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City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2
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Attention: Building Department

Subject: 6585 Halifax Street

We would like the city to consider the minimum front yard set-back for 6585 Halifax Street to 29.05ft. Even though the average of 2 consecutive homes on each sides is 42.43 feet, one of the 4 properties, 6561 Halifax Street is 61.2 Ft away from the Lot Line whereas the other properties are around 35 ft.

It is very rare that you will find a house that is 61.2 Ft away from the front lot line, it is practically half of the lot. It was built in 1930, so it is more likely to be demolished in the near future. Also, the front setback required by the R4 zoning is 24.6 Ft and our request is 4.45 Ft more than that.

Considering I have paid such a high premium, it is unreasonable for us to build the properties 42.43 Ft away based on 6561 Halifax St which might be demolished in the future. If we were to build garages facing each other in order to reduce the setback, it is extremely hard to park the vehicles in the garage and the homes always end up selling under market value.

Please look at the other adjacent properties for the average excluding 6561 Halifax St, as it is an old home and might be demolished in the near future.

Sincerely,

Amitoj Sanghera

