

Attention: Barbara Crawford.
City of Kelowna Planning Department

January 5, 2019

Hello Barbara,

RE: 800 HIGHPOINTE PLACE. - RATIONALE FOR VARIANCE.

Just prior to construction of the home and accessory building, I applied for and obtained a revised building envelope covenant to suit the home design, and that began at a 7m offset to the property. This was considerable amount of work as I had to go through the Strata Council, the Architectural Approving officer, and of course the City of Kelowna.

I first found out that the foundation and eaves were within the 9 metre setback area, was when the Survey Certificate was produced by our surveyors. By that time, the building construction was too far advanced to allow for changes. The following items were already completed: torch on roof, fascia, windows, doors, exterior sheeting, and exterior paper installed. The building was far to advanced in construction to make changes so it was decided to go for the variance.

This is a simple mistake made when I asked the surveyor if we could move the accessory building forward which the surveyor confirmed that we could. He must not have considered the eaves, which is understandable, given the building covenant adjustment made above by us.

The foundation is simply a framing mistake when foundation was being poured. To correct this, we have cut away away the 2 inches of concrete foundation above grade.

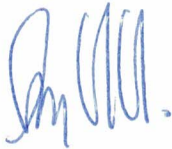
This is a strata gated community so the general public is not affected by this variance. The only way into this community is through a gate which can only be opened by the strata residents. I have only two neighbors and they have not provided any negative comments.

The roof line is unique and original. The roof trusses were designed this way at the factory and could not be changed without significant engineering cost and onsite construction. It is more complicated than a simple slope or flat roof. Cutting away the roof would ruin the street appeal of this home.

It is also worthwhile noting that if we connected the accessory building to the house, no variance would be required. Also, more important, I could have placed the house 7m to the property line which is far less than the placement of the existing accessory building.

Thank you for considering our application.

Best Regards,



Tony Khunkhun
RA Quality Homes Ltd.

Attachments:

1. Site plan showing old and new building covenant
2. Variance required for roof
3. Remediation of the foundation - new survey

ATTACHMENT		A
This forms part of application		
# DVP18-0178		
Planner Initials	BC	 City of Kelowna COMMUNITY PLANNING

**CARL
SCHOLL
DESIGN INC.**

203-347 LEON AVENUE
 KELOWNA, B.C. V1Y 8C7
 TEL: (250) 763-7800
 FAX: (250) 881-4247

ERRORS AND OMISSIONS

EKON Consulting shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and it is the sole responsibility of the owner or contractor.

EKON Consulting makes every effort to provide complete and accurate construction drawings, however we assume no liability for any errors or omissions which may affect construction. The contractor shall make himself familiar with the site conditions before commencing construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies, errors or omissions be found on these plans please advise EKON Consulting so we can make the necessary corrections.

GENERAL NOTES

Do not scale drawings.

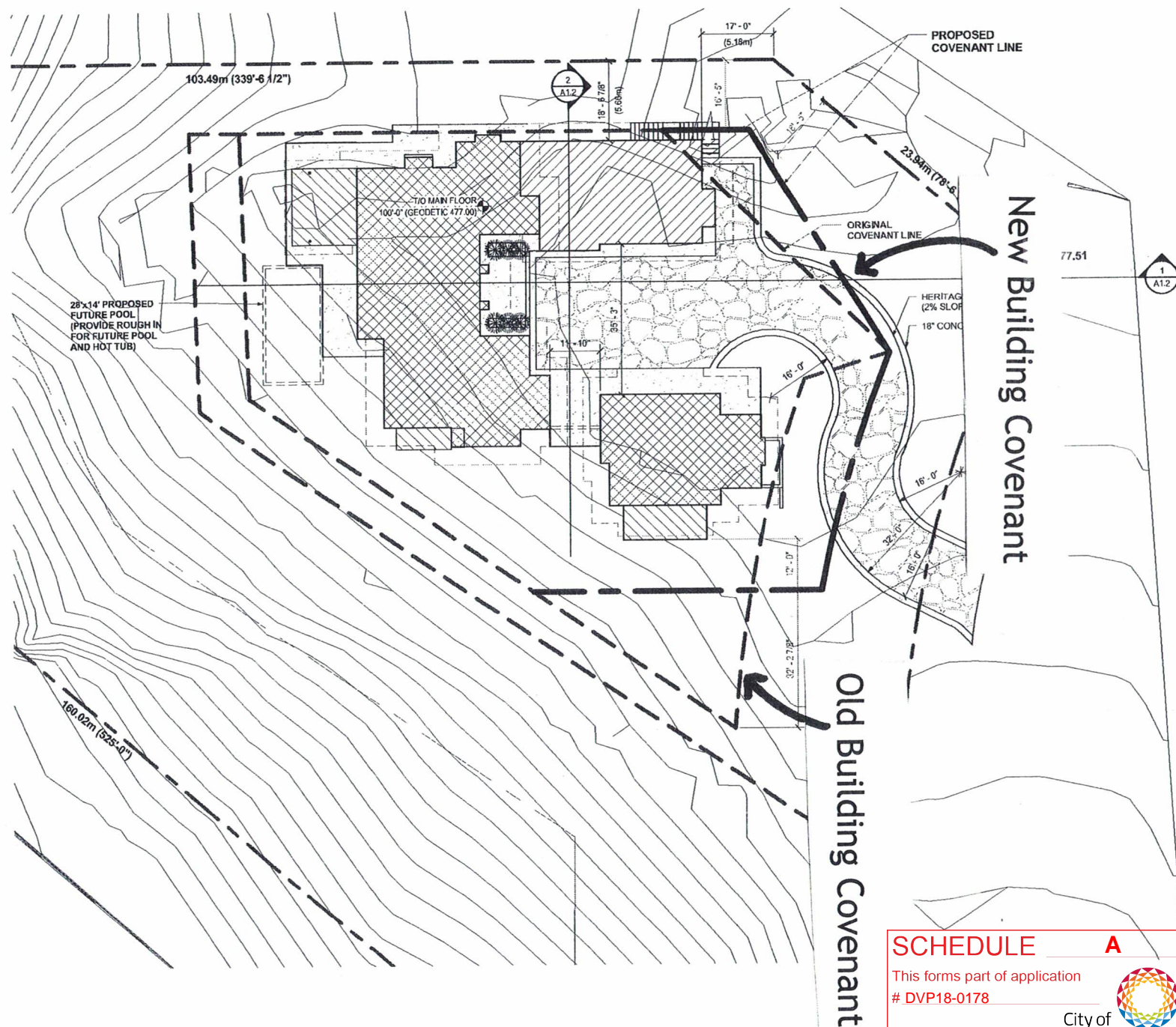
All dimensions are to:

- exterior face of concrete
- exterior face of stud wall
- center of interior stud wall
- center of doors & windows

The builder is responsible for insuring that all construction conforms to local, provincial and national codes and by-laws.

The builder shall install all materials, equipment and components in accordance with manufacturer's instructions and accepted methods of good building practice.

Exact building location & elevation to be determined on site. Confirm



SCHEDULE A

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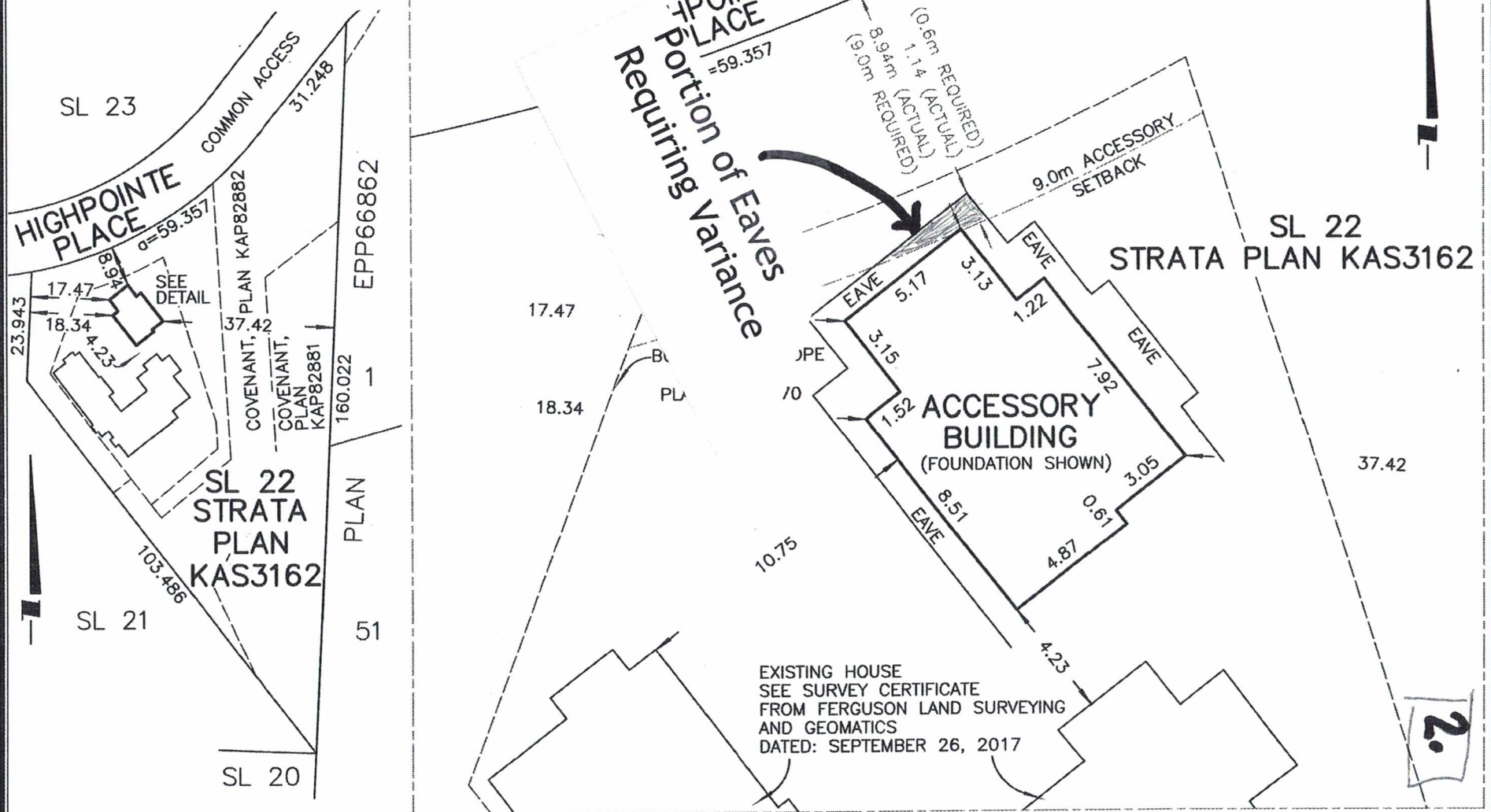
City of Kelowna
 COMMUNITY PLANNING



PLAN SHOWING VARIANCES REQUIRED FOR ACCESSORY BUILDING ON STRATA LOT 22 SECTION 30 TOWNSHIP 26 ODYD PLAN KAS3162

PID: 026-949-784

ADDRESS: 800 HIGHPOINTE PLACE, KELOWNA



CLIENT: RA QUALITY HOMES

DATE: MAY 7, 2018

SCALE: 1:1250 METRES

FILE: 20898

DRAWN BY: RD

Ferguson Land Surveying & Geomatics Ltd.

BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC
PHONE: (250) 763-3115 FAX: (250) 763-0321

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CURRENT ZONE: RU1

SCHEDULE A

This forms part of application

DVP18-0178

Planner
Initials

BC

City of
Kelowna
COMMUNITY PLANNING

BC LAND SURVEYOR'S CERTIFICATE OF LOCATION OF EXISTING BUILDING ONLY ON STRATA LOT 22 SECTION 30 TOWNSHIP 26 ODYD PLAN KAS3162

PID: 026-949-784

ADDRESS: 800 HIGHPOINTE PLACE, KELOWNA

SCHEDULE

A

This forms part of application

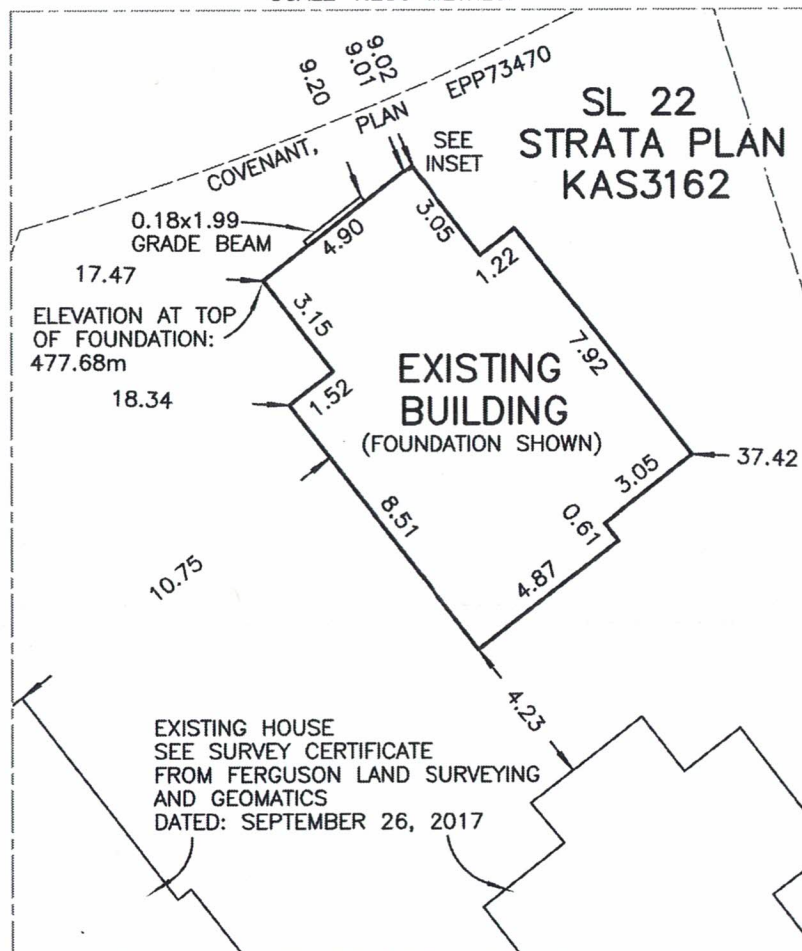
DVP18-0178

Planner
Initials **BC**

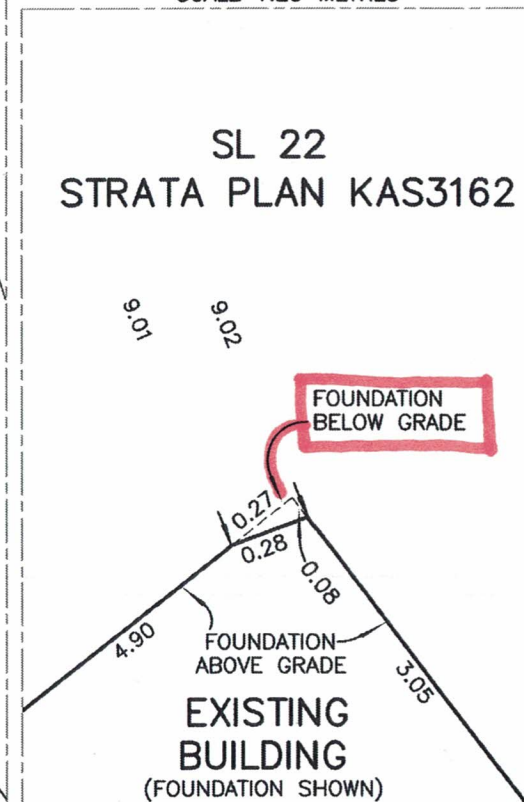
City of
Kelowna
COMMUNITY PLANNING



DETAIL
SCALE 1:200 METRES



INSET
SCALE 1:25 METRES



THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY
AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: RA QUALITY HOMES DATE: JANUARY 4, 2019

SCALE: 1:1250 METRES FILE: 20898 DRAWN BY: RD

Ferguson Land Surveying & Geomatics Ltd.

BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC
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NOTE: ELEVATIONS ARE GEODETIC
AND ARE DERIVED FROM ISA No.
4-CITY OF KELOWNA

I HEREBY CERTIFY THAT THE ABOVE
SKETCH SHOWS THE REGISTERED
DIMENSIONS OF THE ABOVE DESCRIBED
PROPERTY AND RELATIVE LOCATION OF
THE BUILDINGS THEREON.

Cameron Henry
XA2PMW

c=CA, cn=Cameron Henry
XA2PMW, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=XA2PMW
2019.01.07 13:34:11 -08'00'

CAMERON HENRY, BCLS

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED