

## **317 Headlands Road Garden Suite**

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### **Background**

The principal dwelling at the subject address is on a large residential lot with a large yard area which includes a detached garage. The construction of a Garden Suite is intended to provide supplementary income during retirement to enable the owners to remain living in the community where the cost of housing is generally higher than other areas on the coast. The intention at this point is to provide rental accommodation rather than short-term rental.

The construction of a suite above the exiting garage creates less impermeable area on the property than by constructing a separate building for the garden suite. The roof runoff will be only slightly more than currently occurs with the existing garage. An existing concrete path, concrete driveway and concrete parking pad will be removed as part of the construction which will reduce the impermeable area on the property.

The location of the subject property is within walking distance of all necessary amenities such as Lower Gibsons restaurants, the Public Market, the public library, pubs and bus service. It is also located within a ten-minute walk of four local beaches. A short walk also takes you to the foot of Helen's Way, a low-gradient trail to Upper Gibsons through the Town-owned wooded Charman Lands.

The owners have approached immediate neighbours and none have voiced any objections.

The proposed Garden Suite meets DPA8 Guidelines as follows:

### **Form and Character**

The suite is proposed to be constructed as a second floor to the existing garage. Rather than constructing full 8' walls with a roof, the design of the suite is constructed with 4' walls and the strategic use of dormers and vaulted ceilings to provide a visually appealing lower-scale building.

The exterior finish is to be Hardi-plank siding and will retain as much of the existing garage siding as possible in order to reduce waste. Although the same Hardi-plank siding has been used on the main building, the siding on the suite will be repainted from the pale yellow to a earth-toned colour. The dormers will have a complimentary siding material such as vertical cedar siding or shingles, stained as natural cedar. A 40-year fibreglass shingle will be used for the roof. The existing trusses will be offered for sale or donated to be used for constructing a basic building for someone else in the community. Good-quality used doors and other building materials will be purchased from Habitat for Humanity in order to recycle building products without sacrificing a quality end product.

The existing mature Japanese plum tree and maple tree will be retained on the property as well as the Rugosa roses around one of the property's many social areas. The suite will have its own fenced yard and

will be grassed. Although much of the existing property has used native species in its plantings, the two-bedroomed suite has been designed for a young couple or single parent with a child. As such, a fenced grassed lawn is important to provide a private play area. This is supplemented by a wooden deck that allows for an outdoor social area. The driveway will be constructed with two wheel strips with crusher dust surface. Where structural graded lumber is not required, wood from a local sawmill will be used for exterior materials such as decking, rails, and knee braces.

The owners are still investigating the economics of incorporating solar power by the installation of panels on the roof. Should this not be viable, skylights will be incorporated into some of the dormers instead.

### **Relationship to Wells Lane**

Access to the garden suite will be via the rear lane through a garden gate in the planned cedar fence. The front door will be off the porch which is oriented towards the dedicated side yard and the laneway.



*Figure 1: North and West Elevation from Wells Lane*

### **Relationship to the Principal Building**

The principle building has a second floor bedroom and office as well as a basement den that face the garden suite. The suite is well screened from the basement and second floor office by the existing trees and other greenery. The second floor bedroom is screened by the railings and potted shrubs on the small deck off the bedroom. There are only two windows in the suite that face the principle building. The yards



between the dwellings will be separated by a cedar fence that will provide privacy for the occupants of both buildings and will delineate a dedicated grassed area for the suite. The main entrance to the suite as well as the porch will be facing the fenced yard for the suite rather than the principle dwelling.



*Figure 2: View of suite site from principle dwelling*

### **Solar Orientation**

The main living areas of the garden suite face roughly south with additional windows at the west and east ends. The two bedrooms and the bathroom face roughly north although the master bedroom and second bedroom also have windows facing west and east, respectively. The suite yard is located on the south side of the building. The height and massing of the building has been reduced through the use of vaulted ceilings and dormers rather than full height exterior walls. Massing on the east end of the building has also been broken up with the use of vertical trellis panels. Should the Town wish, an additional window could be installed in the east garage wall to further break up this wall. As the subject property as well as the neighbouring properties are located closer to Headlands Road rather than Wells Lane, there are no dwelling units on either side to be shadowed or overlooked by the suite.





*Figure 3: South elevation of existing garage*

### **Parking and Access**

There is easy, direct access to the suite via Wells Lane for occupant access as well as for emergency services. An access gate will be provided between the suite yard and the main yard to allow emergency access to the rear of the principle dwelling as well as the rear of the suite.

Parking for the property is located within the lower floor existing garage, the front of the building itself or in the dedicated parking area along the side of the suite. The dedicated suite parking is to be delineated with two gravel wheel strips. A second vehicle space is located within the garage and the one vehicle can be moved over to allow a third vehicle to park in the garage, although parking for the principle dwelling has historically been on frontage of Headlands Road and will likely continue.

### **Screening and Landscaping**

The construction of the garden suite will not require the loss of any existing vegetation. The large plum tree and medium-sized maple provide some screening as well as the existing rose bushes along the east side of the suite. There is minimal vegetation between the planned suite and the neighbouring properties. The property to the south will be screened by the construction of a cedar fence. There is minimal room for screening on the west or north sides of the suite due to the setbacks. The owners are willing to construct a cedar fence on the north side of the suite to replace the existing chainlink fence should the owners to the north desire additional screening.





*Figure 4: Sample fence detail*

A private yard will be provided for the suite that will measure roughly 1000 ft<sup>2</sup>, including the driveway area. The vehicle access is screened by neighbouring properties by a fence to the south and the suite itself to the north. The owners have a desire to maximize the recreational area of the property and are proposing to retain a lawn area for the suite. The property is fortunate to be located at the bottom of the Bluff and has enough moisture coming down from the hill to keep the lawn areas green year round without any additional watering.

### **Other**

Although not shown on the plans, a small enclosure for garbage will be constructed on the north side of the existing garage for both the principle dwelling and the garden suite.

A small area for exterior storage will be provided under the interior stairs; this storage area will be accessible from the outside.

Exterior lighting will be downcast lighting. Location are shown on the design drawings.