

9485 Houghton Road. Vernon, BC. V1H 2C6 Development Variance Permit Rationale for Proposal

As the owners of this property (Mehdi Ebadi & Razieh Seyedbahaedin of 4377 Prospect Road. North Vancouver, BC. V7N 3L8) we understand that the Regional District of Central Okanagan (RDCO) requires a home to have a minimum width of 18 feet in the RU5 Zone. The RDCO staff explained that the reasoning behind this bylaw is so that the neighbourhood does not look like a trailer park, but we believe this home is not going to resemble the appearance of a trailer home in the neighbourhood. In fact, we believe it will be a great addition to the neighbourhood considering its modern design. For this reason, we are applying for this variance and would greatly appreciate the RDCO staff's consideration.

In this proposal, we hope that the accompanying Development Variance Permit Application will be successful with the RDCO and that the existing factory-built home on 9485 Houghton Road will be acceptable with a 3.65 meter (12 feet) width rather than the required 5.5 meters (18 feet width). With the addition of a permanent patio that's fully covered with a roof, this home would look wider than what it actually is and the concern of having the trailer park look will be irrelevant. This home also does not look like a typical factory-built home because it uses a metal siding that's not commonly used in factory-built homes. As you can see in the renderings, this results in a more useful, modern, and attractive appearance. Additionally, we believe it's necessary to emphasize this home's significant factors that make it far different and more environmentally friendly from a conventional home or trailer home.

This factory-built home is a custom-made home that will meet the highest standards of energy efficiency in British Columbia by achieving Step 5 on the BC Energy Step Code. As this is also a net zero ready home, if there's the addition of solar panels, the home will produce as much clean energy as it consumes. This also means that the home will be energy efficient with optimized thermal comfort year-round. A net zero-ready home (as a baseline) of this size has not existed in the factory-built homes industry yet in BC.

Energy Efficient Features of this Home:

- This home is a high-performance home and will be 100% fully outside insulated
- This home uses triple-glazed doors and windows and all thermal breaks are eliminated by using structural insulation where doors, windows, and foundation connections are. To ensure that this goal was met, one of the top Envelope Engineer Firms in BC, Hamid Design Build Ltd, designed the envelope of this home with proper energy modeling testing to ensure Step 5 on the BC Energy Step Code.
- The insulation used for this home consists of Rockwool comfort board 110 which is also called rock wool or mineral wool. This insulation consists of more recycled material compared to typical fiberglass insulation and is also fire and water resistance (proof).

This home will be an exciting and attractive addition to this neighborhood not just because of its modern and simplistic appearance, but also for its energy efficient functionality.



Martin Ebadi, Owner



Razieh Jozhajimirza Seyedbahaedin, Owner