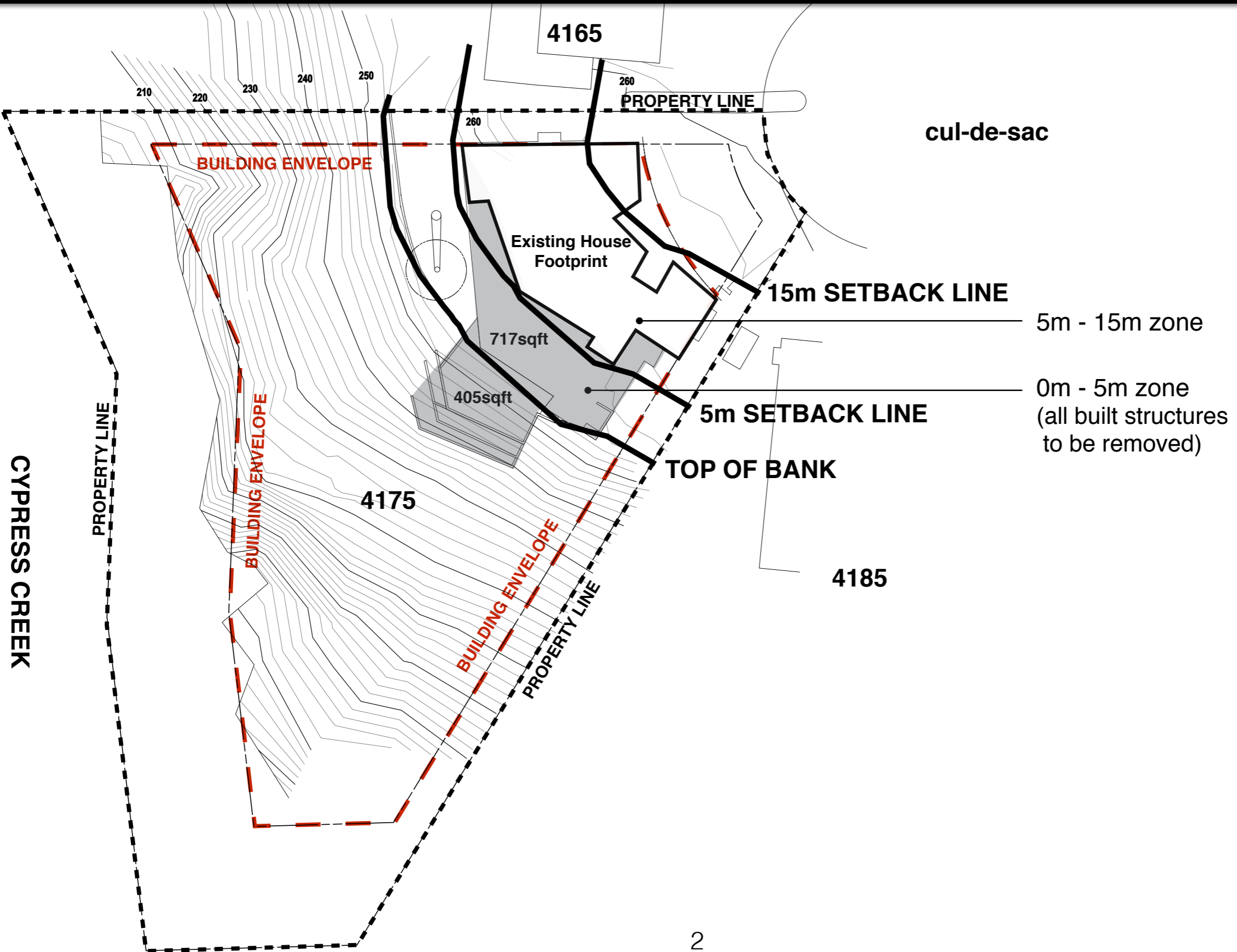


# 4175 Burkehill Place EDP with Proposed Variances

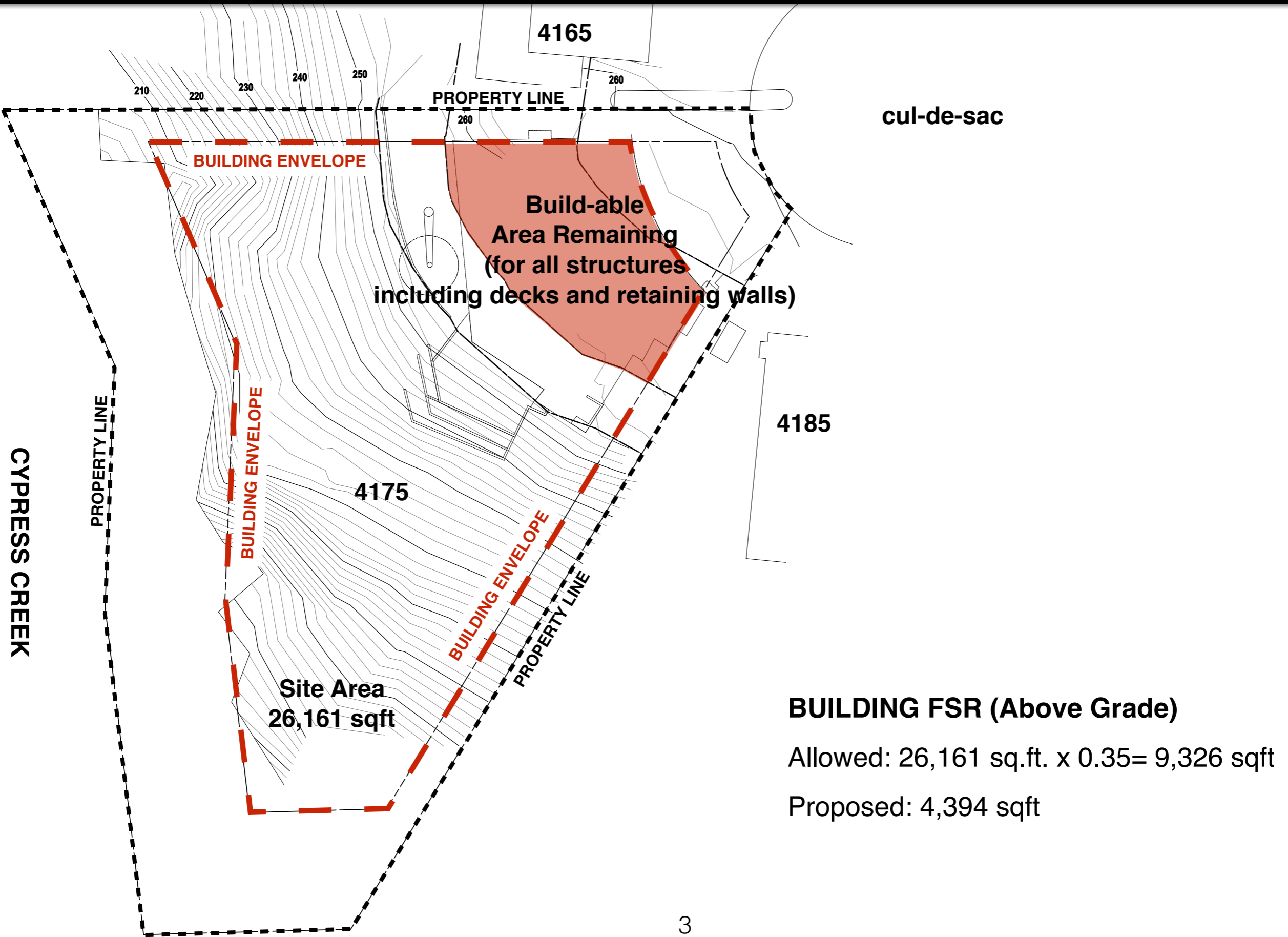
Where zoning and environmental regulations are extremely prohibitive and cause "undue hardship" an application to the city for a Development Permit may be considered by home-owners.

Due to the existence of a major watercourse and the requirement to maintain and enhance the existing natural habitat at 4175 Burkehill Place the allowable build-able envelope on this property is extremely restricted in size.

# 4175 Burkehill Place - EDP Application Diagram Of Environmental Protection Zones

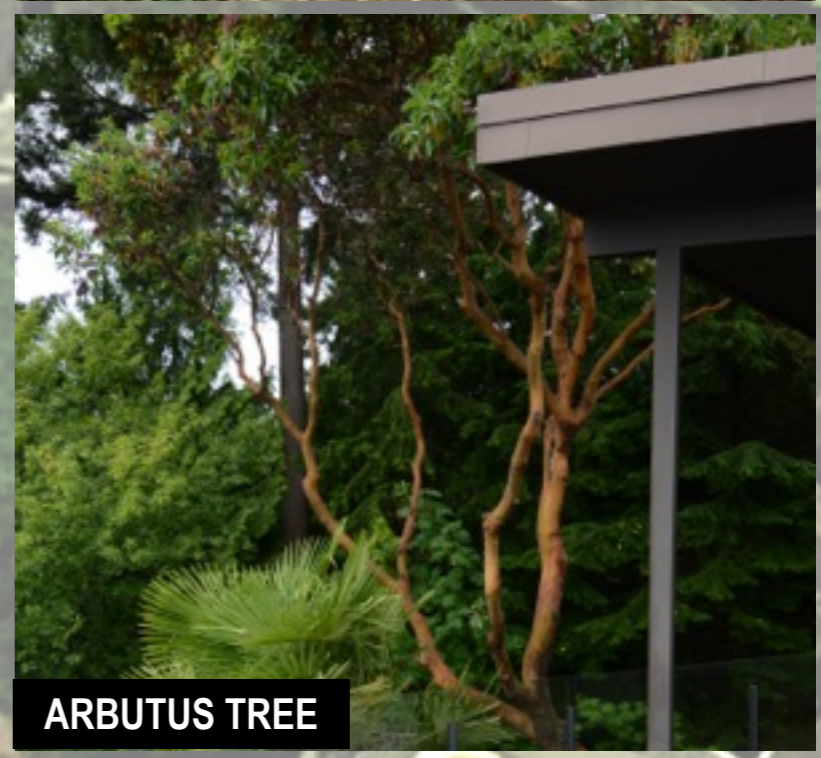


# 4175 Burkehill Place - EDP Application Diagram of Build-able Area





# 4175 Burkehill Place - EDP Application Site Plan / Natural Conditions





4175 Burkehill Place - EDP Application  
Neighbourhood / Existing House Site Plan





4175 Burkehill Place - EDP Application  
Neighbourhood Context / Existing Houses





4175 Burkehill Place - EDP Application  
Neighbourhood Cul-De-Sac Streetscapes



View from cul-de-sac towards 4175 Burkehill Pl.



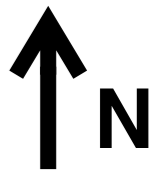
View from 4175 Burkehill Pl towards cul-de-sac

- 1. Front Yard Setback from 29'-10" (9.1m) to 9'-0" (2.7m)**
- 2. Front Yard Hard Surface from 50% to 70% coverage**
- 3. Highest Building Face from 22'-0" (6.7m) to 28'-2" (8.6m)**



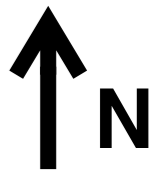
**The proposed design provides advantages in massing, privacy, and sight lines compared to a conforming design on this property.**

4175 Burkehill Place - EDP Application  
Conforming House Site Plan



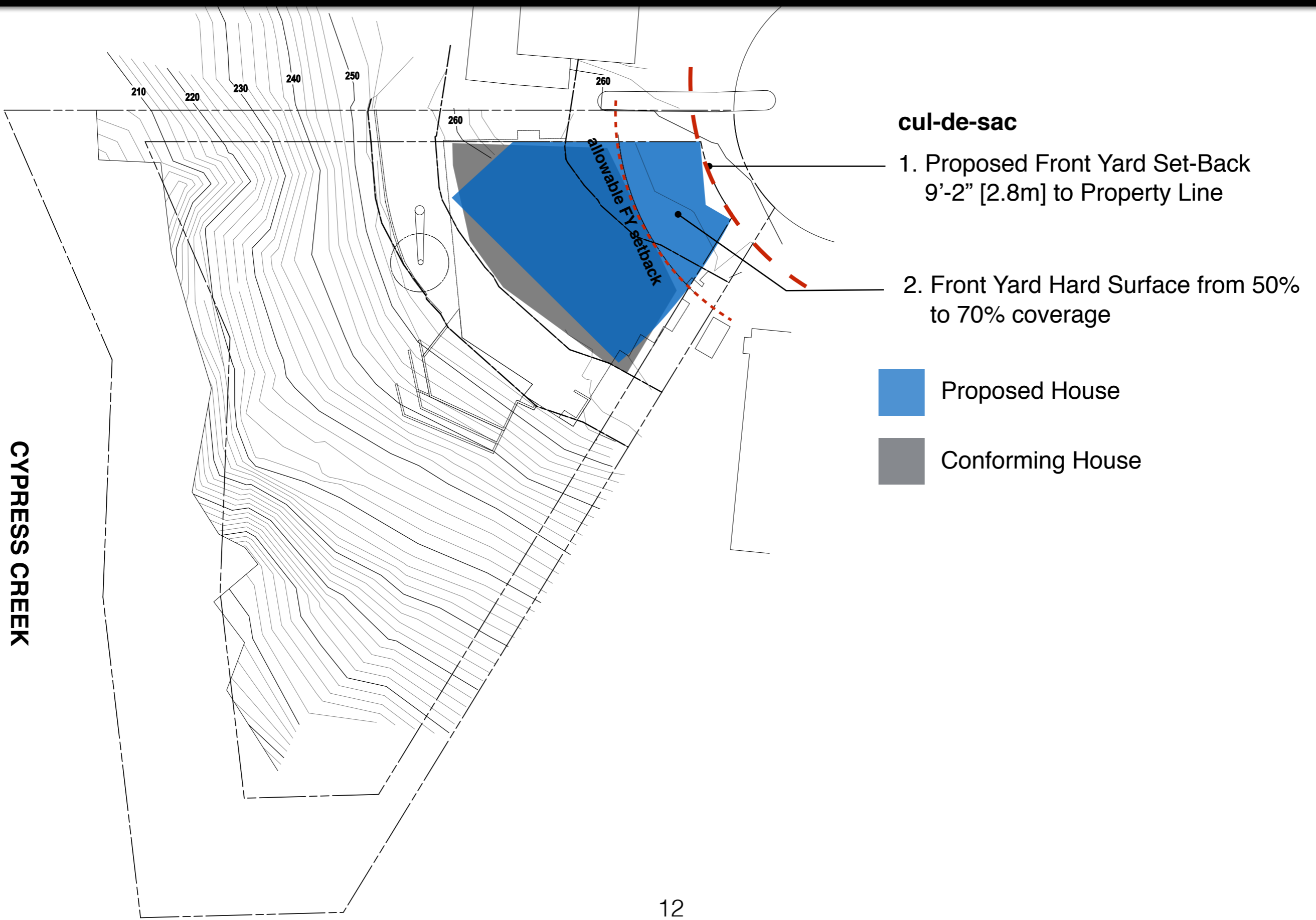


4175 Burkehill Place - EDP Application  
Proposed House Site Plan







# 4175 Burkehill Place - EDP Application Deviations 1 & 2



### cul-de-sac

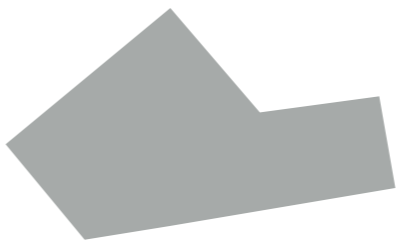
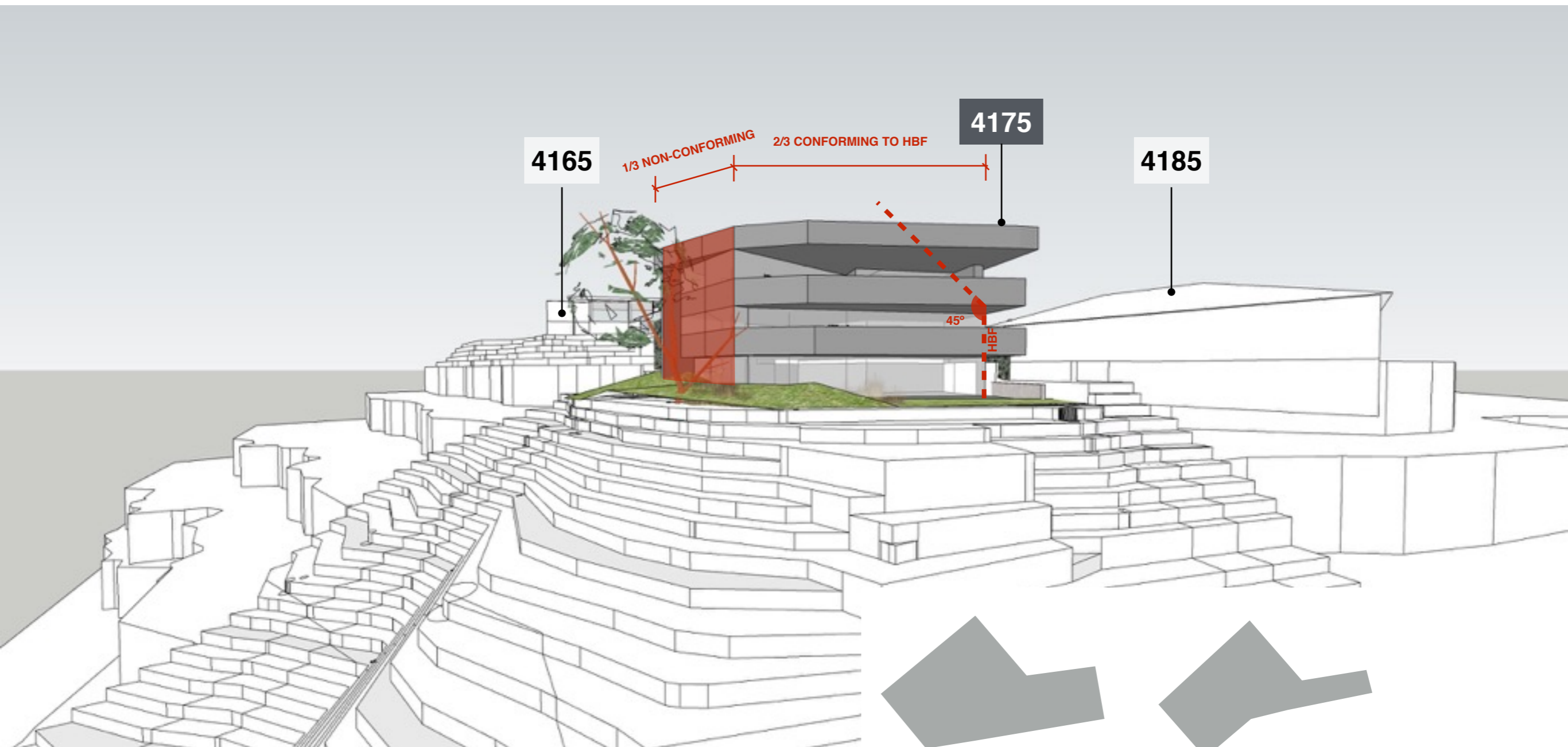
- 1. Proposed Front Yard Set-Back 9'-2" [2.8m] to Property Line
- 2. Front Yard Hard Surface from 50% to 70% coverage

-  Proposed House
-  Conforming House

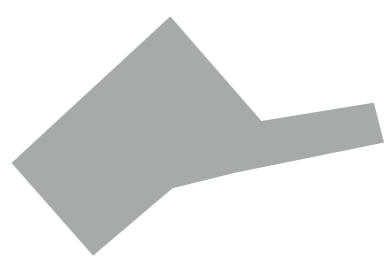
CYPRESS CREEK



4175 Burkehill Place - EDP Application  
Deviation 3 Highest Building Face / Conforming House

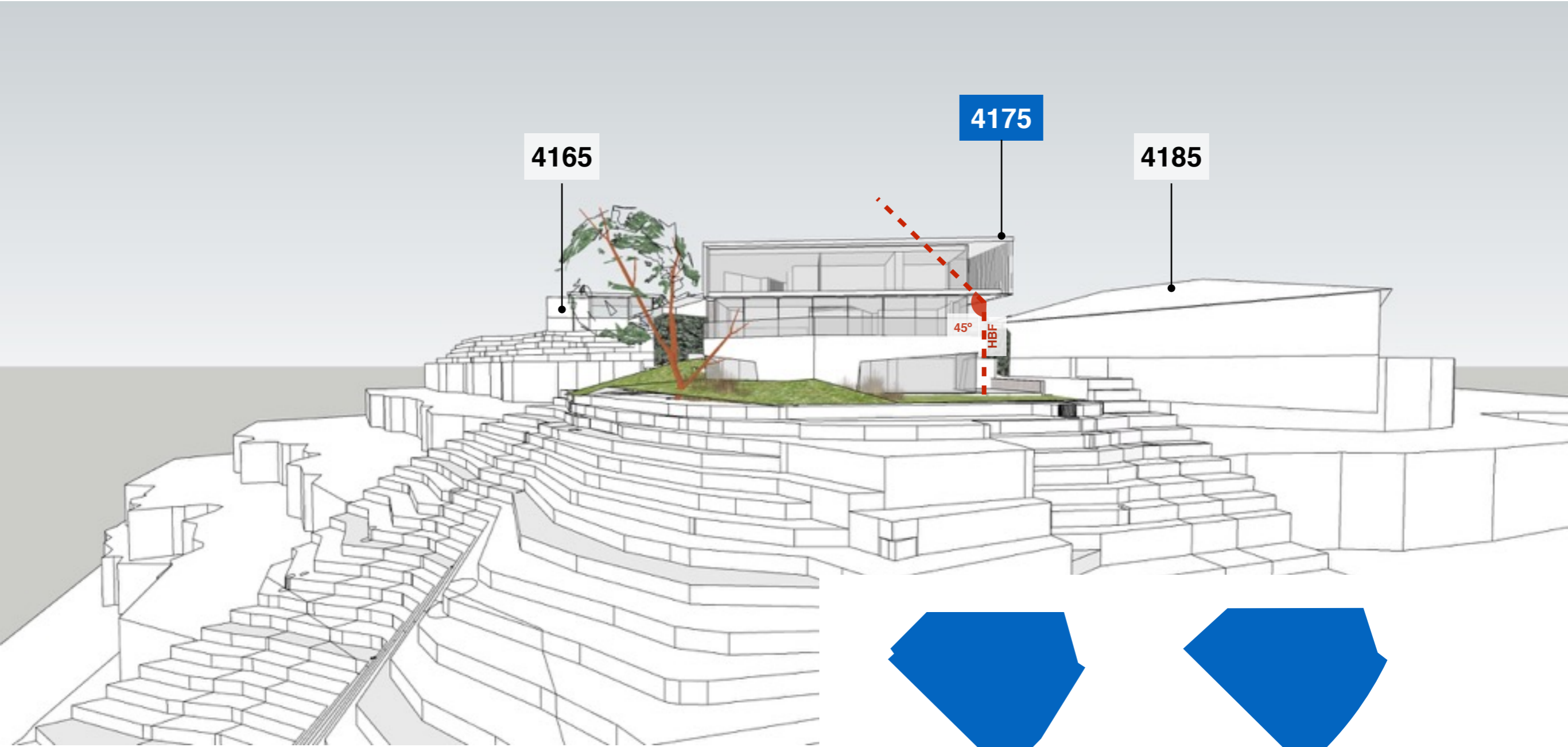


Main Floor Area  
1,660 sqft



Upper Floor Area  
1,198 sqft  
\*significantly constrained

4175 Burkehill Place - EDP Application  
Deviation 3 Highest Building Face / Proposed House



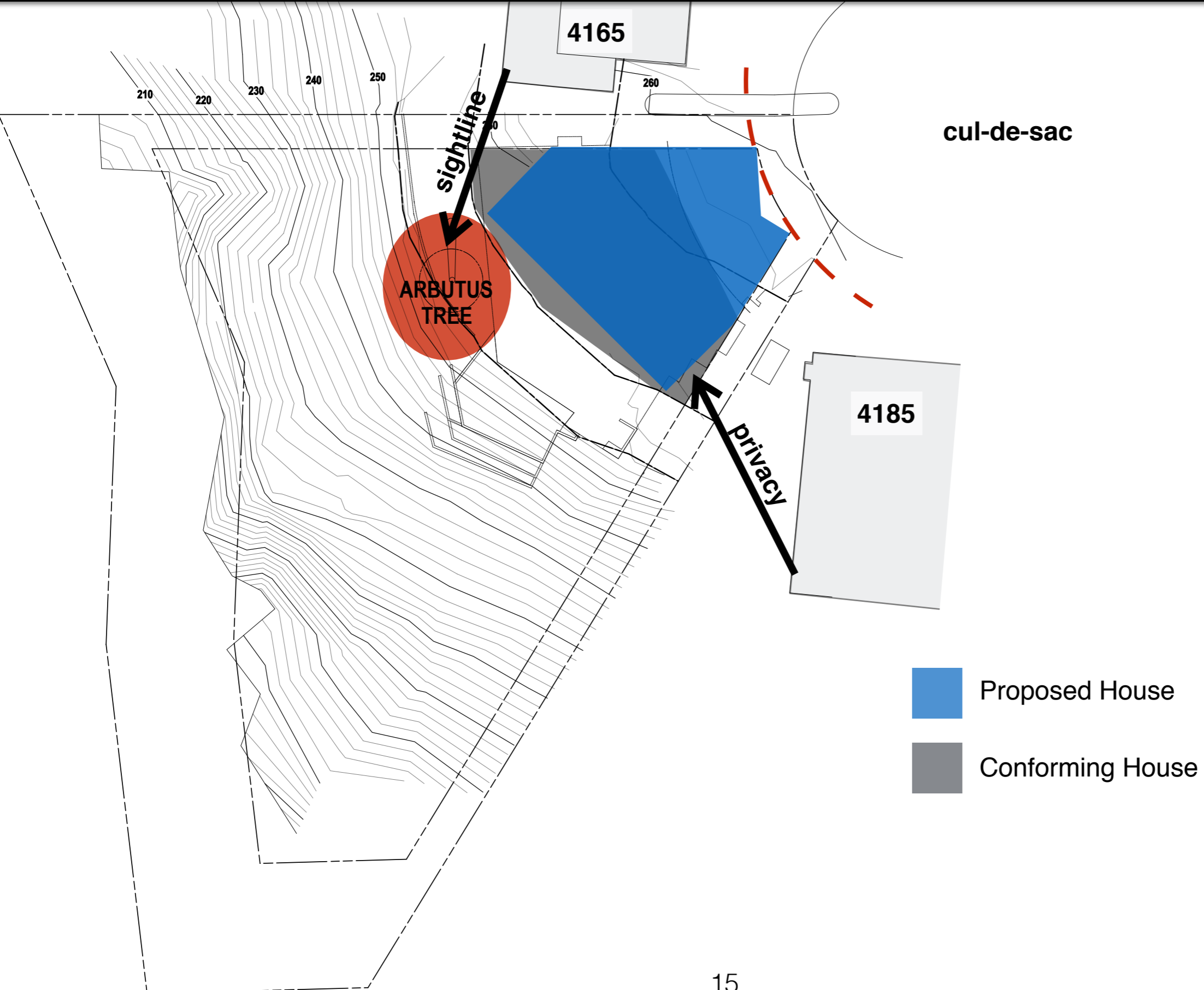
Main Floor Area  
2,233 sqft



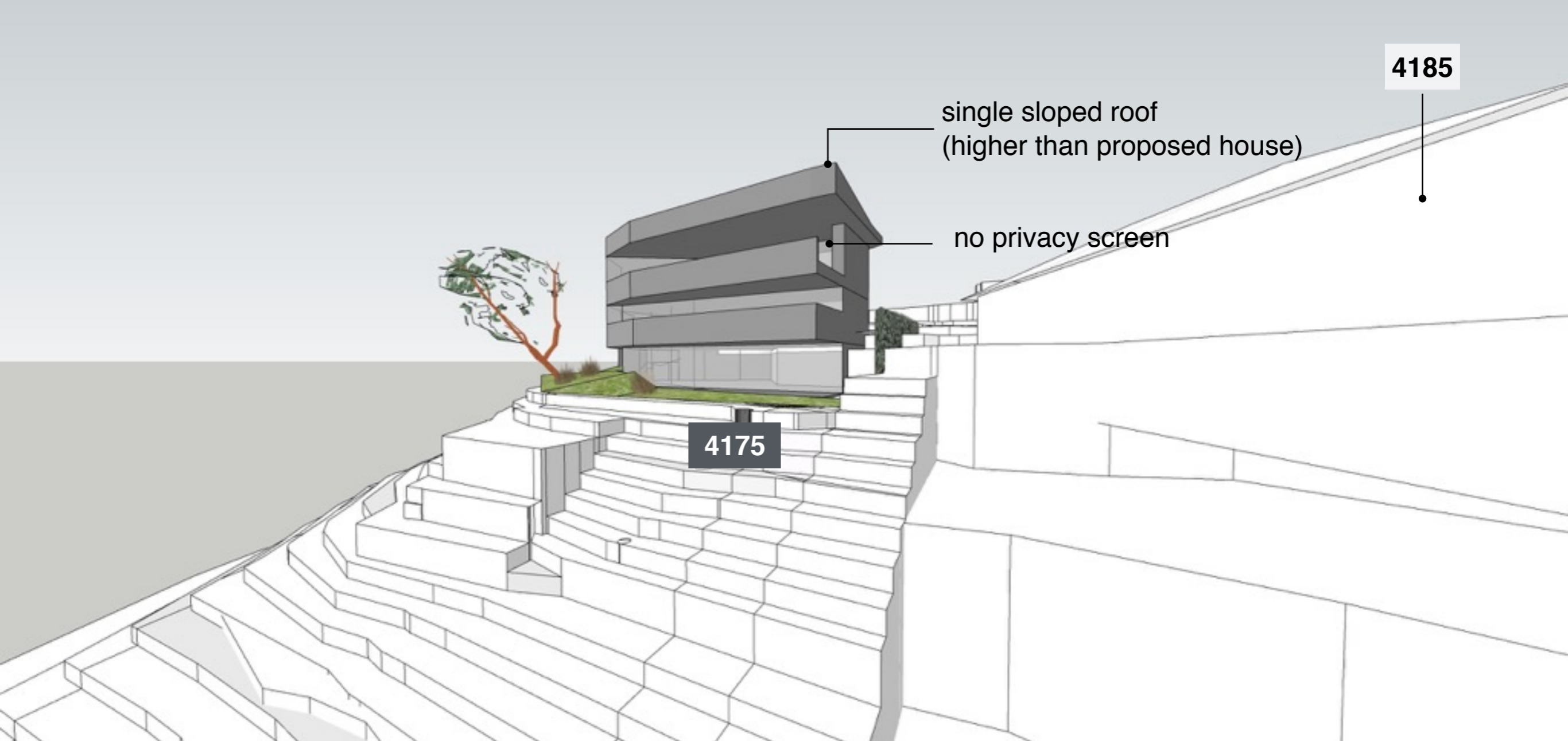
Upper Floor Area  
2,161 sqft



4175 Burkehill Place - EDP Application  
Massing Modulation for Privacy and View



4175 Burkehill Place - EDP Application  
South-East Perspective / Conforming House



single sloped roof  
(higher than proposed house)

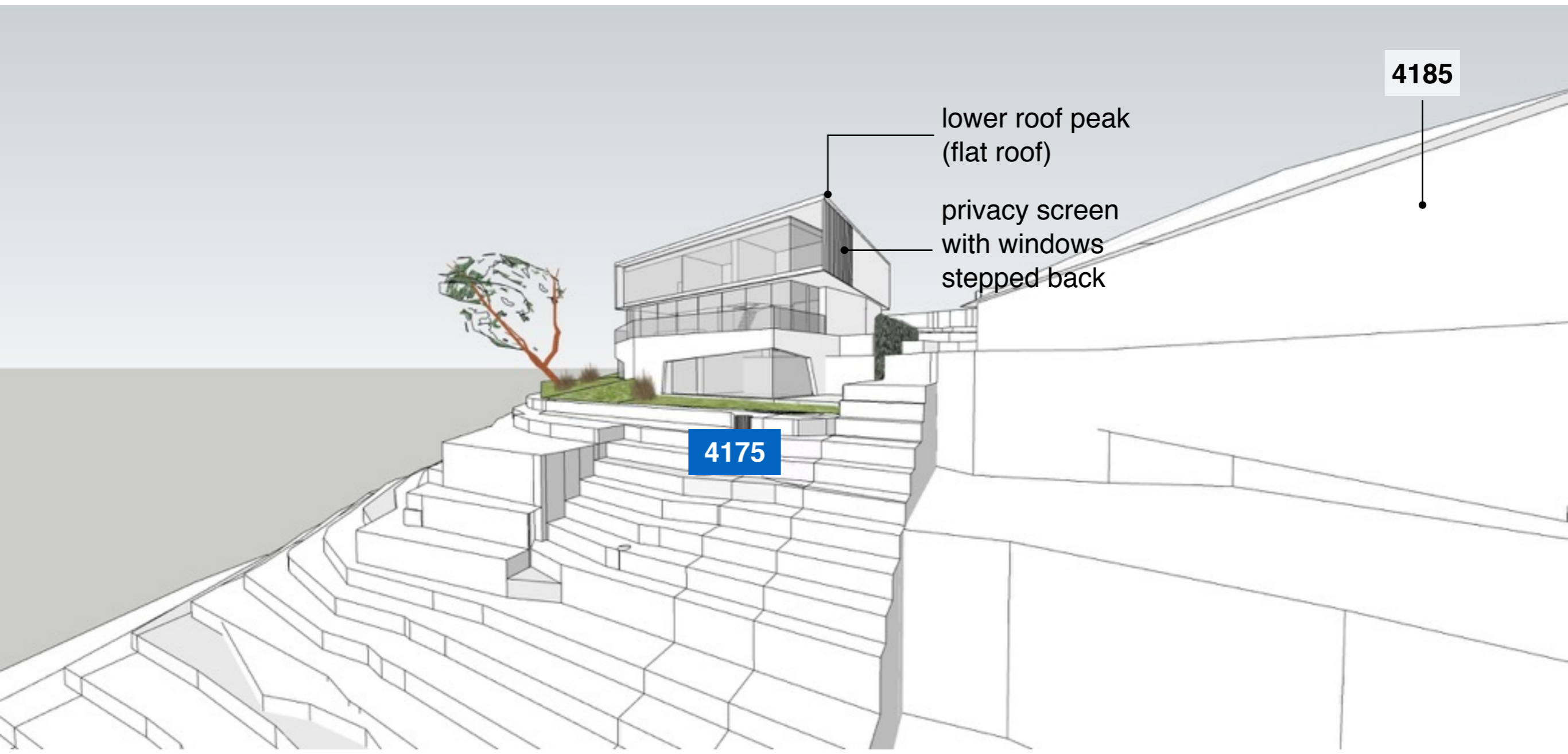
no privacy screen

4175

4185



4175 Burkehill Place - EDP Application  
South-East Perspective / Proposed House



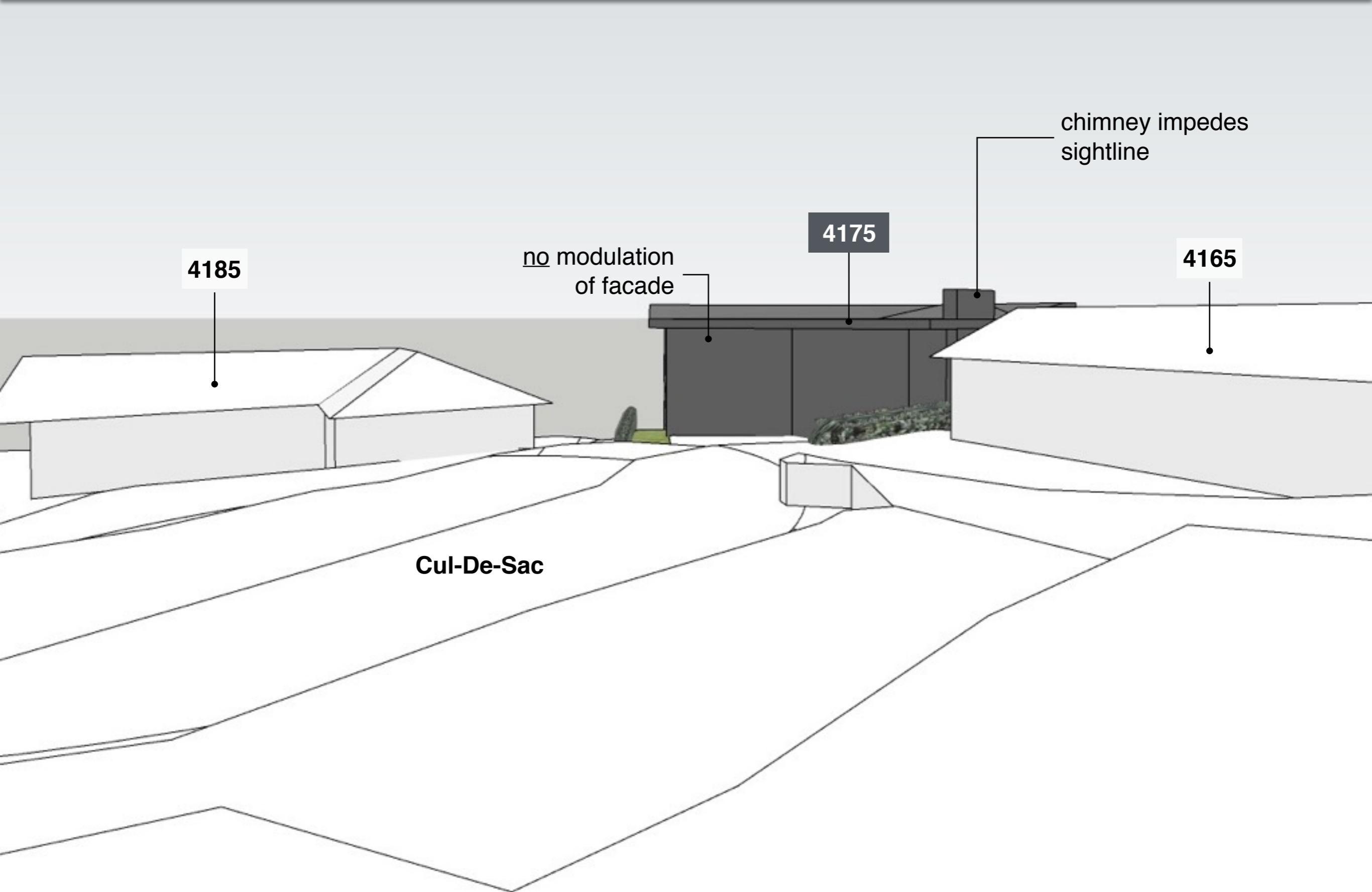
4175

lower roof peak  
(flat roof)

privacy screen  
with windows  
stepped back

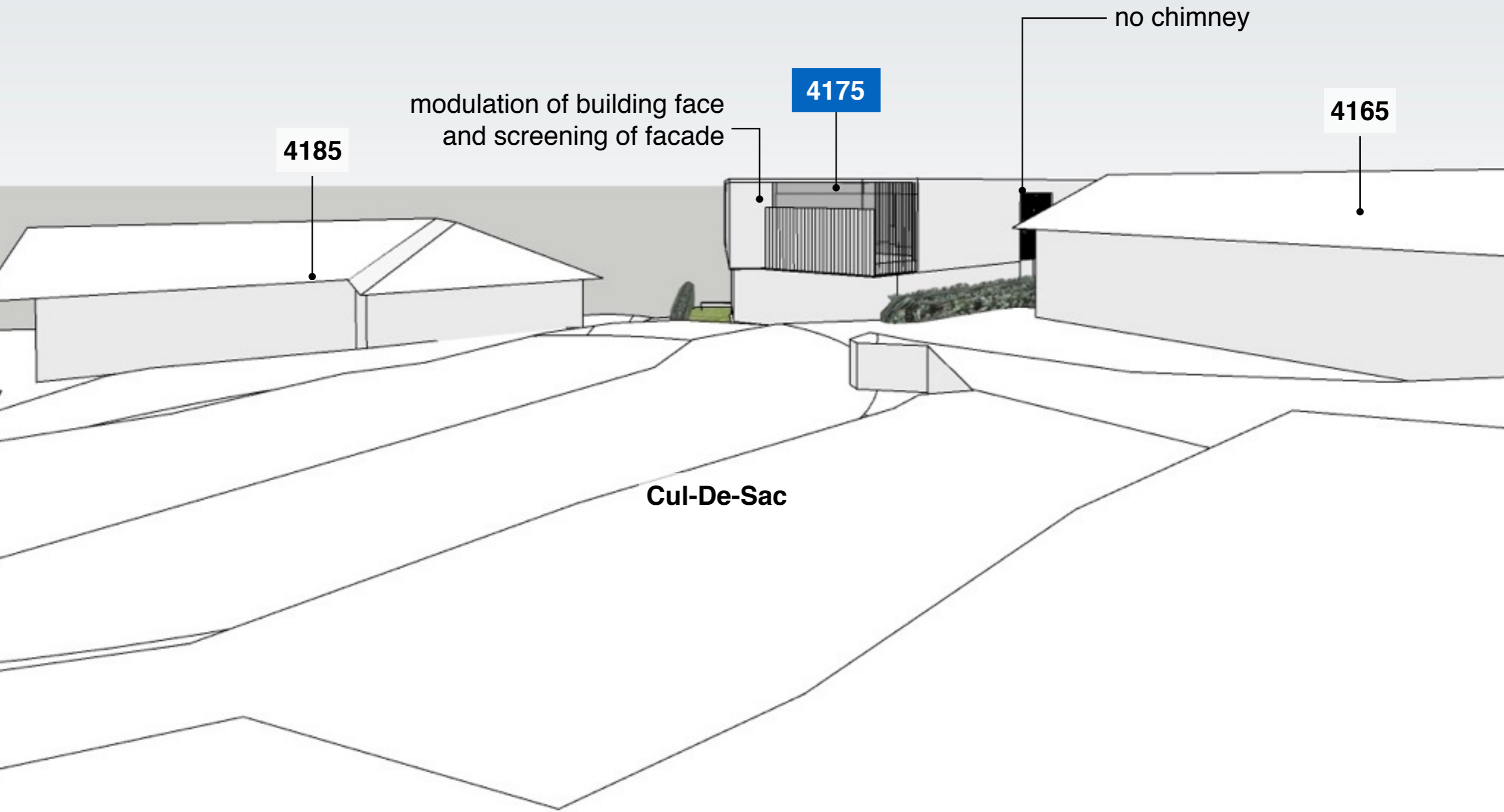
4185

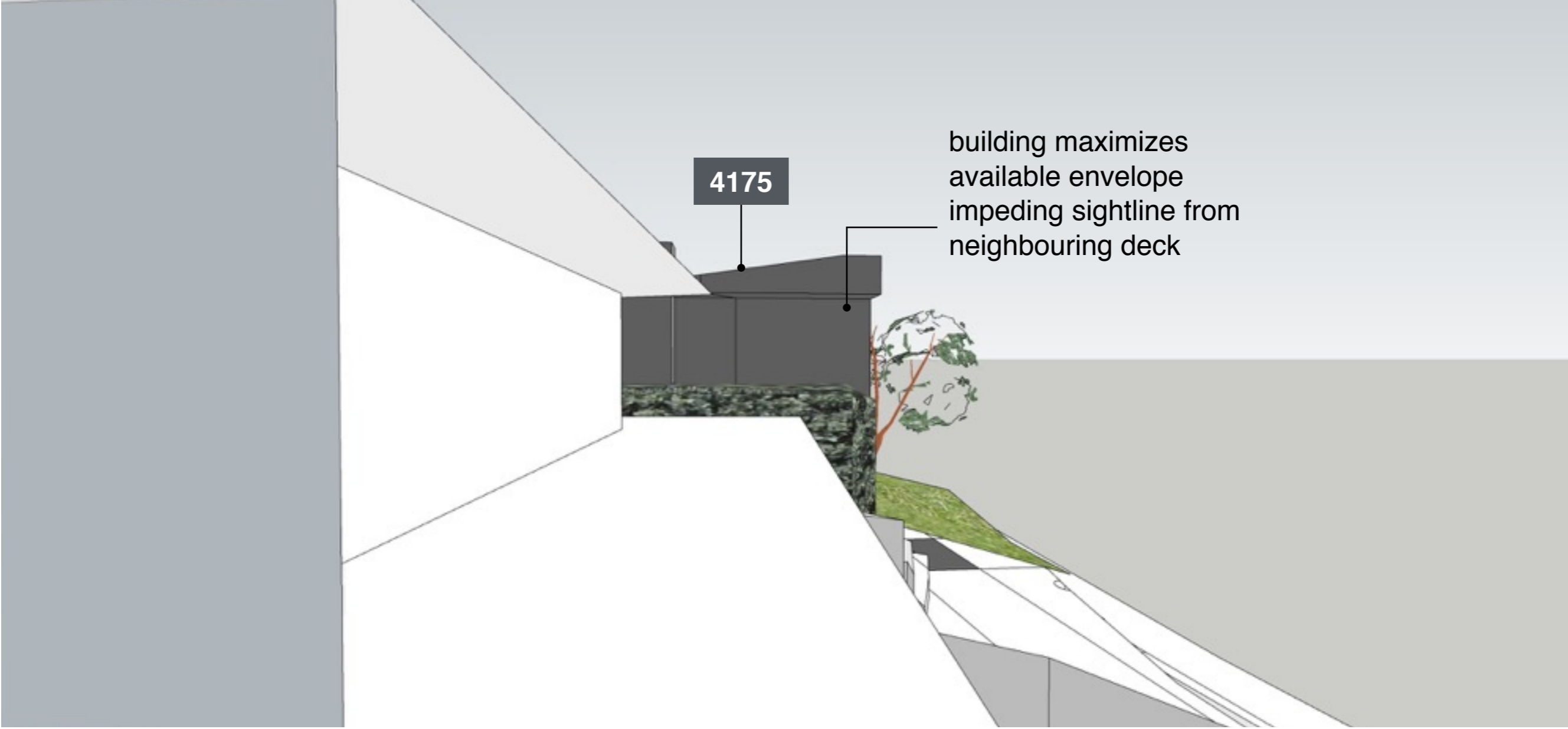
4175 Burkehill Place - EDP Application  
Street Approach Perspective / Conforming House



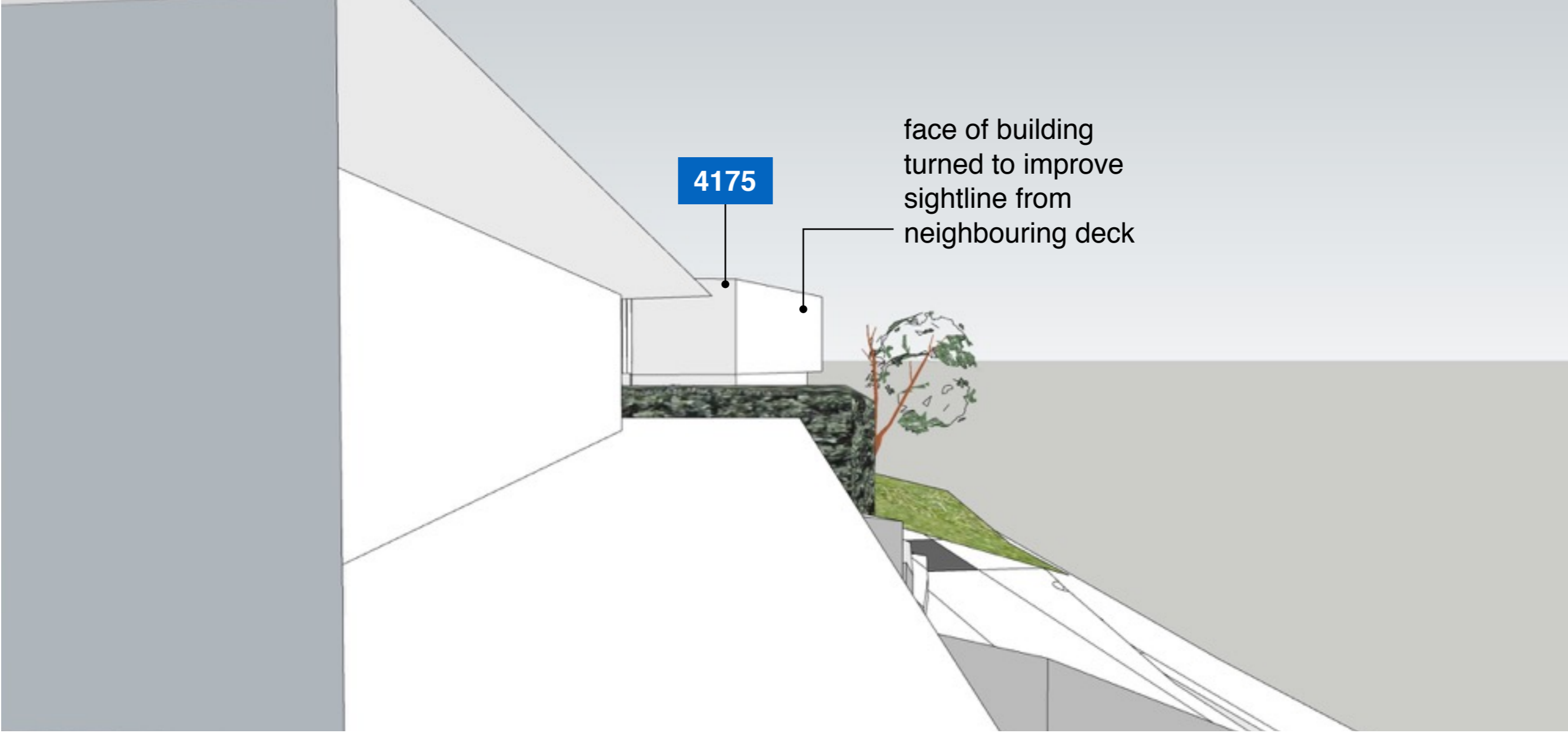


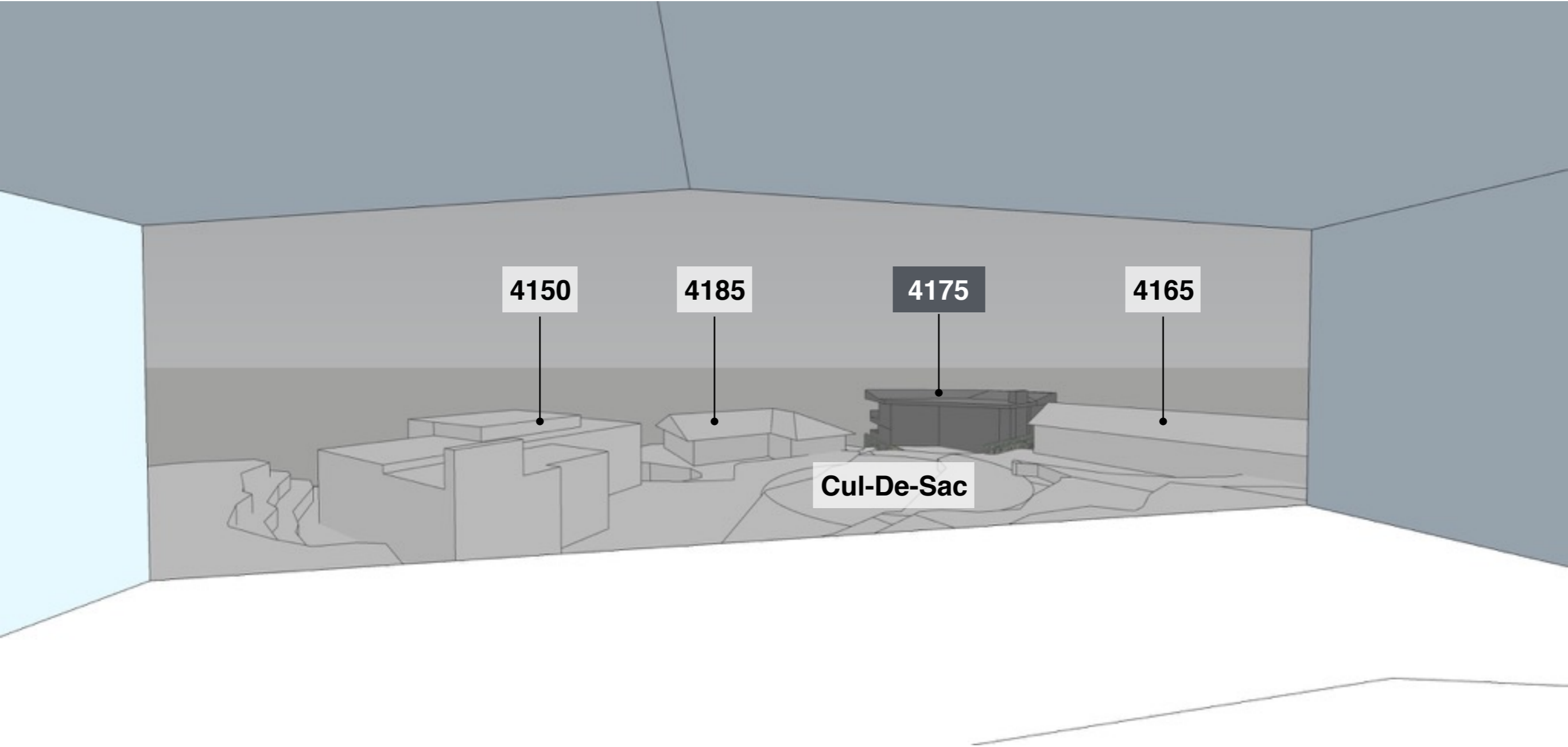
4175 Burkehill Place - EDP Application  
Street Approach Perspective / Proposed House





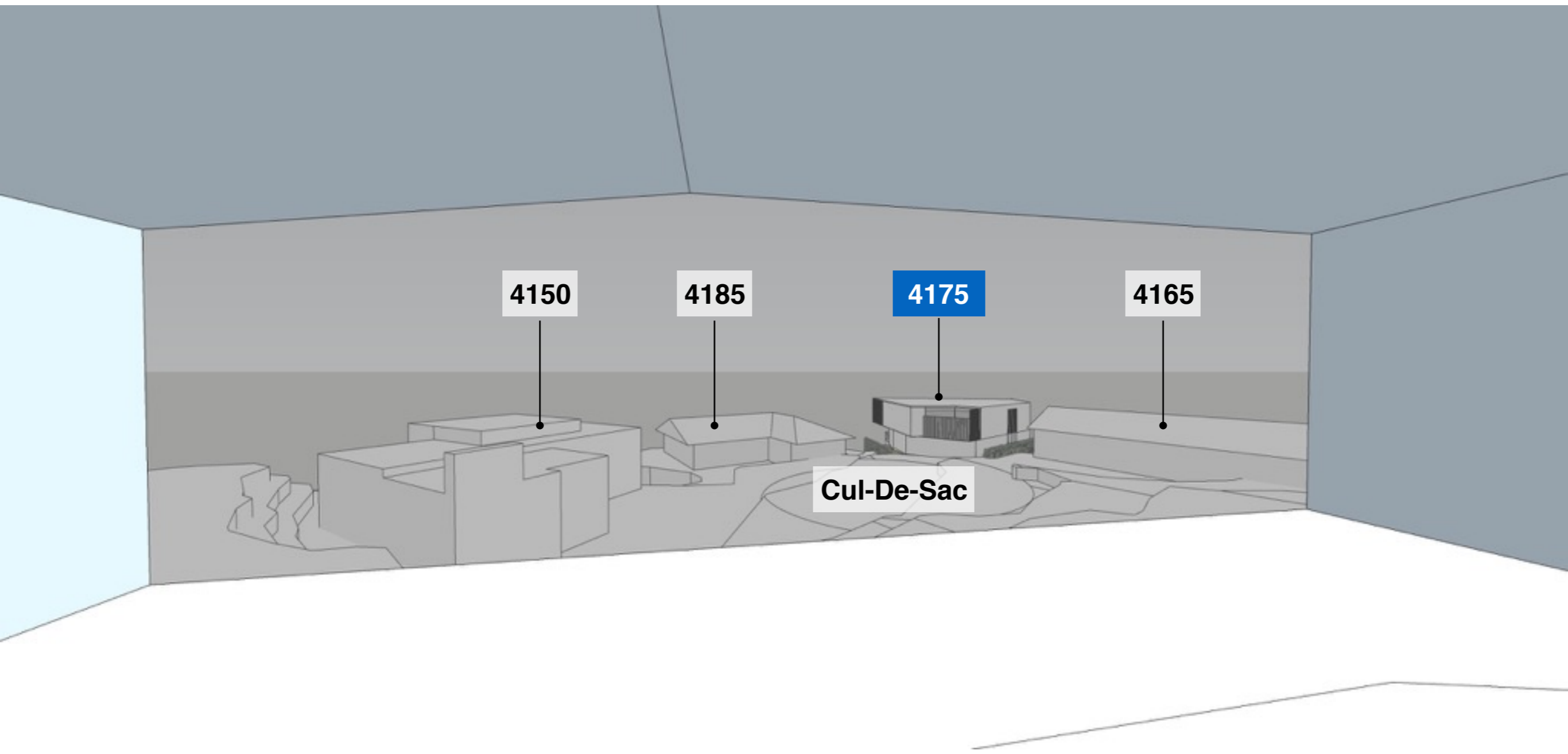








4175 Burkehill Place - EDP Application  
View From 4140 / Proposed House



4175 Burkehill Place - EDP Application  
Neighbourhood Cul-De-Sac Streetscapes with Proposed House



Streetscape with proposed building