

DISTRICT OF SAANICH
MINUTES OF THE ADVISORY DESIGN PANEL
Via MS Teams
WEDNESDAY, July 19, 2023 at 2:00 p.m.

Chair: Greg Gillespie
Members: Stephen Deglow, Andy Guiry; Jacy Lee; Kimberly Simpson, Brad Forth;
Regrets: Will Kryzmowski;
Staff: Chuck Bell, Planner; Alison Whyte, Planner; Kirsten Brazier, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order at 2:02 p.m.

ADOPTION OF MINUTES

MOVED by A. Guiry and Seconded by J. Lee, “That the amended Minutes of the Advisory Design Panel meeting dated July 5, 2023 be adopted.”

CARRIED

MOVED by J. Lee and Seconded by A. Guiry, “That the amended Minutes of the Advisory Design Panel meeting dated April 5, 2023 be adopted.”

CARRIED

MOVED by J. Lee and Seconded by A. Guiry, “That the amended Minutes of the Advisory Design Panel meeting dated May 17, 2023 be adopted.”

CARRIED

MOVED by J. Lee and Seconded by A. Guiry, “That the amended Minutes of the Advisory Design Panel meeting dated June 7, 2023 be adopted.”

CARRIED

1317 Dunsterville Avenue

Application by Impact Home Design.

This application is to construct a garden suite.

Legal Description: Lot A (DD 241663-I), Block G, Section 5, Lake District, Plan 1341-A

Planning File: DPR01005

Planning Staff: Sarah de Medeiros, Planner

Comments from the Planner:

- Today’s submission has a lot area of 1413 m², allows for large lot garden suite.
- A gross floor area variance of 39.87 m² is requested.
- The lot is a double fronting lot, and front setbacks for the laneway requires a setback of 6 m. The proposed setback is 3.15 m.

Comments from the applicant:

- The laneway at the back of the property is too small to fit a vehicle. It is primarily a pedestrian path and access would require crossing a neighbour's driveway.
- The application is for a one-story garden suite with a loft.
- Glazing located along the side of the loft that mostly faces into the property. There is one window at the back that faces the laneway.
- The closest neighbour to the proposed garden suite agrees with the design.
- The upper loft area is proposed to be used as an office space.
- A variance requested is for gross floor area, as the open area over the living room increases the gross floor area to be over the amount allowed in the guidelines.
- The building is still under the height allowed.
- The variance that is requested addresses the double frontage of the design given the proximity to the laneway.

In response to questions, staff stated:

- The laneway is owned by the Municipality. There are no plans for further development of the laneway at this time.

In response to questions, the applicant stated:

- The pony wall in the loft area provides an open space plan that is preferred by the client.
- The step-up into the bedroom allows for a storage space to be created.
- The dedicated green space for the suite has been situated where it is to allow for access to a grassy area that would be available to the suite residents.
- The EV charging could be brought closer to the suite by placing it on a post.
- Providing access to the laneway was considered. It was decided to not pursue this option as the use of laneway would be very limited.
- A row of bushes is proposed to separate the garden suite from the open green space.
- Exploratory digging has taken place on the lot to assess the critical root zone of the neighbouring oak tree.

SUMMARY**Comments from the Panel:**

- The variance requested appears to be minor given the current limitations of the laneway.
- A minimum standard of landscaping is suggested. A patio space could be added at the back patio door.
- A further developed landscape design is suggested before this application proceeds to Council.
- An exterior space that comes off of the front patio or expanding the space on the north side of the entry could be considered.
- A lack of entry closet and the location of the laundry on the loft level was noted. There could be an opportunity to bring this down into the walk-in closet on the main floor.
- The effort to preserve the trees on site is appreciated.

MOVED by A. Guiry and Seconded by K. Simpson, "That it be recommended that the application to construct a garden suite at 1317 Dunsterville Avenue be approved as presented."

CARRIED

The meeting adjourned at 2:38 p.m.

.....
CHAIR

I hereby certify these Minutes are accurate.

.....
COMMITTEE SECRETARY