

DESIGN RATIONALE FOR 2043 COLLINGWOOD STREET

The City record drawings shows that a three (3) units MCD was approved on March 17, 1969 and on April 3, 1975, with an existing total floor area of 3,413 sq. ft. (0.95 FSR). With the proximity to the major street of West 4th Avenue and the convenient access to Downtown and to the University of British Columbia (U.B.C.), the previous Owner of this house had made a new addition at the Northwest corner of the property and had converted this 3 units MCD into a 5 units MCD (self-contained rental units) without a Permit. When the present Owner bought this house in 2017, the previous Owner did not disclose about the illegal addition and the illegal conversion. The previous Owner has left the country, and cannot be found.

The present Owner is now inheriting this problem of "Work Without Permit", and is now in bind with no resolution.

The present Owner is seeking a relaxation and an approval from the Board of Variance to retain whatever that is presently existing. The present Owner wants to emphasize that the Northwest "addition" (Work Without Permit) by the previous Owner has very little visual impact from the streetscape perspective. The "addition" cannot be seen from the Collingwood Street, and is not very visible from the West 5th Avenue due to its 21.52 ft. setback from the South property line.

The "addition" is only visible from the Lane and from the North neighbour of 2035 Collingwood Street, and from the West neighbour of 3531 West 5th Avenue. If the present Owner were to apply to extend the Existing Garage northward (which the present Owner is allowed to do under Section 2.2.A of the RT-7 District Schedule), the impact of that new addition to the Existing Garage would have been the same as what is presently existing now (the BEDROOM and part of the LIVING/DINING of Unit #5). The only difference would have been the LOWER ROOF GARDEN and its shed roof.

The Owner is willing and is proposing to remove that existing shed roof and to extend a new roof to match that of the Existing Garage. The result of this proposal would have make no difference in comparison to a proposal of a new three (3) car Garage, which the present Owner is entitled to do under Section 2 Outright Approval Uses. This proposal would minimize the visual impact on the West neighbour of 3531 West 5th Avenue, as only the BEDROOM on the First Storey and the Upper Roof Garden of the Second Storey would have any visual impact. Even so, the visual impact would be minimal as they are set back at least 30' from the East windows of the 3531 West 5th Avenue house. The only somewhat major visual impact would have just been to the North neighbour of 2035 Collingwood Street. Even then, the visual impact only affects the Rear Yard portion of the 2035 Collingwood Street neighbour.

With the shortage of rental housing in Vancouver, the present additional two (2) MCD low cost rental units (though without a proper permit) are much needed in our local housing crisis that we often hear about in the news. The present Owner has done a fantastic job of remodeling the interior of these MCD, and the current tenants are very content living in these modernized units.

As the Vancouver City Council are in the process of trying to increased the density of the City due to the housing crisis, the City Council have not repeal the previous Vision-led council's controversial 7-4 decision last September to permit duplexes in most single-family neighbourhoods. Therefore, it would be in keeping with that lead for the Board of Variance to allow a higher density units for this particular case.

The present Owner is seeking the Board of Variance for approval due to "hardship", as this present inherited condition (Work Without Permit) is through no fault of the present Owner, but of the previous Owner. The present Owner is a victim of the previous Owner's deceit.