

5850 BRAEMAR AVENUE
BURNABY, B.C.

January 15, 2015

Board of Variance
City of Burnaby

Dear Board Members:

We are the owners of 5850 Braemar Avenue and have plans to build a new home. Our goal is to design and build a beautiful high quality and high value home that will fit in with, and improve, the neighbourhood. We are aware of the impact any new construction has on a neighbourhood and have made every effort to design as a good neighbour and to stay in compliance with Building Bylaw. We have been working on the building plans and have had meetings with city staff prior to these final drawings and have already made changes and concessions as requested by the Building Department.

This property is a corner lot and is situated where the subdivision transitions from low lying properties, on Whelen Court, to high sitting properties, on Braemar Avenue. As a result of the location and topography, it is a very difficult lot on which to design in accordance with the Burnaby Building Bylaw. The property has a slope of over 25 feet from the south west corner to the north east corner. It also has a grouping of trees at the south side of the east property line.

After working on this design for three months we feel that, given these site conditions on this particular property, a home designed to meet all the technical aspects of the Building Bylaw would not be very well received by the local property owners. We have, to the best of our ability, designed a home that will satisfy the difficult topography conditions without becoming a dominant presence on the street and without having a negative impact on the streetscape or existing trees. We feel our proposed design satisfies all the intents of the Building Bylaw. However, the plan does require relaxation of the City of Burnaby Building Bylaw and we ask that you allow us the following variances:

a) Height

As mentioned, the lot slopes over 25 feet from the south west corner to the north east corner. This severely skews the building height calculation, making it impossible for us to come up with a design that satisfies the technical interpretation of the height bylaw and still have a reasonable home design. The North East corner is extremely low, while the other three are within design reason of each other.

All the roof lines of the existing houses along Braemar Ave drop in elevation as you go from Burris St. to Whelen Court. Our House follows this pattern, and is lower than the neighboring house at 5870 Braemar Ave. Our roof line begins at the first story, and the second story is buried within the roof, reaching a top height of 29.5 feet at the front yard. This roof design was specifically chosen to limit overall massing to ensure the house does not dominate adjacent properties or affect any views.

Because of the natural slope, of the subdivision, up to the south and west, the homes on the opposite side of Braemar are well above our house, so we will not affect them at all. We have also reduce the massing on the rear elevation by lowering the roof that projects furthest back on the property. There is also a natural privacy buffer of trees between our property and the low lying adjacent property on Whelen, such that you can hardly see one house from the other.

b) Front yard set back

We are proposing a front yard setback of **31.09 feet**. The adjacent property at 5870 Braemar is set back **24.61 feet** and the property at 5890 Braemar is set back **73.51 feet**. The property at 5890 Braemar is an irregular pan handle shape and required an exceptionally deep front yard. We feel that 5890 Braemar Ave is an anomaly and should not be considered when averaging the front yards.

We have worked very hard, and truly tried our best, to get a design that is attractive, buildable and one that does not have a negative impact on our neighbours. We hope that you look favourably on this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Rogic', with a large, stylized flourish extending from the end of the signature.

John Rogic
Coastview Construction Ltd (1987)