

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

March 05, 2015,

Subject: Appeal for varying the minimum distance between the principle & accessory building for proposed two-family dwelling with detached garage at 1205 Sperling Ave.

Dear Sir,

Our client is proposing to construct a two-family dwelling with detached garages on the subject property, which is a corner lot towards the south-west of the intersection of Aubrey St. with Sperling Ave.

He had approached the Board previously with a request for variance to the front yard setback based on front yard averaging requirement and for a flanking side yard setback for a detached garage. Both of those appeals had been granted by the Board.

At that meeting, during the discussion, there were comments with reference to the lack of recreational open space for the unit towards the west. The developer has reviewed that aspect and revised the design for the detached garages. The new proposal has pushed back the garages towards the rear and taken their access directly off the lane. This allows for an open space to be created towards Aubrey St. which can be used by the unit to the west for private use.

The only consequence of this revision is that the detached garages observe a 6' distance from the principle building where 14.8' is required.

The intent of the bylaw is to ensure provision of ample open space for the property with adequate daylight. The wall portion adjacent to the garage has limited openings and rather allows for sufficient light and open space for this unit towards the front where it is required most.

Furthermore, the presence of the intervening lane and the fact that the adjacent house most impacted, has minimal windows towards the lane as also that the massing of the permitted principle building which articulates that street frontage and defines much more strongly that corner rather than the small single storey garage, which will get adequately hidden with some landscaping towards that street front.

On behalf of the owner I would like to request the members of the board to give our request for the variance their due consideration as it is attempting to address a genuine concern which was brought up

at the earlier meeting, without creating any negative impact and improving the livability of the unit to the west to a great extent.

Thanks,

Vikram Tiku

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