

Sandra Lambert Wong
6092 Brantford Avenue
Burnaby, B.C.

Wednesday, January 27, 2016

Burnaby Board of Variance
c/ Office of the City Clerk
4949 Canada Way
Burnaby, B.C. V5G 1M2

Re: 6092 Brantford Avenue Plan NWP69511, DL 92 Lot 1 - Request for relaxation of Front Yard Set Back

We are writing to request your assistance in obtaining approval for a relaxation in our front yard set back.

Our architect has advised us that the minimum front yard set back is typically 24.61', but understand the requirements due to averaging (taking into consideration the neighbouring properties) at our residence is 30.56'. We would like to request a relaxation by the City of Burnaby to provide us with a front yard average of 25.26' (5.30' less), which would still be within the typical set back.

The original survey (provided to us by the previous owner) at the time of purchase showed a set back of 24.6' in the front. We designed our house with the back deck as an extension of our home and without a relaxation in the set back, we would lose a significant portion of our deck. The beauty of our home is as much in the back incorporating the yard and creek as much as it is the inside of the house.

Our property on Brantford has a Class B creek - Fume Creek - that flows northward through our rear yard with a 10m setback bylaw (Streamside Protection and Enhancement Areas Bylaw (SPEA), Zoning Bylaw, Section 6.23).

We spoke to Planning and Environmental to obtain the additional space in our rear yard in order to adhere to the front yard set back. But unfortunately, we were advised that we could not due to the 10m set back requirement (as we our building envelop is as far back as we can go) and that we would need to request for a relaxation of the front yard set back.

We purchased this property because we love the creek and think it adds a unique and rare element of nature/ outdoors in our rear yard. The beauty of the lot is in the back yard which incorporates the creek. Unfortunately, if we are unable to receive the relaxation, we would have to lose the majority of our back deck which was designed specifically for our family to use as an outdoor recreation space while enjoying the beauty of the back yard.

We want to build a space that we can enjoy from the rear of the house and one our young family can grow into. In fact, this is our dream - forever home and plan to pass this down to our children. We hope the City will take into consideration that when the original bylaws were created that homes were relatively smaller and give us the opportunity to build our dream home which will be a beautiful addition to the neighbourhood.

Thank you for your consideration in this matter.

Regards,


Sandra Lambert Wong
778.772.7000