



ATTACHMENT B

This forms part of application
DVP22-0215

Planner Initials SS

City of Kelowna
COMMUNITY PLANNING

October 06, 2022

City of Kelowna
Building and Permitting Department
1435 Water Street
Kelowna BC, V1Y 1J4

Attn: Ryan Paulson, Planner/Building Inspector

**Re: Development Variance Permit for Right Elevation Timber Pergola
at 156 Red Sky Place, Kelowna, BC**

Dear Ryan,

Please accept this letter of rationale on behalf of our clients Jeff & Sharon Goldberg for their property at 156 Red Sky Place in Kelowna BC.

The purpose of this Letter of Rationale and development variance is to obtain permission for a timber pergola that is attached to the house to remain in its current “as built” state. Acceptance of this variance is a requirement for our clients to obtain a final occupancy permit for the home. Approvals that Chatham Homes have received from both the right-side neighbour (160 Red Sky Place) and the real estate developer Wilden are both included at the end of this letter as appendices “A” and “B”

Zoning

Current zoning for the property is RU1H

Description on Proposed Pergola

Our clients wanted to have a pergola on the right side of the property to obscure the view of the 2 large air conditioner units that are on that side. The pergola as a unit is not entirely enclosed and does not provide full cover of the area nor does it enclose the area completely. The pergola is fastened to the house by four surface mounted, powder coated steel brackets with matching powder coated lag bolts and washers (see Figure 2: Right Pergola Fastened to House). The anchors at the house sit proud of the stucco and are fastened through the building envelope into pre-installed metal backing. The pergola ledger board with the anchor stands off from the house by at least 1” (see Figure 3: Surface Mounted Steel Anchor).

The pergola measures 17’ in total length and projects 6’8-1/4” from the house which falls within the limits of the property line. The ledger board that is fastened to the house measures 15’8” in length and the height of the pergola from the concrete to the top is approximately 10’. The timbers are 4” thick by 12” tall and the steel anchor plates measure 6”x6”.

Neighbourhood Impact

Chatham Homes has obtained special permission from the next-door neighbour at 160 Red Sky Place. These neighbours approved the design and they have mentioned that the stained timbers are much nicer to look at than the air conditioners. Approval of the pergola has also been given by Wilden, the neighbourhood developer as the right side pergola was not shown or indicated on the original house plans.

Rationale for Keeping Pergola

Our rationale for keeping the pergolas as built is although it is technically attached to the house, the bulk of combustible materials do not make any direct contact with the building envelope. Also, the materials used to anchor the pergola to the house are non-combustible and there is a gap between the timber and the stucco. We believe that if we were to add timber posts to the house side of the structure, it would only be adding more combustible materials than what is currently there. The entire pergola is open and does not create a true enclosed area. The pergola should be considered more of a landscape feature than an extension of the house or building envelope.

Summary

Permission to keep the pergola on the right exterior elevation at 156 Red Sky Place should be granted to Chatham Homes and our clients because there are no combustible materials directly fastened to the building envelope. There is a gap between the closest timber and the house and the pergola is mechanically fastened by powder coated steel anchors. Changing the structure of the pergola to make it free standing will only create more of a potential fire risk as more combustible materials would need to be added in direct proximity to the house (matching timber posts ex.).

Permission has also been granted to Chatham Homes and our clients by the next door neighbour and the developer group, Wilden.

If you have any questions, please contact the undersigned.

Yours truly,

Chatham Homes Ltd.

Michael Chatham



Appendix A: Photos of the Pergola

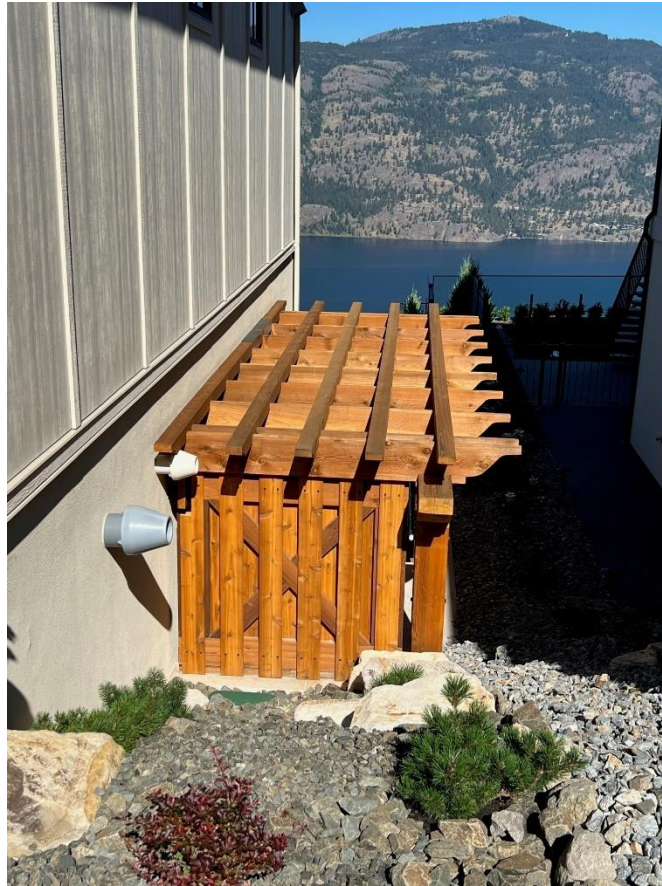


Figure 1: Pergola

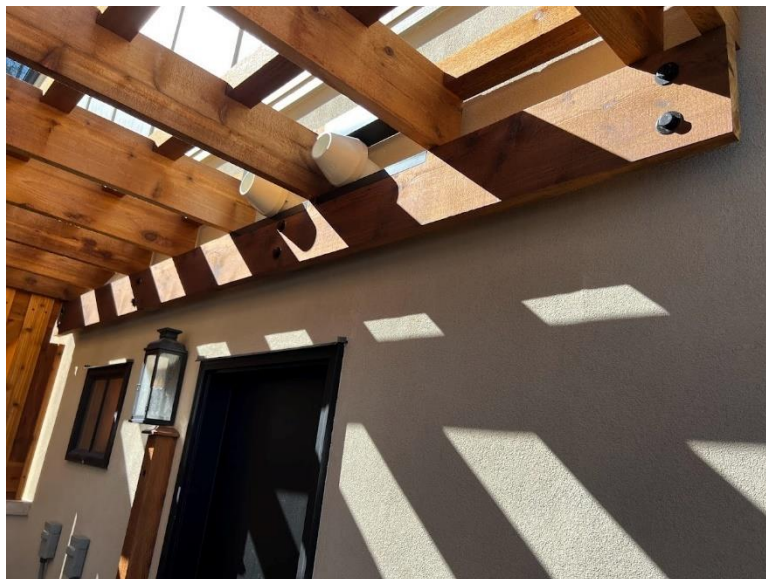


Figure 2: Right Pergola Fastened to House

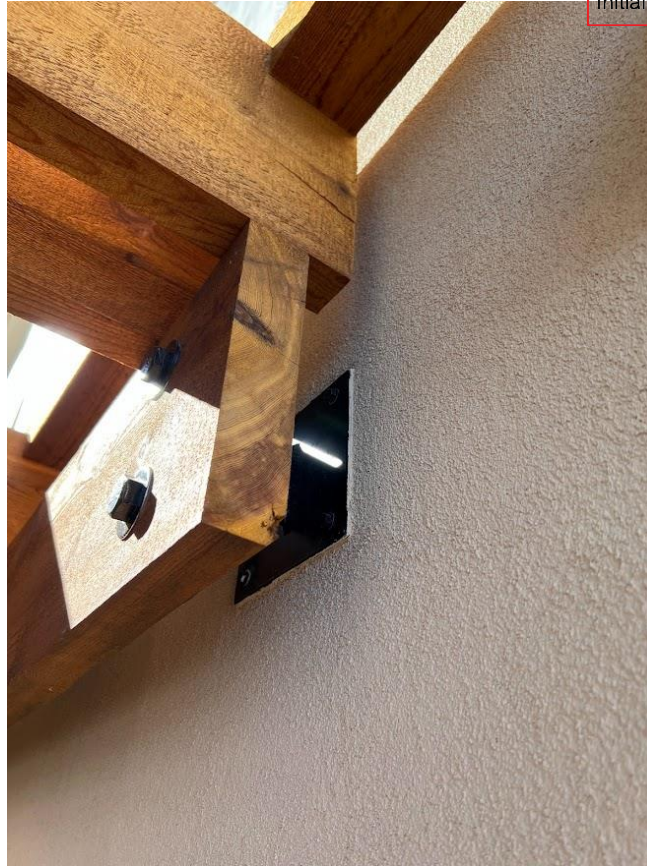


Figure 3: Surface Mounted Steel Anchor

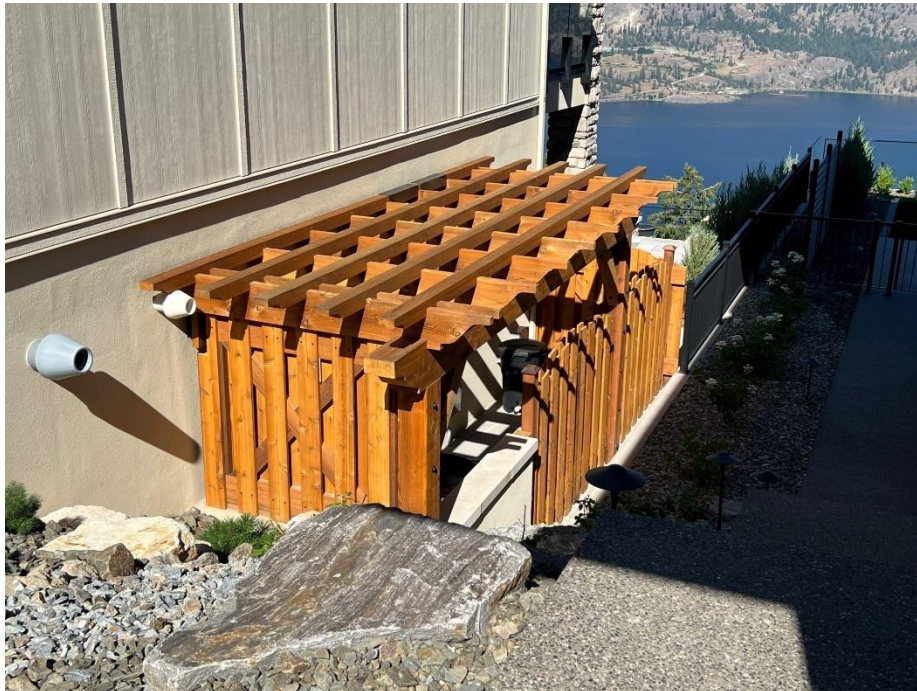


Figure 4: Pergola from Red Sky Place