



The major hardships facing this site are the irregular shape of the lot (which is a defined form in the bylaw), topography, access and setback calculation. With the short time frame, I wish to address the variances we are requesting, of which there are only two.

The first variance is the rear yard setback. Please refer to drawings BOV 1 and BOV 13. As this is an irregular shaped and steep lot, we find the rear yard setback calculation unreasonable to achieve. 392 m<sup>2</sup> of the lot is being claimed for this setback. That is 37.5 % of the lot, approaching the requirements for a lot on its own.

If we were to position the building within the required setback it should be expected that most, if not all of trees to the west would be removed due to access and proximity to blasting. I defer to Matt for additional explanation. A vast amount of blasting would occur to the north, south and east sides in order to allow for glazing on the main floor and for clearance to the building. As most of the grade change occurs between the west property line and the center of the site, driveway access to the home would likely be impossible. This is because the maximum grading requirements for the driveway would be above the allowable percentages.

The second is the total square footage on all floors. The square footage maximum on all floors is 300m<sup>2</sup>. In calculating the total square footage for all floors, we also need to consider the FSR. Please refer to drawings BOV 01 site plan.

FSR stands for floor space ratio. This is calculated by taking the total square footage of the building and dividing it by the site area. As this is a defined term within the zoning, we are able to make this request for additional square footage. If this did not show as a requirement under the zoning bylaw we would be required to rezone the property in order to comply.

Lot area is more than twice the size of the minimum required at 1045 m<sup>2</sup>. The minimum requirement is 460 m<sup>2</sup>. Currently, the house is designed well below the requirement of .5 FSR. With the calculation proving only .24 FSR.

This means we are under the FSR requirement by more than half of the allowable square footage. We look to provide additional floor area above the maximum for all storeys combined only in the basement. Please refer to drawing BOV 04. The crossed hatched area indicates the allowable area in the basement. The additional floor area does not add to the massing of the building or adjust the appearance of the building from the exterior. It is all sub grade. The maximum allowed area combined on the main and second floors is 240 m<sup>2</sup>. We are within this requirement at an area of 238 m<sup>2</sup>.

In closing we feel we have produced a design that meets our clients needs, minimizes impact on the neighbours and has the least amount of impact on the site and surrounding area.