

VARIANCE RATIONALE LETTER

We are applying for a building permit to do a renovation on the existing building located at 30 Mt Benson.

This renovation does not change any of the current buildings set backs from the road or side yards. There is a minor change to the height of the building as per the explanation below.

The BCLS Height Survey (attached) shows the building height increasing from 12.99m above geodetic sea level to 14.01m, an increase of 1.02m. The existing structure pre-dates the current Zoning Bylaw and is non-conforming in terms of siting. By raising the roofline of the building within the permitted front and side yard setbacks it increases the structure's area of non-conformity. The survey shows the structure is 5.05m away from the front (Newcastle Ave) property line at its closest point and 2.14m away from the side (north) property line at its closest point. The Zoning Bylaw requires a minimum front yard setback of 6m and a minimum side yard setback of 3m in the R8 zone. This represents a front yard setback variance of 0.95m and a side yard setback variance of 0.86m.

This height change does not impair any neighbouring buildings views and has no impact on any neighbouring properties.

Our plan brings this building to new life with an update to the structure as well as beautiful new landscapes.

We hope you consider and approve our variance.



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