

The Building Official,

Town of Osoyoos,
Planning & Development Services.
8707 Main St, Osoyoos, BC V0H 1V4

Feb 28, 2024

Re: 4 storey wood frame apartment (40 units) on top of concrete underground parking
– 6828 89 th Street.

Rationale for Height Variance from 13.00 m to the current design of 15.80m

The Building Height as designed on Permit drawing is at 15.80 m , measuring from the Average Grade to the highest point of the Vaulted living area of the top floor units.

We are asking for the variance of 2.80m over the 13.00 m allowable maximum, with the following rationale:

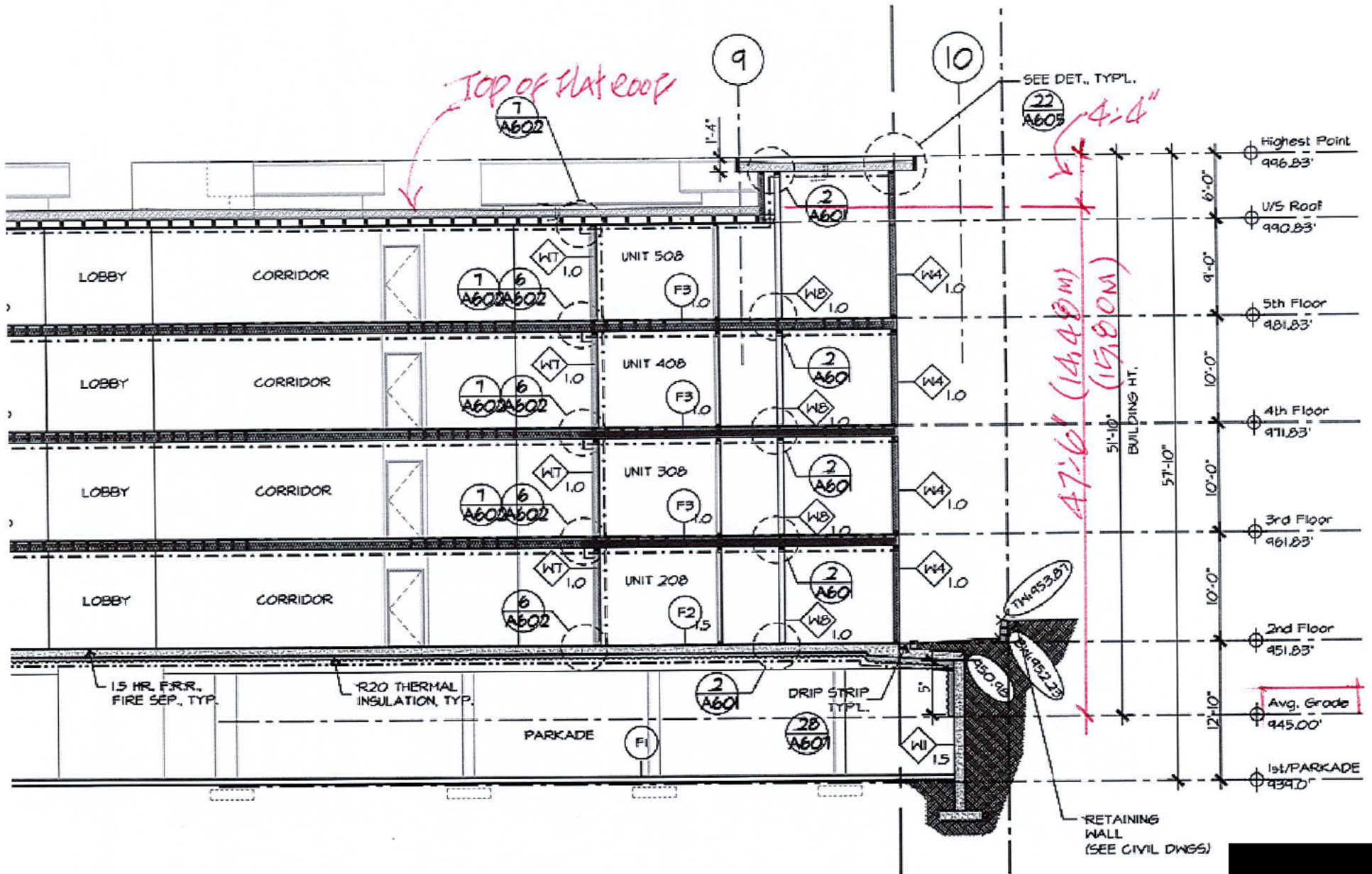
- The design height measured to the vaulted area at **15.80m** is only representing a small portion of the top floor. In general, top of the flat roof height is at **14.48 m**, if the building flat roof can be considered as the building height, the variance will be reduced to 1.48 m. (attached is the building section, indicating the variance as marked)
- The extra height is required to provided enough headroom at underground parking level to accommodate Accessible Parking space for van type with lift.
- The floor-to-floor height of 3.0 m will provide clear 9' headroom for residence instead of the standard 8'0 high. This extra height represents larger volume and spacious feeling, and is fast becoming the new standard.

The added height in general will provide safety, comfort and enhanced living for the residence.

We would appreciate your consideration and approval of the variance.

Regards,

A large black rectangular redaction box covers the signature and name of the sender. The redaction is composed of several overlapping black shapes, completely obscuring any text that might have been present.



A SECTION - A
 Scale: 1/8" = 1'-0"

SKETCH - HEIGHT VARIANCE

REB 12/2014