

# Appendix 13 - Letter of Rationale for Variances



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City of Salmon Arm  
Planning and Development Department

Attention: Planner

**Re: Rationale for Variance**

To Whom It May Concern,

On behalf of FLAT Architecture, we are pleased to submit this Letter of rationale for variance requested regarding the proposed development of a townhouse project located at **1150-12<sup>th</sup> ave**, within the Salmon Arm.

The proposed deck projection/reduced setbacks from property line; however, it is an open, unenclosed structure that does not add to the building's massing or visual bulk. It is intended to provide functional outdoor covered space while maintaining an appropriate level of privacy, light, and separation from adjacent properties. The deck does not compromise sightlines or overshadow neighboring lots and remains consistent with the character and intent of the zoning bylaw, which typically allows limited projections for architectural and outdoor features. Any encroachment is minimal and does not negatively impact neighboring properties or the overall streetscape.

Reduced distance between road and garage; A shorter driveway allows for more compact site planning, which can increase the number of units or create opportunities for enhanced communal spaces such as landscaping, play areas, or pedestrian pathways on the rear of units. This is particularly valuable in urban infill or high-demand housing areas. Reducing driveway depth encourages buildings to be positioned closer to the street, promoting a more pedestrian-friendly and engaging streetscape. Some jurisdictions support or encourage reduced driveway depths in favor of maximizing building frontage, increasing density, and reducing hardscaped surfaces, in line with sustainability and smart growth principles. It also prevents or discourages their use as a parking spaces.

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