

Woodbridge NW (Deer Lake) Homes Ltd.
5th Floor – 210 West Broadway
Vancouver, B.C. V5Y 3W2



March 9, 2015

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

RE: Hardship Letter for Rez: 07-49 Temporary Sales Center at 4991 Claude Ave

Dear Board of Variance Members,

We write you this letter to explain the hardship associated with the maximum building depth of the Rez:07-49 temporary sales centre under the current R4 zoning. The temporary sales centre will be located at 4991 Claude Avenue, Burnaby, BC (PPA #14-00278) and will be constructed for the temporary purpose of demonstrating and preselling homes in the subject future development. The building will subsequently removed or demolished upon the successful completion of the presales campaign or relocation of the sales facility to a finished permanent building in the project whichever occurs first.

The proposed temporary building has a depth of 70' whereas a maximum building depth of 60' is permitted under the R4 zoning. Based on the site configuration, project design and access required we have maximized the width of the sales centre. There is absolutely no flexibility for additional sales center width beyond the 25' and our application for a three-story configuration was previously rejected. With the width and single story configuration established, 70' is the resulting absolute minimum building depth needed for effectively demonstrating the product and creating an acceptable sales presentation area. Any reduction in building depth would result in the inability to provide a realistic product model, sales office, accessible washroom and presentation area. We are seeking a variance to allow this additional 10 feet of depth under the R4 zoning for a short period of time so the Preliminary Plan Approval and Building Permit may be released prior to the CD rezoning 'catching up.' Along with the hardship, the rationale for granting the much needed variance could be based on many factors including the temporary nature of the building, the temporary nature of the variance and/or the intent of the R4 Bylaw as it relates to building massing, shadowing and rear yard setbacks.

The temporary nature of the building and the short duration of the variance under the R4 zoning should be significant considerations. Under the Real Estate Development Marketing Act and the Superintendent of Real Estate's disclosure statement requirements, the proposed CD zoning must be adopted and replace the R4 zoning prior to the commencement of sales. The Final Adoption CD rezoning will ultimately permit the temporary sales facility proposed depth and will almost certainly be in place within a month or two of building construction completion. At that time, the variance under the R4 we are seeking will not be relevant because it would be permitted under the CD zoning. Even after the CD zoning will permit the temporary building's proposed depth, the building itself is not permanent

and will be demolished or moved when it has served its purpose to temporarily market the project. We are looking to start construction on the sales centre immediately in anticipation of a mid-late spring Final Adoption and sales program commencement. Approximately 12-24 months is the most likely timeline for demolition or relocation of the building. It is important to note that demolition bonding will be in place to ensure removal of the temporary building if the proposed CD zoning is not adopted or the sales program is unsuccessful.

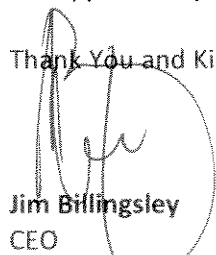
Please review the attached site plan submission for the project showing the orientation of the sales centre as it relates to the access points for sales and phase 1 of construction. With the required separate access for sales activities immediately adjacent to the east side of the sales centre and with the construction/servicing access immediately adjacent to the west side of the sales centre it is apparent that the width of the building is maximized for the site. Please also review the attached Sales Centre design. Even with a 70' depth we are only able to achieve a relatively small presentation area after modeling the main floor and ensuite of the typical unit. To reiterate, our 3rd party marketing company and the ownership group agree that the presentation area cannot be made smaller without jeopardizing the sales experience.

An internal lot line cancellation with 4981 Claude has been deposited with LTO to eliminate any concerns with side yard setbacks and no accessory buildings will be constructed on the subject property prior to CD bylaw adoption. With a 20' setback to the east and 55' to the west adjacent properties, single story construction (of which 42% is flat roof) and no accessory buildings, there will be far less massing opposing these adjacent properties than typical even with the proposed building depth variance. Based on a generous side yard setbacks and single story massing the propensity for shadowing the adjacent property is effectively eliminated as compared to typical 2-3 story construction and less generous side yard setbacks. It is also critical to point out that there will be more rear yard depth and area than would normally be permitted under the R4 because of the lack of accessory buildings and as such the setback from the rear property line to the closest building face is 108'.

The success of our pre-sales campaign and therefore the viability of the project is dependent on an effective sales program which requires a timely start to its construction. We truly believe the above rationale for varying the building depth requirements under the R4 zoning is reasonable.

We appreciate your consideration and attention to this matter.

Thank You and Kind Regards,



Jim Billingsley
CEO

Woodbridge Northwest Communities

From: Reid Thompson <reid@woodbridgenw.com>
Date: March 11, 2015 at 5:06:44 PM PDT
To: "Adam, Joy" <Joy.Adam@burnaby.ca>

Subject: Re: 4991 Claude Ave - Consolidation

Good Afternoon Joy,

Would you please pass along this sketch to the Board of Variance as it relates to the proposed variance for the temporary sales centre on the consolidated 4991 Claude Ave under PPA14-00278 and Rezoning Application 07-49.

The sketch depicts the fencing treatment for the remainder of the lot:

A-We will construct a minimum length of 25' of 3' tall front yard fencing along the East PL and internally around the sales centre.

B-There is an existing 6' fence along the East PL which starts about halfway to the Southern PL and we will construct a 6' fence tying the new front yard fence into this existing fence

C-Prior to Construction of the Sales Centre we will preload the area and the sales centre will be constructed on top of this preload. As such a portion of 4991 beyond the scope of the drawing will be preloaded and the remainder of the site will be existing vegetation until construction starts under the forthcoming CD Bylaw.

The existing grades at the corners of the proposed building are:

NW: 45.3'

NE: 46.1'

SE: 45.6'

SW: 45.6'

After the preload is in place the ground floor elevation will be approximately 47.5' but will not exceed 48.5'. The building will be constructed with a level interior to facilitate wheelchair accessibility but the grade along the length of the building will slope gently. We're anticipating a finished grade of pavers only 2" below floor level at the SE/SW corner and approximately 6" below floor level at the NE/NW corners.

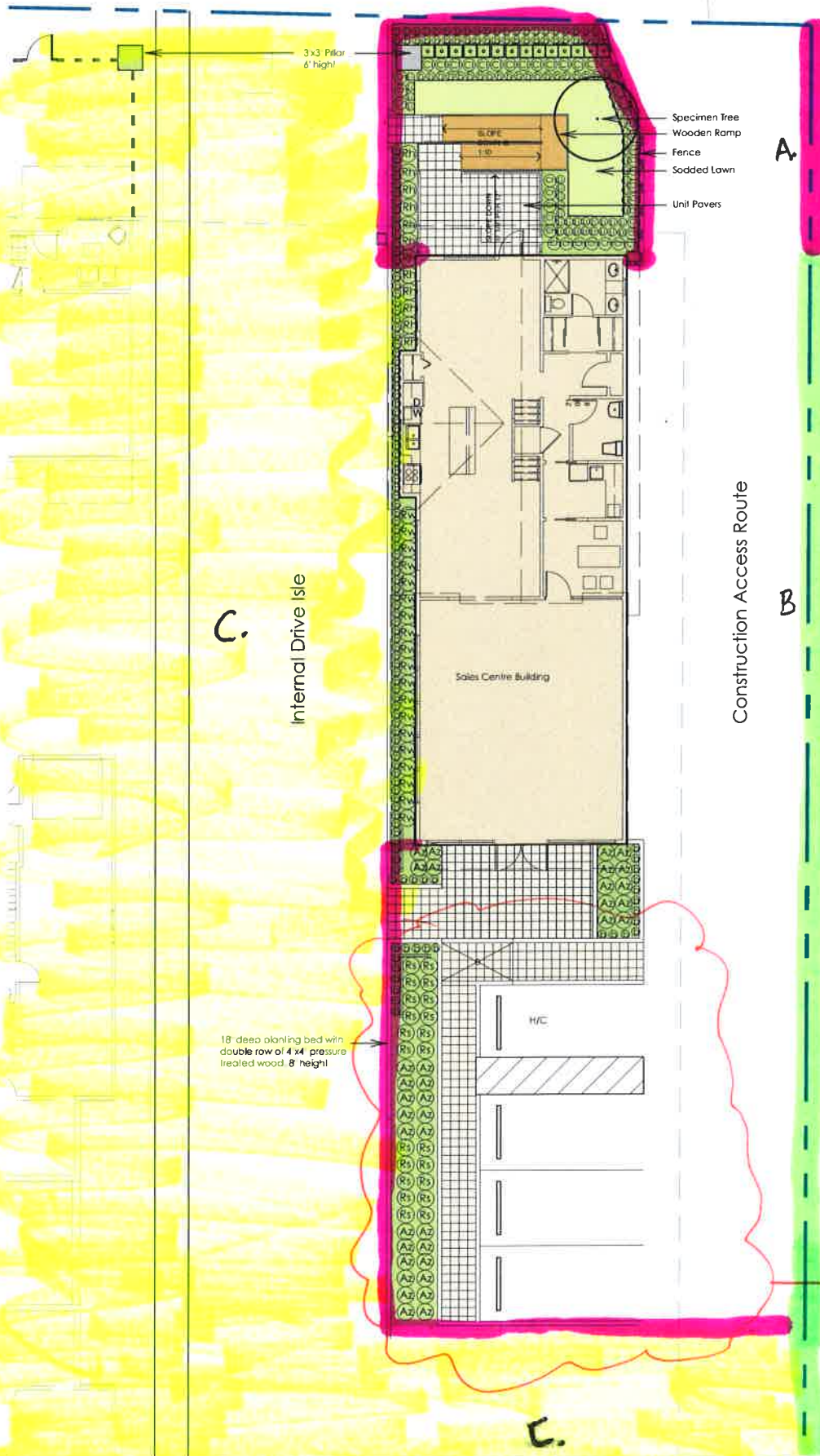
Please let me know if there is any additional clarification required.

Thank You and Kind Regards,

Reid Thompson
VP Development
Woodbridge Northwest Communities Ltd.
604-719-5365
reid@woodbridgenw.com

Fencing Details

CLAUDE AVENUE



PLANT LIST

SYM	QTY
Rw	12
b	158
Rw	19
Az	36
Ch	29
Cl	15
Li	14
h	39
Rs	20
	22

- A** - new 3' foot front yard fence to tie in with Bon E PL.
- B** - new 6' side yard fence to tie in with A on the North and existing 6' cedar fence on the South
- C** - Prior to final adoption the existing vegetation will be maintained until pre-loading commences. After Final Adoption, construction will commence under the new Comprehensive Development ("CD") Zoning.

minor reconfiguration to provide additional turning radius depth per PPA comments which changes have been incorporated into the drawing submitted for BOV