

## **1775 Trimble Street – Board Minutes and Decision**

**Appeal Section:** 573(1)(b) Appeal Regulation  
**Legal Description:** Lot 36, Block 133, District Lot 540 and Plan VAP 16330  
**Lot Size:** Lot Area = 6,710 sq. feet  
**Zone:** RS-1  
**Related By-Law Clause:** Section 3.2.1 – Density and Floor Area  
Section 3.2.2.6 – Rear Yard Depth

### **Appeal Description:**

Requesting a relaxation of Section 3.2.1 – Density and Floor Area and r Section 3.2.2.6 – Rear Yard Depth regulations of the RS-1 District Schedule to permit the construction of a two-storey with a basement one-family dwelling at this site (Related to Development – Building Application No. DB-2023-00433).

### **Technical Information:**

Permitted FSR: 0.70 (4,697 sq. ft.)  
Proposed: 0.69 (4,650 sq. ft.)

47 sq. ft. or 1 % *less than* maximum permitted

Above-Grade Permitted FSR: 2,741 sq. ft. (Lot Area x 0.20 = 1,399 sq. ft.)  
Proposed: 2,975 sq. ft.

234 sq. ft. or 8 % over maximum permitted

### **Discussion:**

**Alex Henry,**  
appeal.

were present to speak in support of the

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

**The appellant's initial comments were that** they're looking for more square footage for a main floor bedroom and bathroom.

### **The Director of Planning's Representative**

**Mr. Chen's initial comments were that** this is an appeal for above grade floor area and rear yard requirements. The Director of Planning is not in support of the appeal as the appellant was adamant about keeping their proposal.

**The Board Chair stated** that the Board's site office received four (4) letters in Support and no (0) letter in opposition to this appeal.

**The Chair** stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their surname for the record.

**There were no comments.**

**Final Comments:**

**Mr. Chen's final comments were that** this is considered a new development, and the Director of Planning is not prepared to support the relaxations of regulations for new development, especially for a larger lot.

**The appellant's final comments were that** their parents are aging and they would like them to age in place comfortably. Their neighbours are very supportive of this appeal.

This appeal was heard by the Board of Variance on July 18th, 2023 and was ALLOWED, thereby granting relaxations of Section 3.2.1 – Density and Floor Area and Section 3.2.2.6 – Rear Yard Depth regulations of the RS-1 District Schedule APPROVED the construction of a two-storey with a basement one-family dwelling at this site (Related to Development – Building Application No. DB-2023-00433), and subject to the following conditions:

- (1) that the Board approved and accepted the Architectural drawings as shown and presented to the Board of Variance at the appeal hearing on July 18th, 2023; and
- (2) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

**Board's summary and decision based on the following:**

- The Board found site hardship to allow this appeal (to allow a FSR variance of 235 sq. feet)
- The Board also received four (4) Support Letters and NO Opposition letters from the neighbourhood (from the Board's neighbourhood notices)
- The Owners confirmed that they will continue working with the City and obtain all the required City's Development – Building permits to the satisfaction of the Director of Planning.

**Attention:** Board of Variance

**Regarding:** Address 1775 Trimble Street, Vancouver B.C.

**Permit Number:** DB-2023-00433

To Whom It May Concern:

We are writing regarding a proposed single-family development at 1775 Trimble Street, located in Vancouver's RS-1 Zoning district.

There are two items we would like to address regarding our building permit deficiency list dated April 12<sup>th</sup>, 2023.

Item One:

Zoning and development bylaw compliance; it's been indicated that our proposal would exceed the maximum floor space ratio by 232 sq. ft.

We calculated our allowable square footage in hopes of achieving a FSR of 0.70, using section **3.2.1.1 (c)**. However due to the lot size, we must adhere to **3.2.1.1 (b)**, which states the floor space ratio "must not exceed a floor space ratio of 0.20 plus 130 m<sup>2</sup>" which is the lesser of the two options outlined in section **3.2.1.1 (c) (i)**

The difference between these two options - 232 sq. ft. - makes up a main floor bedroom and bathroom in the proposed design.

Rationale for the Request for Variance:

- The proposed house creates a smaller footprint compared to the residence that currently exists, even with the additional 232 sq. ft.
- The main floor living space was thoughtfully designed to accommodate a recently widowed elderly parent who requires access to main floor living without stairs.
- Long term, the owners plan to age in place in their home and utilize the main floor bedroom and bathroom.
- Removing this portion of the house would cause undue hardship on the resident in the short term for their parent, and negatively impact the owners use and enjoyment of their home in the future.

We respectfully request a variance for RS-1 Zoning and Development by-law **3.2.1.1 (b)** .

Item two:

Zoning and development bylaw compliance; it's been suggested that the proposed rear yard must meet the minimum requirement of 45% of the site depth as per **RS-1 3.2.2.6.**, or follow the option presented in **RS-1 3.2.2.19.**

At the rear of this lot, there is a city right of way and there is no laneway access. Therefore the garage is attached to the house and if the guidelines in **RS-1 3.2.2.6.** were followed, there would be little functional living space on the main floor, so the design follows **RS-1 3.2.2.19.**

However for section **3.2.2.19 d)** which states we "must comply with the provisions of section **2.2.9 (a).**" we respectfully request a variance.

Rationale for the Request for Variance:

- This is a sloped lot, and if the step-down in height to meet the requirements of **3.2.2.19 d)** was applied, it would create a split main level with stairs, and negatively impact the use.
  - This main floor space was thoughtfully designed to accommodate a recently widowed elderly parent who requires main floor living without stairs.
  - Long term, the owners plan to age in place in their home and occupy the main floor.

Included are site photos showing the proposed design will improve the sightlines and light exposure of neighbouring homes and yards.

- IMAGE 1- Spray paint circled in red shows the NW corner of the proposed house.
- IMAGE 2- Red markup line shows depth of the proposed house in relation to neighbour.
- IMAGE 3- Shows the other houses to the West of the property.
- IMAGE 4- Google maps shows proposed house depth in relation to neighbours to West.

To put it simply, we are asking to line up with neighbouring homes in height and rear yard depth. The proposed design will have a smaller footprint than the current structure.

Conclusion:

In conclusion we believe the unique site conditions: corner lot with no front yard or rear yard access (there is no lane or alley), an existing city right of way through the rear yard, lot sloping from South to North and from West to East, make it challenging to meet the requirements of RS-1 guidelines in a way that results in a purposeful design. The inability for the owner to care for their aging family member and their inability to age in place creates an undue hardship.

Letters of support from owners of neighbouring homes are included in the information package.

We thank you in advance for the consideration of our proposal.

1775 TRIMBLE STREET



Image 1

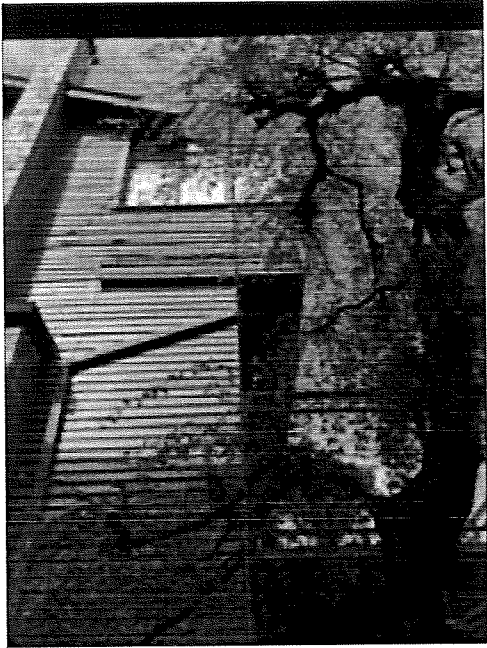


Image 2

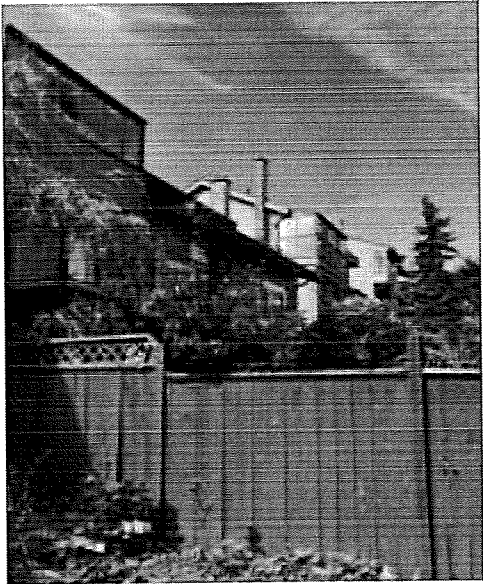


Image 3

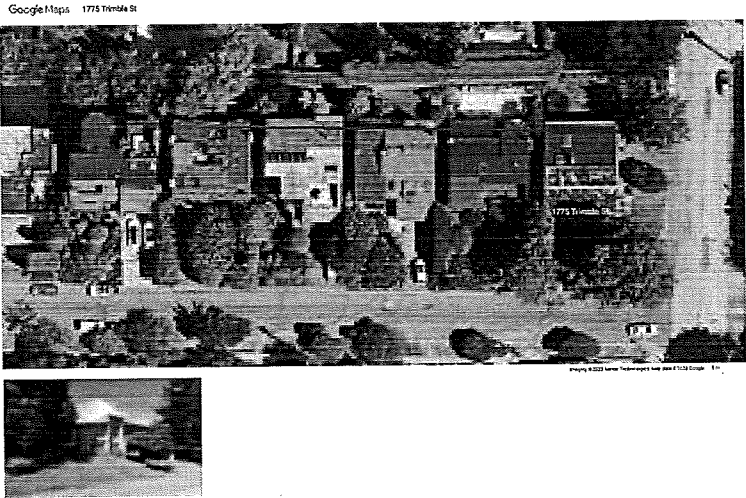
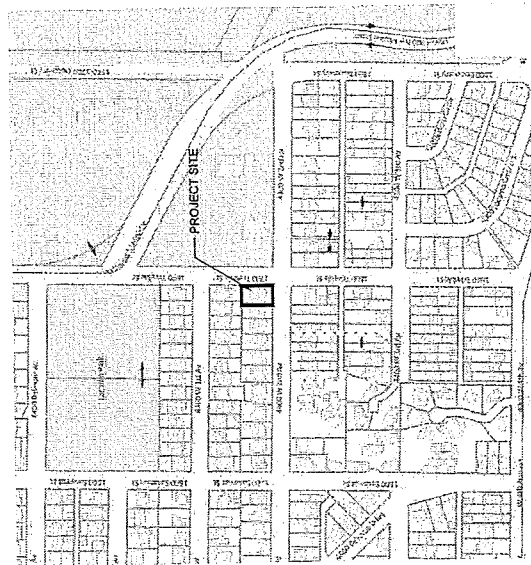
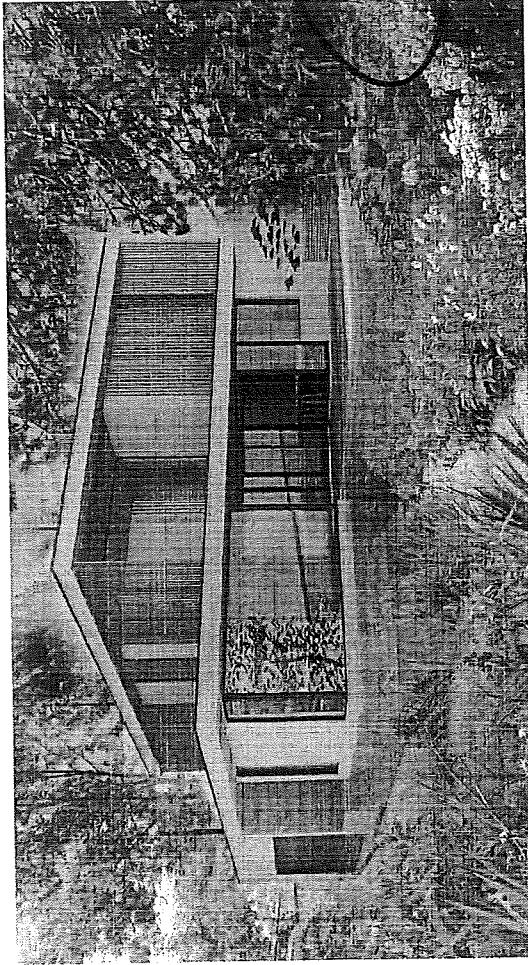


Image 4

# PROPOSED SINGLE FAMILY DWELLING ISSUED FOR BUILDING PERMIT NOVEMBER 25 2022



SITE LOCATION MAP (NTS)



INDICATIVE RENDERING OF PROPOSED DWELLING - VIEW FROM NORTH-EAST CORNER OF LOT

1775  
TIMBLE

PROJECT CONSULTANT  
**HENRYCREATIVE**  
ARCHITECTURE  
DISCLAIMER: This drawing is the property of Henry Creative Architecture Inc. and is to be used only for the project and site identified herein. It is not to be used for any other project or site without the written consent of Henry Creative Architecture Inc. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is also responsible for ensuring that the drawing is used in accordance with the applicable laws and regulations. The client is also responsible for ensuring that the drawing is used in accordance with the applicable laws and regulations. The client is also responsible for ensuring that the drawing is used in accordance with the applicable laws and regulations. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF HENRY CREATIVE ARCHITECTURE INC.

OWNER  
**Schendel Residence**  
1775 Timble St  
Vancouver  
BC V6R 4J9  
LEGAL DESCRIPTION  
Lot 36, Block 133  
Deltat Lot 340  
Plan VAP18330  
PID: 097509481  
PERMIT STAMP

DATE: 11.14.22  
DRAWN BY: ISAH  
SCALE: NIS  
PROJECT: 1775-01  
SHEET NO. A-000

COVER PAGE

**HENRYCREATIVE**  
ARCHITECTURE  
202-600 Naramine St, Vancouver  
BC V6L 4W3  
PH: 779-989-0969  
h.creo@hcreative.com

PROJECT CONTACTS	
DESIGN / GC	HENRY CREATIVE INC. 121-1500 Burrard St. Vancouver, BC PH: 779-989-0969 info@hcreative.com
STRUCTURAL	CHU HIPPIANR INC. 865 East 15th Ave., Vancouver BC V5T 2R6 PH: 604-277-0820 chuh@chuhippanr.com
ENVELOPE	DLP ARCHITECTURE INC. 202-600 Naramine St, Vancouver BC V6L 4W3 PH: 779-989-0969 h.creo@hcreative.com

ARCHITECTURAL DRAWING LIST	
A-000	COVER SHEET
A-010	GENERAL NOTES & BUILDING ASSEMBLIES
A-011	FER - SITE DATA
A-020	SITE SURVEY
A-030	SITE PLAN
A-040	BASEMENT PLAN
A-050	GROUND FLOOR PLAN
A-060	UPPER FLOOR PLAN
A-070	ROOF PLAN
A-080	BUILDING ELEVATIONS
A-090	BUILDING ELEVATIONS
A-100	BUILDING ELEVATIONS
A-110	BUILDING SECTIONS + TYP DETAILS
A-120	BUILDING SECTIONS
A-130	BUILDING DETAILS

**REFERENCE CODES AND STANDARDS**  
Vancouver Building By-law 2019

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**CIVIC ADDRESS**  
 Schendel Residence  
 1775 Timble St  
 Vancouver  
 BC V6R 4J8

**LEGAL DESCRIPTION**  
 Lot 96, Block 133  
 District Lot 5/0  
 Plan VAP-16330  
 PID: 007509481  
 PERMIT STAMP

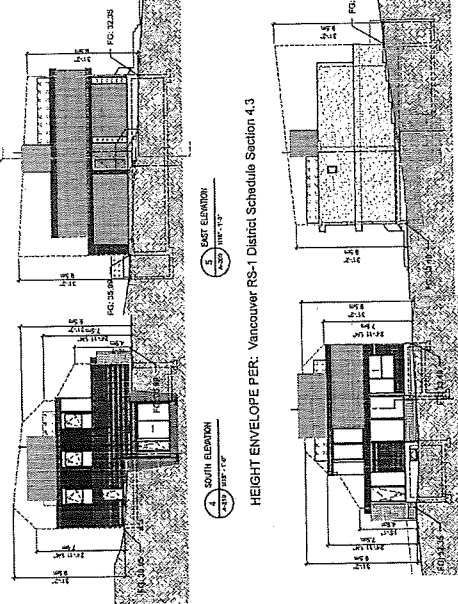
**SHEET TITLE**  
 FSR, SITE  
 COVERAGE &  
 HEIGHT ENVELOPE

**SHEET NO.**  
 A-011

**PROJECT** 1775-01  
**SCALE** AS SHOWN  
**DESIGNED BY**  
**DATE** 11.14.22

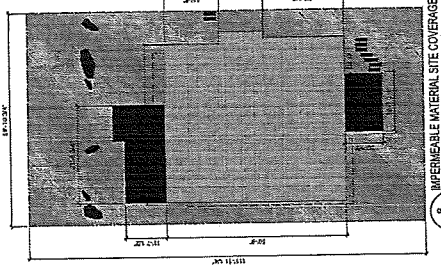
**HENRYCREATIVE**  
INCORPORATED  
 1111-11th Street, Vancouver, BC  
 Vancouver, BC  
 TEL: 604.681.1111 FAX: 604.681.1112  
 www.henrycreative.com

REF: A300 BUILDING SECTION & TYPICAL DETAILS FOR HEIGHT ENVELOPE CALCULATION THROUGH ROOF POP UP



HEIGHT ENVELOPE PER: Vancouver RS-1 District Schedule Section 4.3

**WEST ELEVATION**  
 18' 7 1/2"  
 18' 7 1/2"  
 18' 7 1/2"



**IMPERMEABLE MATERIAL SITE COVERAGE**  
 100% IMPERMEABLE  
 80% IMPERMEABLE  
 50% IMPERMEABLE  
 20% IMPERMEABLE  
 0% IMPERMEABLE



**FSR CALCULATIONS**

BUILDING AREA - LEVEL 1	AREA (M2)	AREA (SF)	FSR
LEVEL 1 - GROSS BUILDING AREA	213.21	2285	0.34
FSR EXCLUSIONS - LEVEL 1	(42)	(452)	(0.06)
NET-1.1.3	(11.78)	(127)	(0.019)
LEVEL 1 PROPOSED	189.42	1716	0.25

BUILDING AREA - LEVEL 2	AREA (M2)	AREA (SF)	FSR
LEVEL 2 - GROSS BUILDING AREA	118.97	1285	0.187
FSR EXCLUSIONS - LEVEL 2	N/A		
LEVEL 2 PROPOSED	118.97	1285	0.187

BUILDING AREA - BASEMENT	AREA (M2)	AREA (SF)	FSR
BASEMENT - "GROSS BUILDING AREA"	181.34	1952	0.29
FSR EXCLUSIONS - BASEMENT	(25.84)	(278)	(0.014)
BASEMENT PROPOSED	157.70	1676	0.25

FSR	AREA (M2)	AREA (SF)	FSR
TOTAL PERMISSIBLE ABOVE GRATE	280.47	3018	0.45
TOTAL PERMISSIBLE BELOW GRATE	155.79	1677	0.25
TOTAL PERMISSIBLE FSR			0.70
TOTAL PROPOSED ABOVE GRATE	219.29	2314	0.327
TOTAL PROPOSED BELOW	157.70	1676	0.25
TOTAL PROPOSED FSR			0.587

SITE COVERAGE SUMMARY		
	AREA (SF)	AREA (SF)
ALLOWABLE		PROPOSED
Lot Area = 4,719 SF	2804 SF (248.35m <sup>2</sup> )	3006 SF (279.26m <sup>2</sup> )
Area of building coverage @40%	1122 SF (103.34m <sup>2</sup> )	1202 SF (111.22m <sup>2</sup> )
Area of impermeable materials including building coverage @80%	4028 SF (374.02m <sup>2</sup> )	3006 SF (279.26m <sup>2</sup> )

