



100- 2240 CHIPPENDALE ROAD WEST VANCOUVER BC V7S 3J5 T 778340 4142 E FARZIN@FYARCH.CA

Date: April 30, 2019

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

Project address: 148 Elgin Road, Port Moody, B.C.

Re: Request for Variance

The proposed project is to subdivide and rezone an existing building in RS-1 zoning located at 148 Elgin Road at the northeast corner of Elgin Road and St. George Road to RS1-S Zone.

The Owner intent is to preserve the existing building, located on the northern side of the lot and after subdivision, build another single-family house on the southern part of the lot, which would be at the corner of Elgin Road and St. George Road.

To save the existing building from demolishing, the lot should be divided into two north and south lots along Elgin Road.

Each lot would be approximately 20 M. x 20 M. (66' x 66') square shape lot.

Existing 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 existing building as per RS1-S are as follows:

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

Therefore setback variances are requested for west and east setbacks.

Setbacks for the proposed building as per RS1-S are as follows:

North (Proposed Property Line): 1.2 M.
West (Elgin Road): 6 M.
South (St. Georges Street): 1.2 M.
East: 7.5 M.

Since the proposed building would be located at the corner of two relatively major roads, there two main issues with the above required setbacks, which needs to be considered:

- 1- 1.2 M. South setback to St. Georges Street would be insufficient and east setback to be unnecessarily excessive, so the proposal is to replace the south and east setbacks and to provide 8 M. setback along St. Georges Street and 2 M. interior setback. This will provide ample setback and front yard next to St. Georges and also improve traffic visibility at the corner of St. Georges and Elgin Roads. With this proposal there would be 6 M. front yard at Elgin Road and also a 8M. Front yard at the St. Georges.
- 2- With the required East & West Setbacks,, the building would be very narrow and too long. (Only be 6.5 M. wide and 17M. long) and the proposed setback the building dimensions would be approximately 10M x 12 M which would be a much more appropriate dimensions for a more proper building layout.

The proposed setbacks area as follows:

North (Proposed Property Line): 1.8M.

West (Elgin Road): 6 M.

South (St. Georges Street): 7.5 M.

East: 1.8 M.

As a conclusion and by referring to the comparison layout below, it seems quite obvious that the proposed variance would be beneficial for the streetscape, traffic and the building layout.

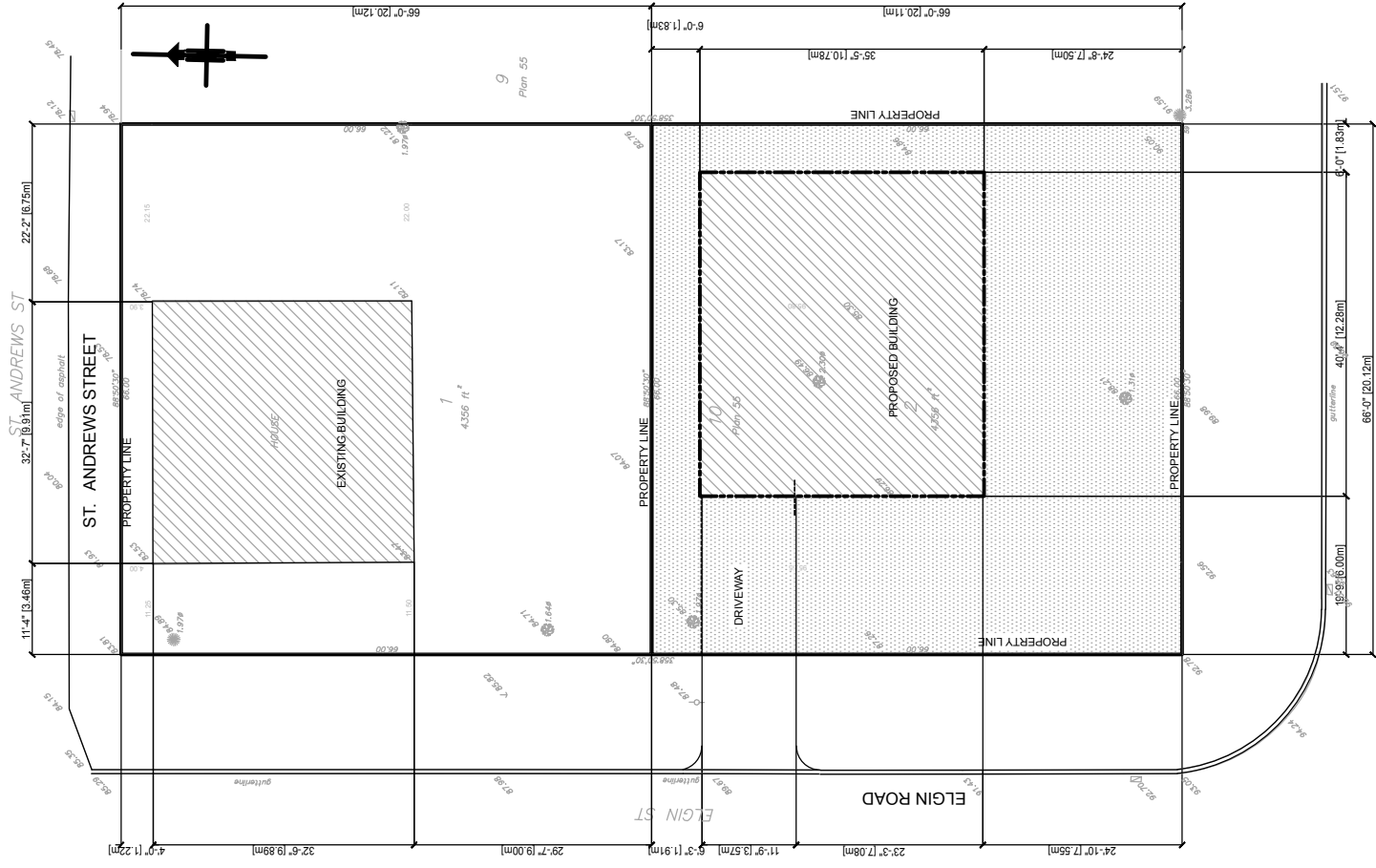
Your kind attention to this matter will be appreciated.

Best regards;

Farzin Yadegari, Architect, AIBC



SITE PLAN
ST. GEORGES STREET
AS PER ZONING BYLAW



SITE PLAN
ST. GEORGES STREET
AS PER REQUESTED VARIANCE