



Gradual Architecture inc.

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Canada V5G 1P9

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Date: February 5, 2015

Board of Variance, City of Burnaby
4949 Canada Way, Burnaby, BC V5G 1M2

Subject: Hardship Letter
5890 Empress Avenue - requests for Setback variances to the Burnaby Zoning Bylaw

To The Board of Variance,

Dear Sir, dear Madam,

On property owner's behave, I am writing to you to request the relaxation for the setbacks for the above noted property. Given the unusual site configuration of the subject property, the required setbacks create a long narrow building envelope, which is only 26' in depth. The envelope will not accommodate comfortable living space with reasonable size for the house with 4736 sq.ft floor area.

With above said, we have proposed a design with 16' projection into the rear yard. The following measures have been utilized to minimize the impact to the adjacent neighbor to the East.

1. minor or no soil disturbances to terrain grades;
2. existing trees within the rear yard are to be kept and protected;
3. provide minimum fenestrations at the rear facade (65 SqFt window area on 1646 SqFt east exterior wall)

Plus, the proposed variation to the rear yard setback would not result in the subject dwelling exceeding the permitted dimensional height, site coverage and development density.

Sincerely,

Ian Guan, Architect, AIBC
Gradual Architecture Inc.

Yuhan Zhao
Property Owner



City of
Burnaby

Building Department 4949 Canada Way, Burnaby, BC V5G 1M2
Telephone: 604-294-7130 Fax: 604-294-7499 www.burnaby.ca/building

Office Use Only

Building Permit #

AGENT AUTHORIZATION

OWNER/LESSEE

This will confirm my appointment of:

Steven Chen / Dragon Garden construction

(Agent's Name and/or Name of Company)

as my agent in all matters related to obtaining any required building permits or demolition permits for:

Project Address:

5890 EMPRESS AVE

and to make all necessary arrangements with the City of Burnaby, to perform all matters and to take all necessary proceedings with respect thereto.

It is understood that, until the City is advised in writing that the agent no longer acts on behalf, the City will deal exclusively with my agent with respect to all matters pertaining to the proposed demolition and/or building permit and are under no obligation to communicate with me or any other person other than my agent with regard to these permits. This authorization supersedes all previous appointments.

This document shall not be read as authorizing the Agent to undertake work on the property. Control of activities on the property remains with the property owner. The Agent must obtain written permission from the property owner independently to begin and continue any demolition or construction.

I /We hereby certify that I am/we are the () registered owner(s), or () the lessee of the said land and do hereby consent to the above.

1) Owner's or Lessee's Name

YUHAN ZHAO

Signature

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2) Owner's or Lessee's Name

Signature

3) Owner's or Lessee's Name

Signature

Company Name (if applicable)

Date

AGENT

Acknowledged by Agent:

Jing Feng Chen (Steven)

(Agent's Name and/or Name of Company)

Agent's Signature:

Phone:

6042306168

Email/Fax:

schen.luso@gmail.com

Date:

Address:

15755 38A AVE, SURREY, BC V5E 0K9