

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

The design goal is to construct a two bedroom accessory dwelling over a garage to provide parking and storage, arranging the building in a typical "carriage house" style which is a very efficient and familiar approach. It minimizes the building footprint and frontage presented to the street compared to a garage and dwelling all on the same level. This is particularly important as the new driveway will be accessed from the adjacent Maple Street (instead of sharing a driveway and frontage with the primary dwelling on Bassett Ave) so the intent is to reduce the sprawl/coverage of the lot and preserve as much yard and amenity space as possible. As well, the intent is to avoid siting the two buildings too close together for reasons of privacy, fire safety and in case some future owner wishes to subdivide the lot down the middle.

The building will be no taller than any neighboring residences and will be a similar height to at least one nearby accessory building in the neighborhood. Fortunately, the lot slopes up away from the road so the natural topography greatly reduces the impact on neighbors in terms of obstruction of light and views as the carriage house is sited at the lowest elevation on the property. As well, the ceiling heights and gable roof are modest and are no larger than necessary, but will still result in a visually pleasing building

In keeping with the purpose of the residential zone (RS2), increasing the density of this relatively large lot (compared to its neighbors) makes a lot of sense in the current housing market and gaining the opportunity for multi generational living on the property is very meaningful.