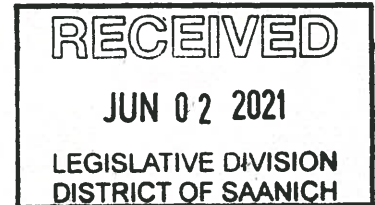




The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: June 2, 2021
Subject: Development Permit Application for a Garden Suite
File: DPR00817 • 729 Paskin Way



RECOMMENDATIONS

1. That Development Permit DPR00817 be approved.
2. That final ratification of the Development Permit be withheld pending registration of a covenant to prohibit the garden suite from being strata titled.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. Decision making authority was delegated to the Manager of Community Planning for garden suites. However, given that this is a Development Permit with variance, it is required to come before Council for a decision.

The application is for a Development Permit with variance to construct a 60.2 m² garden suite. A variance is requested for siting the garden suite in the side yard. The applicant is Pierre Beauvais.

DISCUSSION

The property is located within an area where garden suites are permitted (see Figure 1). A Development Permit is required for all garden suite applications. The subject property is considered a medium lot under the garden suite regulations, with a garden suite of up to 65 m² being permitted.

Site and Building Design

The subject property is 766 m², and is similar in size and shape to surrounding properties (see Figure 2).

The applicant is proposing to construct a new garden suite in the footprint of an existing pool (the pool will be filled in).

As per the site plan, access to the garden suite would be from Paskin Way. A driveway on the north property line would provide parking for the single family dwelling and garden suite.

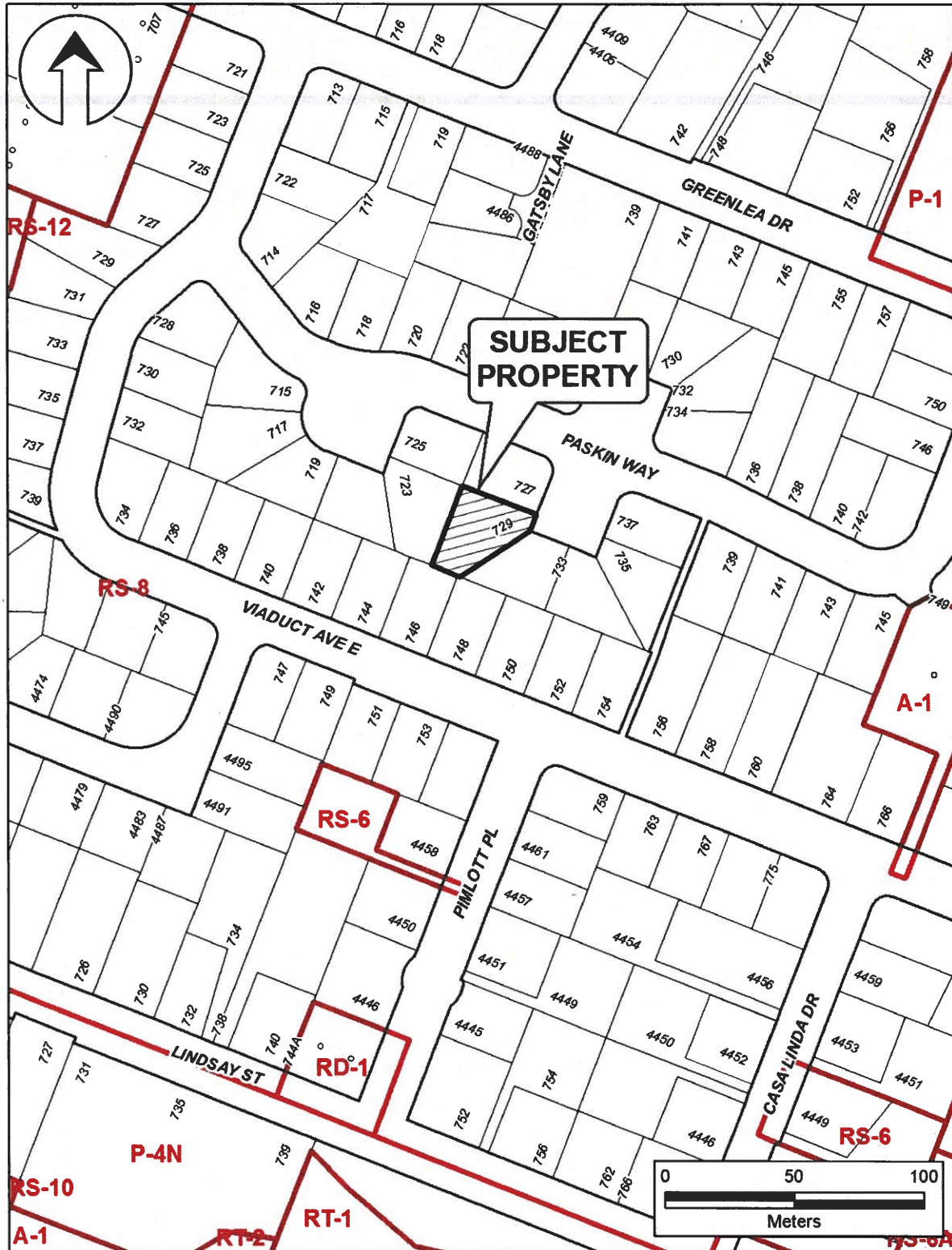


Figure 1: Location of Subject Property

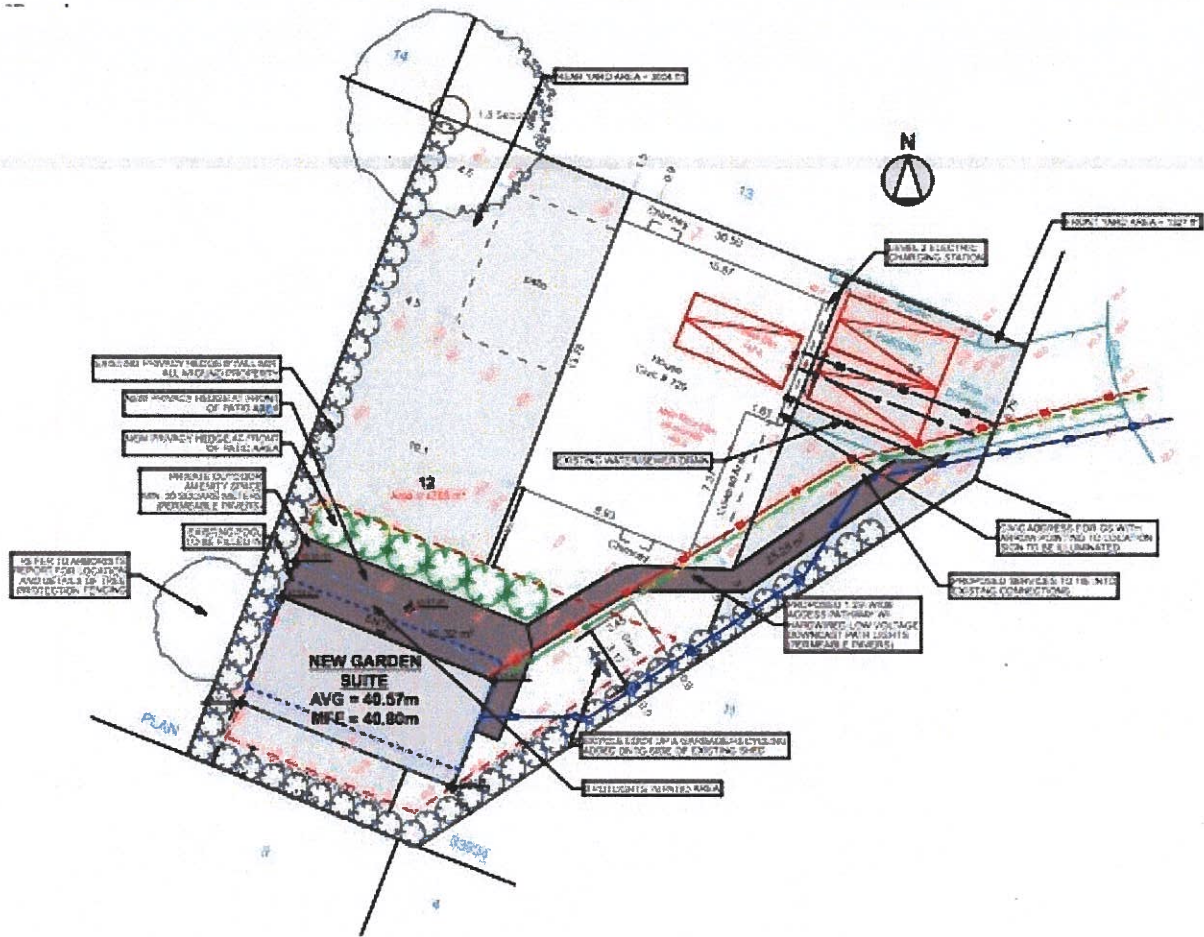


Figure 2: Proposed Site Plan (from plans by Adapt Design)

The proposed new garden suite is a one-storey building with a simple, medium-high pitched roof. The entrance to the garden suite faces into the interior of the lot and it is covered with a shallow-pitched roof. The garden suite is clad in stucco and has parged concrete around the foundation. The roof is clad in asphalt shingles (see Figures 3, 4, 5 and 6).



Figure 3: Proposed Front (north) Elevation (from plans by Adapt Design)

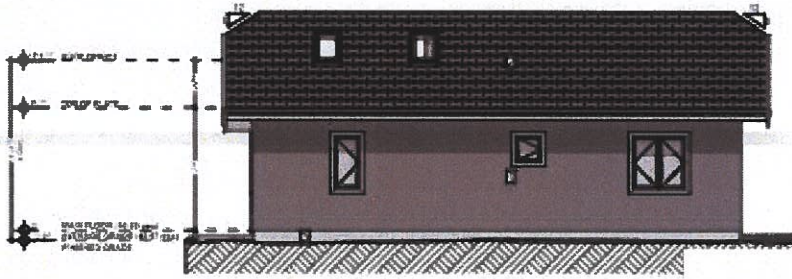


Figure 4: Proposed Rear (south) Elevation (from plans by Adapt Design)

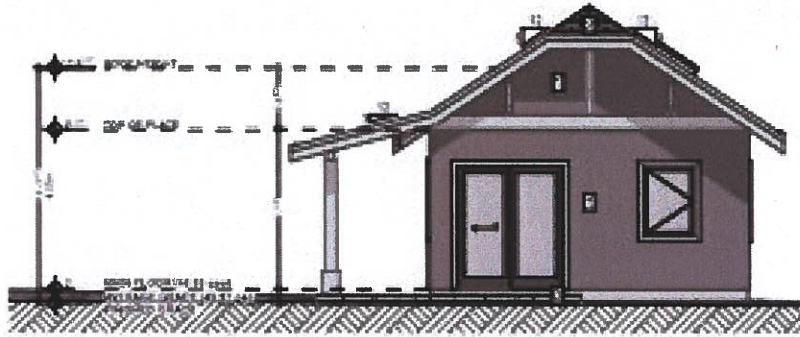


Figure 5: Proposed Right (west) Elevation (from plans by Adapt Design)

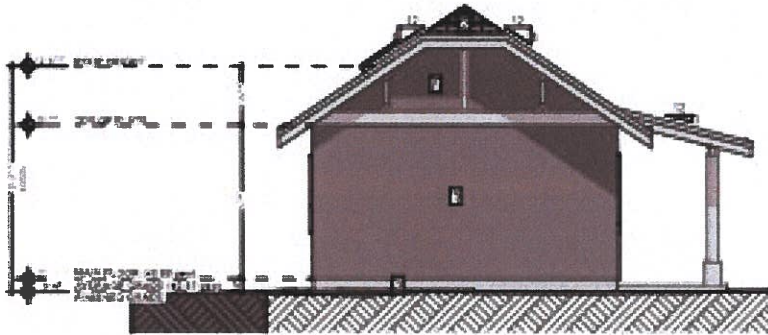


Figure 6: Proposed Left (east) Elevation (from plans by Adapt Design)

Neighbour Notification

As per the process for a garden suite application, the owners notified the immediately adjacent neighbours at 727, 731 and 723 Paskin Way, as well as the neighbours at 746 Viaduct Ave. The neighbours all indicated their support for the proposed development.

A referral was sent from the Planning Department to the Royal Oak Community Association. A response was sent to the Planning Department on February 4, 2021 stating that due to the odd shape of the lot, there is no objection to the variance for a side yard placement. A copy of the referral comments from Royal Oak Community Association is included in the agenda package.

Advisory Design Panel

The proposed project was presented to the Advisory Design Panel (ADP). In their discussion, the ADP commented on different aspects of the proposed garden suite including the location of

the existing shed, location of waste and compost bins, and the size of the patio on the east elevation.

The ADP made the following motion:

“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.”

The applicant has addressed the ADP’s recommendations. In revised plans received April 16, 2021, the applicant added a clear pathway to the garden suite from the driveway, a privacy hedge in front of the outdoor amenity space for the garden suite, and a designated space for waste and compost, and bike parking. The applicant also moved the patio doors to the front elevation to allow direct access to the patio/amenity space.

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 in the Garden Suite Development Permit Area (DPA #29) and is subject to the Garden Suite Design Guidelines. The following is a summary of the proposed garden suite in the context of the relevant guidelines:

2.1 Preliminary Site Design and Layout

“The 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 siting of the garden suite minimizes impacts on existing vegetation and trees, and maintains the privacy of adjacent neighbours. There is an existing privacy hedge along the south and west property lines that will be retained. In addition, there is a Bylaw protected Giant Sequoia tree in the northwest corner of the property that will be retained and will effectively

screen the rear yard (and the garden suite) from view. The proposed garden suite would be 4.05 m high, which is within the allowable height on a medium lot.

Hard surfacing is minimized on the property through the use of the existing driveway for parking. A new 1.2 m pathway constructed of pavers is proposed to lead from the driveway to the garden suite. A patio, also constructed with pavers, is proposed on the north side of the garden suite. The pavers are permeable and will allow water infiltration.

The total proposed lot coverage for this property is 26.7%, which is considerably less than the 40% required by the RS-6 Zone

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 stucco cladding reinforces the residential character of the garden suite.

A variety of window sizes and shapes are proposed that allow for maximum natural light and air circulation in the garden suite. All of the windows are operable. There are several windows on the front elevation that face into the interior of the property. There are also windows on the rear and west (right) elevations. The building is setback 3.28 m from the side property line, thus minimizing any impact on neighbours from windows on the south (rear) elevation of the building.

Pot lights proposed for the covered patio area complement the building and allow pedestrian safety and visibility.

The covered front entrance is oriented toward the interior of the property. An individual unit number will be installed beside the front door of the garden suite and an illuminated address sign with a directional arrow will be installed on the wall of the single family dwelling next to the garage. This sign is visible from Paskin Way.

The proposed 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.”

A simple sloped roof with an 8:12 pitch is proposed. The building elevations also show a shallow 3:12 pitched roof over the front entrance to the garden suite. Both roof forms are consistent with the Design Guidelines and will have minimal impact on adjacent properties.

2.4 Sustainability

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

The property is mostly pervious and exceeds the guideline for minimum permeable area in the front yard (Design Guidelines 2.7.2). The project has a rear yard lot coverage of 21%, which is below the allowable 25% maximum. An open site space of 72% exceeds the required 45% minimum.

Use of the existing swimming pool footprint would help to minimize site disturbance. The existing privacy hedge and the Giant Sequoia in the northwest corner would be retained and the overall open site space would support natural infiltration of rainwater.

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.”

The proposal includes 20 m² of outdoor amenity space on a patio at the front of the garden suite. A hedge along the front edge of the patio would delineate the space and provide privacy for tenants, as well as residents of the single family home.

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 privacy hedges will be retained on the west, south and east property lines. A new privacy hedge is proposed along the front of the patio for the garden suite. The Giant Sequoia in the northwest corner of the property will be retained.

2.7 Parking and Access

“Sufficient and useable on-site parking is a requirement for garden suites. Driveway and parking space design should consider rainwater management, protection of trees and impacts on adjacent properties.”

The parking space for the garden suite is sited on the north side of the existing brick driveway. The parking space has an energized outlet capable of providing Level 2 electric vehicle charging.

In accordance with Section 2.7.6 of the Design Guidelines, screening in the form of a planter is proposed on the north property line, adjacent to the parking space for the garden suite.

One secure and weather protected bicycle parking space will be provided beside the shed on the south property line.

2.8 Waste and Compost

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

A screened space is provided on the south side of the property behind an existing shed for waste and compost bins.

Variances


Siting in the Side 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, the lot has a unique shape, resulting in the siting of the garden suite partially in the side yard. The proposed siting minimizes impacts on mature trees and vegetation, and it will be well screened from adjacent neighbours. For these reasons, the requested location in the side yard can be supported.


CONCLUSION

The applicant proposes to construct a new 60.2 m² garden suite. Because of the unique lot shape, a variance is requested to allow the garden suite to be sited partially within the side yard.

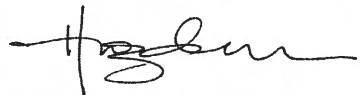
The garden suite, as proposed, meets the intent of the Design Guidelines with respect to site design and layout, outdoor space for residents, landscaping, parking/access, and waste/recycling storage. For the above-noted reasons, staff support the Development Permit application, subject to the recommendations outlined on page 1 of this Report.

Prepared by: 

Megan Squires
Planner

Reviewed by: 

Cameron Scott
Manager of Community Planning

Approved by: 

Sharon Hvozdzanski
Director of Planning

MS/jsp

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Chief Administrative Officer