

October 25, 2021

DISTRICT OF CENTRAL SAANICH
Rezoning Application Rationale
1903 Mt Newton Cross Road
Saanichton, BC, V8M 2A9



Subject: 1251 Garden Gate Drive

To whom it may concern,

We respectfully request the increase of site coverage, on the property of 1251 Garden Gate Drive. Attached to this application, we have provided the proposed plans as well as the percentages identifying the site coverage change, in bold.

This would be a site-specific application.

SITE COVERAGE:	PERMITTED:	EXISTING:	PROPOSED:
	5.0%	5.1%	5.5%

Our clients bought this home this past year and have decided it meets their needs except for a few small items. One of the items is a covered area outdoors near the pool patio space and lawn area. The clients were unaware the existing zoning lot coverage was already at it maximum potential without going through this process for a very small increase in a large lot space.

The intent of the client is to keep the existing dwelling, customize it through an interior renovation, and build an accessory structure (cabana); this will create a more appropriate custom home and landscape design. Our client will be keeping the existing home and requires the garage for their vehicles and storage. The initial goal was to re-surface and re-arrange a few cosmetic features of their home, as well as make the indoor-outdoor spaces more amendable to their lifestyle and family. The addition of useable covered space in the rear yard was also a key design feature, and therefore we have included a covered patio area as an outdoor amenity space for entertaining and enjoyment with family/ friends to accommodate their need in this area.

The existing house is currently within the setbacks from the property line. The property includes an existing pool, patio and mechanical house behind the pool area. The proposed side and rear yard setbacks for the cabana all exceed the minimum allowance for the property. The combined side yard setbacks are still well within the acceptable limit and there are no variances for this accessory structure. There are no neighbour-visibility or view-corridor issues we can see. No accessory building height issues, limiting distance issues or livable spaces within this plan.

Our proposal is to leave the existing buildings, pool, and patios, and build this outdoor unenclosed space into the site coverage of the property. We feel the addition of 0.4% site coverage will not impact the site, the neighbours or the neighbourhood in any meaningful way. We trust you will agree.

We look forward to meeting with you to help provide any additional information we can to answer any of your questions.
Respectfully,

Duane Ensing
Principal Designer, Villamar Design

Tom Kosick and Amy-Lynn Smith
Owners of 1251 Garden Gate Drive