

To whom it may concern,

We are writing this letter to express our desire to vary two aspects of a proposed accessory building on our property located at 1578 Strathcona Heights in Shawnigan Lake.

The first variance is to expand the square footage from the existing allowance of 85 sq/m to 100 sq/m.

The reason for this request is my parents who are seniors have been out priced of the rental market on Vancouver Island. My mother was diagnosed with rheumatoid arthritis, fibromyalgia and C.O.P.D. (Chronic Obstructive Pulmonary Disease). My father was diagnosed with ankylosing spondylitis and most recently lung cancer. Both illnesses have made it extremely difficult for them to be mobile without the use of a cane or walker (for the time being) the use of a wheelchair is imminent.

The variance request will be to expand the bathroom, bedroom, and kitchen to give more freedom to move comfortably in their home.

After discussing options with a builder and designer this additional 160 square feet would provide the necessary space to accommodate clear paths to make living in the space most accessible for them.

As you can see from the property lines below, the property is separated by a hand handled driveway from the neighbor above. The property very much feels as if its 2 separate lots already. There would be no impact on any neighbours. In 2020 We applied for a driveway permit through the CVRD and it was treated as a primary residence driveway permit because the two aren't actually connected.



The second variance request is for height. When speaking with the building department at CVRD, they mentioned, figuring out height, we take the 4 points of the finished grade of the build, the highest peak is 10 feet higher than the lowest point. That allows for an additional 5 feet. Taking the total allowable height to 29.6 feet, just under the 10 meters. We are requesting the height from 7.5M (24.6 ft) to 10M (30 ft). Which in fact, is only a 6 inch variance.

This is strictly esthetics and sunlight. With the smaller building it was brought to our attention higher ceilings will bring in more sunlight and give the illusion the living space is larger.





From top where main entrance would be



Right side view



I am willing to adjust/modify the plans to reduce the requested variances if the Board is not willing to support the current proposal, If I am right to assume the square footage is minimal and the height variance is extremely minimal based on my plans. We are just looking to add some space due to our circumstances.

Thank you for your consideration.

Jordan Illingworth and Lonnie Powell



Received

4/23/2024

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Because we wanted to protect the old growth forest and we are surrounded by trees, we will only have one side with sunlight allowing light in. Because of the size restriction on the building, it was brought to our attention from our designer that a taller building with windows higher up would make the home feel much larger.





From top where main entrance would be



Right side view



Thank you for your consideration.

Jordan Illingworth and Lonnie Powell



Letter from Neighbour:

Hi Mr Buchan

Please note this as my unequivocal support of the build planned for my neighbourhood.

The variance for size at 1578 Strathcona heights requested by Jordan Illingworth Lonnie Powell is reasonable.

I believe that accessory dwelling unit size in the CVRD needs adjustment given the rental rate which is below 3%.

Additionally I invite the Council to add this email to the others which request a rethink on lot sizes for our road. It's time to consider smaller parcels given the housing crisis. Personally I believe that undertaking a one acre size per ADU makes sense and could support families like mine who are prepared to create homes for our children and grandchildren who are otherwise required to leave the region.

A approach like Lonnie and Jordan's may create a watershed planning moment in the CVRD. As a professional planner please note my willingness to support this discussion and participate in ongoing conversation to improve the CVRD while managing development pressures.

Warm regards,

Letter from parents:

April 22, 2024

To Whom It May Concern,

Our children are trying to build a new house in Shawnigan to accommodate Joyce and Eric Powell for their many health issues.

Joyce currently walks with a cane, has very poor mobility and was told in the near future will need a wheelchair to be mobile. Joyce also has COPD and will be on oxygen shortly.

Eric has Ankylosing Spondylitis. Has very poor mobility from the severe pain, and also has been told he will need a wheelchair shortly.

We are very fortunate, that our children are trying to help us in our senior years with all our health problems.

Joyce and Eric Powell

Plans:

GENERAL NOTES

CONTRACTOR:
 ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

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IF ANY DISCREPANCY OCCURS, THE OWNER SHALL BE NOTIFIED BY THE ARCHITECT.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES.

FINISHES:
 ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.

FOUNDATION:
 FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

ROOFING:
 ROOFING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

MECHANICAL:
 MECHANICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

ELECTRICAL:
 ELECTRICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

PLUMBING:
 PLUMBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

PAINT:
 PAINT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

GLASS:
 GLASS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

SMOKE:
 SMOKE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

SEWER:
 SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

WATER:
 WATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

CONCRETE:
 CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

STEEL:
 STEEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

WOOD:
 WOOD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.

OTHER:
 OTHER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS WHICH MAY HAVE PRELUDED.



PERSPECTIVE VIEW
NOT TO SCALE

COVER SHEET & GENERAL INFO		Issued
A.01	COVER SHEET	DATE
A.02	SITE PLAN	DATE
PLANS		
A.01	COVER AND BINARY COVER PLAN	DATE
ELEVATIONS		
A.01	ELEVATIONS	DATE
A.02	ELEVATIONS AND CROSS SECTION	DATE



1578 STRATHCONA HEIGHTS RD

ISSUED FOR BOARD OF VARIANCE

COVER SHEET
A-001

PROJECT: NEW DETACHED SUITE + GARAGE



1 REAR ELEVATION
SCALE 1/8" = 1'-0"

- EXTERIOR CLADDING/LINING**
- 1 CLADDING
 - 2 FINISH
 - 3 FINISH
 - 4 FINISH
 - 5 FINISH
 - 6 FINISH
 - 7 FINISH
 - 8 FINISH
 - 9 FINISH
 - 10 FINISH
- FUNCTIONAL UTILITY FINISHES**
- 1 FINISH
 - 2 FINISH
 - 3 FINISH
 - 4 FINISH
 - 5 FINISH
 - 6 FINISH
 - 7 FINISH
 - 8 FINISH
 - 9 FINISH
 - 10 FINISH



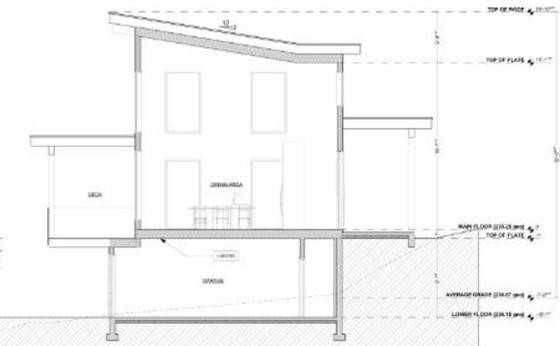
1578 STRATHCONA HEIGHTS RD

ISSUED FOR BOARD OF VARIANCE

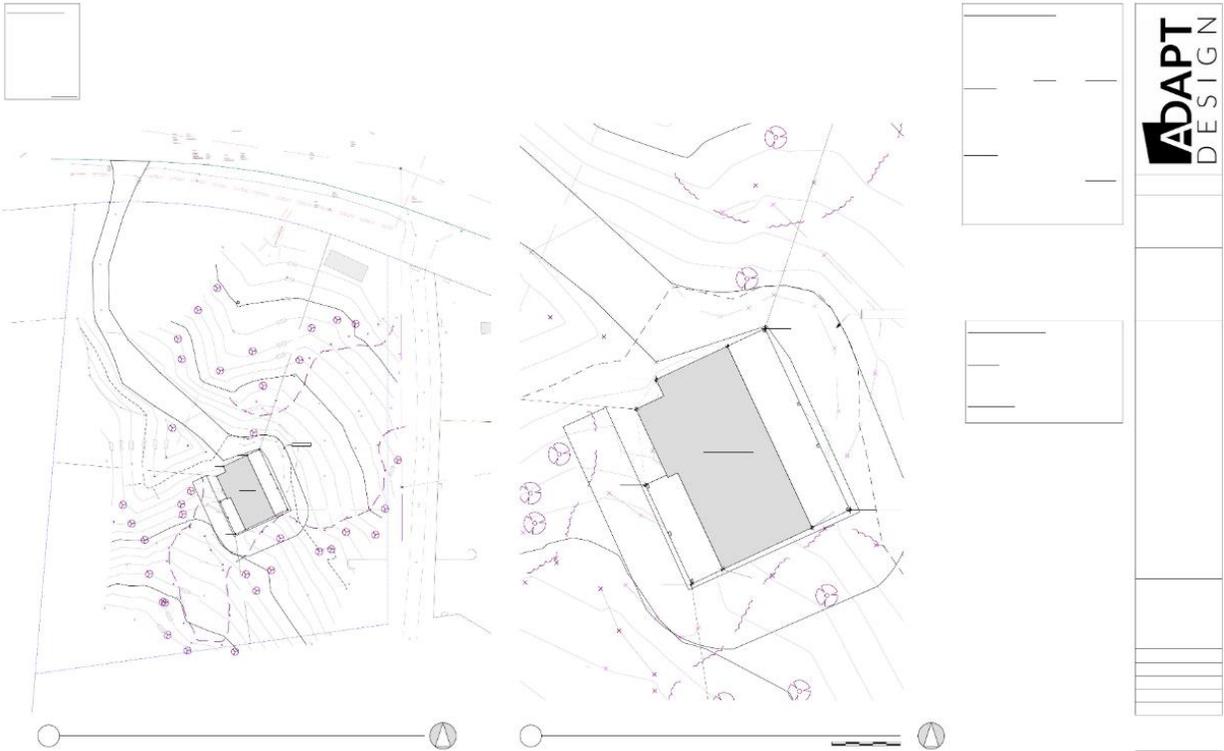
ELEVATIONS AND CROSS SECTION
A-202



2 LEFT ELEVATION
SCALE 1/8" = 1'-0"



CROSS SECTION 01
SCALE 1/8" = 1'-0"



Notes from City:

1) Regarding the height variance

a. The additional glazed openings may actually lead to negative overheating rather than positive solar gain when applying step code metrics.

2. Note from Designer: as a former energy advisor, I don't see this being as an issue. Energy modelling takes into account various considerations and trade offs can be made. We've designed hundreds of homes with step code and have never had to make window changes so I would ask that this be requested after your variance is approved.

b. Regarding overheating; dwellings built through Building Permits issued on or after March 8, 2024 will require mandatory Air Conditioning – which may cause for increased electrical demand – not less.

We plan on having air conditioning, a heat pump will be installed

c. The owners have stated in their rationale letter that this is a 6 inch variance; however, this is a 2.5m (8.2ft / 98 inch) variance request.

Apology for the error

2. With regard to the floor area Variance,

- a. On a recent variance request to increase the suite size for similar reasons, the applicant was issued the DVP subject to the following:

i. *That the owner provide written confirmation from a professional engineer certifying the sufficiency of existing onsite waste disposal facilities to serve the proposed development;*

We have had 3 septic companies up and all perc tested, we will have sufficient disposal facilities to serve the proposed development.

ii. *That the owner provide written confirmation from a professional engineer certifying the sufficiency of the existing potable water supply to serve the proposed development; and*

have has 2 well pump companies here, we have sufficient water, already have an artisanal well on property



iii. *That the owner enter into a restrictive covenant agreement to prohibit subdivision, at the owner's expense, prior to issuance of a building permit.*

Have to consult my lawyer on this, we have no desire to subdivide

- b. In addition to the three conditions above, this structure may respond poorly to Energy Step Code metrics given the overall volume and amount of glazing. Therefore, building inspections recommends that the owners demonstrate step code compliance prior to DVP issuance.

Note from Designer: as a former energy advisor, I don't see this being as an issue. Energy modelling takes into account various considerations and trade offs can be made. We've



House set into this hill.



Driveway up to home entrance from garage level



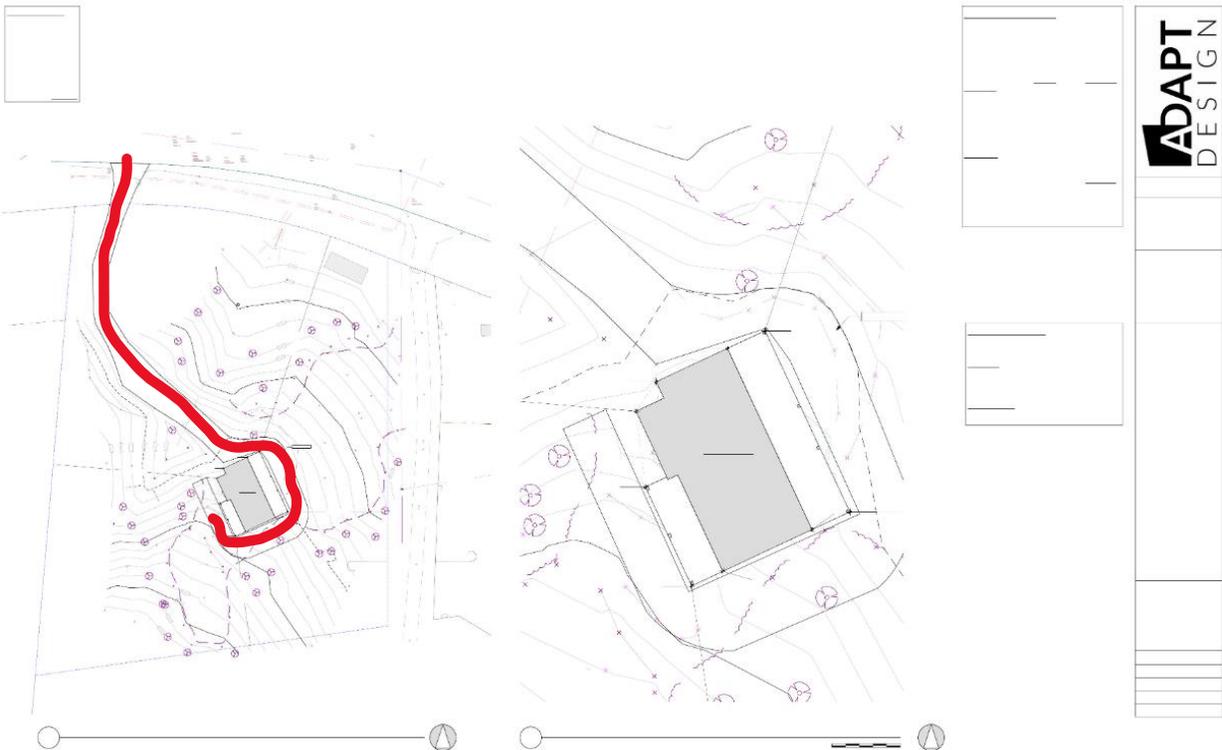
- c. We understand that the owners have advised that there will not be an interior connection between the garage below and the suite above. The drawings have indicated that the garage below will be used for personal storage as well as a home-based business; however, some of the amenities for the residence (e.g. washer/drier) are located in the garage. In order to properly delineate these “tenancies” or floor areas; a fire and sound separation will be required.
4. The garage is separated with a 1 hour fire rated wall including the mechanical area. The reason the washer and dryer is in the garage is because they will have a caregiver providing services like meal prepping, cleaning and laundry for them.
5. Building Department would encourage the placement of a premanufactured home that could be quickly made ready for occupancy without the need for variance or costly and lengthy construction.

This home is being built as the last home my parents will live in. They've had an extremely difficult few year's. In addition, want this to be a thoughtful design accommodating the old growth trees and landscape. Shawnigan Lake is a very special place to us, this land deserves a home that reflects its beauty. With all due respect – you don't get that with a prefabricated product. Because the building is not large, it won't be a lengthy construction and we can get moving as quickly as the building permit is approved. We have a builder and tradespeople – we just need the permit.

Based on this information It may be worth asking Adept Design to update/modify the plans to include the following:

- Show the proposed driveway, parking, areas, and pedestrian access to/from the suite (including the location and height of any retaining walls associated with the access)
- Remove the washer/drier from the garage and identify where it will be relocated to within the main floor area.
- “close off” the mechanical room (screen shot below)

The driveway was already shown on the site plan but I've made it more clear



- Provide documentation from a qualified professional to demonstrate step code compliance (e.g. a Pre-Construction Report from an Energy Advisor or qualified energy modeler)

Our designer is a former energy advisor and does not believe there are any issues with step code based on the current design.

Notes from Designer and responses to questions from city:

Hi Lonnie,

Attached are the updated plans with the following notes:

1. The driveway was already shown on the site plan but I've made it more clear
2. The driveway location should make pedestrian access to the suite clear, however, landscaping is not a code requirement
3. The screen shot mentioned in the CVRD email was not included
4. I'm unclear as to what facilities in the garage are for the house as it mentioned some of the garage was personal use space but the area is separated with a 1 hour fire rated wall including the mechanical area

On a side note, obtaining a geotechnical engineering, energy advising, civil engineer, etc I would ask that these items be requested at the building permit stage as this is a big additional cost and there's no guarantee of approval. The letter also says that the septic needs to be reviewed by a professional engineer, however, VIHA will accept a waste water practitioner so I don't see why this would be different. In regards to the comments about the windows, as a former energy advisor, I don't see this being as an issue. Energy modelling takes into account various considerations and trade offs can be made. We've designed hundreds of homes with step code and have never had to make window changes so I would ask that this be requested after your variance is approved.

Septic quote:

Crawford Site Services DBA
Wrightway Onsite Wastewater
www.wrightwayonsite.ca
250-240-4824
mike@wrightwayonsite.ca



April 22 2024

Dear Jordan Illingworth

QUOTE for a type 2 Sub Surface Drip Pressure distribution system

Job description: To install a type 2 sewerage system with an 1100 lgal type 2 Bionest combined treatment tank, a 450 lgal pump chamber

With a daily design flow (DDF) of 1000 liters per day suitable for up to (2 bedrooms)

Scope of work:

- Design and File with Vancouver Island Health a record of sewerage system. (\$2650)
- Install 2 concrete tanks in the driveway with H20 rated driveway lids and heavy duty driveway risers to bring access lids to finished grade.
- Install Floats for pump controls, electrician to do all connections, pump and control leads will be in tank ready for hook up.
- Install 100 linear feet of subsurface drip emitters
- Proposed Field area to go as laid out on the property.
- cap with 10 cm of topsoil. Cover observation ports, flush outs, ball valves, OP's with 15cm round lawn boxes. Rake field area ready for grass seed.
- Excess excavated spoil from tank dig not included in quote to remove.
- All materials, equipment, haulage, and labour required to complete the above work to be supplied by Wrightway Onsite.

ESTIMATE DOES NOT INCLUDE:

- Water to fill tanks
- Any required electric work to connect building electrical supply to system control panel and from control panel to pump and transducer, this work has to be carried out by a certified electrician and quoted separately by them (3 circuits are required 2 x 15 amp 115v for panel and alarm and blower, 1x 20 amp 115v for pump)
- Supply or application of grass seed over field area, around tanks or on trench lines
- Any rock breaking if rock is encountered, haulage of excess spoil offsite

All work to strictly adhere to the required standards as per BC SPM Version 3 and BC SSR 2004 (amended 2010).

TOTAL \$31,060 + GST

Sincerely

Mike Crawford ROWP Trainee under the supervision of Julian Wright ROWP #OW 0734

quote valid until 06/30/2024.