

Rationale for Variance for outdoor deck on Carriage House at 425 Heales Avenue

Please note that we propose to build a new house and garage at 425 Heales Avenue.

The garage will be located at the back of the residential property, with Lane access, and would include a 2 car garage and a private entrance for the Carriage House above.

The Carriage House above the garage will be a 1 bedroom suite, with it's own kitchen, bathroom, living space and an amenity space, as per the City of Penticton's Development Services Bulletin for Carriage House Guidelines.

We would like the "Amenity Space" to be in the form of a small covered deck, designed for comfort, and privacy for both the tenant and neighbouring residences. This space will not only enhance the property value, but enhance the quality of life for the tenant.

We want to ensure that the tenant has an area for an outdoor lounge, sitting area and provide space for some garden pots, for them to enjoy some outdoor living in the Okanagan, while in the privacy of their own home.

Our proposed Carriage House design does consider our neighbours, and we have included a 7' privacy wall on the East side of the outdoor deck, opposite the West side solid living room wall, and we would be installing frosted panels along the side of the deck facing the laneway, for privacy. The neighbour to the rear of the Carriage House also has an outdoor deck, at the same elevation, and they have a solid fence surrounding their deck. Neither resident would have their privacy infringed upon. We have also designed all of the windows of the Carriage House to be upper windows, to allow natural light for the tenant, but also not allowing any views into the neighbouring properties, for privacy reasons.

We truly believe that an outdoor living space is crucial for enhanced Okanagan Living and their all around Mental Health and wellbeing.

We are also acutely aware of the housing crisis in Penticton and consider this our way of helping provide a safe and comfortable place for someone to call home.

Kindly consider this "Amenity Space" for our proposed Carriage House project.

We would welcome any opportunity to discuss this project with you.

With Kind Regards,
Clarence Fehr and Renee Leighton.