

Application for a Text Amendment for Rezone of 543 Senanus Drive, Saanichton,
V8M 1S6



We are applying for this Text Amendment because, although construction of the exterior of the house, garage and porte cochere are primarily complete, we have recently been informed that we exceed lot coverage in this Zone. This came as a complete surprise to us.

Apparently, this overage is primarily because of the overhangs of the house.

Approximately 3 years ago, prior to issuance of our Development Permit, our then Designer, Bill Weber of Artwood Designs, informed my husband, Tony Knott, that the District told him that the overhangs would not be considered in the footprint calculations as part of the lot coverage. Tony confirmed this with Bill, both before and after the allowance was granted. Unfortunately, Bill passed away about 2 years ago, just as construction was starting. The prints submitted to the District verify this, however. Although they show no overhangs on the plan view drawings, they are clearly evident on the elevation drawings. Removal of the overhangs from the lot coverage calculations would satisfy the lot coverage requirements under the applicable zoning. The size of the house, by itself, has not changed in size from the approved, construction permitted drawings.

The now as-built house, porte cochere and garage are 57 sq. ft. less than the original approved construction permit for the property. A breezeway and concrete stairs were removed and the garage is smaller and has been placed underground. If we had only 2 ft. overhangs and the building foundations, we would meet the coverage requirements.

In designing the house and garage, we wished to have as minimal visual impact on the property and environment as possible. This is the reason that the garage is now underground and will have a green, living roof. The garage is a concrete structure and the only view of it is from the front entrance. It is not visible from the street. The structure cannot be added to in any direction. If this structure was not considered in the lot coverage calculation, the zoning lot coverage requirements would be satisfied for the property.

The reason for the main entrance porte cochere and all of the overhangs is for weather, entrance protection. The main porte cochere is almost exclusively over the driveway, so it is not obscuring any green, landscapable area. It is also built down low on the property as we did not want it to be a highly visible feature and it can not be seen from the street or from the approach.

The overhang on the south face of the house is for protection from inclement weather. The southern exposure towards the ocean features sliding glass doors that open directly into the main portion of the house, necessitating sufficient protection from an overhang.

The only method, at this stage of the construction, in order to comply with the present zoning lot coverage, is to remove the roof of the porte cochere. Removal of the porte cochere roof, at this stage, would be a very costly endeavour. It would also seriously degrade the aesthetics of the building.

We are, therefore, asking for a text amendment to allow the lot coverage to be increased to 465 sq. m. or that the overhangs not be considered in the lot coverage calculations, as we understand, was originally agreed to.