

# \* RATIONALE LETTER

## Purpose of Proposed Variances at 1449 Princess Royal Avenue

The lot is 41.3 feet wide, and is R8 zoned (multifamily). The lot is far too small and narrow for R8 structure setbacks, therefore we are building an R1 structure (single family) with an additional suite. We are requesting a variance on the side setbacks to be adjusted to R1 setbacks of 1.5 meters, from the current R8 setbacks of 3 meters. We are requesting that the south side of the structure be 1.5 meters from the property line for the full length of the building, and the north side setbacks be adjusted to 1.5 meters for just a portion, where the stairwell juts out. All other single family homes in the area have these same R1 setbacks of 1.5 meters, and all properties in this small R8 zoned area are in fact single family homes. We are simply requesting that this very narrow lot be allowed to have the same side setbacks as all other single family homes in the area.

We are requesting a small height variance to accommodate a stairwell up to a green roof area, as well as a glassed in area. This glassed in area will not be additional living space, but will be a glassed in area that is open to the living space below. This glassed in area adjacent to the stairwell and rooftop greenspace will allow the southern sunlight to be captured by the concrete wall on the northern face of the structure, and will further allow the home to be heated via solar energy. The height variance that we are requesting be made available to this R1 structure is not excessive in comparison to any other home in the area, nor is it anywhere near the allowable height of any R8 structure for which this lot is already zoned. In addition, the lot is at the very top of the hill in this area, and will not be a view obstruction for any of the neighbouring homes.

We feel that the side yard variances are simply variances that fall in line with the setbacks of all other single family homes in the area. The height variance requested is not excessive, nor is it 'floorspace' - But it will allow us to build our home to include this solar green design concept, which is in line with other green design concepts that we are considering for our home.

