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Date: October 14, 2022

To: Planning Department,
Port Moody City, B.C.

Project address: 148 Elgin Road (North Lot), Port Moody, B.C.

Re: Request for Variance # 1

The proposed lot located at 148 Elgin Road (northeast corner of Elgin Road and St. George Road) has been subdivided and rezoned from RS-1 zoning to RS1-S Zone.

The previous owner's intent was to preserve the existing building which is located on the northern side of the lot.

The new owner's intent is to build a new single-family house on each of the divided lots.

The setbacks for the single-family house on the southern part of the lot, at the corner of Elgin Road and St. George Road, have been approved.

Please refer to Appendix 1 attached.

Each subdivided lot is approximately 20 M. x 20 M. (66' x 66') square shape lot.

Setbacks of the existing building are as follows:

North (St. Andrew Street): 1.2 M.
West (Elgin Road): 3.43 M.
South to proposed property line: 9 M.
East: 6.7 M.

Required setbacks of the as per RS1-S are as follows:

North (St. Andrew Street): 1.8 M.
West (Elgin Road): 6 M.
South (New Property Line): 1.2 M.
East: 7.5 M.

Setback variances are requested for north and east setbacks.

Setbacks for the proposed north lot are as follows:

South (New Property Line): 1.8 M.
West (Elgin Road): 6 M.
South (St. Andrew Street): 7.5 M.
East: 1.8 M.

The proposed building would be located at the southeast corner of Elgin Road and St. Andrew Street, and the following points need to be considered:

- 1- 1.8 M. North setback to St. Andrew Street would be insufficient due to the slope of the Road and the required driveway for access to the parking at the required elevation.

- 2- East setback to be unnecessarily excessive, so the proposal is to replace the north and east setbacks and to increase the south setback from the required 1.2 to 1.8 M.
- 3- This will provide ample setback and front yard next to St. Andrew Street and improve traffic visibility at the corner of St. Andrew Street and Elgin Roads.
- 4- With this proposal, the front yard at Elgin Road would be 6 M. and the side yard at St. Andrew Street would be 7.5 M.
- 5- With the required East & North Setbacks, the building footprint would be very narrow and too long. (Only be 6.56 M. wide and 16.46 M. long) and the proposed setback the building dimensions would be 10.78 M x 12.28 M which would be a much more appropriate dimension for a more proper building layout. Please refer to Appendix 2 attached.

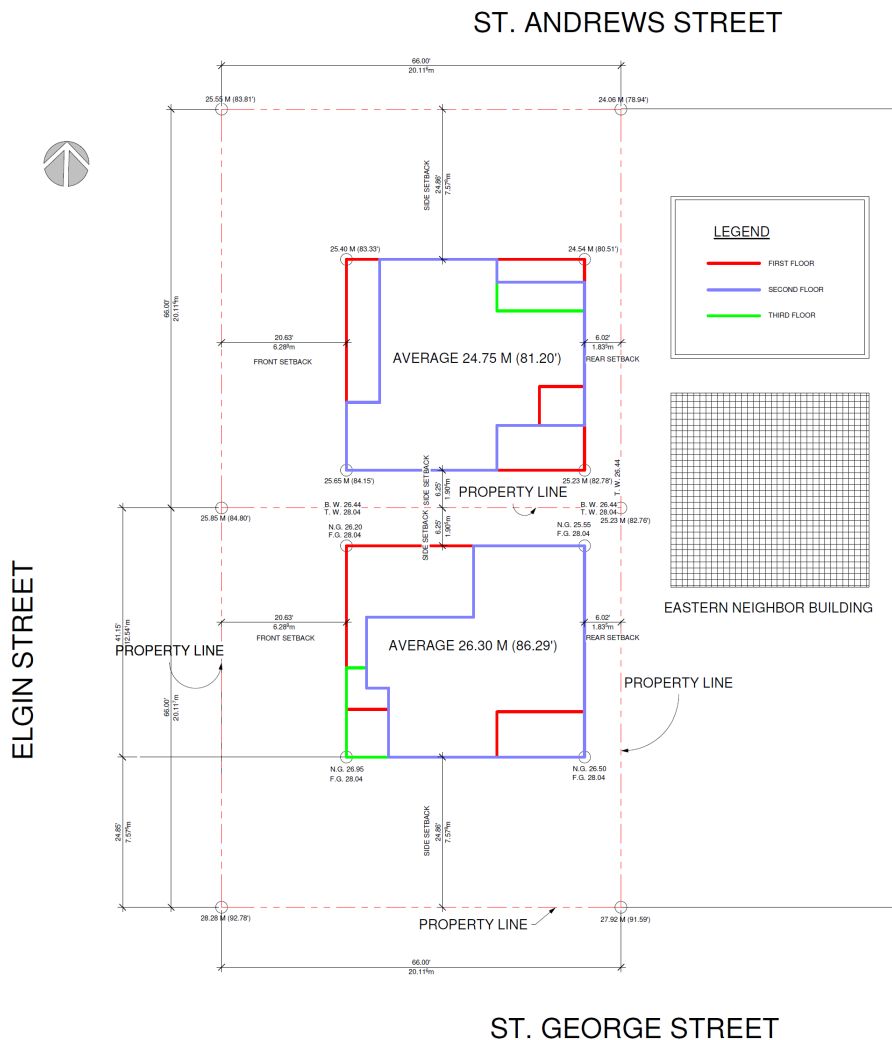
The proposed setbacks are as follows:

South (New Property Line): 1.8 M.

West (Elgin Road): 6 M.

North (St. Andrew Road): 7.5 M.

East: 1.8 M.



Project address: 148 Elgin Road (South Lot), Port Moody, B.C.

Re: Request for Variance # 2

The proposed subdivided lot is located at the southern half of 148 Elgin Road property.
At the northeast corner of Elgin Road and St. George Road.
The rezoning proposal is from RS-1 to RS1-S Zoning.

The property is located within a flood hazard zone as identified and defined by the City of Port Moody's hazardous land map.

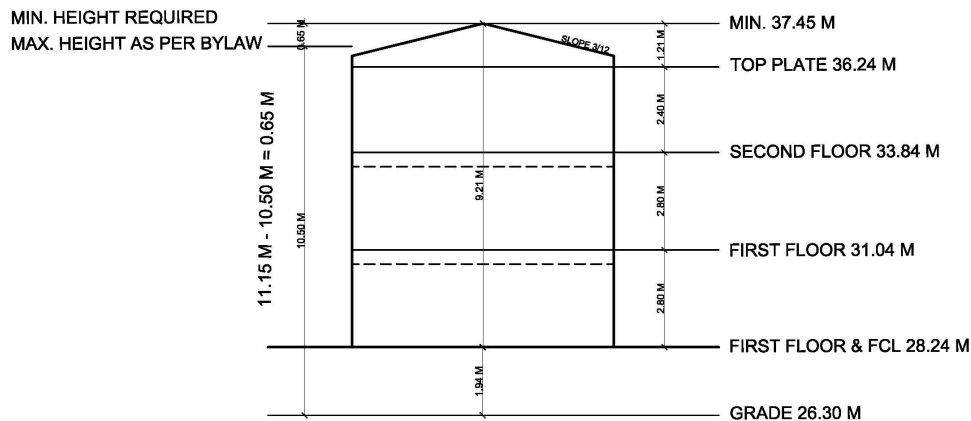
The Flood Construction Level (FCL) based on the flood hazard assessment report prepared by the Northwest Hydraulic Consultant Ltd is at **+28.24 m.**

The Grade based on the RS1-S zone is at **+26.30 m.**

So the lowest level of the building should be raised by **$28.4-26.3=1.94$ m.** which is unusual.
The minimum required height for a building from the lower floor to the roof ridge is **9.21 m.**
plus the distance between the Grade to the lower floor would be **$9.21+1.94=11.15$ m.**

The maximum allowable height of the building from the Grade is **10.5 m.**

Therefore **$11.15-10.50= 0.65$ m.** height variance has been requested.



148 ELGIN (SOUTH LOT), PORT MOODY

Your kind attention to these requests is appreciated.

Best regards.