

Dear Board of Variance,

We are pleased to explain the rationale for our request on a height variance of the proposed 16.63m building from the 11.5m.

Our design approach assumed that the building height would be measured from the main structure rather than the deck supports, resulting in a total height of 13.84m—2.34m above the bylaw limit. From the outset, we planned to request a variance, as our vision has been to create a structure that not only aligns with the natural topography but also embodies a "mountainous" aesthetic, carefully integrated into the southern bank. We believe this design choice allows for a harmonious blend with the surrounding landscape while ensuring minimal visual impact from key viewpoints.



The site sits within a densely treed area on a large, approximately 1.92-hectare lot. The proposed structure is strategically located to minimize visual impact, especially from southern vantage points, thanks to the trees situated north of the connecting road to Galligan Road. This intentional placement ensures a discreet and harmonious integration with the environment.



Lowering the building height to 11.5m or below would require significant design modifications, including the removal of a planned loft that offers the client breathtaking views of Shuswap Lake and the surrounding mountains. Additionally, this change would necessitate a lower roof slope, resulting in a more compressed structure that compromises the intended aesthetic. It would also incur additional time and costs to address snow loading requirements, which are critical for ensuring the structural integrity and safety of the building.

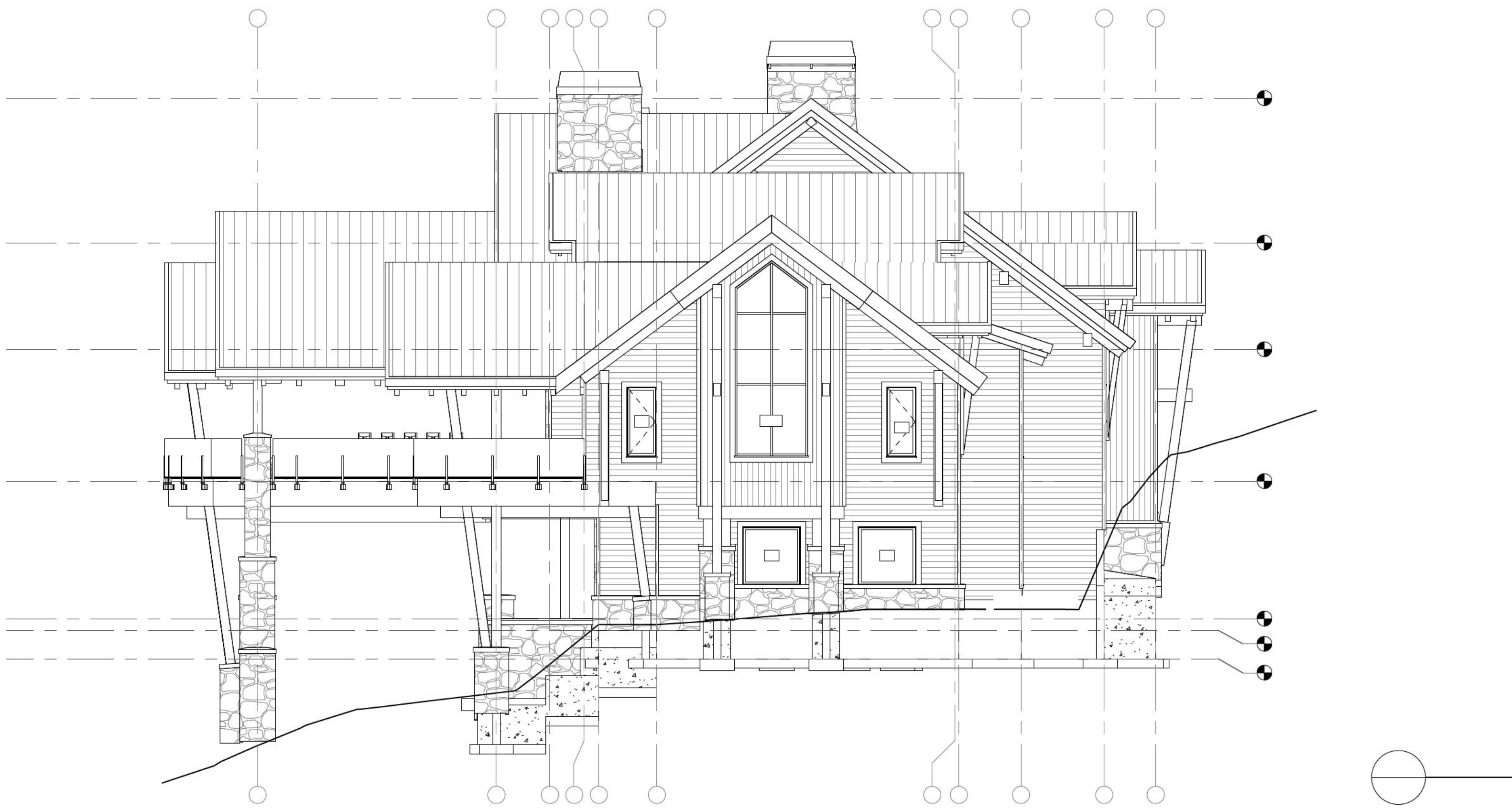
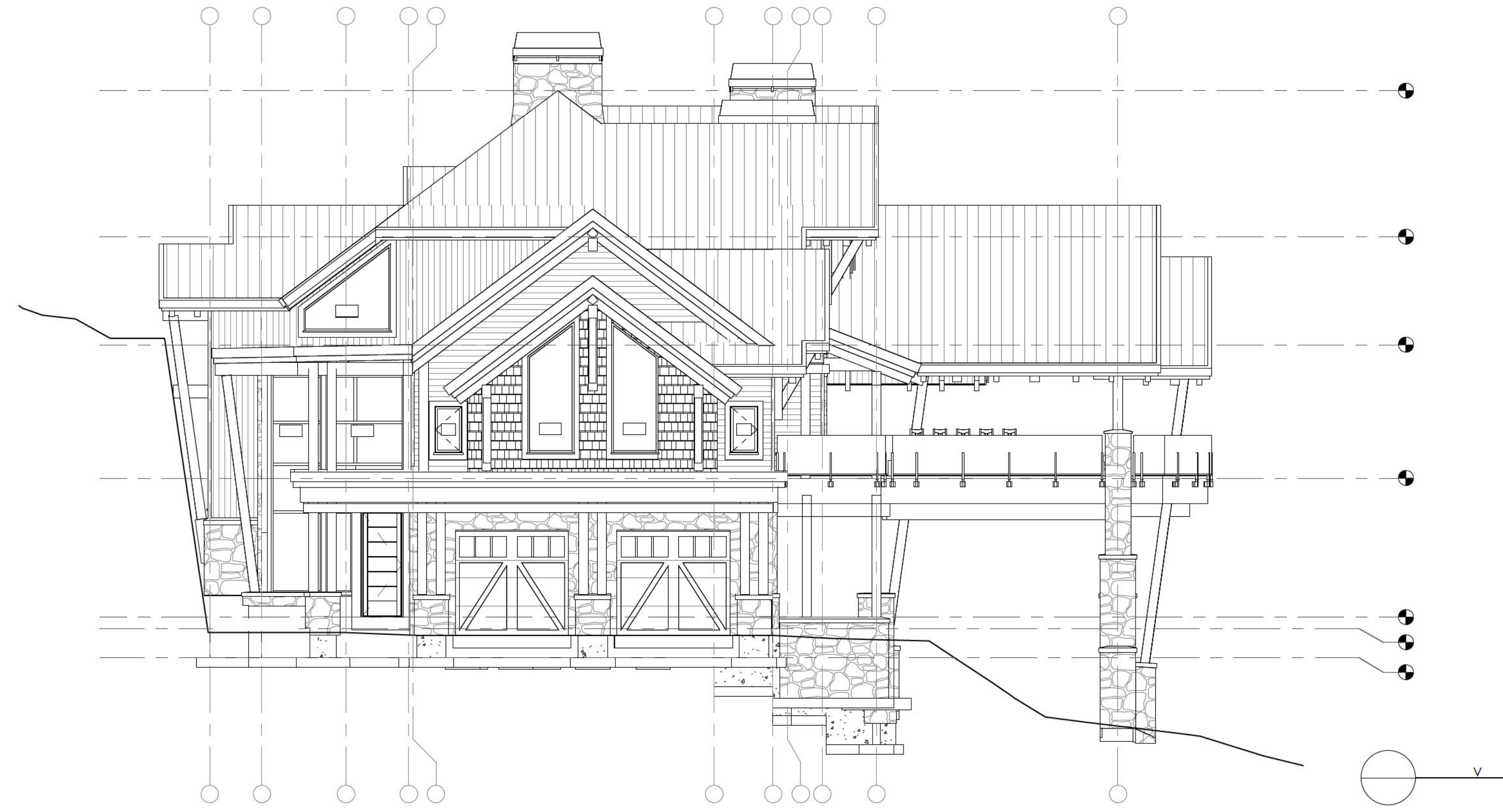


Please see the attached site sections, which illustrate the height of the proposed principal structure relative to the steep bank to the southwest, as well as the lower elevation of the deck supports due to the sloping nature of the site. The included elevation details further support our design rationale, emphasizing the careful consideration given to the unique topography and the effort to maintain a cohesive and naturally integrated structure.

We appreciate your consideration of our request and believe the proposed design will enhance the site's natural appeal while maintaining its intended character. We are happy to provide any further information or clarification needed.

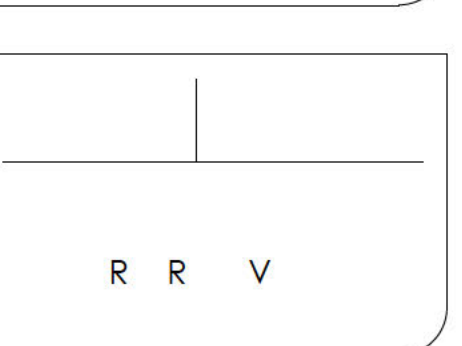
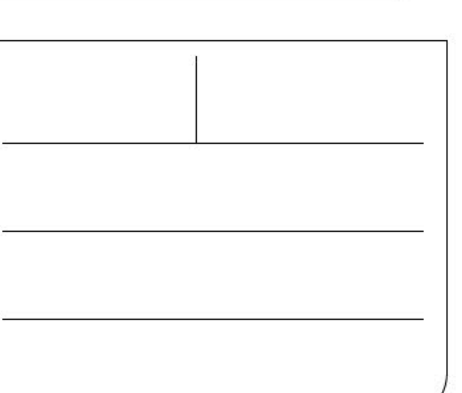
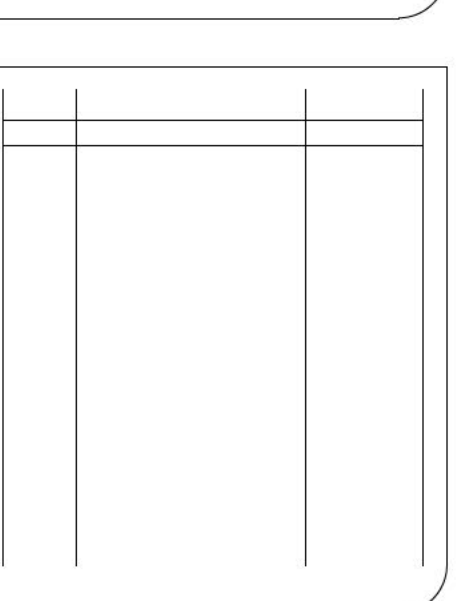
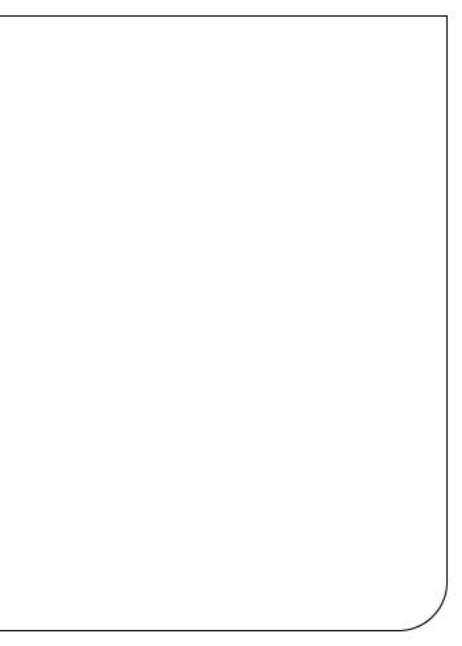
Thank you for your consideration,





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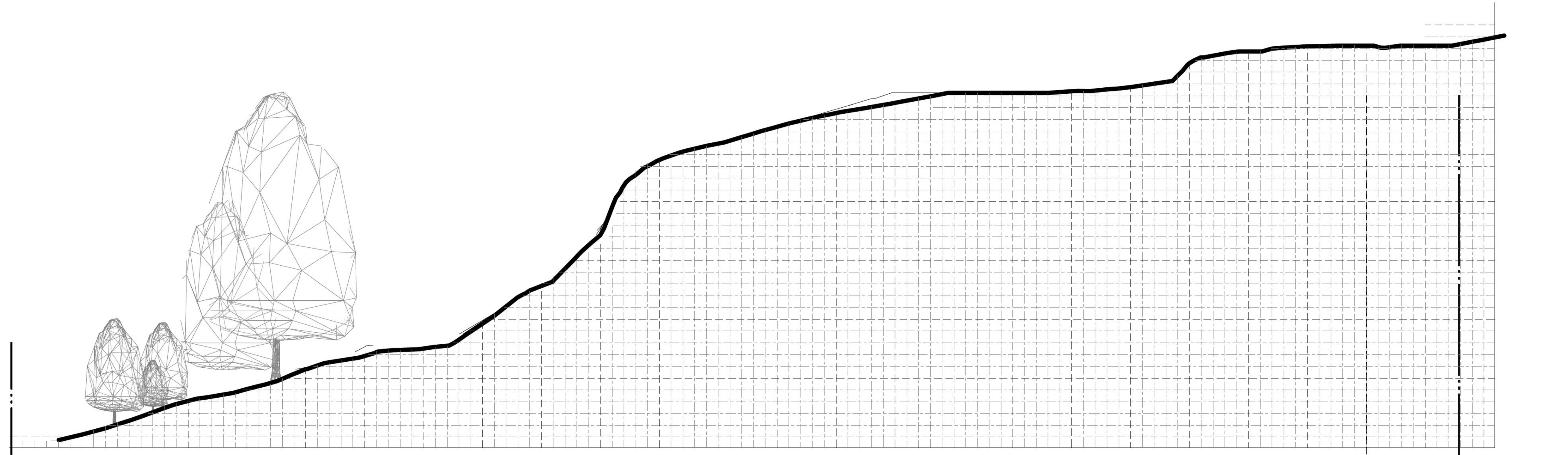
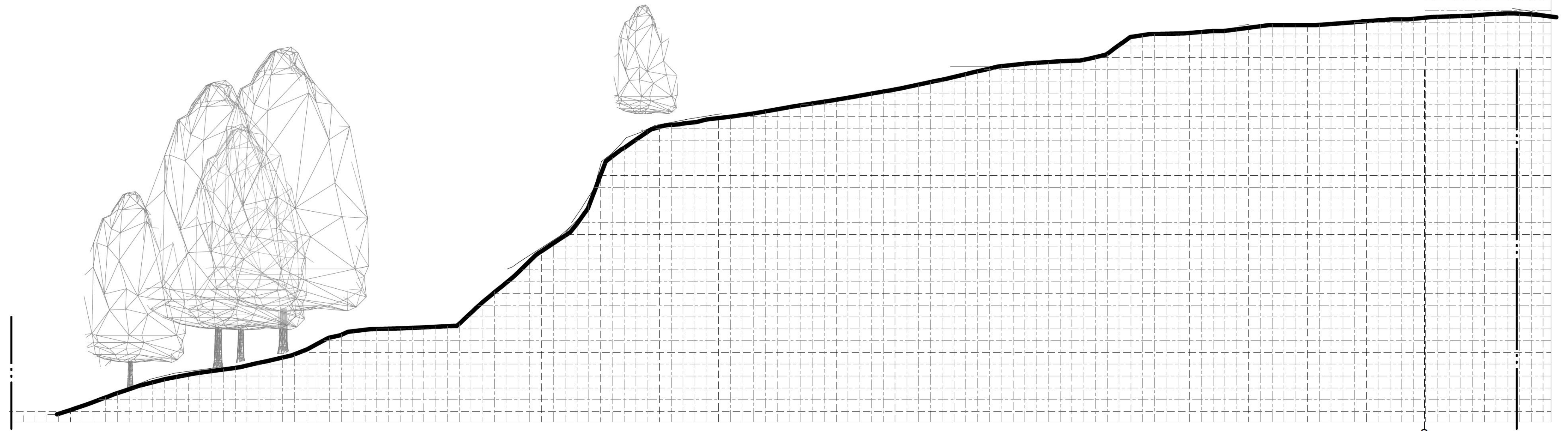
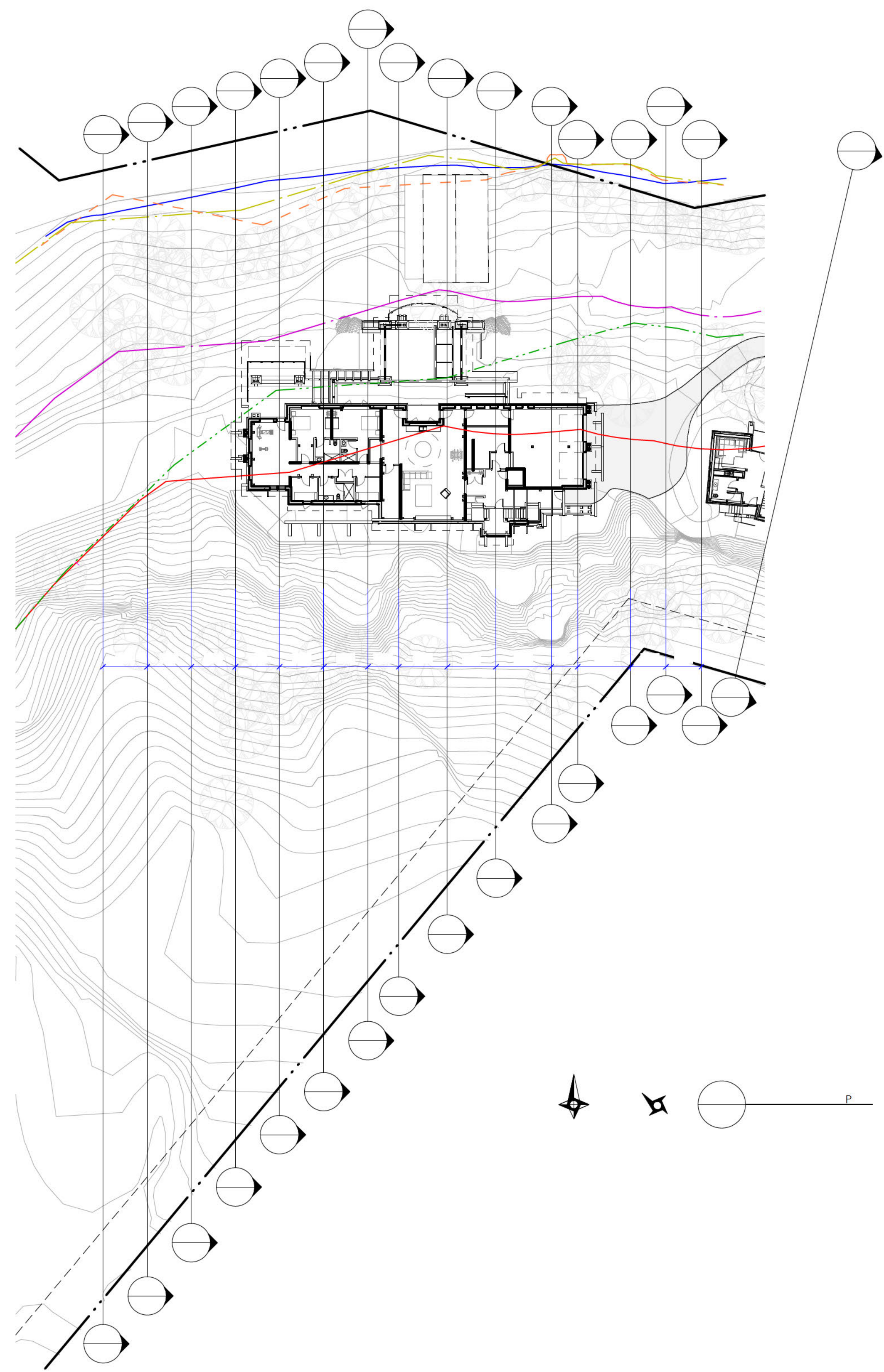


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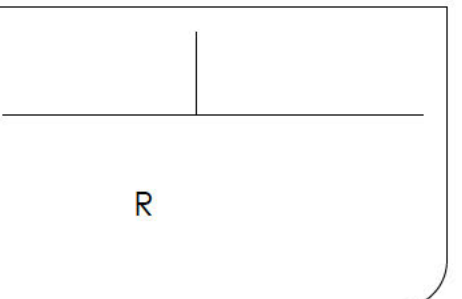
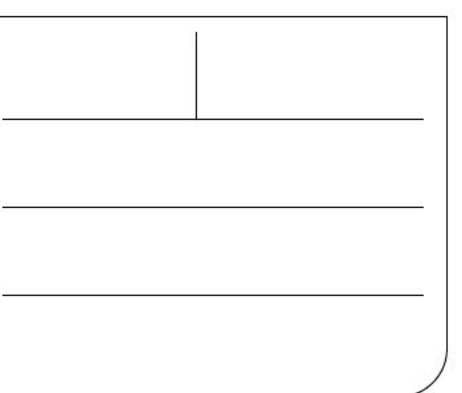
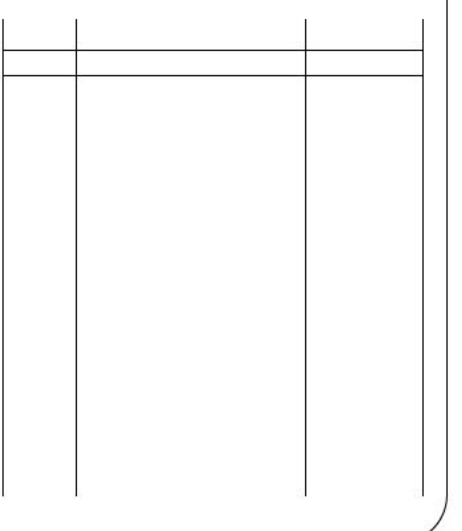
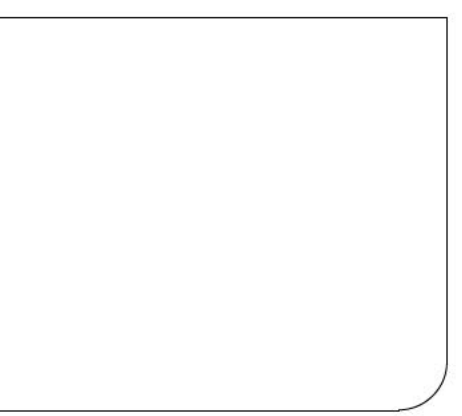
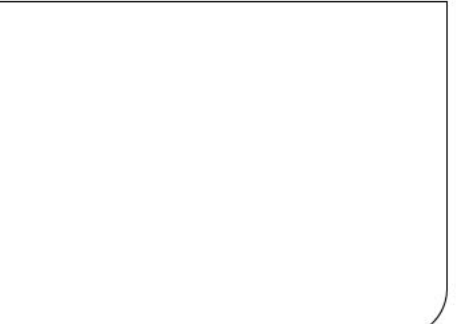
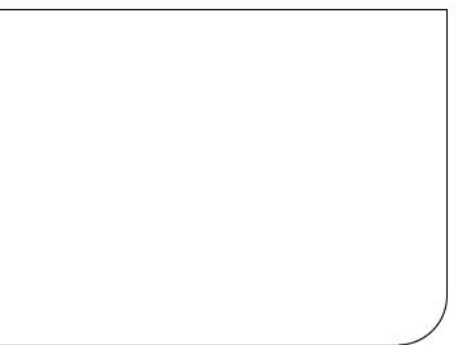
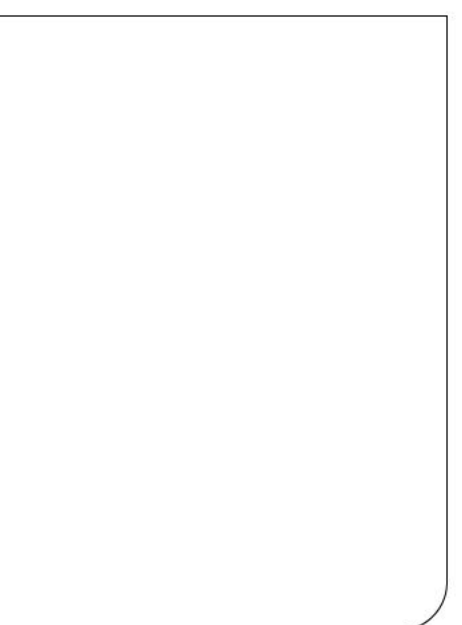
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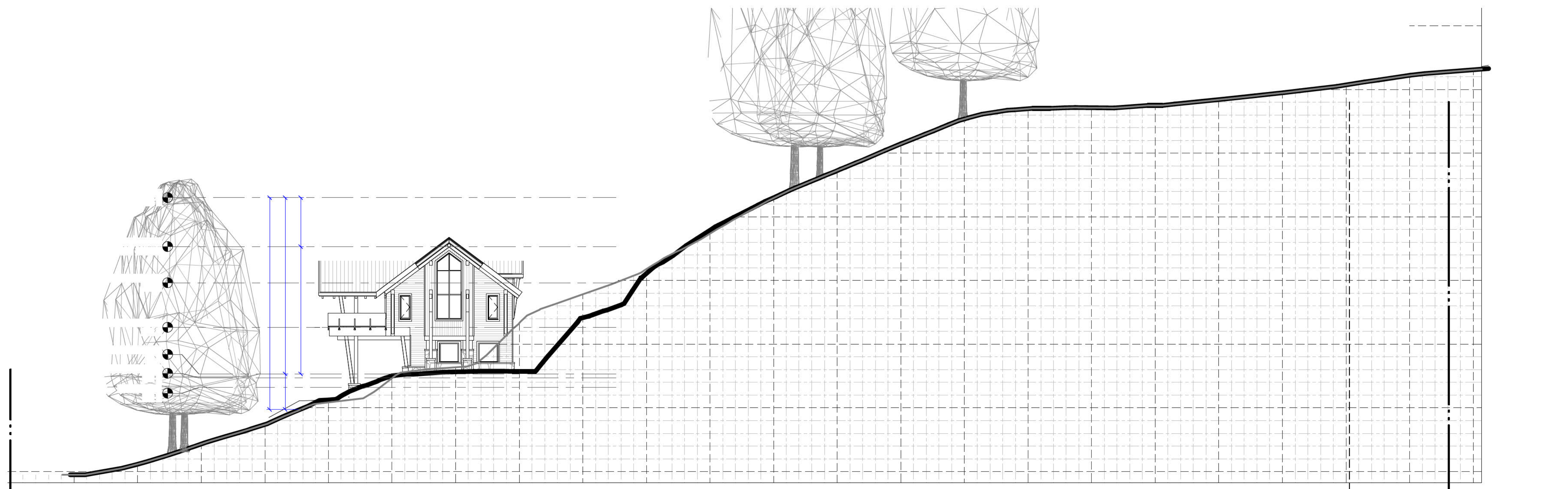
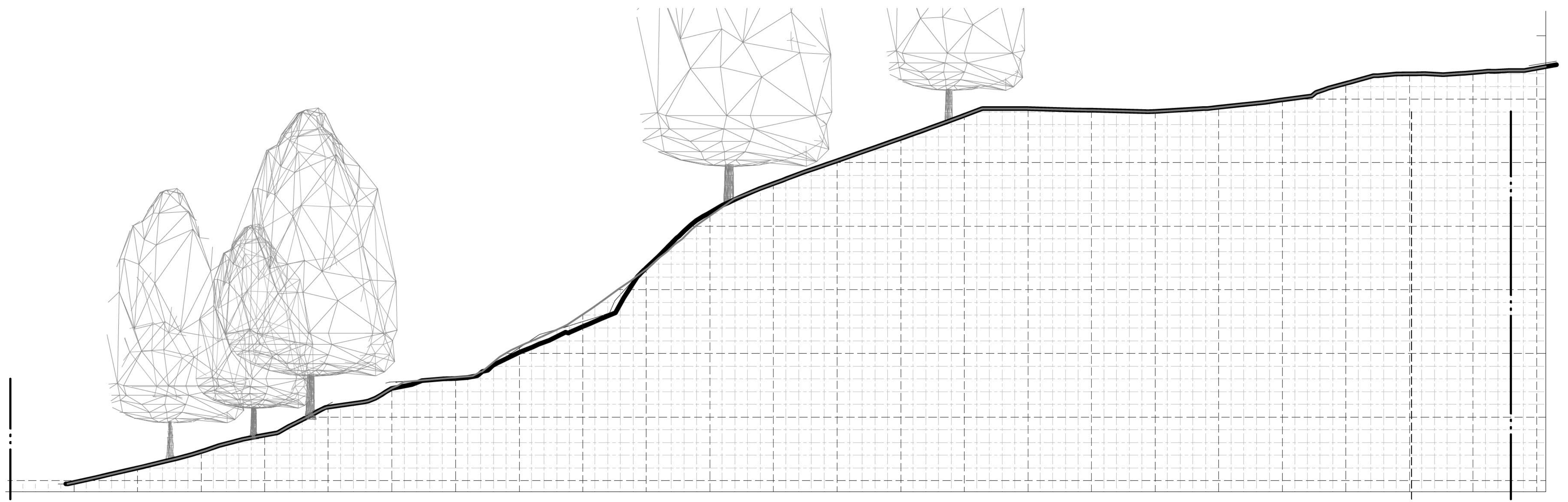
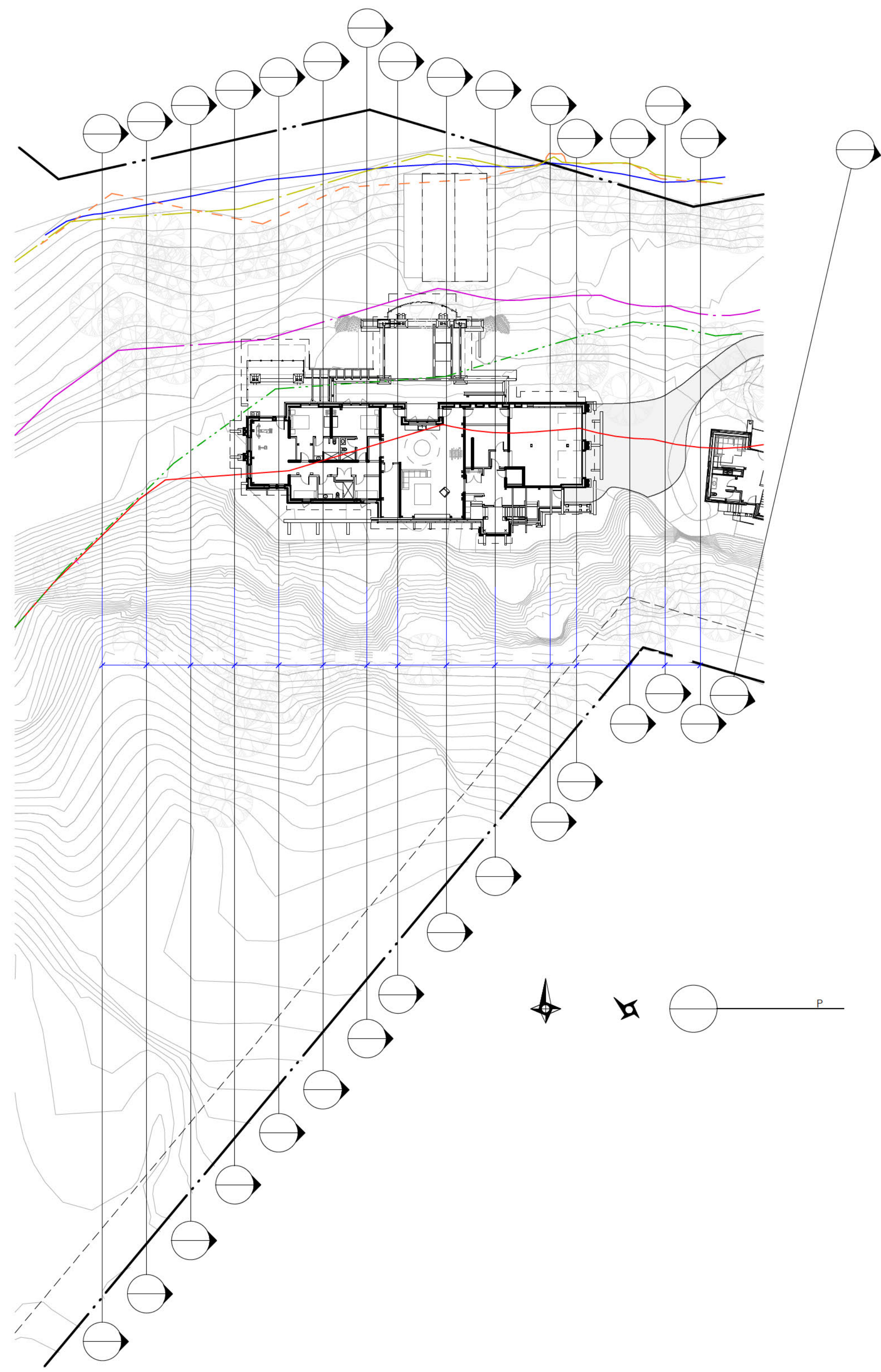


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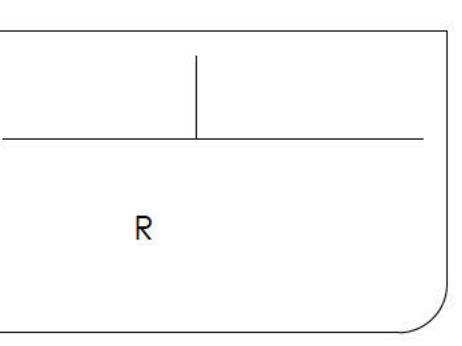
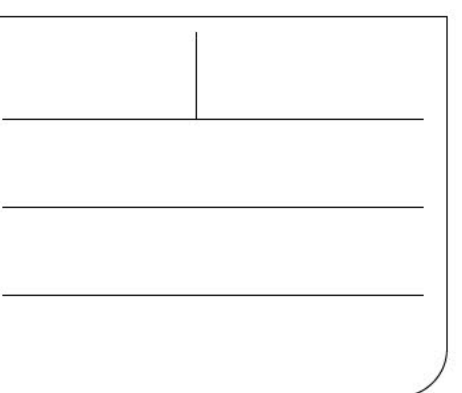
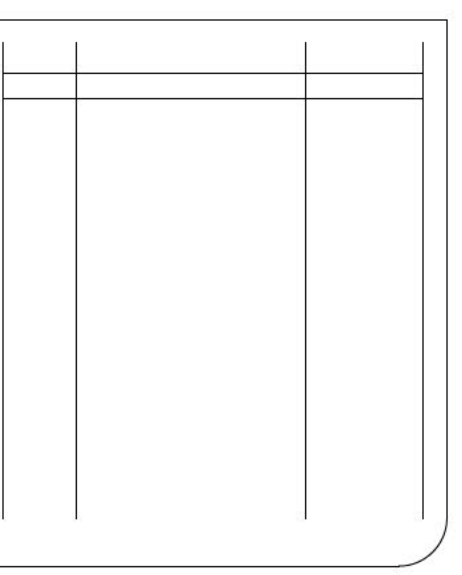
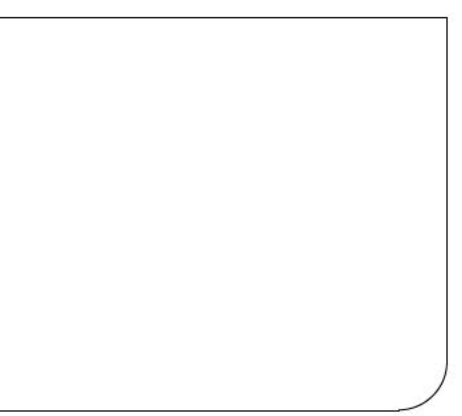
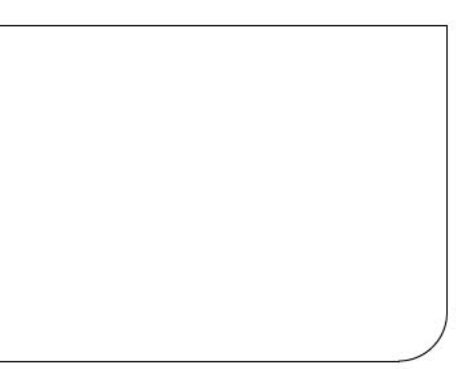
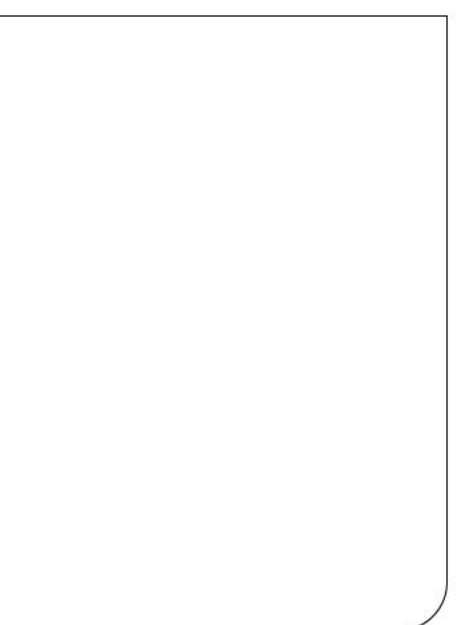
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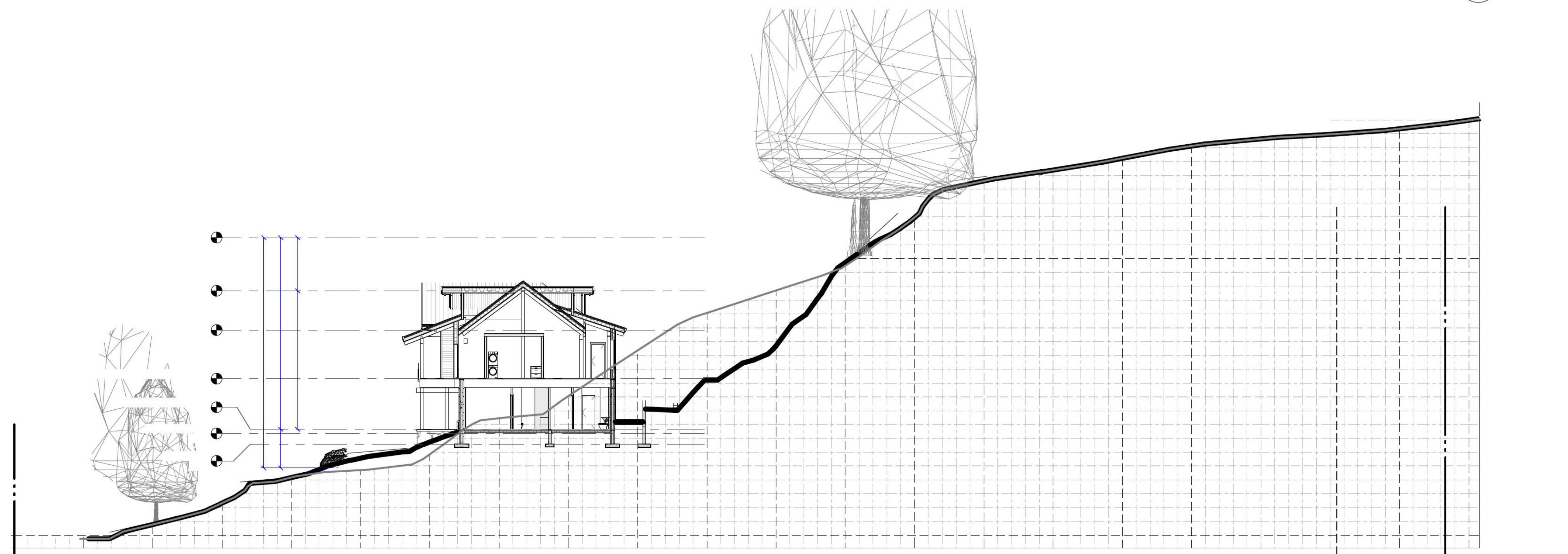
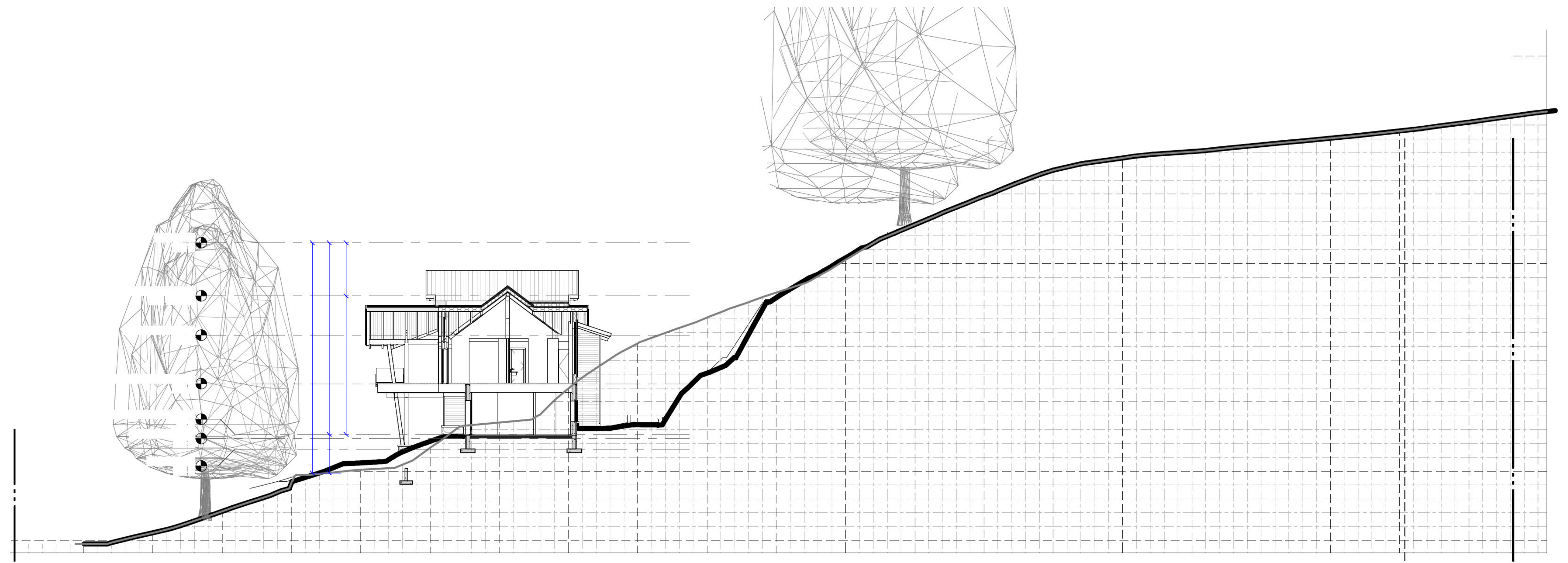
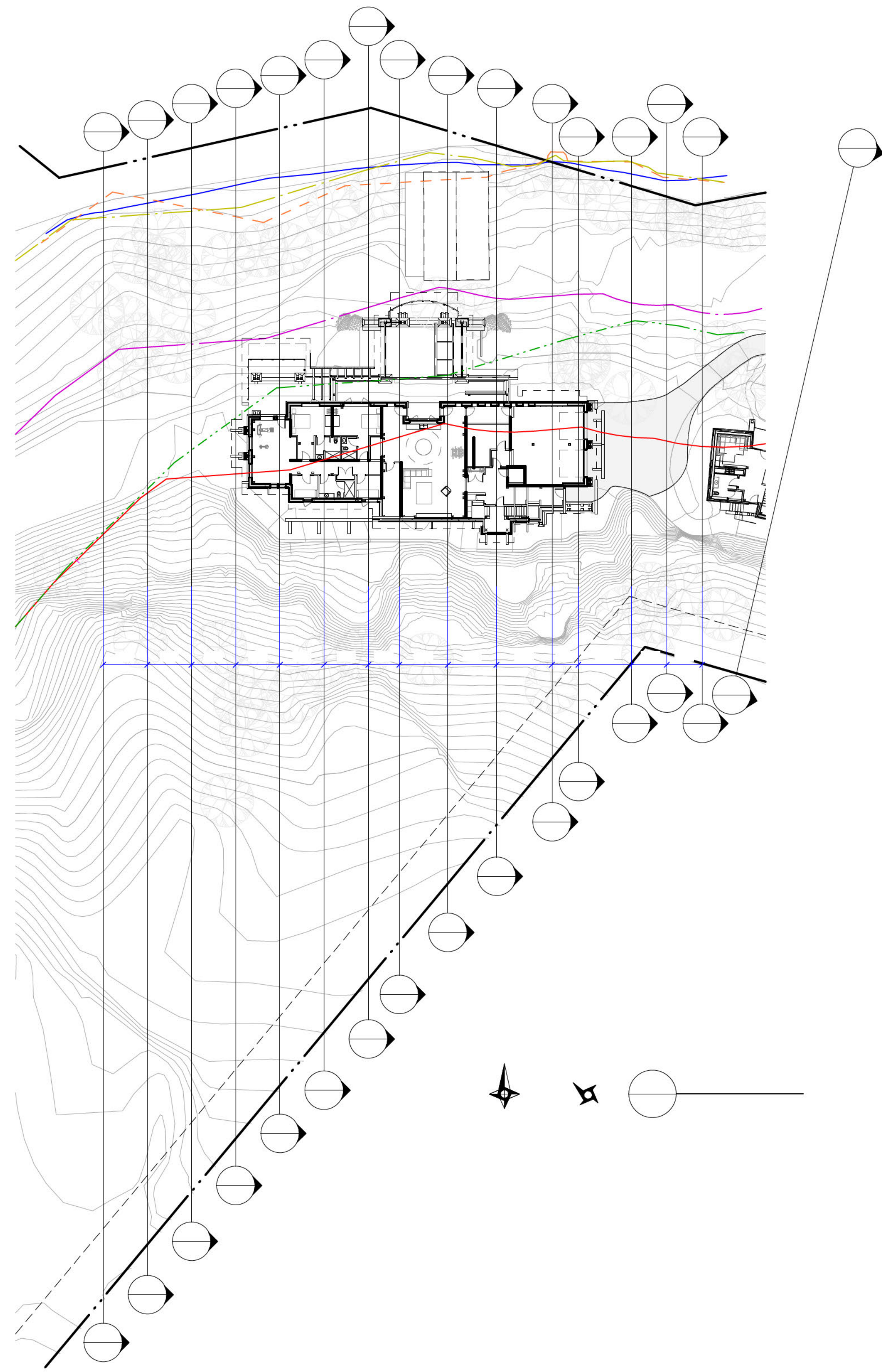


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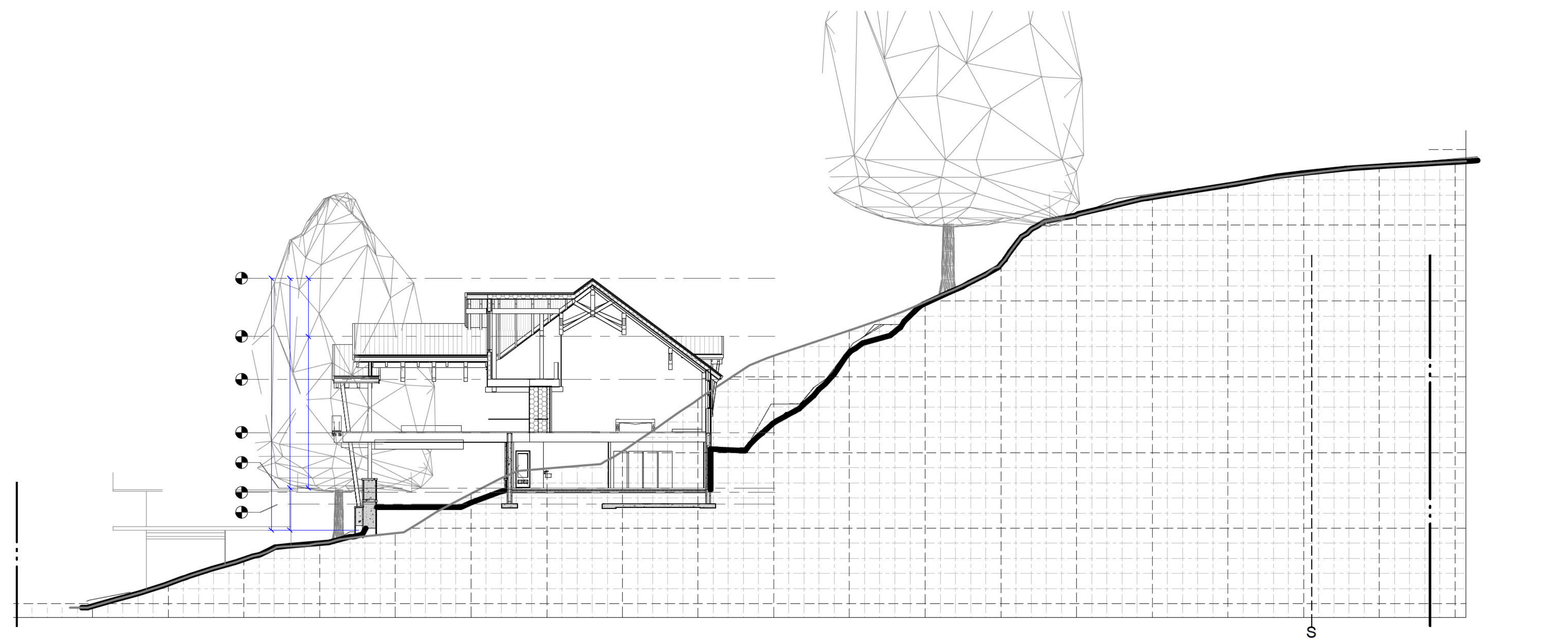
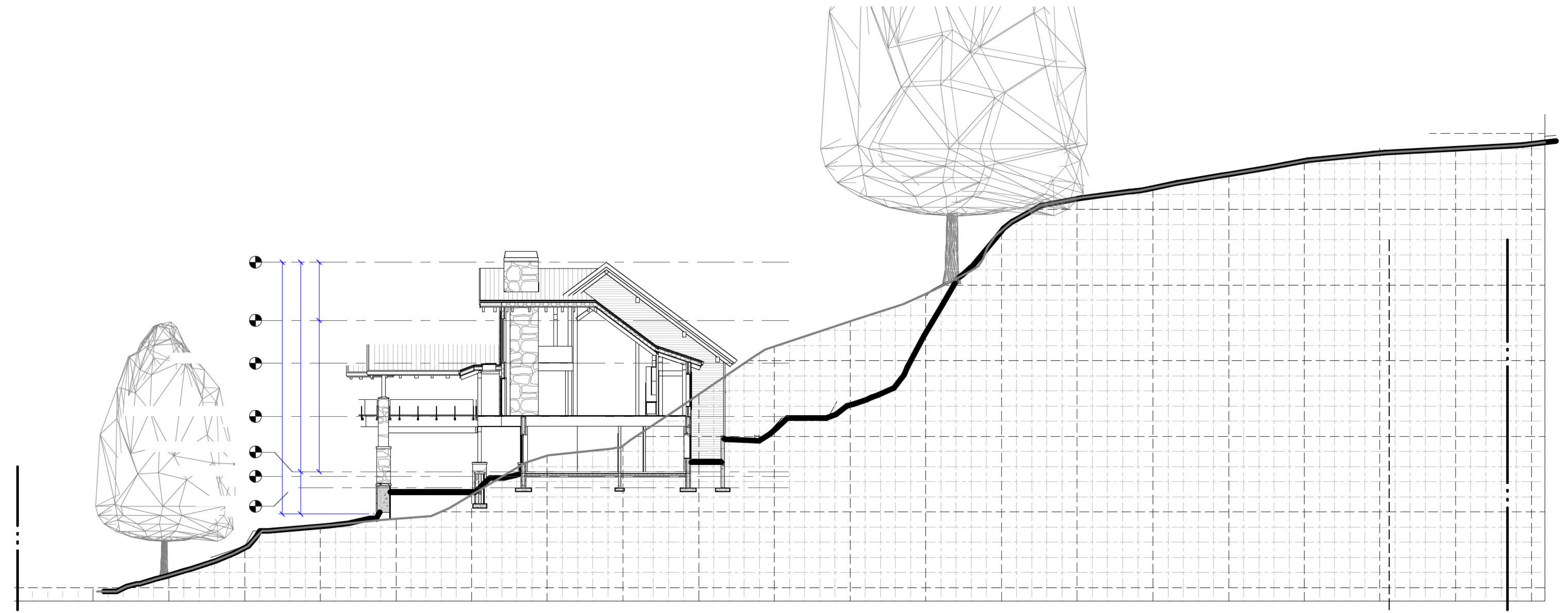
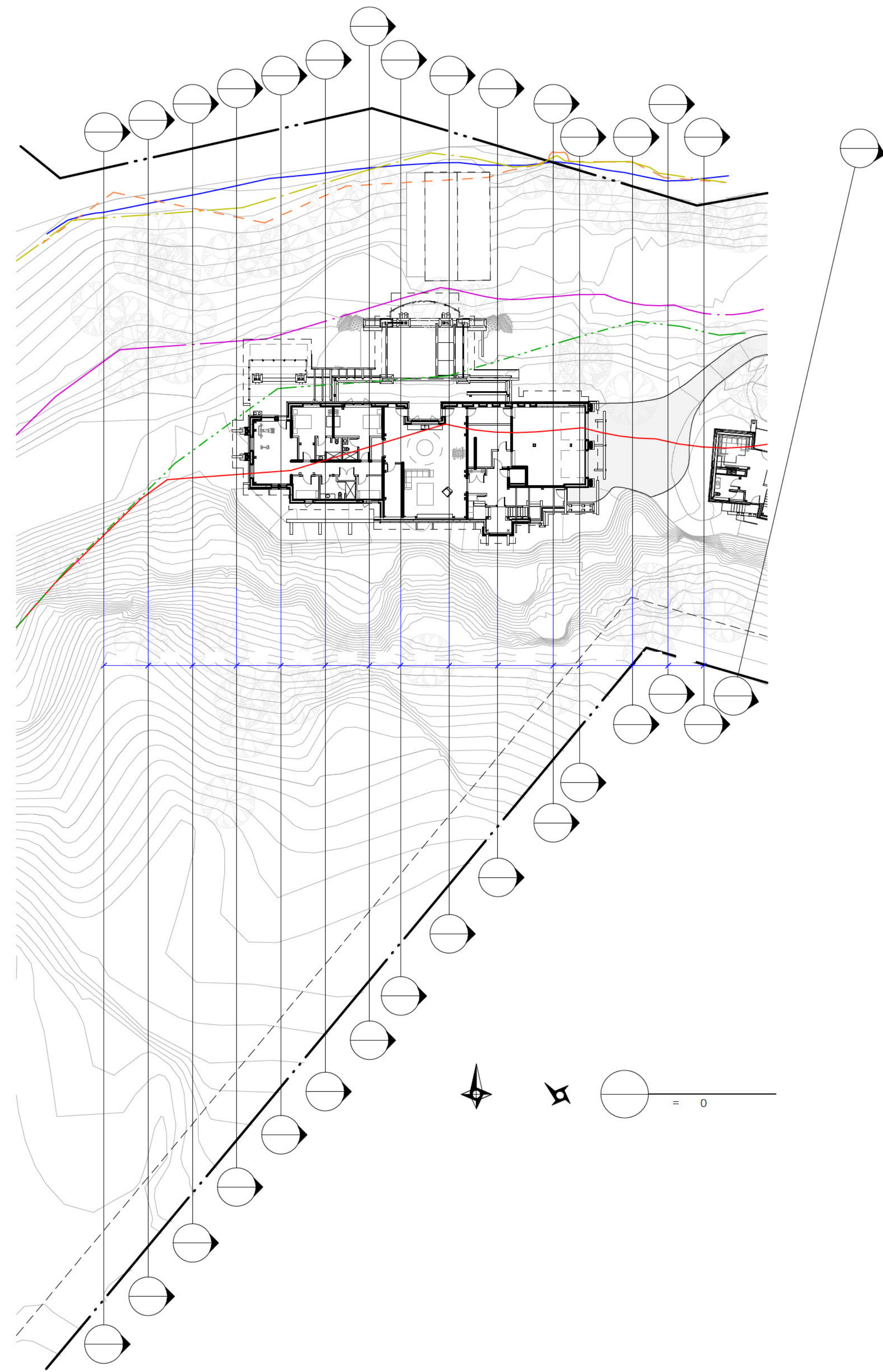


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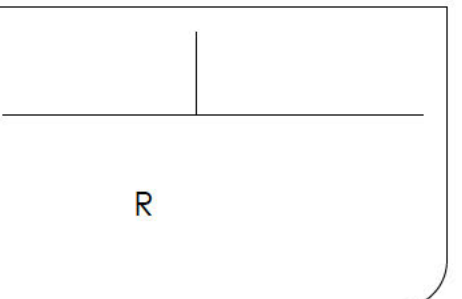
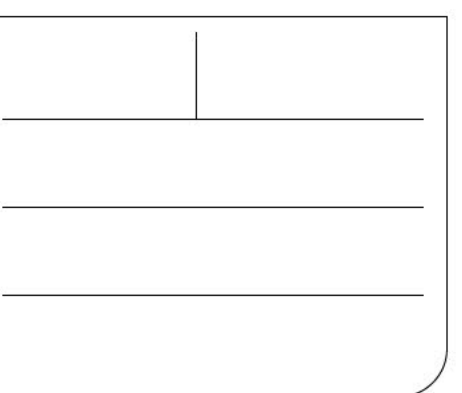
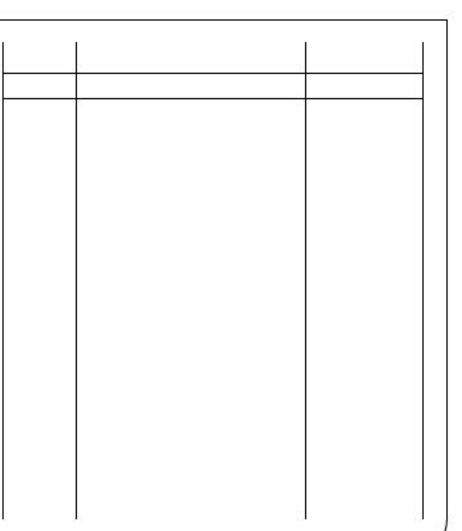
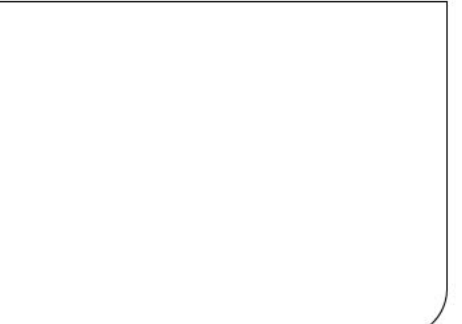
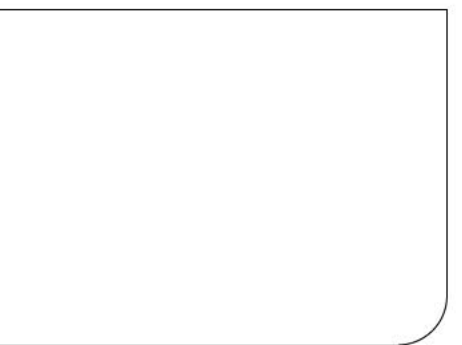
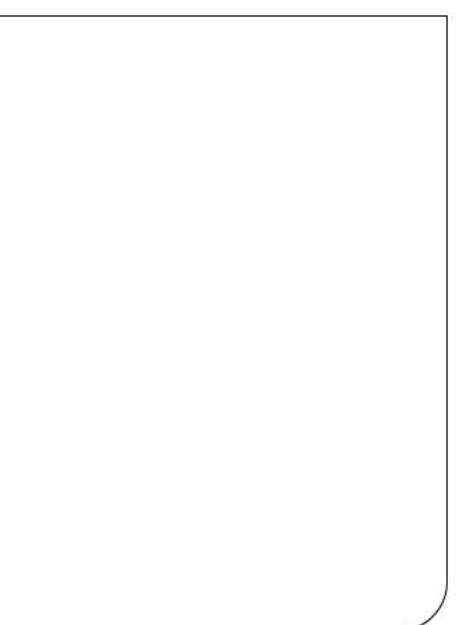
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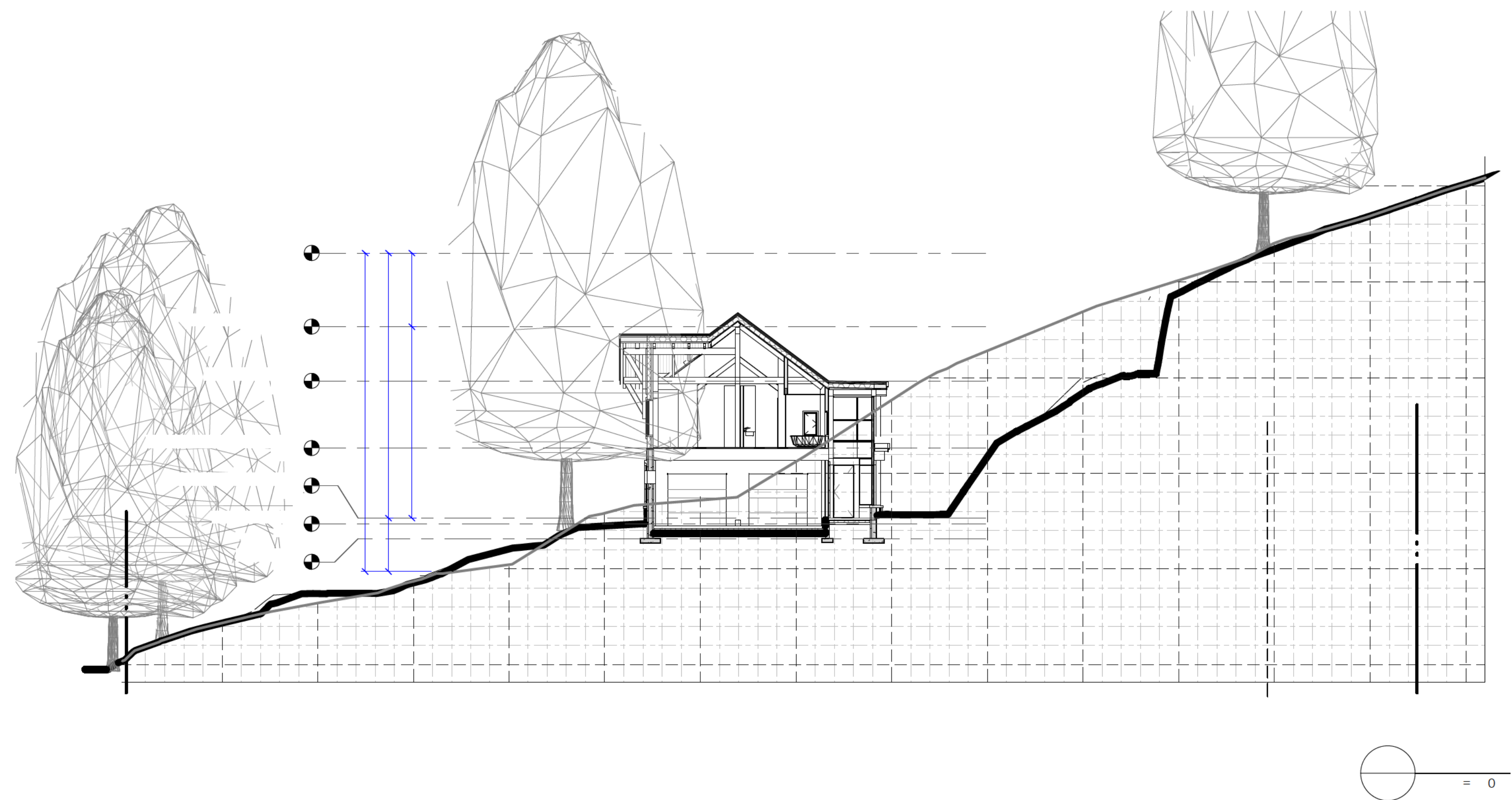
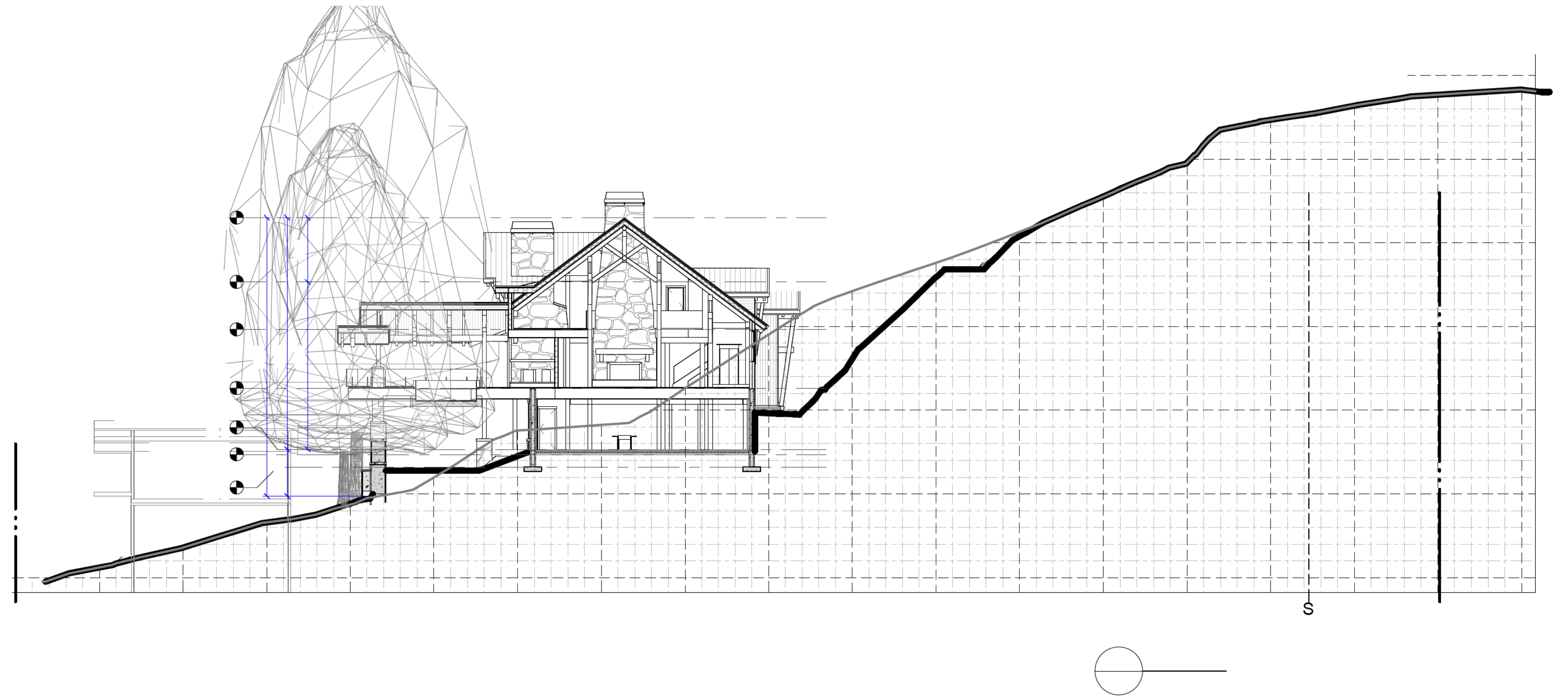
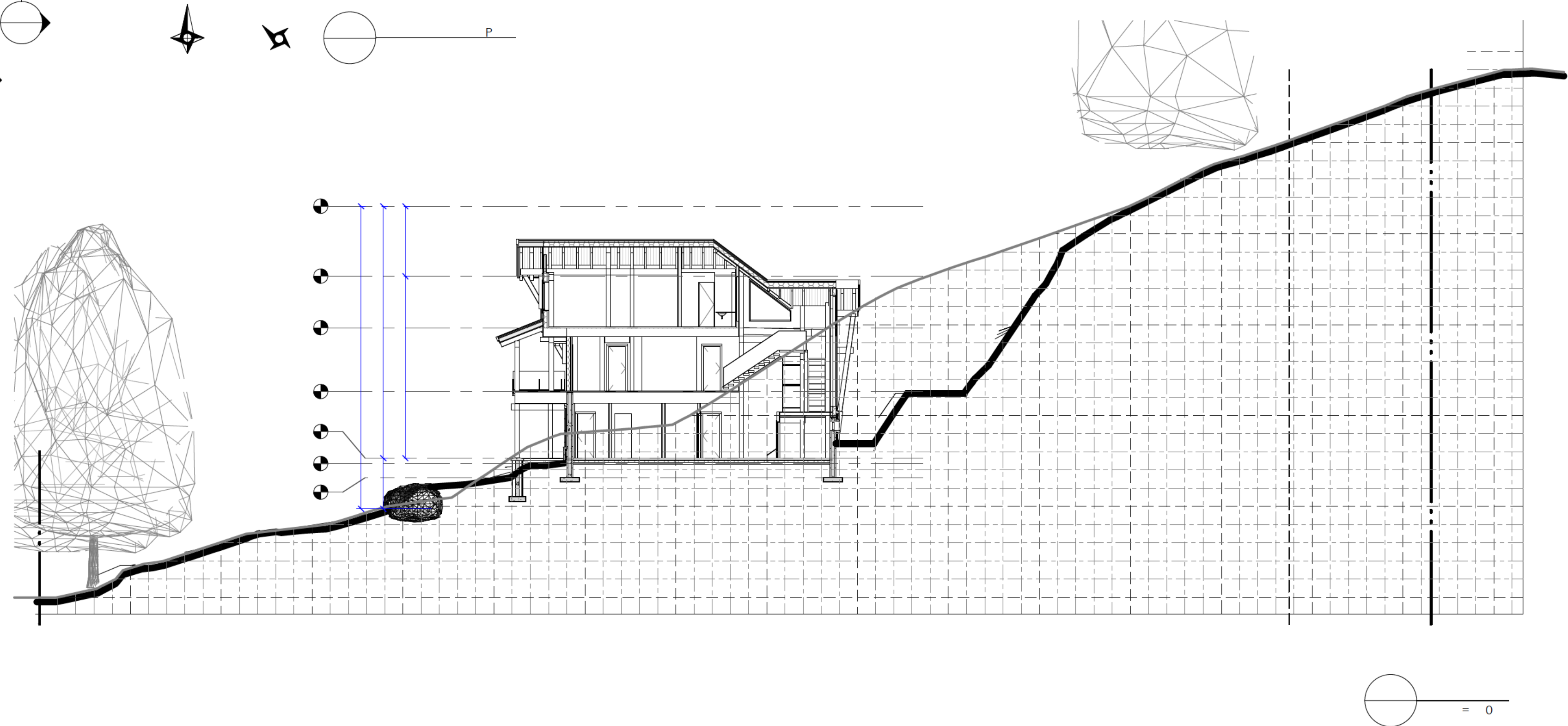
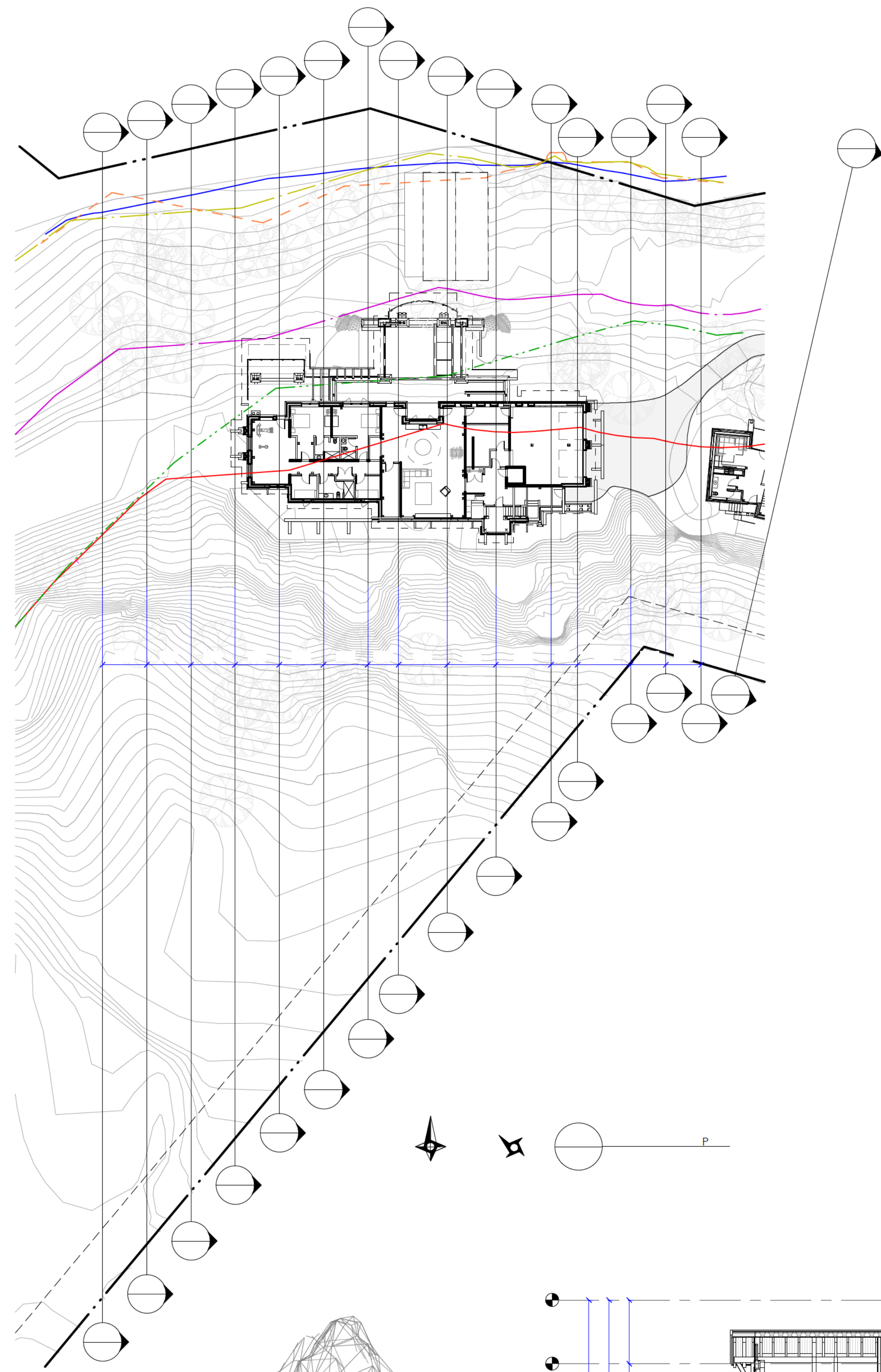


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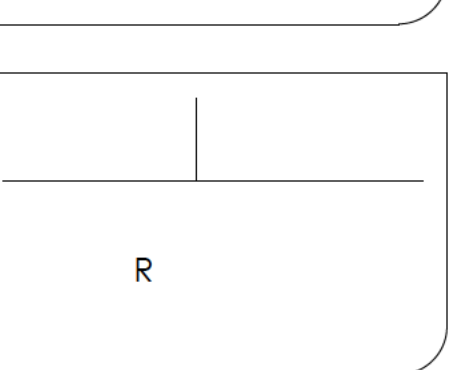
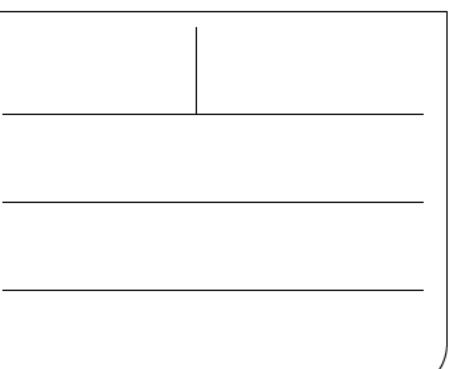
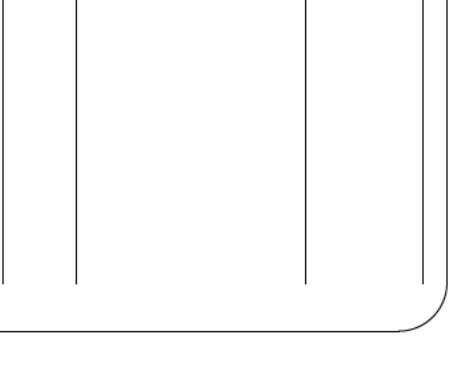
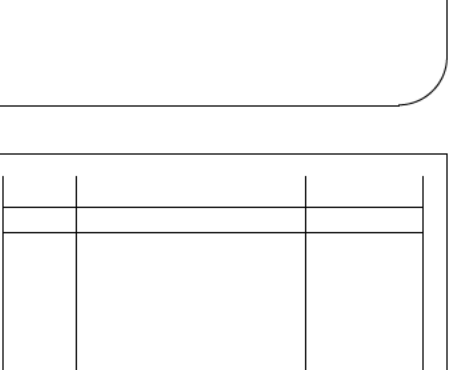
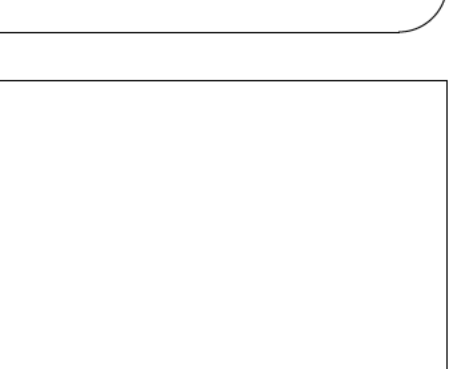
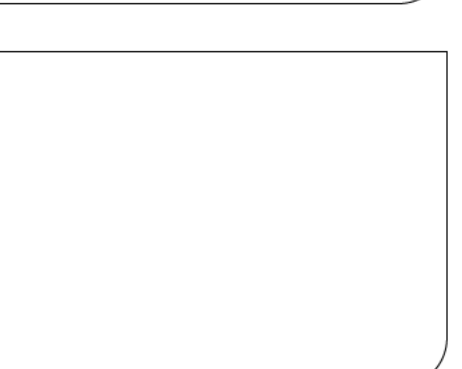
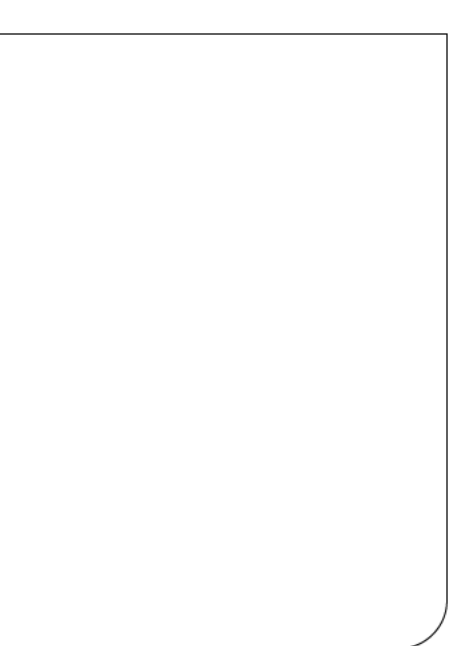
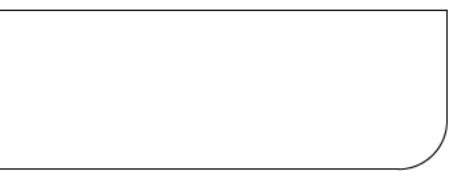


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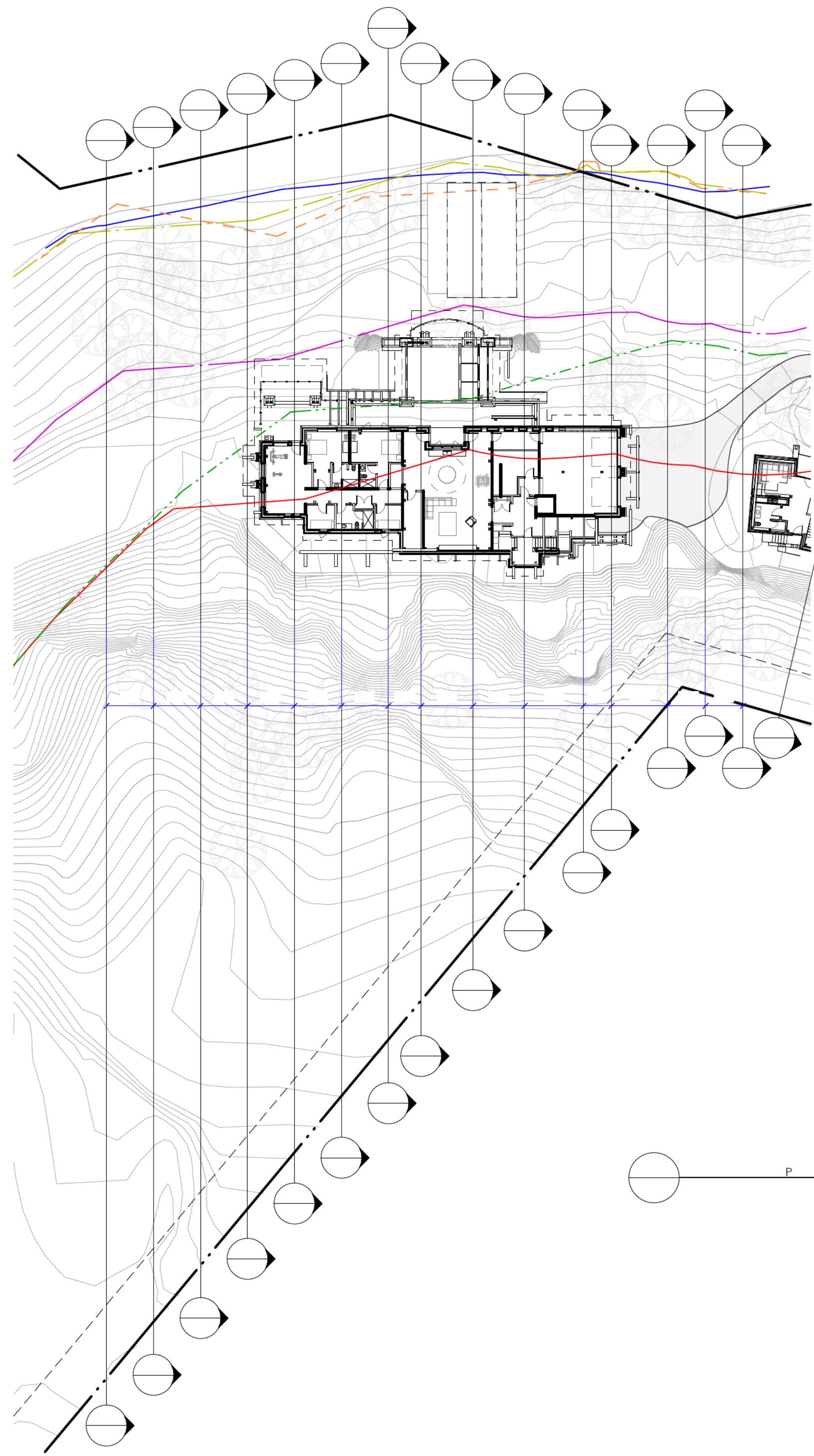
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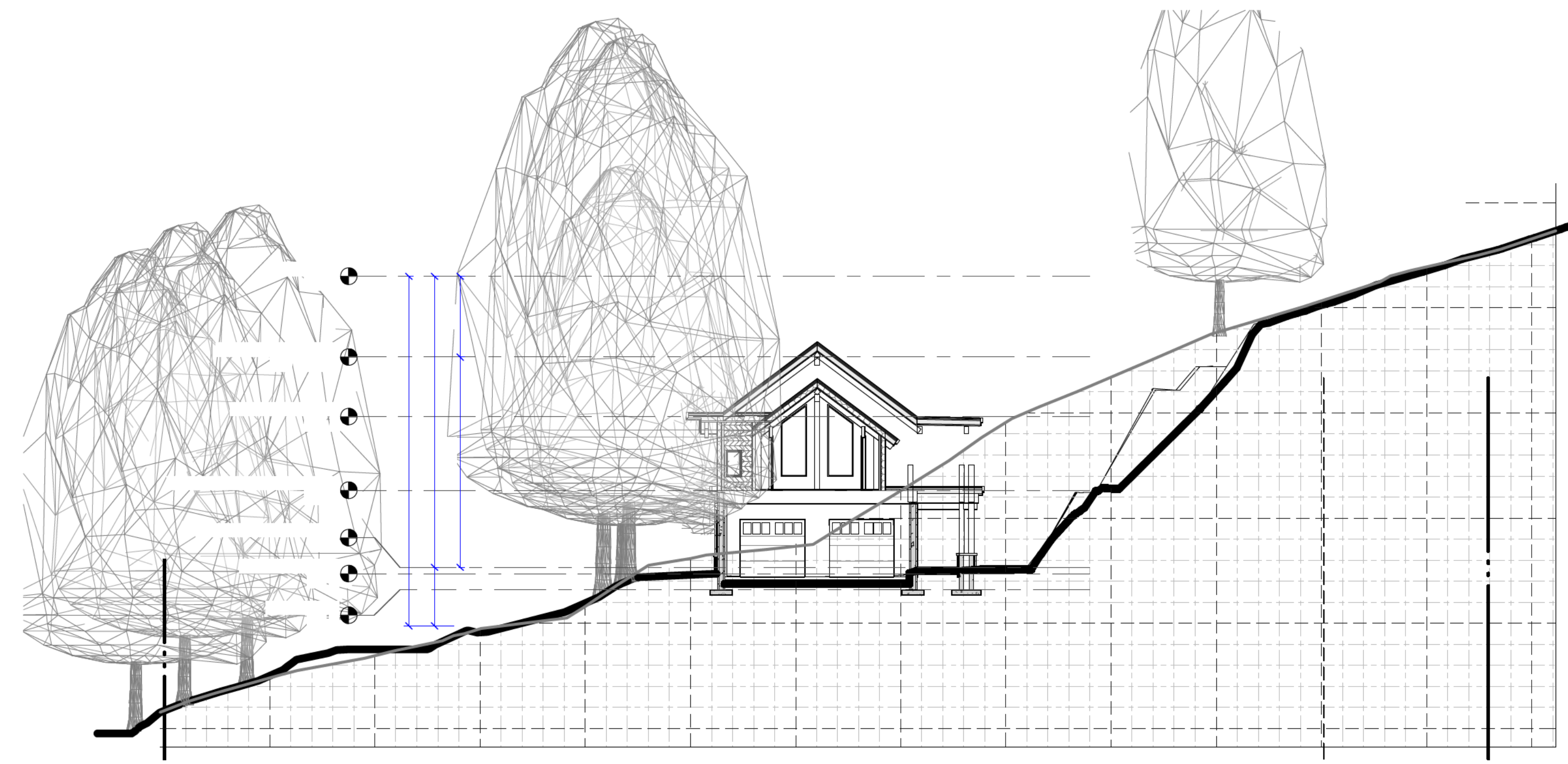
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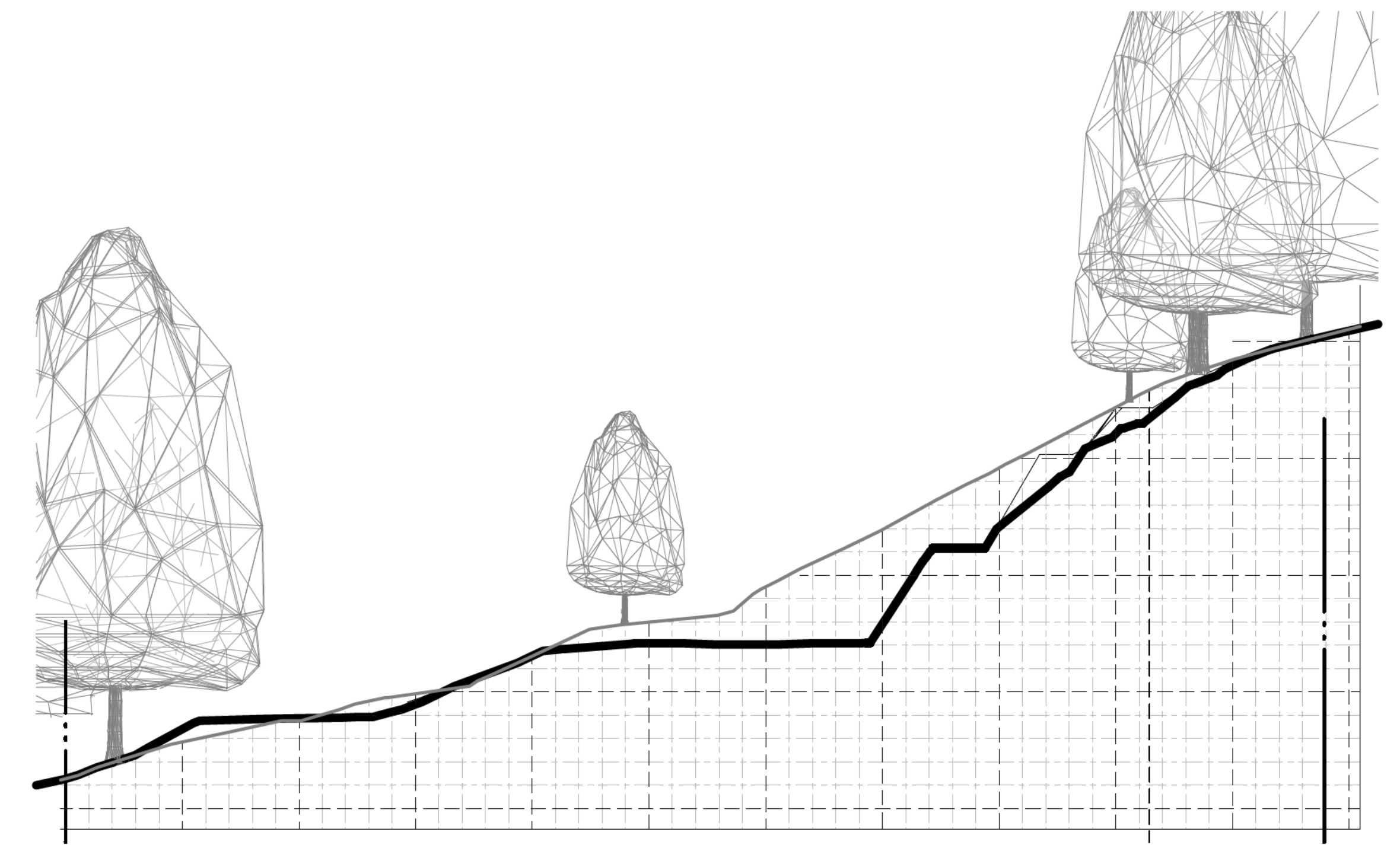
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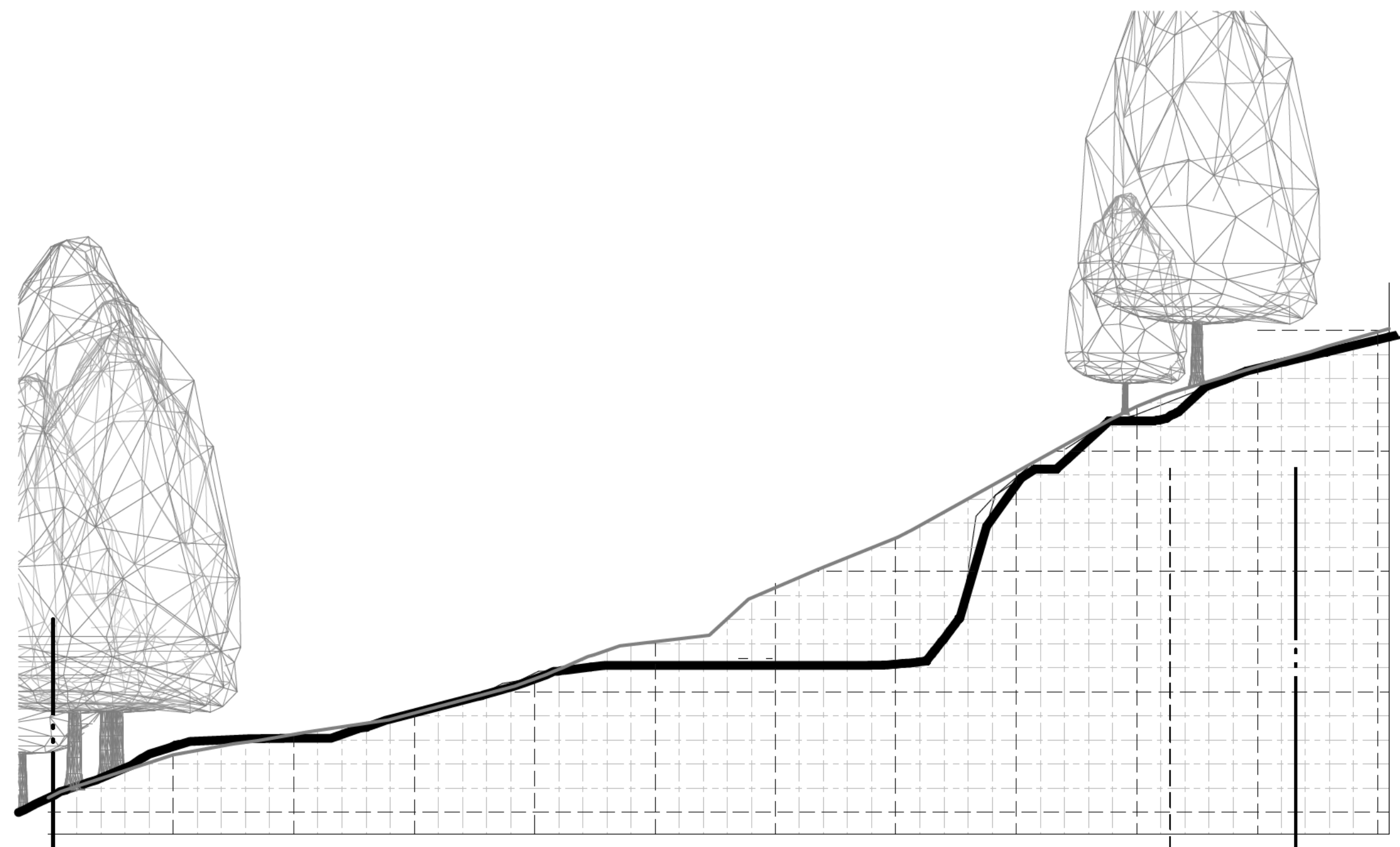
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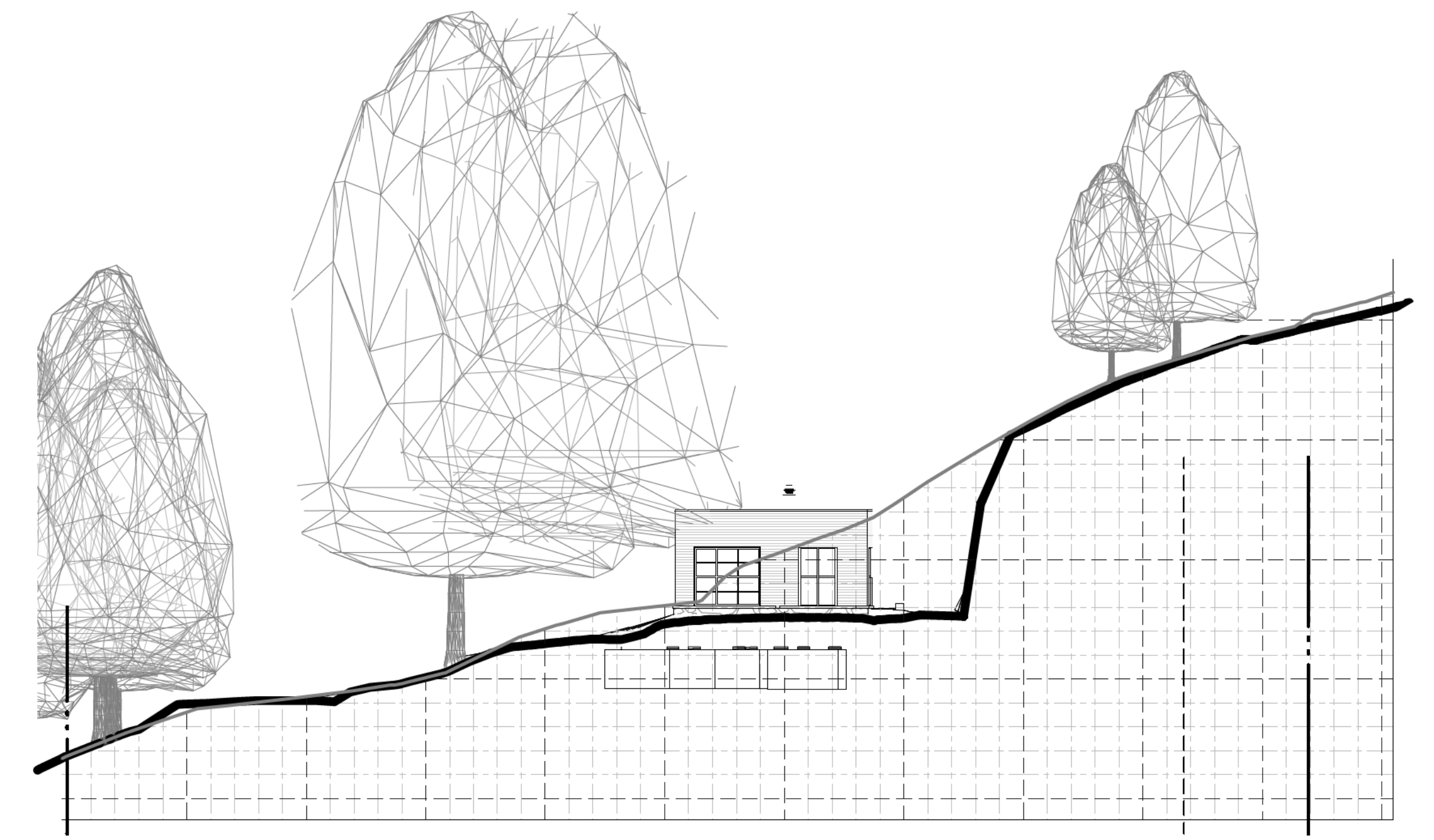
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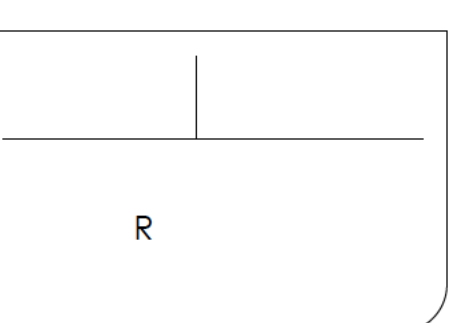
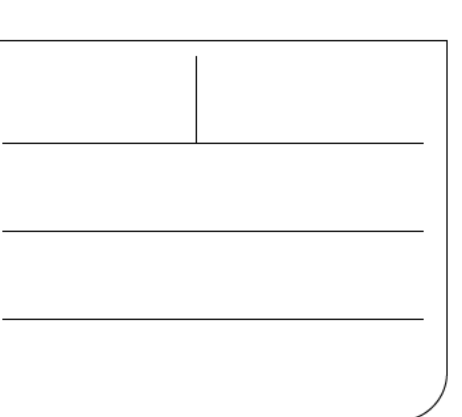
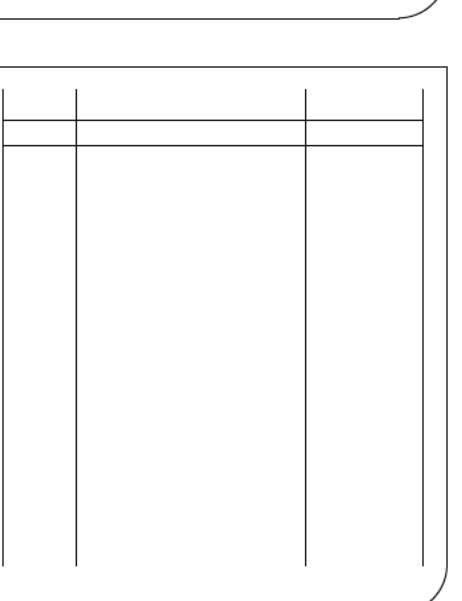
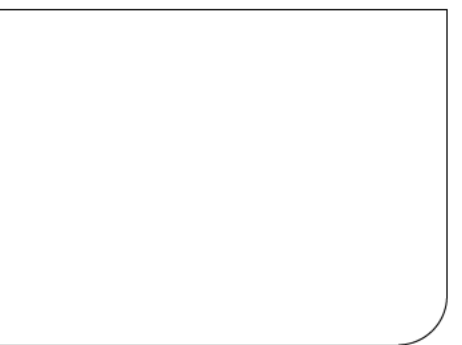
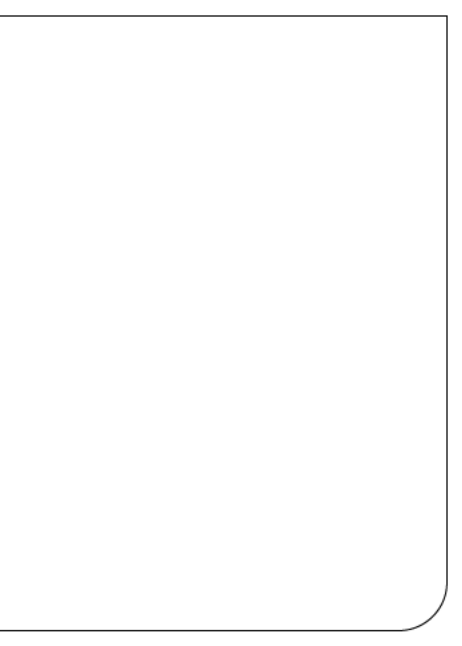
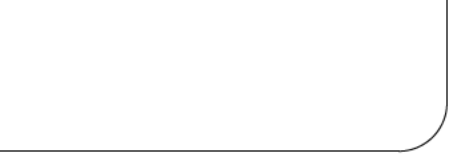


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