

### 3125 Thacker Drive Development Variance Proposal Summary

Variance of carriage house height bylaw in relation to principal dwelling:

City of West Kelowna General Regulation Bylaw states:

.5 No portion of the roof of a carriage house shall be higher than the peak of the roof of the principal detached dwelling on the same parcel.

This doesn't seem to have accounted for the possibility that a carriage house would be on the uphill side of a lot from a principal dwelling. While I would be fully within my height restriction to do so, I would rather not increase the height of the principal dwelling just to accommodate the Bylaw while causing more of an obstruction of view for the property across Thacker as well as the properties that are on the private drive to the east. I would prefer to keep my roof lines low. This would then cause my carriage house to be in contravention to the bylaws, even though my intention for the reduction in height would seem to be doing exactly what the bylaw is trying to accomplish. In my case the bylaw is actually causing incentive for me to build a more obstructive principal dwelling then I would like to in order to be allowed to build a carriage home within the bylaws regulations.

Variance of carriage house to have a garage below that is equal in size to the living space above:

City of West Kelowna General Regulation Bylaw states:

.6 For carriage house in a 1.5 storey building, the upper storey shall have a maximum floor area of 75% of the main floor area.

Because I am incorporating parking into the carriage home the bylaw states that I can go 6.5 meters in height but if the garage counts as a storey then I am required to expand the footprint of the carriage home by 25% to follow the Bylaw where the second storey has a floor area of no more than 75% of the main floor. This would require me to expand the size of the carriage home. While the Bylaw makes sense for certain applications I believe it has too narrow of a focus and in this case is creating more problems rather than preventing them.

The OCP clearly states that it's focus is to:

2. Ensure that housing development is appropriate and sensitive to the surrounding uses and to the surrounding form and character of the area.

The bylaws in this case are causing me to create a design that will be less sensitive to the surrounding uses. I would like some clarity on these bylaws and some lenience to submit a design that is in line with the OCP wording rather than strictly following the bylaws and causing a more obnoxious design. I understand that there is a variance process but since there is a cost to this and an extended time period to complete it, I would be encouraged to create a design that is contradictory to the OCP.

Thank you,

Jace Albrecht

