

MINUTES
ADVISORY DESIGN PANEL
Via MS Teams
Wednesday January 4, 2023

A/Chair: Andy Guiry

Present: Jacy Lee; Illarion Gallant; Brad Forth; Nicholas Standeven

Regrets: Greg Gillespie, Janine Wigmore

Guests: JC Scott (Applicant); Tory Stevens(Owner)

Staff: Sarah de Medeiros, Senior Planning Technician; Megan MacDonald, Senior Committee Clerk

CALL TO ORDER

The Senior Committee Clerk called the meeting to order at 3:00 p.m.

NOMINATION OF ACTING CHAIR

Andy Guiry was nominated as Acting Chair for this meeting.

ADOPTION OF MINUTES

MOVED by J. Lee and Seconded by I. Gallant "That the Minutes of the Advisory Design Panel meeting dated December 7, 2022 be adopted."

CARRIED

3921 SCOLTON ROAD

Application by JC Scott Design Associates Inc.
This application is to construct a new garden suite on a large lot

Legal Description: LOT 4, BLOCK 6, SECTION 44, VICTORIA DISTRICT, PLAN 1518
Planning File: DPR00902, GDN00902
Planning Staff: Sarah de Medeiros, Senior Planning Technician

Comments from the Planner:

- Application is to convert an existing accessory building into a garden suite.
- The existing building was approved and completed in 2001 as a detached studio/storage building.
- Zoned RS10, area of 1085 square meters. Falls within the Garden Suite Large Lot regulations.
- Application requests two variances:
 1. The application does not meet the 3-meter rear and interior side yard setbacks. Rear yard setback is 1.6 meters, and the side interior yard is 1.9 meters.
 2. The proposed suite is just over the regulations of 93.63 square meters.

- Staff are looking for feedback on the panel on design (massing and privacy) and reducing the impacts on the adjacent properties due to the reduced setbacks. There are four properties that are adjacent to this property.

Comments from applicant:

- Sustainability has been the guiding principle for this conversion.
- The current building is in good shape.
- It has in-floor concrete heating, the slab would be difficult to move to comply with setbacks for a garden suite and would likely need to be replaced.
- Client is wanting to maintain her food garden.
- The client would move from the main house (to be occupied by her family) into the suite.
- The loft design will allow for the client to move her belongings to the suite. The client has a large library that she wished to store in the loft.
- The neighbours have given their full support for the design.
- A request for leniency on size would be appreciated.

In response to questions from the Panel, it was noted:

- Garden suite is well suited to the area.
- Privacy shrubs are appreciated.
- The designer noted that the front yard of the accessory building has an existing trellis that provides privacy to the windows. The exiting deck is 4 feet above the existing walkway.
- The deck serves to create privacy from the house.

**** Member B. Forth arrived at 3:19 pm****

- Parking for the suite will be in the driveway. One small electric car will be parked outside by the charger.
- Panel members appreciate the textures of structure and form in the design.
- Adaptive reuse of the existing structure is important.
- Saanich has asked for the size of the driveway to be reduced.
- It is costly to reduce the size of the driveway and it currently is over the size allowed.
- The functional requirements are well done (Electric vehicle charger, logical gate locations, screening between main and new dwelling).
- Bicycle storage is a stand-alone structure. This was done to reduce the square footage.
- Roofline relates to the line of the main structure. Rationale of the raised storage area was appreciated.
- There is no bathtub as the space can be used elsewhere.
- The use of the existing foundations required the use of the girder truss method to hold up two roofs of different heights.
- The neighbours have a large buffer of trees. The existing fence is high.
- The exit from the structure would come out onto cement pavers to the garden gate.
- The neighbouring houses are far away.
- Concern was noted over the setbacks; however, these are compliant based on the existing accessory building structure.
- The entrance to the hobby room is through the bedroom rather than from the outside; this was located here to accommodate a piano in the main area. The hobby room is intended for owners use only as a plant room. It is not meant to be used as a second bedroom. A future owner could move the door in future if needed.

- The entry was made smaller so that the plans are within the size guideline. The owner does not intend to ask for a variance for additional square footage.
- The bay window is to showcase the garden space around the garden suite and bring in natural light. The windows will make the suite seem larger.
- The existing pathway and garden area is enclosed by the path and trellis. Moving the door to walk straight down the fence and straight into the door is not effective as existing kitchen/bathroom would need to be moved.
- As soon as you open the gate and go into the back yard you can see the door.
- The loft area would be a new addition. The kitchenette, bath and plumbing are already in the locations indicated on the plans from the current structure.
- The design has kept the height of the loft as low as possible to be able to comfortably stand in it.

MOVED by J. Lee and Seconded by N. Standeven “That it be recommended that the application to construct a new garden suite with variances at 3921 Scolton Rd. be approved as presented.”

CARRIED

The meeting adjourned at 3:48 p.m.

CHAIR, Andy Guiry

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY