

3295 Renfrew Street – Board Minutes and Decision

Appeal Section:

Legal Description: Lot 14, Block N, District Lot THSL and Plan VAP 11660
Lot Size: Lot Area = 5,246 sq. feet
Zone: RS-1
Related By-Law Clause: 4.7 (FSR)

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2022-00564 and requesting exterior and interior alterations to extend the building at the rear by constructing an attached garage (31' by 11') with sundeck above at this existing one family dwelling with secondary suite building on this site.

Development Application No. DP-2022-00564 was refused for the following reasons:

- The proposed development does not comply with the following regulations of the Zoning and Development By-law that affect the site.
- The Director of Planning is not prepared to permit an increase in the above grade floor area as the proposed development does not satisfactorily comply with the criteria for relaxation, as set out in the RS-1 District Schedule.

Note to Board Members: The technical plan-check information will be provided at the appeal hearing.

Discussion:

was present to speak in support of the appeal.

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 he does not have a garage at home, and his car had been broken into a couple of times. He would like the Board to grant his appeal.

The Director of Planning's Representative

Ms. Erichsen's initial comments were that this appeal was previously heard in May of 2019 to allow a porch to convert into a carport. Converting a carport to garage is not a big deal, but the appellant would like it larger, which increase the floor area. The Director of Planning is unable to support floor area, and will defer to the Board for their decision.

The Board Chair stated that the Board's site office received two (2) 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:

Ms. Erichsen's final comments were that this was a work without permit, they are able to put a garage that meets the criteria. The Director of Planning does not see a site specific hardship, and cannot support the appeal.

The appellant had no final comments.

This appeal was heard by the Board of Variance on April 25th, 2023 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2022-00564 and approved exterior and interior alterations to extend the building at the rear by constructing an attached garage (31' by 11') with sundeck above at this existing one family dwelling with secondary suite building on this site., and subject to the following conditions:

(1) that Board granted and approved a maximum density allowance up to 2,856 sq. feet (Above-Grade FSR) on April 25th, 2023, and with the final design – and the form of development to the satisfaction of the Director of Planning.

NOTE: The Board Chair explained to the owner that “ALL” City permits (including the Building permit) must be obtained in a timely manner – and the Board’s decision is only valid for one-year.

(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 retain the existing non-conforming addition already built at this site)

-The Board also received Two (2) 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.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

April 18, 2023

Dear BOV members,

I am [REDACTED], the owner and resident of Renfrew Street. I am writing to request a permit for a covered carport on my property. My family and I have experienced theft incidents that have left us feeling unsafe and weary since we moved into this house in 2008, which did not have a parking garage.

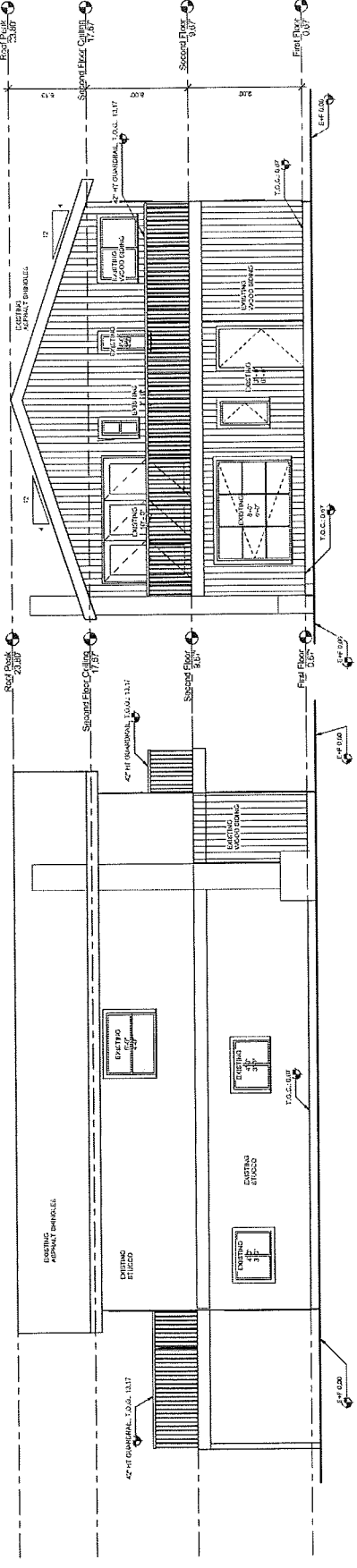
As a contractor, my vehicle is crucial for transporting my tools, equipment, and materials to job sites. However, my vehicle has been broken into several times, its back windows smashed into, resulting in the theft of my belongings and causing significant damage to it. My mother and son also collect and store recyclables in our property for local communities back in Vietnam and school fundraisers, which have been stolen several times. Because of these incidents, my family and I have been left feeling vulnerable and unsafe.

I understand the importance of adhering to zoning and building regulations and commit to following all necessary requirements and obtaining required permits moving forward. I hope you understand the importance of this request and grant me permission to construct this addition to my property.

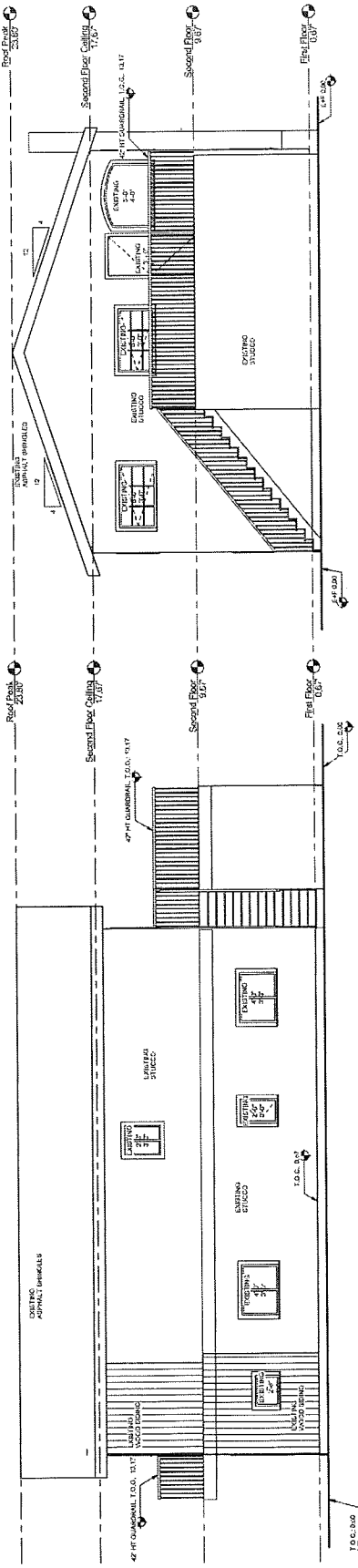
Thank you for your consideration.

Sincerely,

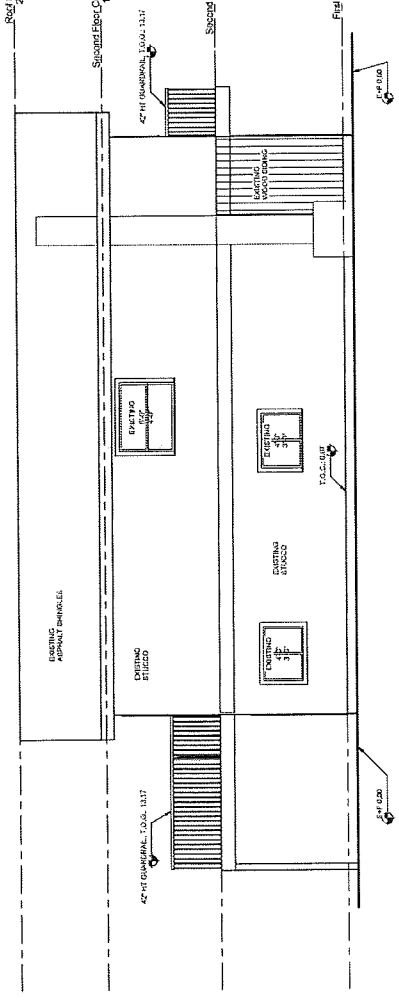
[REDACTED]



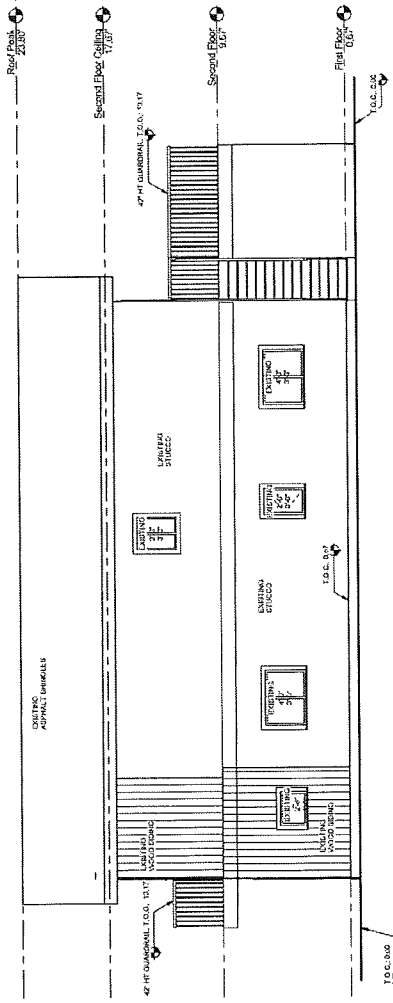
1 East (Front) Elevation (Existing)
1/4" = 1'-0"



3 West (Rear) Elevation (Existing)
1/4" = 1'-0"



2 South (Left) Elevation (Existing)
1/4" = 1'-0"

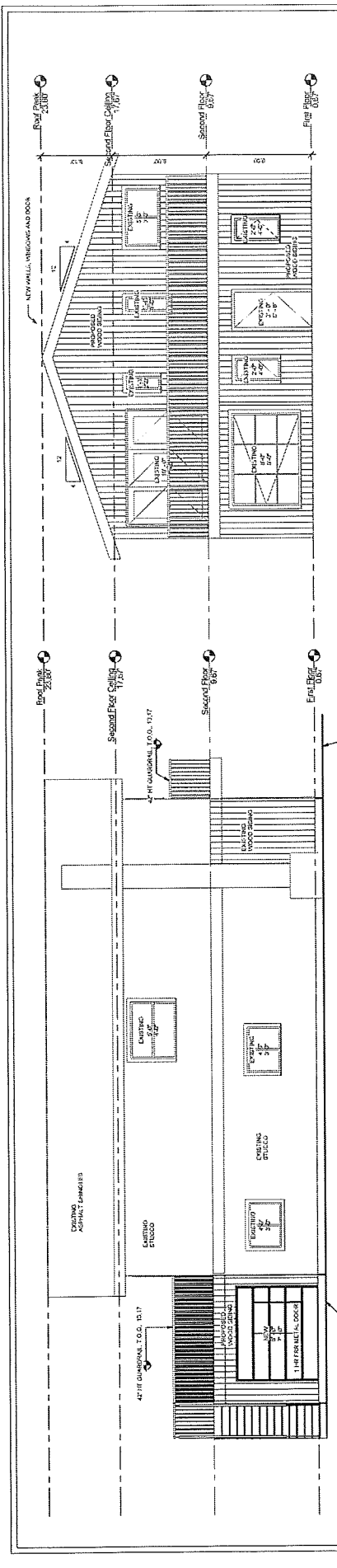


4 North (Right) Elevation (Existing)
1/4" = 1'-0"

M&D Maps Building Design Inc.

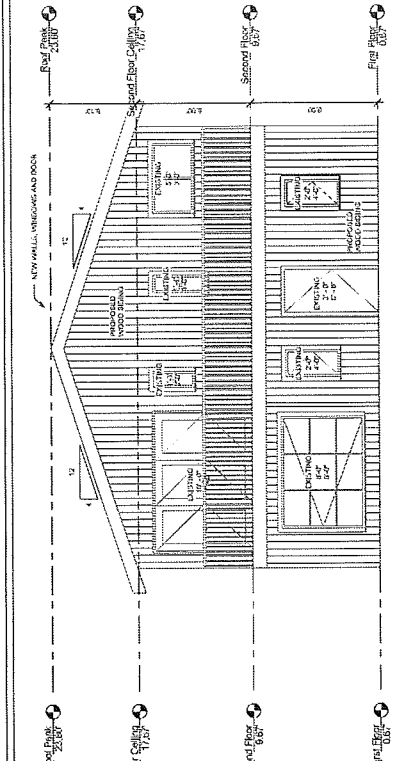
300 West 2nd Street, Vancouver, BC V6C 2K3 Canada
 Phone: 604-263-2472
 Fax: 604-263-2472
 Email: info@mdmaps.com
 www.mdmaps.com

Existing Elevations	
Owner:	31 OCT 2022
Drawn by:	GI
Project No.:	4 of 2
Site Address:	
Client:	3255 BURNHAMLET, VANCOUVER, BC
Scale:	1/4" = 1'-0"



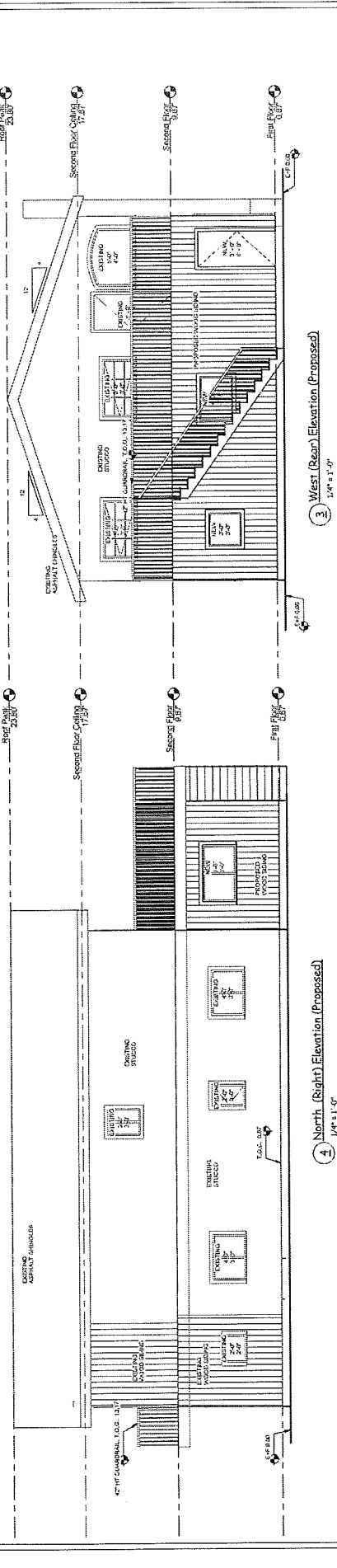
2 South (Left) Elevation (Proposed)
1/4" = 1'-0"

LIMITING DISTANCE = 0FT
EXPOSED WALL AREA = 716 SF
ALLOWABLE UNPROTECTED OPENINGS = 815 X 716SF = 57.5 SF
PROPOSED UNPROTECTED OPENINGS = 41 SF



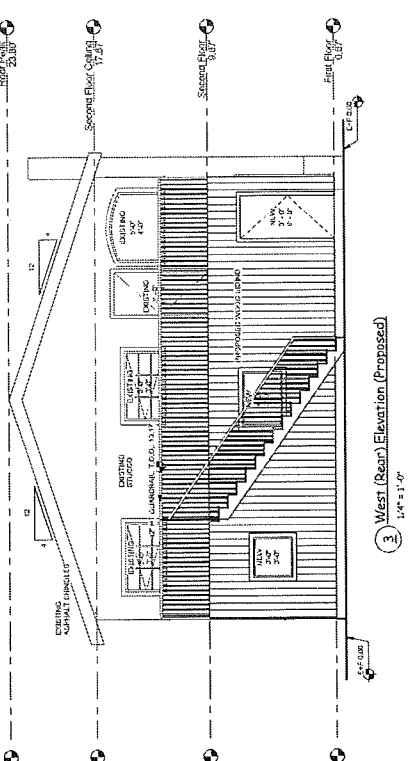
1 East (Front) Elevation (Proposed)
1/4" = 1'-0"

LIMITING DISTANCE = 0FT
EXPOSED WALL AREA = 688 SF
ALLOWABLE UNPROTECTED OPENINGS = 781 X 688SF = 463 SF
PROPOSED UNPROTECTED OPENINGS = 178 SF



4 North (Right) Elevation (Proposed)
1/4" = 1'-0"

LIMITING DISTANCE = 0FT
EXPOSED WALL AREA = 716 SF
ALLOWABLE UNPROTECTED OPENINGS = 815 X 716SF = 57.5 SF
PROPOSED UNPROTECTED OPENINGS = 57.5 SF



3 West (Rear) Elevation (Proposed)
1/4" = 1'-0"

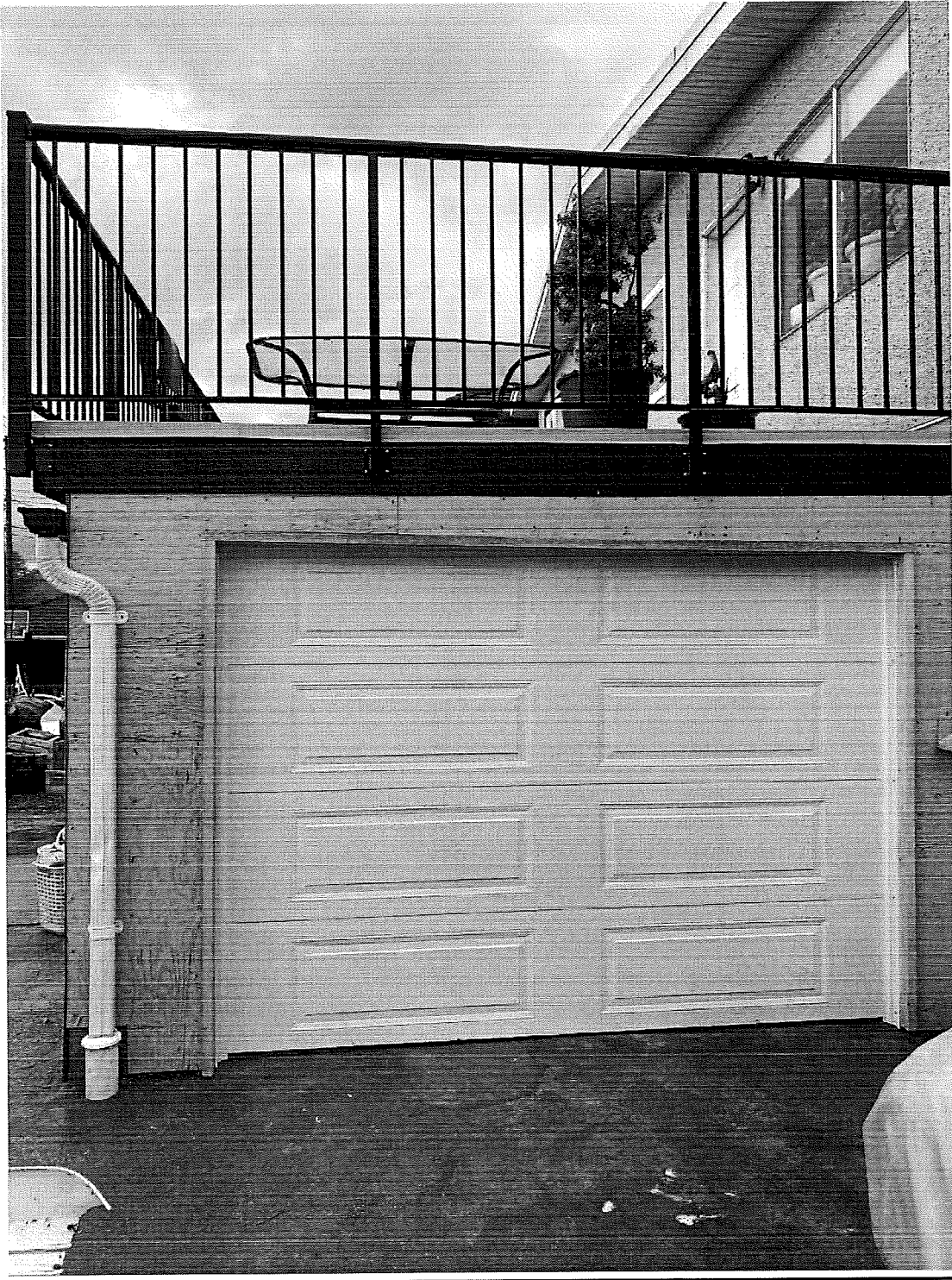
MBC Maple Building
Design Inc.

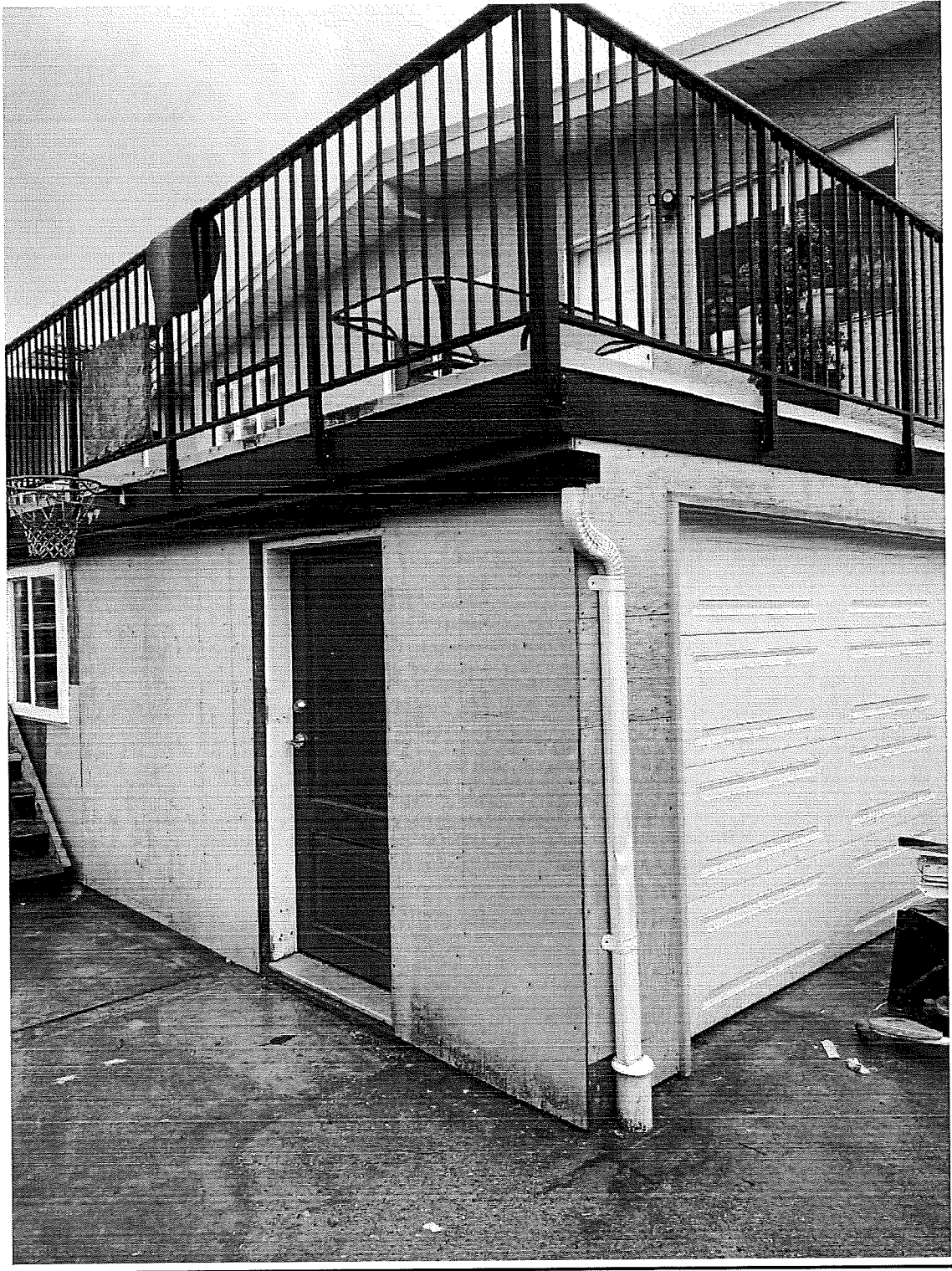
600 West Street, Vancouver, BC V6P 2H0 Canada
Tel: 604-272-2772
www.mbcbuilding.com

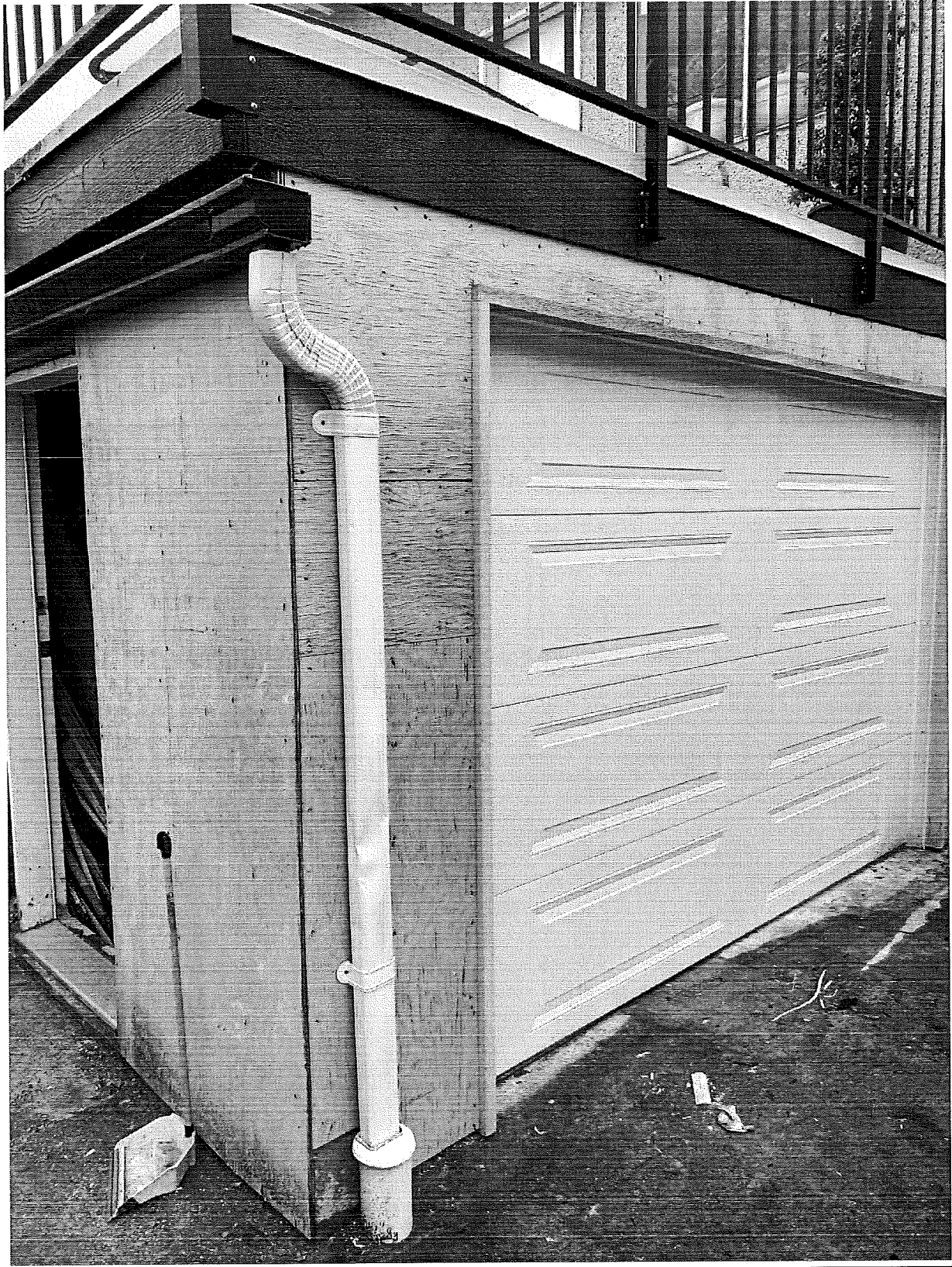
Proposed Elevations	
Owner:	31 OCT 2022
Drawn by:	GL
Reviewed by:	5 of 5
Scale:	1/4" = 1'-0"

3025 BURNING HILL, VANCOUVER, BC

3295 Renfrew – PHOTOS...







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