

The Building Official,

Town of Osoyoos,  
Planning & Development Services  
8707 Main St, Osoyoos, BC V0H 1V4

May 22, 2024

Re: 4 storey wood frame apartment (40 units) on top of concrete underground parking - 6828 89<sup>th</sup> Street

**Rationale for Height Variance from 13.00 m to the current design of 14.48m**

The Building Height as designed on Permit drawing is at 14.48m, measuring from the Average Grade to the highest point of the living area of the top floor units.

We are asking for a variance of 1.48m over the 13.00m allowable maximum, with the following rationale:

- The extra height is required to provide enough headroom at underground parking level to accommodate Accessible Parking space for a van with lift.
- The floor-to-floor height of 3.0 m will provide clear 9' headroom for residents instead of the standard 8'0 height. This extra height represents larger volume and spacious feeling and is fast becoming the new standard.
- The grading of the retaining wall does not allow further excavation due to the risk of wall being compromised and failing.

The added height in general will provide safety, comfort and enhanced living for the residents.

We would appreciate your consideration and approval of the variance.

Regards,

A large black rectangular redaction box covers the signature and name of the sender. The redaction is composed of several overlapping black shapes, including a large rectangle at the top right and a larger, more complex shape at the bottom left.