

Dear City of Burnaby,

The subject site 3881 Edinburgh Street is located in the Vancouver Heights neighbourhood, site characteristics are as follows:

- R5 zoned lot measures approximately 50ft. wide and 121.91 ft. deep,
- The property observes a downward slope of approximately 32ft. from the front (south) to the rear (north) and approximately 40ft from Edinburgh Street to the rear lane.
- Single family dwellings abut the subject site to the west and directly across Edinburgh Street on the high side of the street to the south.
- There are no dwellings north of the property as Edinburgh Street is the last street on the downward slope of Vancouver heights. There is no adjacent property to the east of the home as the space is occupied by a metro Vancouver water pumping station.
- Vehicular access to the site is from the rear lane with greenbelt on the north side of the rear lane.

Reason for variance request: hardship due to the severe slope of the property and as a result a requested building height variance of 4' 11". This would bring the height of the front (south) of the building to 24' 6" and 34' 5" at the rear of the building (north side). The expected impact as a result of the variance is minimal to none for the following reasons:

1. Due to the upward slope dwellings on the south side of Edinburgh Street sit significantly higher than the subject site. For example, the home directly south of the property has a main floor elevation that is roughly 27 feet higher than the main floor of the proposed building. As such, a height variance of 4' 11" would not impact the views of the surrounding homes.
2. Adjacent Properties - due to the slope of the lot, and the building envelope setback from the street, the front of the proposed building is roughly 7 feet lower than lot line on Edinburgh Street. Although the measured height of the front of the new dwelling would be 24' 6", effectively, it is a net height of 17' 6" due to elevation differential when overlooked from the Edinburgh Street adjacent to the property line. Due to this height differential from the top of the road to the front building envelop, an over height of 4' 11' is imperceptible when overlooking the property from Edinburgh Street.
3. Neighborhood Character - newer (2 story + cellar) homes on the low (north) side of the street follow a similar design with respect to building height, for example 3795 Edinburgh. In general many homes in Vancouver Heights with similar lot elevation challenges follow a similar pattern as in this variance request.

Sincerely,

Edgar Briza (Home Owner 3881 Edinburgh Street)

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