

November 25, 2020

Dear Mayor and Council,

Thank you for taking the time to review the application for a variance pertaining to the maximum floor area for our property under construction at 161 Robertson Street. In order to achieve seismic stability during construction, we were forced to excavate deeper than expected. As a result, what was intended to be crawlspace ended up as full height basement, which is included in total floor area calculations. Because the proposed variance pertains only to the below grade portion of the basement, it would have no impact on the outward appearance of the property or on city services.

During professional design of our family home, we had anticipated that we would encounter bedrock near the surface on the west (uphill) side of the property, because most of the properties nearby are known to have bedrock relatively near the surface. We therefore designed a home with a 5 foot storage crawlspace in this 73 square meter section in order to minimize the need for disruptive blasting.

Because our new family home is in a high-risk Tsunami zone, seismic stability is extremely important to us. During excavation, routine assessment by Ryzuk Geotechnical revealed that, not only was bedrock deeper than expected, but that we would need to excavate deeper on that 73 square meter (8% of the lot) in order to be able to achieve the most solid footing possible. As a result of this unexpected consideration, excavation for the planned 73 square meter crawlspace ended up being an additional 4' in height, resulting in accessible basement where previously there would have been a 5' crawlspace. Please see the attached letter from Ryzuk Geotechnical for details.

There is no impact to the appearance of the building as the additional square footage was added by excavating below grade. Openings, services, site coverage, and external appearance remain completely unchanged. The floor area ratio remains well within required limits.

As a result of this 4' additional excavation and finishing it at basement level, this 73 square meter space is now included in Floor Area calculation. We are therefore requesting a relaxation of the Floor Area to allow for this larger basement. By keeping the whole basement area accessible, we preserve an area which could one day be used to create a 100 square meter two bedroom apartment.

We herewith request the relaxation of the following zoning requirement:

Floor Area (R1-G part 1.6.3.c): From the required 300 square meters to 372.77 square meters.

Sincerely,

Handwritten signatures of Stephanie and John Andrew in black ink.

Stephanie and John Andrew