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August 26, 2015

**City of Burnaby
Board of Variance**

4949 Canada Way
Burnaby, BC
V5G0 1M2

Attn: Margaret Malysz, *Architect AIBC, CP*
Development Plan Approvals Supervisor

Re: 3701 Keith Street - Warehouse

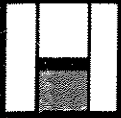
Dear Margaret,

This letter of hardship addresses the new proposed warehouse building located at 3701 Keith street. The city zoning of this site is M5 and the proposal is to construct a new warehouse with office and storage facilities. This warehouse proposal is purpose built by the owner of Alesther Metal Distributors who is currently located at 3117 Norland Avenue. Alesther Metal's is currently leasing the space housing its facilities and has received an eviction notice from their landlord. This has prompted the owner to build its own facilities within the city of Burnaby where he has owned and operated two long time businesses that have operated in Burnaby for over 10 years.

The design proposal for the new warehouse is requiring a relaxation of the front yard setback on the southeast corner of the property. The front yard setback allowable is 9 meters (29.53 feet). We are requesting a front yard variance for 4.57 meters (15 feet) at the southeast corner only.

The following items outline the hardships on the site and the reasons for the front yard relaxation on the southeast corner of the property:

1. 3701 Keith Street is an odd shaped lot that is located at the end of a cul-de-sac on Keith Street. The cul-de-sac's curved profile forms the southeast corner of the lot creating difficulties in locating the building on the site. Through months of preliminary design review with City planning, it was clear that accommodating parking and loading and ensuring that manoeuvring of trucks for loading was not encroaching on the front yard setback, was a difficult task due to the property's configuration. The office/storage 3 storey block was moved to the southeast corner from the southwest corner in order to address parking and loading requirements, therefore the request for a front yard variance was needed.
2. The change in vertical elevation from the northwest corner to the southeast corner is 43 feet. This lot is located just east of Boundary road and one block north of Marine Way. The south end of the lot which Keith street is located on is the low end of the site. This steeply sloped lot is also a hardship in accommodating for the parking that can only be sloped at a maximum 5%. As a result, the proposed parking and loading is located in 2 locations while minimizing the need for retaining walls which are all proposed to be compliant with the zoning bylaw.



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3. There are 2 front yard setbacks for this property that was determined by City Planning. The cul-de-sac facing the street and the south property line were both determined to be front yards and therefore limiting the location of parking. In addition the west property has a restrictive covenant for a BC Hydro Right of Way therefore creating more limitations on the building footprint location.

The design proposal is seeking an approval from the Board of Variance for a front yard variance located at the southeast corner of the Office/Storage portion of the building. The proposed entrance is ideal for the street access off of Keith Street and provides an improved fire fighter's access and orientation. We appreciate your careful review of this variance request.

Sincerely,

Carman Kwan Architect AIBC, LEED® AP
Principal Architect