

Development Permit Variance Request for 590 Robinson Avenue, Naramata, BC:

Zoning Bylaw:

Variance 01

Section number: 6.13.4A

Current Regulation: Height of Retaining wall max of 2.0m

Proposed Variance: Height of retaining wall be varied from 2.0m to 2.1m. for patio access and entry for the for the basement suite. Please refer to A221, A301/2 for visual reference.

- This is to provide access to the basement suite and provide outdoor amenity space and daylighting to the unit and create a more livable space for future long-term tenants in the kitchen and living room area.
- This will also provide better access to the overall unit and provide more functional room to the tenants to move in furniture, and carry groceries into their unit, as well as provide private outdoor patio space for tenants.
- This will provide better access for servicing the unit for ongoing maintenance (heat pump units).
- Please Note: These all will be engineered to meet BCBC compliance as part of the building foundations.

Variance 02

Section Number: 16.2.5

Current Regulation:

Minimum Setbacks:

- | | |
|--------------------------------|------|
| a) Buildings and Structures | |
| i) Front parcel line | 7.5m |
| ii) Rear parcel line | 7.5m |
| iii) Interior side parcel line | 1.5m |
| iv) Exterior side parcel line | 4.5m |

Proposed Variance:

- | | |
|-------------------------------|------|
| b) Buildings and Structures | |
| v) Front parcel line | 4m |
| vi) Exterior side parcel line | 1.6m |

Rationale:

- This will make accommodation for a standard residential building to fit on the existing suburban size lot. The current bylaw does not anticipate smaller lot sizes and is requesting setback commensurate with large rural residential lot setbacks.
- These lots were part of the original subdivision of the village in the early 1900's. The bylaw would render all the individual legal parcels unbuildable which is counter to the intent of creating a thriving urban corridor and core within the community stated in the OCP.
- This variance is typical of an urban/suburban lot in comparable jurisdictions and has been permitted on the neighbouring lot to the West. This has also been permitted on other lots within the village to the South and West along Ritchie Avenue and the surrounding village.

Variance 03

Section number: 6.14 .1C0 ii)

Current Regulation:

ii) unenclosed stairwells, balconies, porches, uncovered decks or canopies, may project no more than:

1 front setback: 1.5 metres, measured horizontally

Proposed Variance:

Permit stair to project into the reduced front setback and exterior lot line. This is normally exempt under Section 6.14. The stairs will be 2.6m from the reduced front lot line. We are also requesting a relaxation of the exterior side setback to 1.612m as well to align with corner entrance for the home.

This overall is being requested to provide front stairs and door access to the house which has a raised main floor. The stairs are currently 1.4m in length overall which is below the typical permitted depth exemption under the Bylaw.

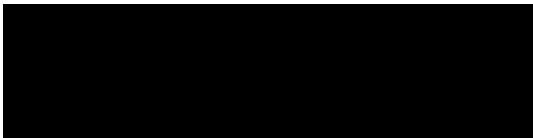
Rationale:

- The stairs provide and maintain a direct front access to the street. This will provide a typical interface between the street and the home.
- This a direct access point and maintains the typical access for fire services and trucks in case of fire along Robinson Avenue. Secondary access will be available in the rear lane.
- Flood prevention to main house. Although there are no concerns listed in the geotechnical report this is targeting overall resilience and risk mitigation to climate change and flooding. It also allows for snow build up to remain below the interface point for the framed structure to foundation in case of snow build up and water pooling in a freeze thaw cycle which are increasingly more common in this region.
- This is to provide better lighting access for the basement suite to make it more livable for a long-term tenant. It reduces the need for light wells which collect snow and can become obstructed as an exit pathway in this climate zone. This provides a higher standard of for life safety for tenants.

Please let us know if you have any questions regarding the application.

Thank you for your time and consideration.

Authorized By:



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