

Dear Ms. Holahan,

In response to the summary of comments received through the City's referral process for Development Variance Permit Application No. VP100563 we have provided the following rationale letter. This letter outlines project justification and rationale for Administration's consideration as to why we believe this variance should be supported. We are proposing to reduce the rear yard setback from 6.0 m to 3.0 m in order to facilitate the development of a five unit row house and we respectfully decline Administration's recommendation to reduce the proposed building footprint. We believe the current building footprint of five units and the proposed variance will not have any negative impacts to the required parking, landscaping, snow storage or environmental features on the subject property.

As you are aware, the existing 2 storey apartment building that was located on the property has recently been demolished and removed from the site. We are making a tremendous effort to rejuvenate this property and have been diligently working towards improving the overall aesthetic of the neighborhood with this new row house project. By adding in a new building we are improving the quality of life for the surrounding neighbors while at the same time setting a higher standard of building construction for future projects in the area.

As outlined in the L&M drawing C001, the proposed 3.0 m rear yard setback will not have a negative effect on the required landscaping. There is still a sufficient amount of rear yard lawn space that works to effectively provide a buffer from our project to the adjacent property. As such, the reduced setback will not directly affect the neighboring vacant residential property. In addition the proposed 3.0 m setback area still allows for a large common green space area that can be enjoyed by residents of the proposed row house project. We have added five additional Swedish Columnar Aspen trees and have rearranged these trees on the site in order to ensure that they provide an adequate buffer for our development from Oak Street and the adjacent residential lot. In addition, as per Zoning Bylaw policy 6.3.1 we will be placing an opaque fence that is 1.5 m in height along the southern property line in order to screen the adjacent residential lot from our proposed parking area.

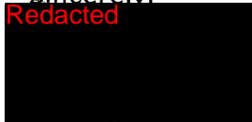
Drawing C001 also outlines an area where snow is proposed to be stored on site on a temporary basis. It is our intention to truck snow off site as is typical with this type of development.

An Erosion and Sediment Control Plan (ESCP) was conducted for the property by L&M Engineering in March 2020. The ESCP concluded that due to the smaller site area there is a minimal risk of sediment mobilization offsite by means of surface flows. Due to this, the surrounding residential properties and the treed area behind the proposed development will not be adversely affected by our development. We will continue to ensure that ESCP best management practices are followed as per the ESCP report.

In addition to the above rationale, the proposed development does meet all other zoning regulations of the RM2 zone including density, site coverage, landscaping, parking as well as front, interior and exterior setbacks.

Thank you for the opportunity to submit this rationale letter. If you have any questions or require additional information please do not hesitate to contact the undersigned at your earliest convenience.

Sincerely,

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Jas Raju

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