

Letter of Rationale

Taylor family detached garage at 412 Viewcrest Road, Kelowna

What Do We Want To Build?

The previous owners of our home converted the attached garage from the original 1970's house into living space during an extensive 2005 renovation. We have lived here since 2010 and would love to be able to have a place to safely store bikes, tools and cars for our family. There is no plumbing and no future plans for living space in this outbuilding.

Our zoning (RR2) requires a 12m setback from the property line for any outbuilding such as a garage. If the garage were attached we would not need a variance at all.

Why Don't We Build With a 12m Setback?

Our property is quite steep, increasing the setback from the road means moving down hill. If we were to move the garage 12m back from the property line, the floor of the garage would drop almost 3 metres and the entrance slope of the driveway would be too steep to be usable or compliant with building bylaws.

If we move the garage back, and build a retaining wall large enough to keep the garage at grade with our driveway, it would require a series of over height retaining walls that would likely require their own variance and be wholly out of place in our backyard and neighbourhood.

Why Don't We Build An Attached Garage?

An attached garage does not require a variance since an attached structure only needs to be 6m back from the property line. Building an attached garage would be much more expensive and require extensive changes to our roofline and renovation of our kitchen, a bathroom and a child's bedroom to provide the attachment point and a transition room between house and garage. In addition to the extensive changes to the existing home, we would have to redesign the elevation our shared driveway with significant impact to the neighbours we are legally obligated to share the driveway with.

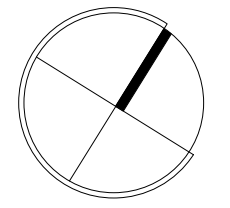
Why Do We Think A Variance Should Be Granted?

The frontage of our property is very steep and Viewcrest is deemed a 'Hillside' class road by the city; because of this there is approximately 7m of unusable city land between the curb of Viewcrest road and our property line. Even though the proposed garage will not be the full 12m back from the property line, it will still be over 15m set back from the road. This significant setback from the road is what the bylaw is ultimately trying to enforce.

All three of the houses on our shared driveway are supposed to be 6m back (was 12m until 2022) from the property line according to building bylaws. Our actual property line however runs down the middle of our shared driveway. Both 410 and 414 are less than 6m from the property line but still 'fit in' well in our rural residential neighbourhood because they are so far from the road. Our proposed garage location will be further back from the property line than either adjacent neighbour at 410 or 414 Viewcrest. On this basis we feel that our proposed garage fits well with the spirit of the bylaws in the same way neighbours houses do, even though they don't strictly adhere to the bylaws.

Importantly for our neighbours, our proposed garage has been purposefully designed in a conservative contemporary way to have a low slope, single pitch roof that will not interfere with any lake view site lines from houses or pedestrians uphill from the garage. If we build an attached garage that does not need a variance, we will likely add a second story and the views would certainly be impacted by that.

The low slope single pitch roof will face west and will give us an excellent place to install a set of solar panels which will offset charging needs of electric cars. The siding materials will be fire safe cement board and metal siding. We hope to get an exact factory colour match on the cement board and batten with our home which is yellow. If we can not achieve an exact match, we would go with a neutral off white colour.



PROJECT NORTH:

ISSUED FOR VARIANCE PERMIT

A000

SCALE: As Indicated
DATE: OCTOBER 24, 2024

SITE PLAN & GENERAL NOTES

DRAWING TITLE:
MUNICIPAL ADDRESS: 412 Viewcrest Road,
Kelowna, BC
OWNER CONTACT: Ryan Taylor 250-300-3818

TAYLOR - GARAGE

PROJECT TITLE:
**SHANNON MAZZEI
DESIGN & DRAFTING**
148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6,
PH: (250) 878-1720 EMAIL: shannonmazzi@shaw.ca

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PROJECT DESCRIPTION

MUNICIPAL ADDRESS: VIEWCREST ROAD, KELOWNA, B.C.

LEGAL ADDRESS: LOT B, PLAN KAP23547, EASEMENT PLAN A18701, EASEMENT PLAN A8904, RIGHT OF WAY A10485

ZONING: RR2

SITE COVERAGE

SITE AREA	2,347.26 SQ.M. (0.58 ACRES)
BUILDING FOOTPRINT	204.00 SQ.M. (2,196 SQ.FT.)
DECK	57.97 SQ.M. (624 SQ.FT.)
NEW GARAGE	89.96 SQ.M. (968.45 SQ.FT.)

SITE COVERAGE (MAX. 30%) 351.93 SQ.M./2,347.26 SQ.M. = 14.99%

SITE COVERAGE c/w DRIVEWAYS (MAX. 60%) 351.93 SQ.M. + 248.8 SQ.M./2,347.26 SQ.M. = 25.6%

AREAS - EXISTING

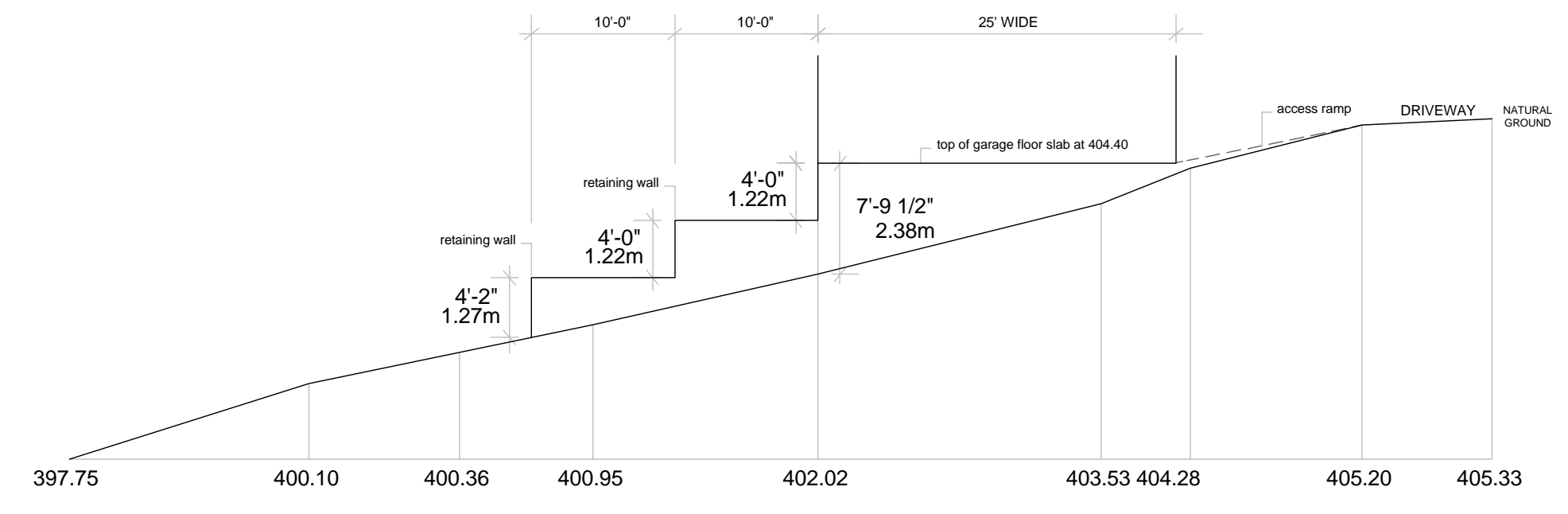
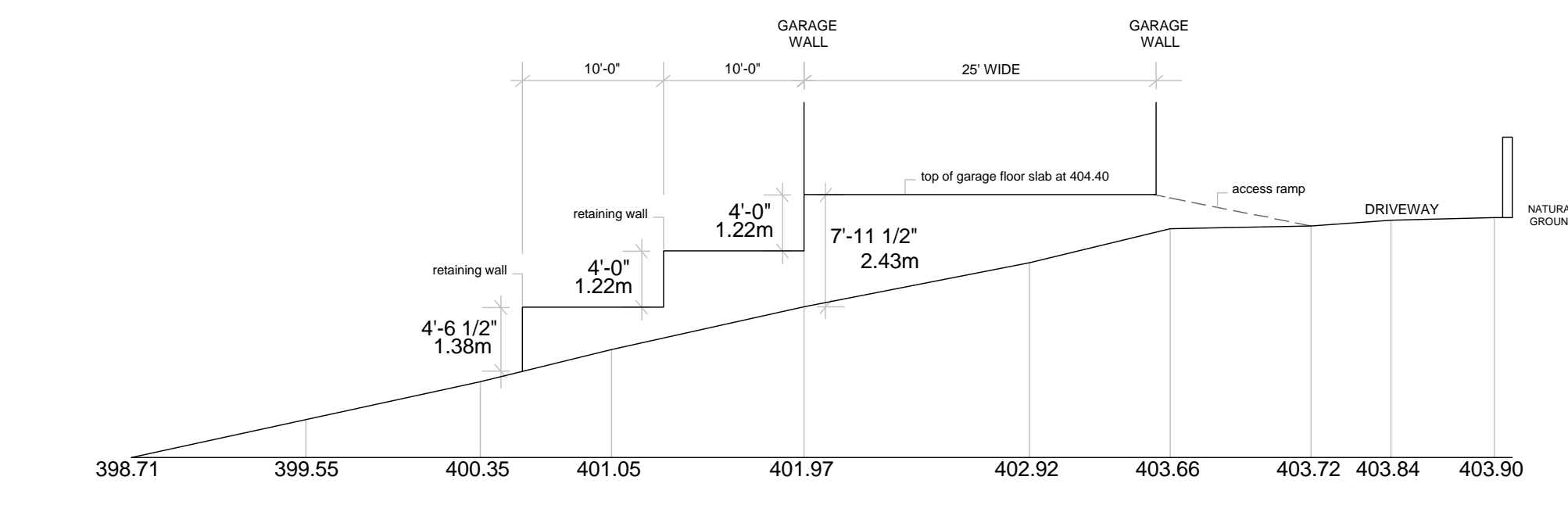
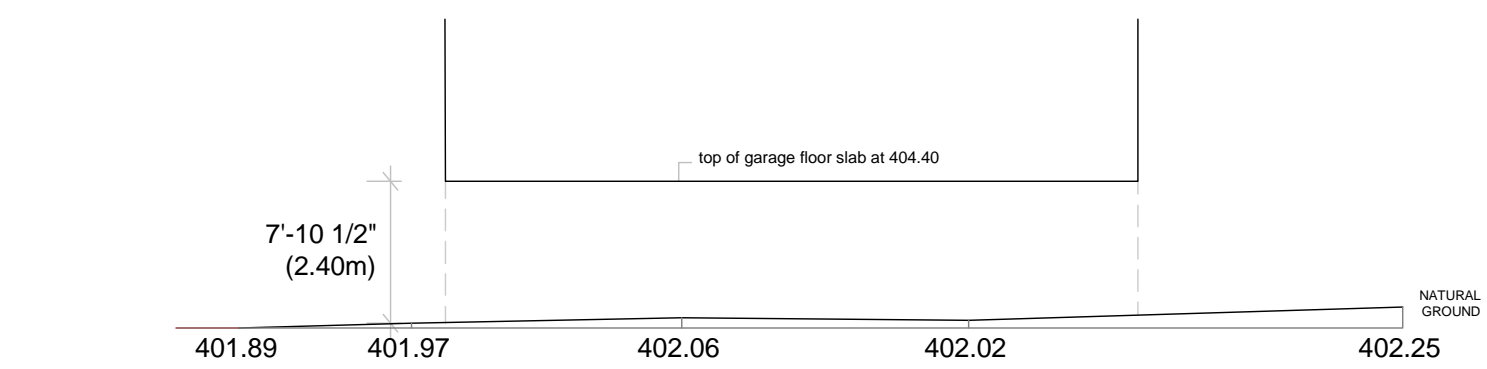
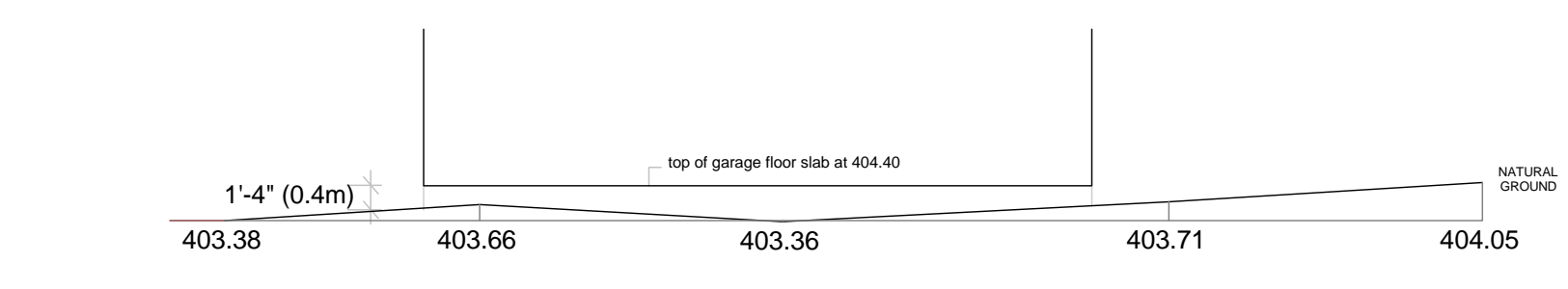
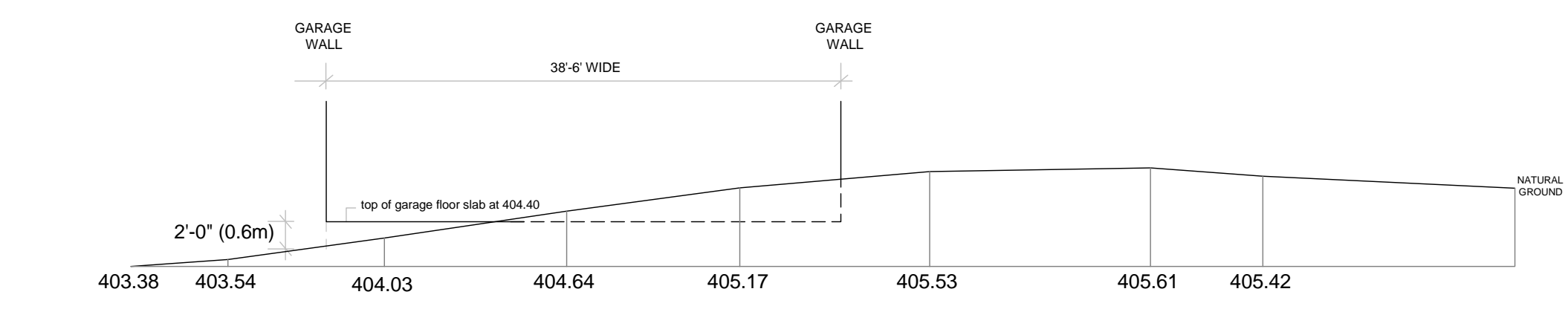
DECK	57.97 SQ.M. (624 SQ.FT.)
BASEMENT	204.0 SQ.M. (2,196 SQ.FT.)
MAIN FLOOR	204.0 SQ.M. (2,196 SQ.FT.)
TOTAL EXISTING BUILDING	465.97 SQ.M. (5,015.8 SQ.FT.)

AREAS - NEW

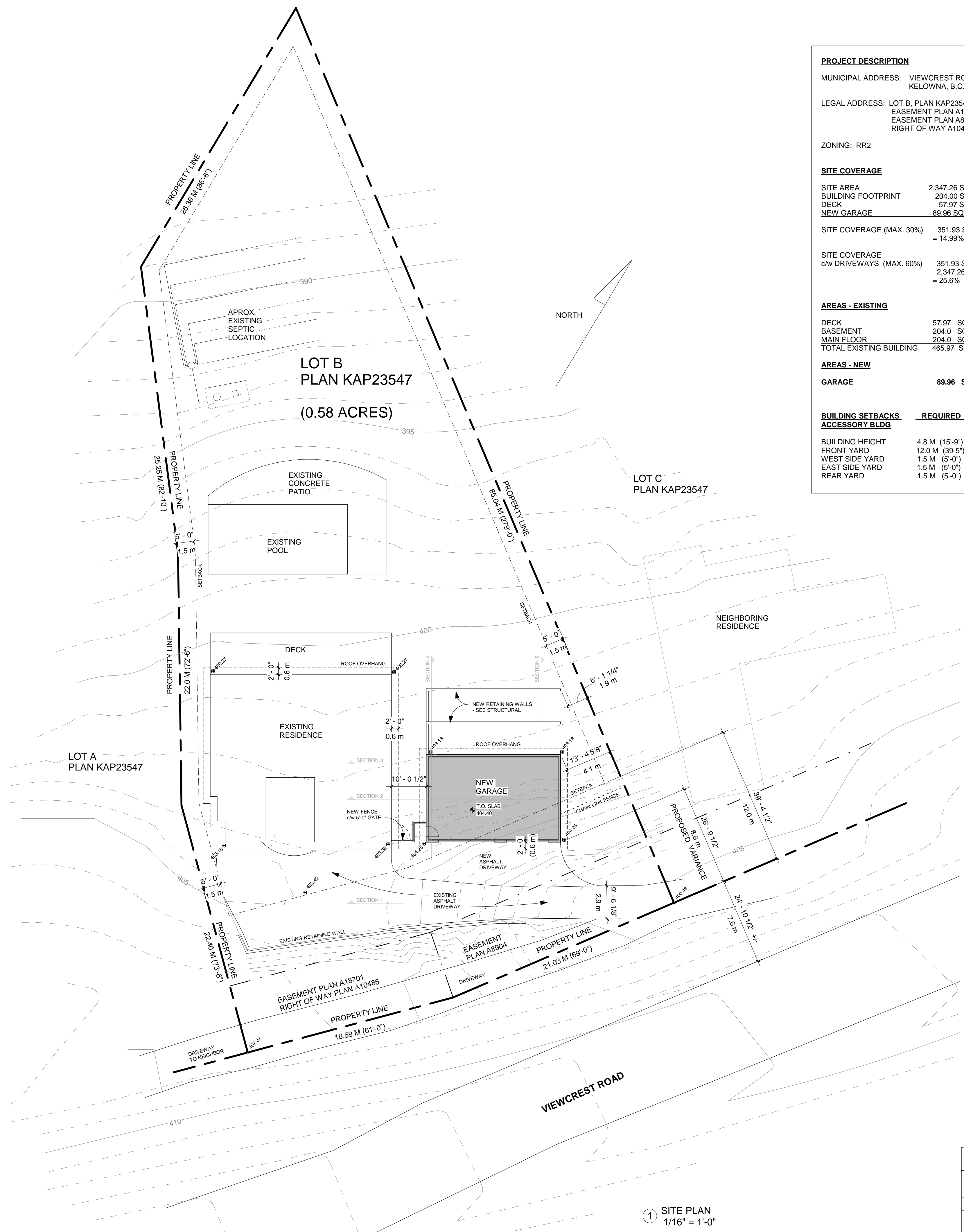
GARAGE	89.96 SQ.M. (968.45 SQ.FT.)
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BUILDING SETBACKS ACCESSORY BLDG

	REQUIRED	PROPOSED
BUILDING HEIGHT	4.8 M (15'-9")	4.79 M (15'-8 1/2")
FRONT YARD	12.0 M (39'-5")	8.8 M (28'-9 1/2")
WEST SIDE YARD	1.5 M (5'-0")	-
EAST SIDE YARD	1.5 M (5'-0")	4.1 M (13'-5 1/2")
REAR YARD	1.5 M (5'-0")	48.77 M (160'-0")



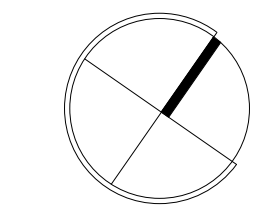
2 SITE SECTIONS
3/32" = 1'-0"



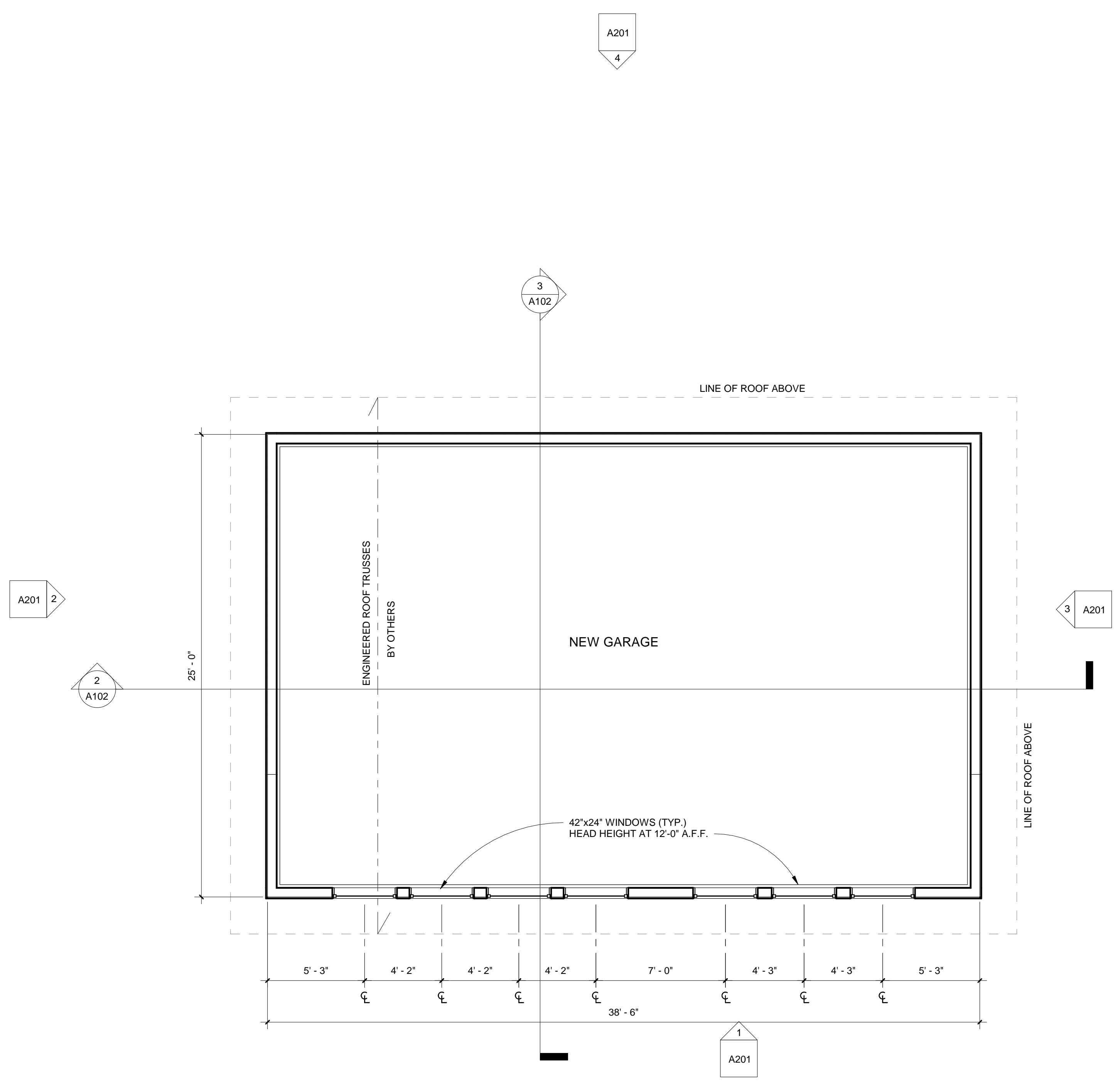
1 SITE PLAN
1/16" = 1'-0"

DRAWING LIST	
A000	SITE PLAN & GENERAL NOTES
A101	GARAGE FLOOR PLAN
A102	ROOF PLAN & SECTIONS
A201	ELEVATIONS

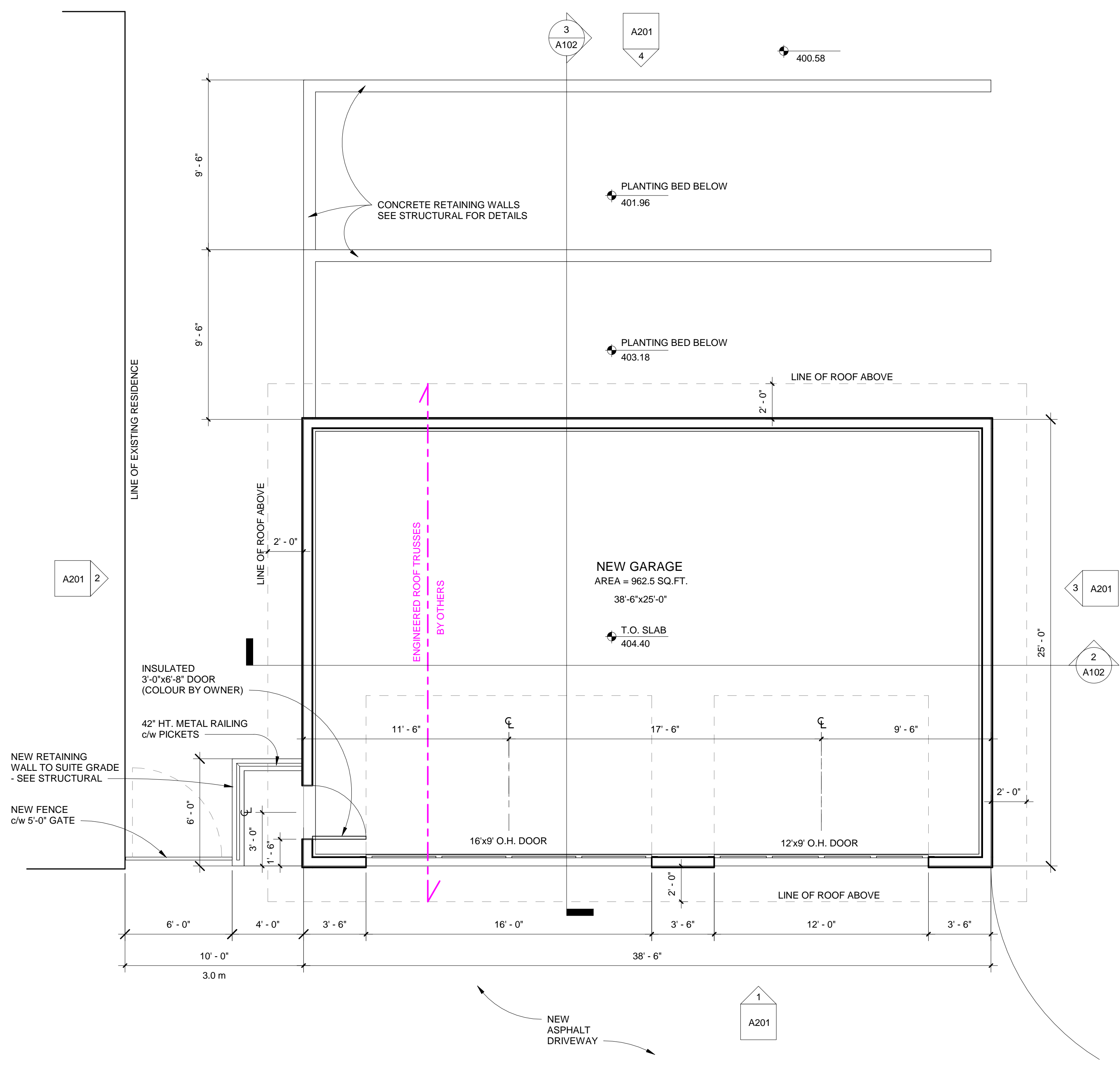
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PROJECT NORTH:



② CLEAR STOREY PLAN
1/4" = 1'-0"



① T.O. SLAB
1/4" = 1'-0"

ISSUED FOR VARIANCE PERMIT

DRAWING TITLE:
GARAGE FLOOR PLAN

MUNICIPAL ADDRESS: 412 Viewcrest Road,
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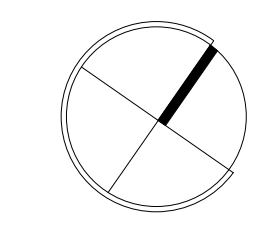
PROJECT TITLE:
TAYLOR - GARAGE

SHANNON MAZZEI
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SCALE: 1/4" = 1'-0"
DATE: OCTOBER 24, 2024

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DRAWING TITLE:
ROOF PLAN & SECTIONS

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DATE: OCTOBER 24, 2024

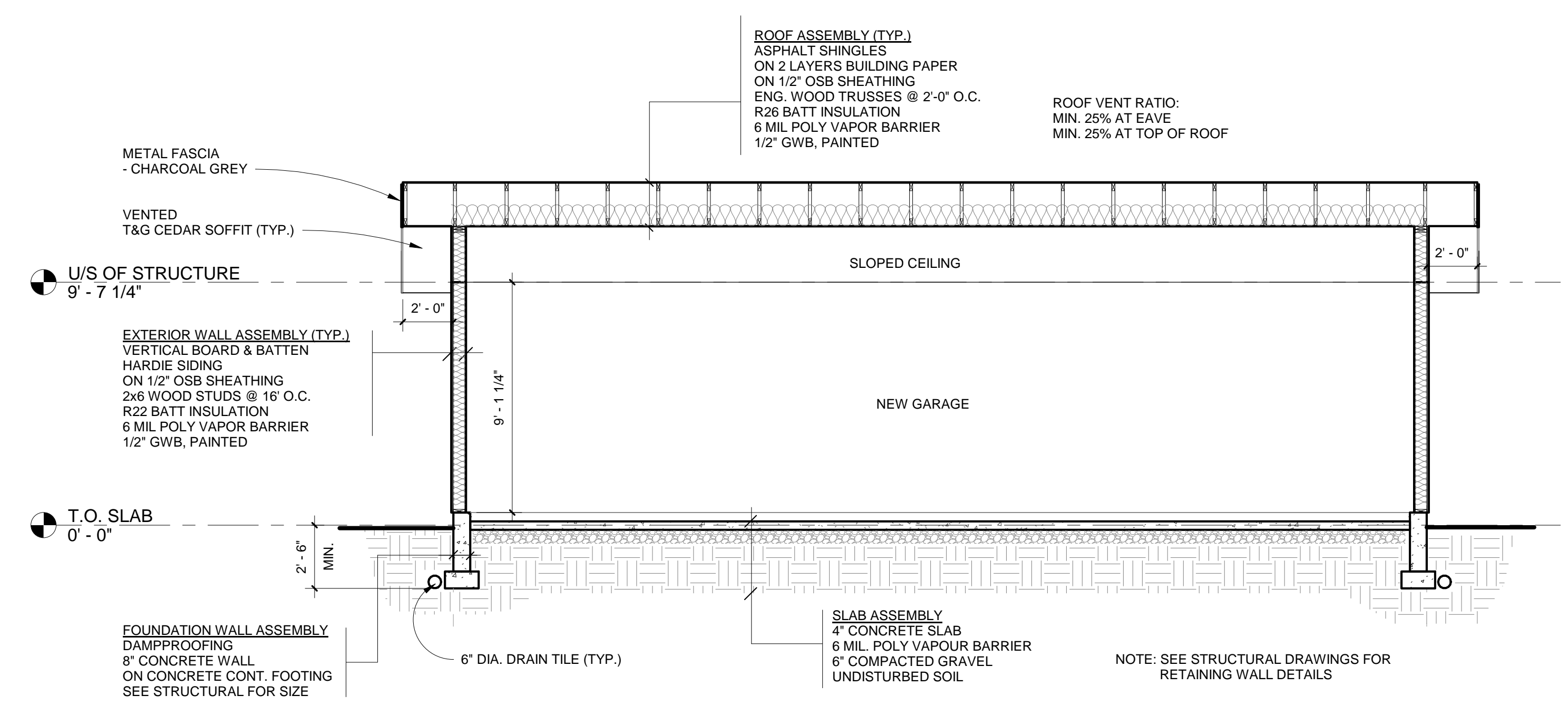
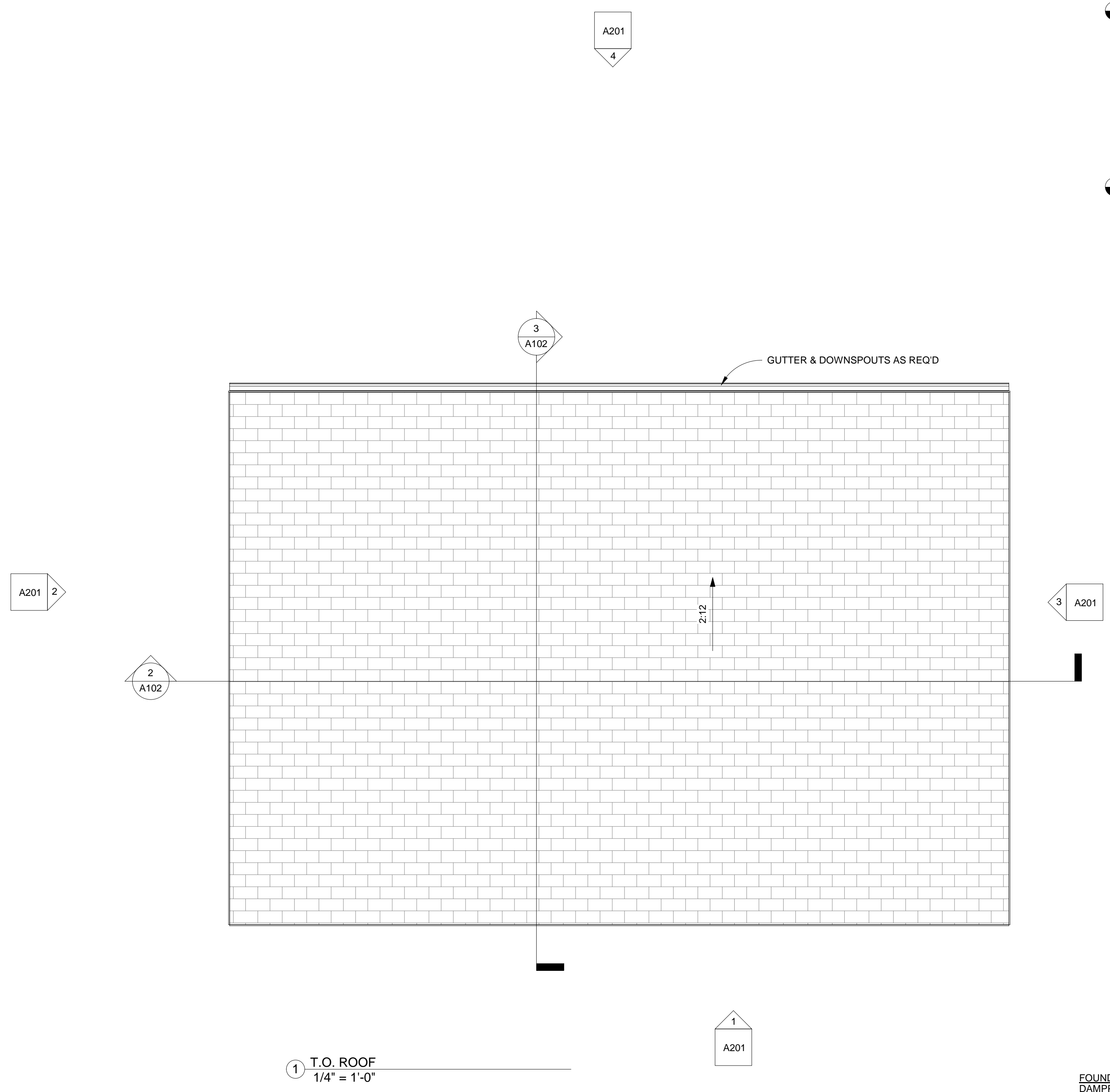
MUNICIPAL ADDRESS: 412 Viewcrest Road,
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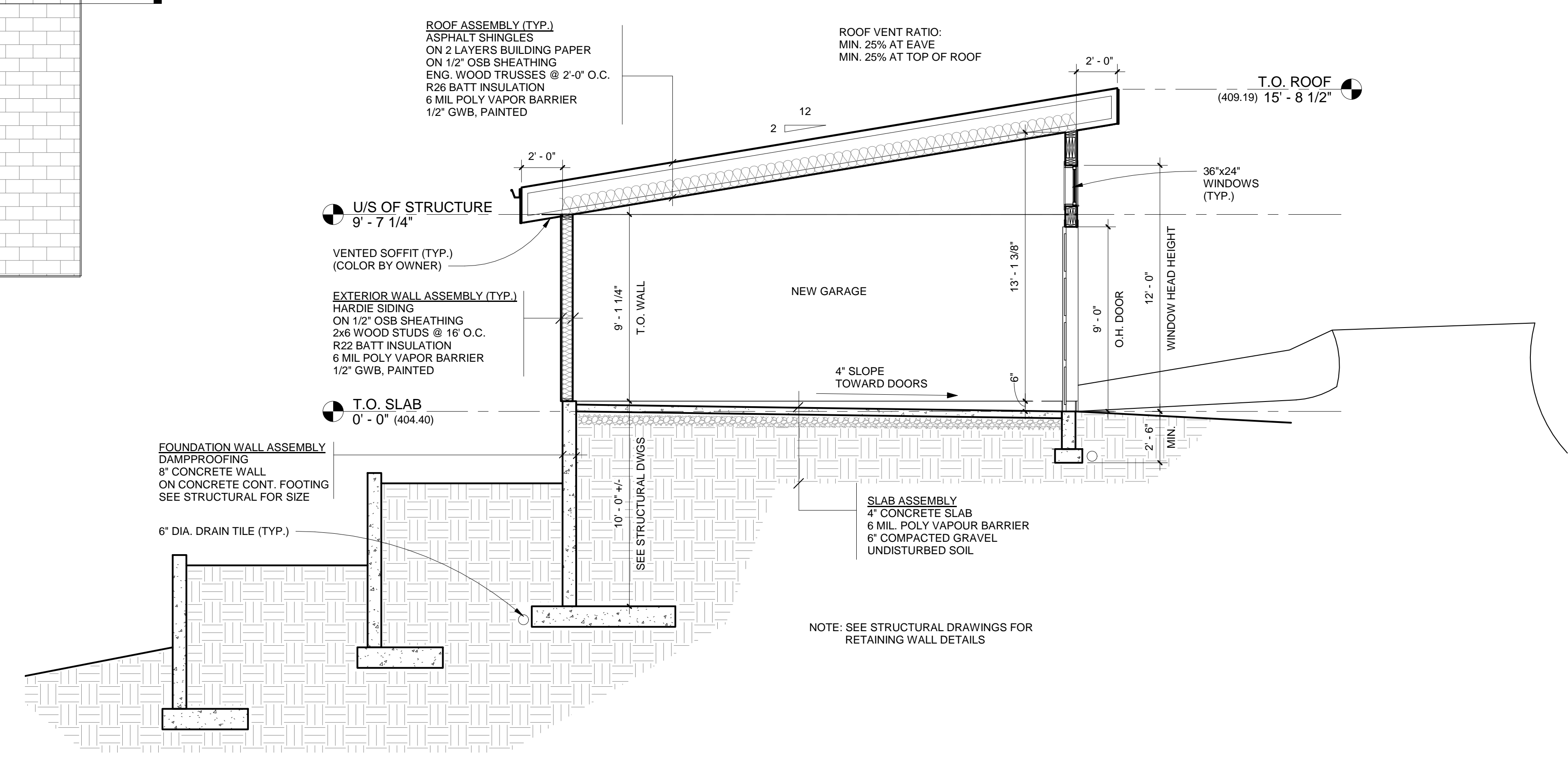
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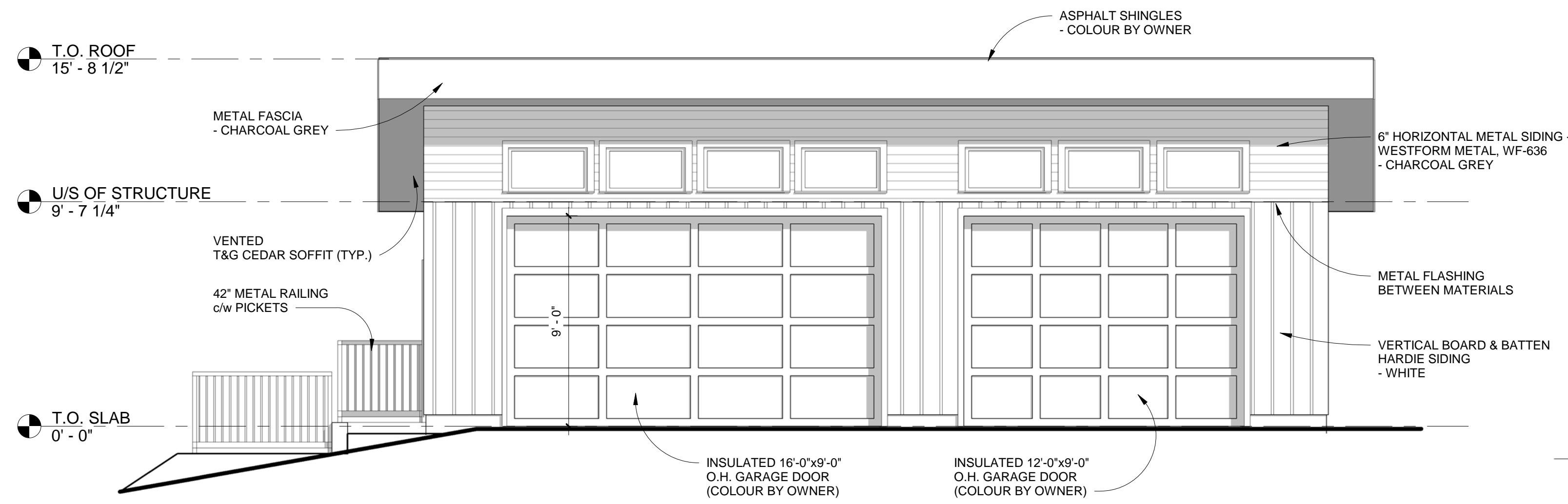


2 NORTH-SOUTH SECTION
1/4" = 1'-0"

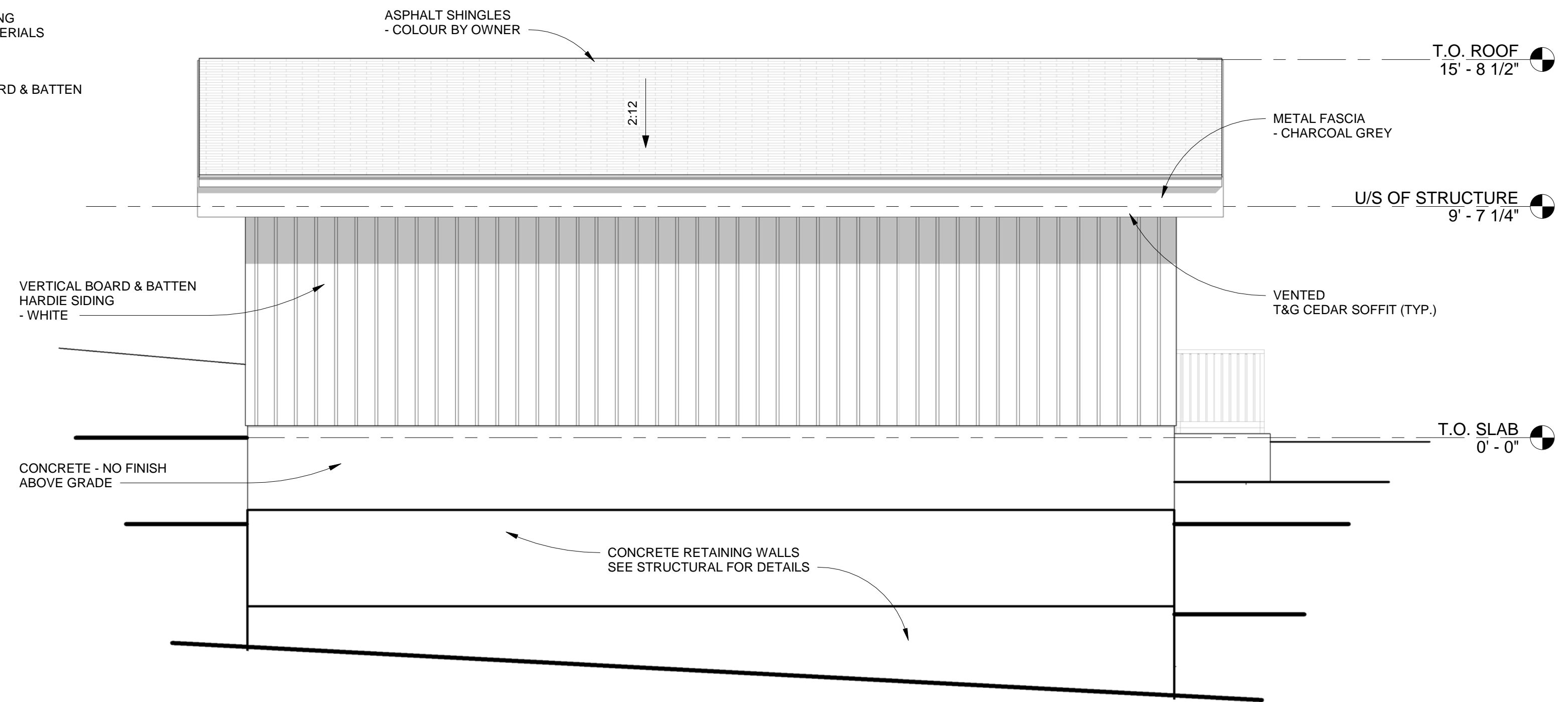


3 EAST-WEST GARAGE SECTION
1/4" = 1'-0"

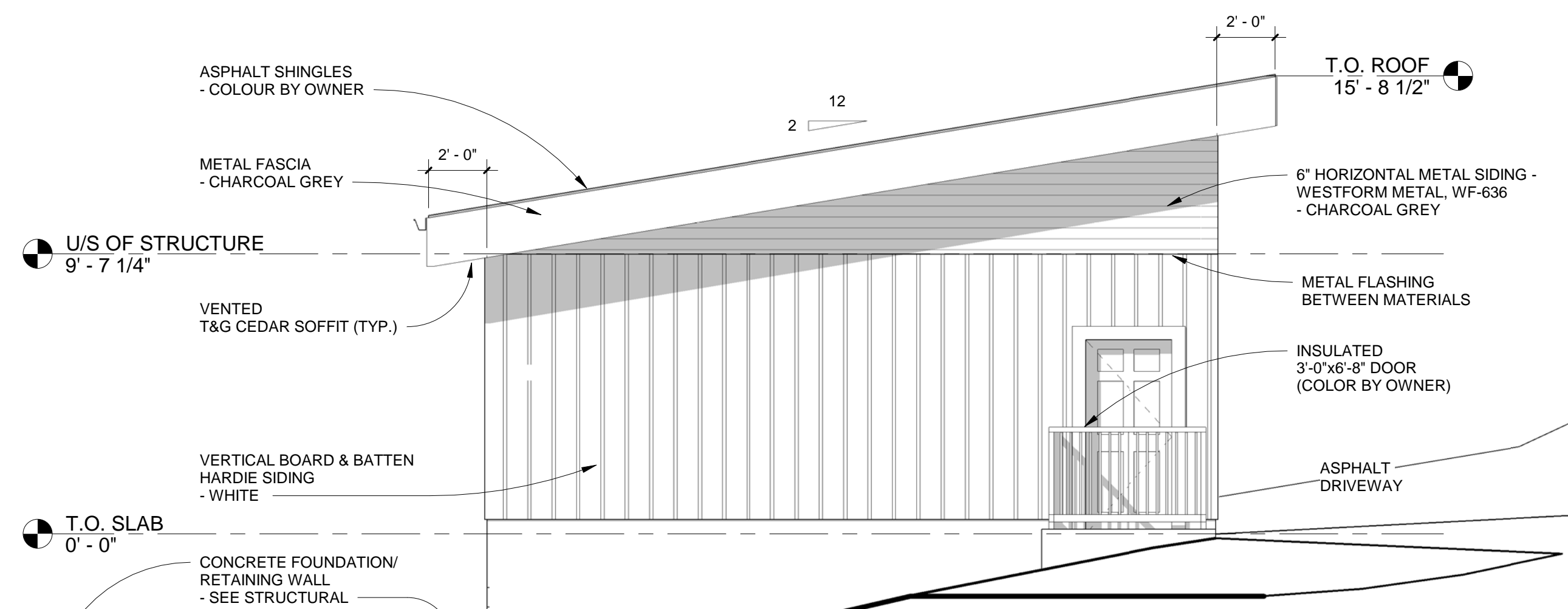
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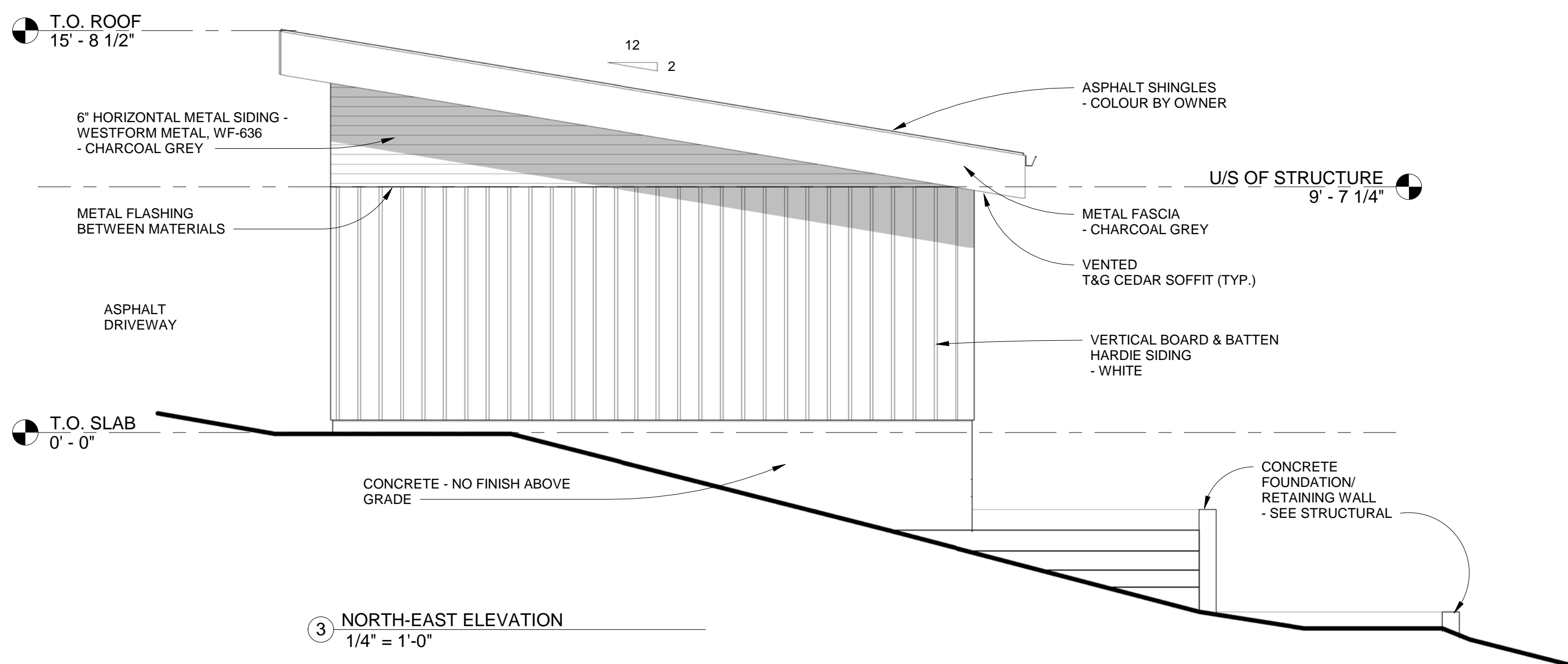
1 SOUTH-EAST ELEVATION
1/4" = 1'-0"



4 NORTH-WEST ELEVATION
1/4" = 1'-0"



2 SOUTH-WEST ELEVATION
1/4" = 1'-0"



3 NORTH-EAST ELEVATION
1/4" = 1'-0"

NOTE:
- ROOF VENTS AS REQUIRED
- GUTTERS & DOWNSPOUTS AS REQUIRED

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PROJECT NORTH:

A201

SCALE: 1/4" = 1'-0"
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DRAWING TITLE:
ELEVATIONS

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