



TenHouse Building Workshop Inc.

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Minor Variance Cover Letter - 3 Renfrew Place

Date: 2023-12-29

Please accept our application for a minor variance at the subject address.

Please note that we have consulted city staff about our project and have made changes to the proposal after hearing their comments. City staff were able to support our proposal in principle after the changes. Our city contact as Mila Masic.

The owners are seeking to reduce the required accessory structure exterior side yard setback so that they can locate the structure in their desired location.

The accessory structure is desired in the exterior side yard as this provides safe access for the children rather than having to navigate the entire pool edge if the accessory structure were in the rear yard. The side yard also provides quick access in the winter months for storage and blocks the wind which impacts the pool. Finally, having the accessory structure in the rear yard would require added expense/complications to run the electrical and plumbing lines.

Based on the desired size for an outdoor covered space and accommodating the existing pool, we would require a variance for a reduced accessory structure exterior side yard setback.

The owner is also seeking relief for the total accessory structure area. The proposed accessory structure itself is 70.23 sq.m., essentially meeting the bylaw requirement of 70 sq.m maximum. The remainder of the proposed accessory structure area is made up of a pavilion/shade structure (no walls), a pool equipment shed, and a yard work storage shed which conform with the required height/setback zoning bylaws. The accessory structures are well spaced from each other reducing massing impacts.

We believe these variances to be minor in nature and cause no undue negative impact on the public. In our opinion this proposal meets the 4 tests of the planning act.

Please do not hesitate to contact me for further clarification.

Thank you and kind regards,

Matt Fratarcangeli C.E.T, BSS, BCQ
Qualified and Registered BCIN Designer
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