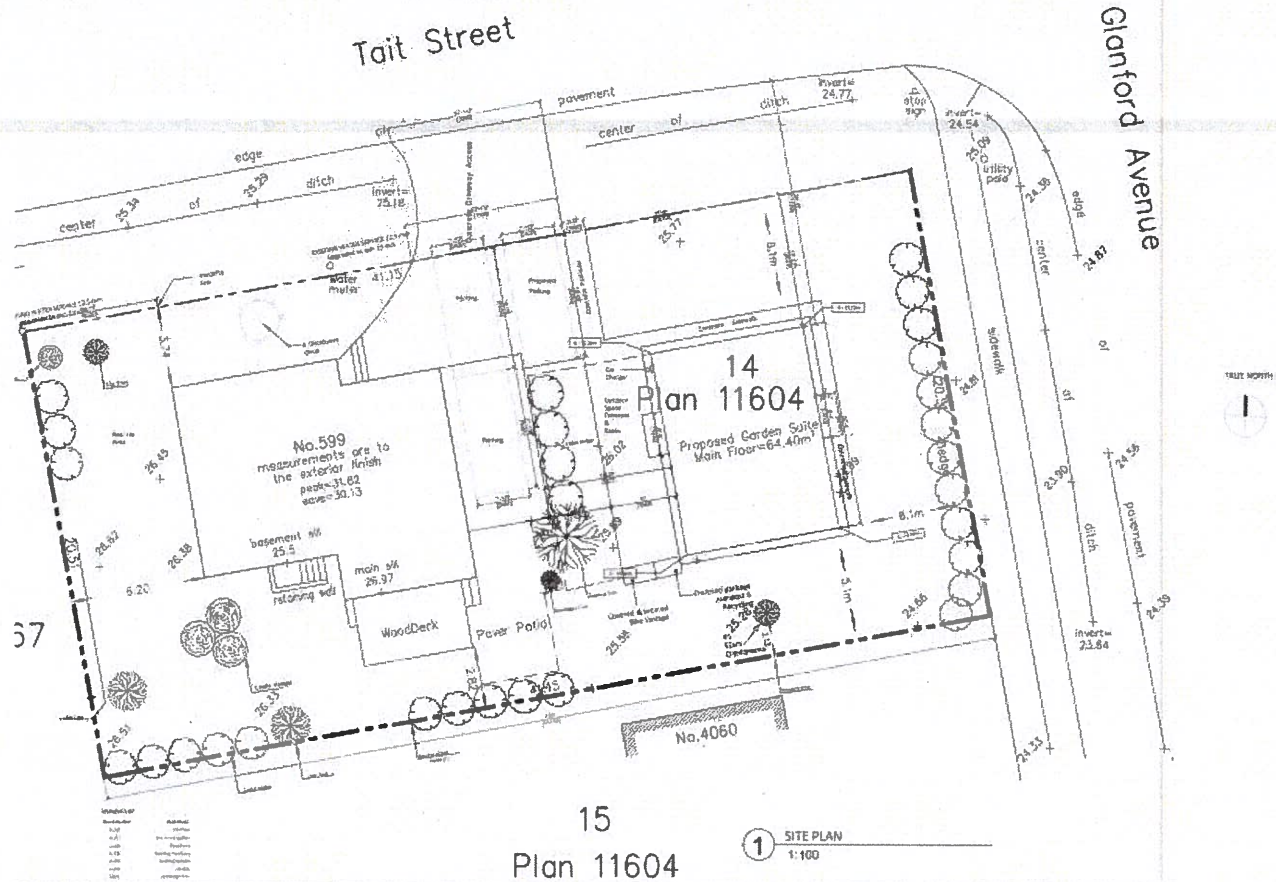
### Site Design and Layout

The subject property is an 844 m<sup>2</sup> lot at the corner of Tait Street and Glanford Avenue (see Figure 1). It is similar in size and shape to adjacent parcels.

The site plan shows access to the proposed garden suite from Tait Street via a shared concrete driveway. A parking space for the garden suite with an energized outlet capable of providing Level 2 electric vehicle charging is located adjacent to the garden suite (see Figure 2).



Figure 1: Location of Subject Property



**Figure 2: Proposed Site Plan** (from plans by Backyard Bungalows)

### Building Design

The applicant is proposing to build a one-storey garden suite. The proposed garden suite is one-storey building with a simple, gable roof facing toward the interior of the lot. The siding is cement fibreboard horizontal lap siding with cement fibreboard shingles in the gable ends (see Figures 3, 4, 5, and 6).



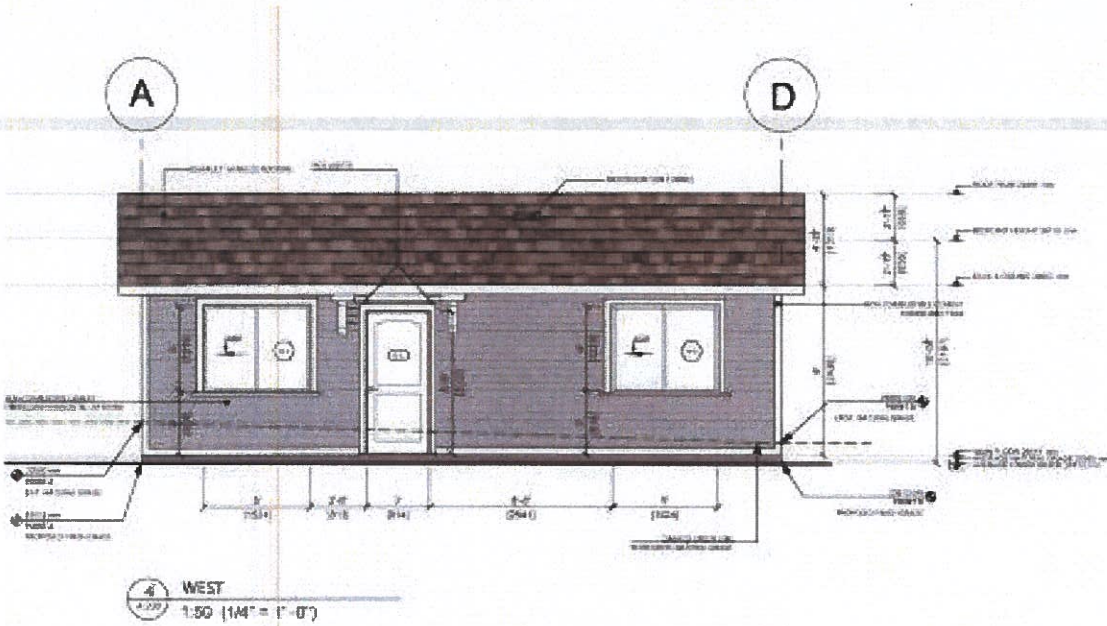


Figure 3: West Elevation (from plans by Backyard Bungalows)

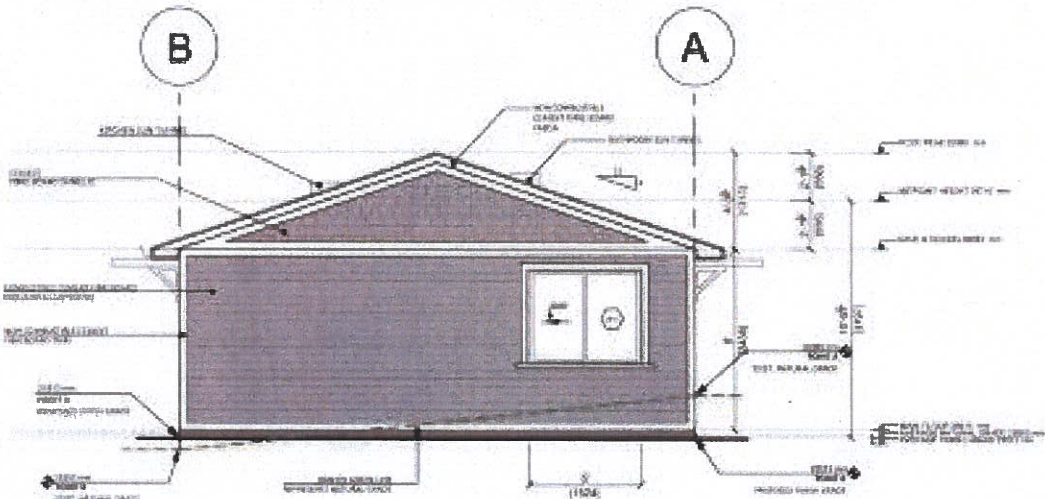
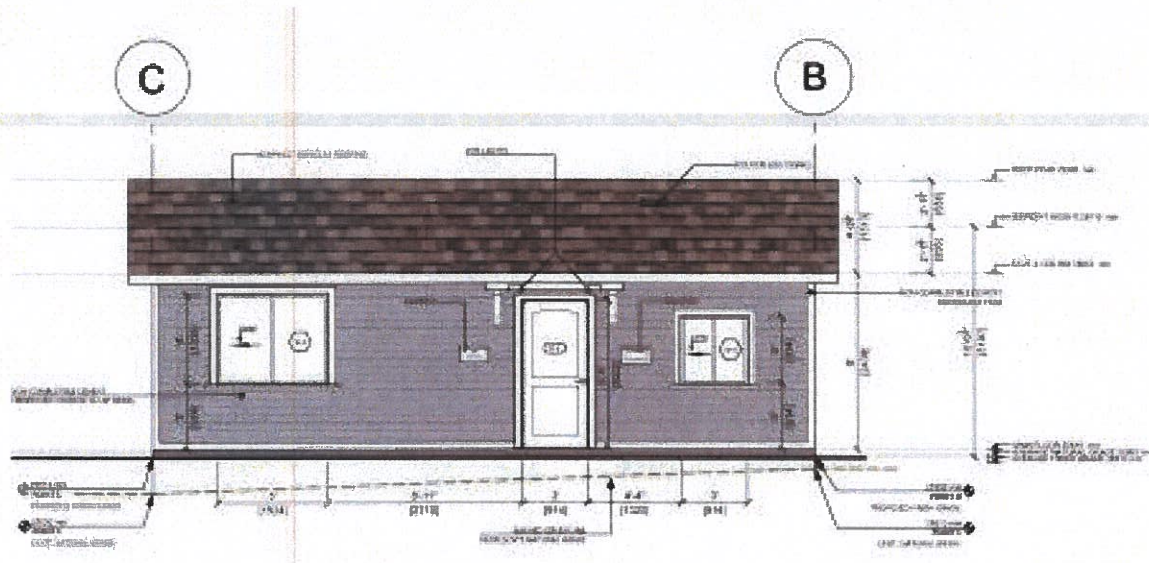
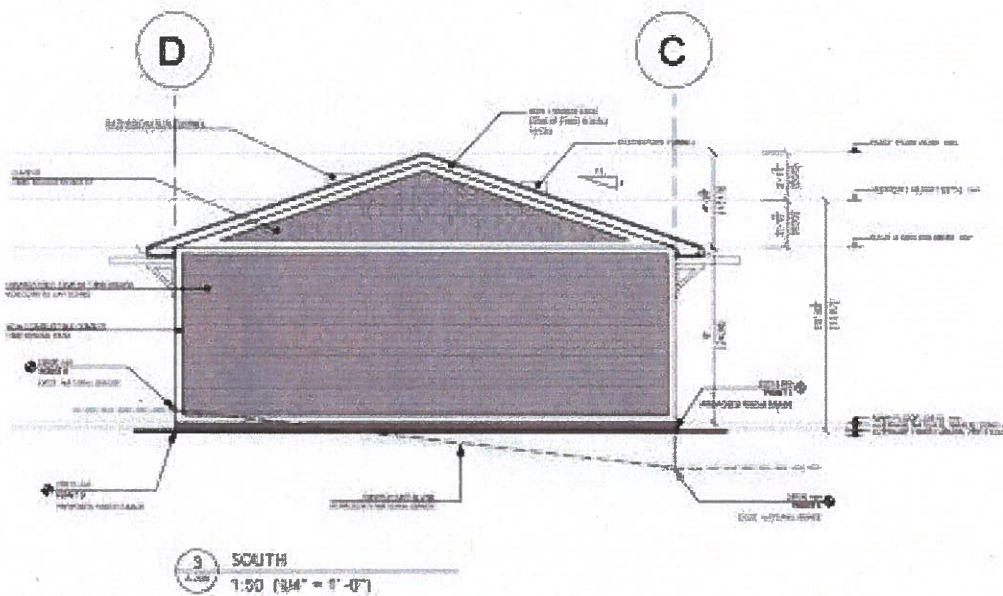


Figure 4: North Elevation (from plans by Backyard Bungalows)



**Figure 5: East Elevation** (from plans by Backyard Bungalows)



**Figure 6: South Elevation** (from plans by Backyard Bungalows)

**Neighbour Notification**

As per the process for a garden suite application, the applicant notified the immediately adjacent neighbours at 595 Tait Street and 4060 Glanford Avenue. A referral was sent to the Residents Association of Strawberry Vale, Marigold and Glanford. At the time of the writing of this Report, no response has been received.

**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 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 front yard of this corner lot. Hard surfacing is minimized through the shared use of the existing driveway for access and parking. Total lot coverage is at 29.5% and below the maximum permitted for this zone (40%). A 1.0 m concrete pathway adjacent to the driveway provides access to the suite from the street and parking space.

**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 one-storey building with low-pitch gable roof, clad in horizontal lap concrete fibreboard that fits well with the neighbourhood. There are an adequate number of operable windows to provide natural light and ventilation. There are no window or door openings on the south elevation, the side that directly fronts the nearest neighbour, providing privacy and reducing overlook.



The roof overhang at the entrance provides weather protection. The garden suite has unit numbering that is illuminated by recessed exterior lighting on the north building wall at the Tait Street entrance. The suite entry is clearly legible from the street.

### 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 low pitch gable roof structure with no secondary forms, and 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 retains much of the permeability beyond the buildings, driveway access, and pathways. Open site space of 57% is provided which exceeds the 45% minimum required in zoning. Low impervious surfacing and onsite infiltration meets Design Guideline 2.1.3.

### 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 22 m<sup>2</sup> at-grade outdoor patio is proposed for the garden suite and faces the interior of the lot. It is delineated by an attached garage and new cedar hedge landscaping, providing privacy to the residents.

### 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."

Existing and new landscaping provide green space, screening and privacy for the garden suite. An existing hedge screens the garden suite along Glanford Avenue. A wooden fence and plant material along the south property line provides screening 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 access and parking area for the garden suite uses the existing concrete driveway which minimizes hard surfacing on the lot. The driveway will be widened slightly to accommodate two drive aisles.

The parking space for the proposed garden suite has one energized outlet capable of providing Level 2 electric vehicle charging. Secure and weather protected bicycle parking is provided adjacent to the garden suite in the interior of the lot.

### 2.8 Waste and Compost

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

An enclosed structure for garbage, recycling, and compost for the garden suite is proposed in the interior of the lot between the principal dwelling and garden suite and is well setback from property lines.

### **Variances**

#### 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 corner lot situation, the location of the principal house does not allow enough space for a garden suite in the rear yard. The siting of the proposed garden suite in the front yard of the existing house, is both consistent with the front yard setbacks of homes fronting Glandford Avenue as well as those fronting Tait Avenue. Landscaping also softens the visual impact from the street. For these reasons, the requested variance can be supported.

### **CONCLUSION**

The applicant proposes to construct a 64.4 m<sup>2</sup> garden suite. A variance is requested to allow the garden suite to be sited in the front yard. The variance requested is 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:



Pam Hartling  
Senior Planner, Community Planning

Reviewed by:



Cameron Scott  
Manager of Community Planning

Approved by:



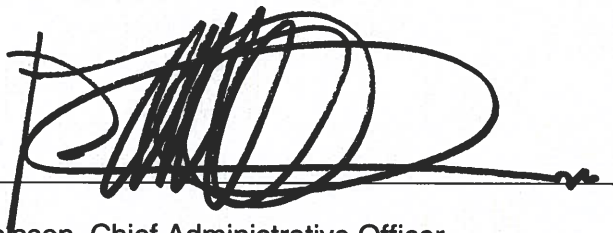
Sharon Hvozdzanski  
Director of Planning

PEH/jsp

Attachments

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Chief Administrative Officer