



## **BOARD OF VARIANCE**

### ***NOTICE OF OPEN MEETING***

**DATE:** THURSDAY, 2015 JANUARY 08  
**TIME:** 1:00 PM  
**PLACE:** COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

### **A G E N D A**

1. **CALL TO ORDER** **PAGE**

2. **ELECTIONS**

(a) Election of the Chairperson

3. **MINUTES**

4. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6137 **1:00 p.m.**

4

**APPELLANT:** Gurpreet Singh

**REGISTERED OWNER OF PROPERTY:** Afroza and Hafizur Khan

**CIVIC ADDRESS OF PROPERTY:** 6777 Hersham Avenue

**LEGAL DESCRIPTION OF PROPERTY:** Lot 7; District Lot 91; Plan 2367

**APPEAL:** An appeal for the relaxation of Section 105.8(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for new deck cover to the upper floor and secondary suite to the main floor of a single family dwelling at 6777 Hersham Avenue. The principal building depth will be 73.0 feet where a maximum depth of 60.0 feet is permitted.

(b) **APPEAL NUMBER:** B.V. 6138 **1:00 p.m.**

8

APPELLANT: Gurcharan Minhas

REGISTERED OWNER OF PROPERTY: Simar Custom Homes LTD

CIVIC ADDRESS OF PROPERTY: 7689 Rosewood Street

LEGAL DESCRIPTION OF PROPERTY: Lot 11; District Lot 30; Plan 19519

APPEAL: An appeal for the relaxation of Section 105.9 of the Burnaby Zoning Bylaw which, if permitted, will allow for construction of a new two family dwelling 7689 and 7691 (proposed strata address) Rosewood Street. The front yard setback will be 23.5 feet to the post where a minimum front yard setback of 26.55 feet is required based on front yard averaging. The roof overhang will be 2.0 feet beyond the post.

(c) **APPEAL NUMBER:** B.V. 6139 **1:15 p.m.**

16

APPELLANT: Axel Tjaden

REGISTERED OWNER OF PROPERTY: Axel Tjaden and Karen Tee

CIVIC ADDRESS OF PROPERTY: 6311 Lakeview Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 17; District Lot 92; Plan 13792

APPEAL: An appeal for the relaxation of Sections 104.8(1), 104.10(1) and 104.11 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new carport to the basement, and a new deck and addition to the main floor at 6311 Lakeview Avenue. The following variances are being requested:

a) the building depth, measured from the front of the existing principal building to the rear of the new deck, will be 36.25 feet where a maximum 33.42 feet is permitted. Note: the existing principal building is approximately 0.50 feet closer to the rear (northwest) property line than the new deck;

b) The side yard setback, measured from the south property line to the addition, will be 0.61 feet where a minimum 4.9 feet is required; and

c) The rear yard setback, measured from the northwest property line to the new deck post, will be 6.0 feet where a minimum of 29.5 feet is required.

(d) **APPEAL NUMBER:** B.V. 6140 **1:15 p.m.**

22

APPELLANT: Avtar Basra

REGISTERED OWNER OF PROPERTY: Canada Haojun Development Group  
Co. and A-G Tej Construction Ltd

CIVIC ADDRESS OF PROPERTY: 1205 Sperling Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 3; District Lot 132; Plan 20814

APPEAL: An appeal for the relaxation of Sections 104.9 and 6.6(2)(g)(i) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new two family dwelling with detached garages at 1205 Sperling Avenue. The following variances are being requested:

- a) the principal building front yard setback, measured from the east property line to the principal building, will be 36.0 feet where a minimum 40.0 feet is required based on front yard averaging; and
- b) the proposed detached garage (B-North), measured from the north property line to the detached garage, will be 16.0 feet where a minimum 24.6 feet is required.

# Burnaby Board of Variance

## OFFICE OF THE SECRETARY

BURNABY CITY HALL, 4949 CANADA WAY, BURNABY BC, V5G 1M2, PHONE 604-2947290  
FAX 604-294-7537

### APPEAL APPLICATION

**PLEASE PRINT**

Date: Dec 9/2014

Name of Applicant:

HAFIZUR RAHMAN KHAN

Mailing Address:

6777. HERSHAM AVE

City/Town:

BURNABY

Postal Code:

V5E-3K7

Phone #s

(H)

604-522-6773

(W)

604-446-1956

Other

[Signature]

Fax

hramcanada@yahoo.ca

Signature of Applicant

The following required information pertains to the subject property upon which the appeal has been filed.

Name of Owner

HAFIZUR RAHMAN KHAN

Civic Address of Property

6777. HERSHAM AVE. BURNABY

Legal Description of Property

Lot

7

Blk

District Lot

91

Plan

NW022367

Zoning of Property

R-5E1058(1)

### OFFICE USE ONLY

Appeal Number BV# 6137

Date Appeal Received 2014 Dec 9

Applicant Referred by:

Building

Planning

License

Other

Required Documents:

(i) Hardship Letter from Applicant

(ii) Site Plan of Subject Property

(iii) Additional Plans

Date and Time Appeal will be heard: 2015 January 08 @ 1:00 p.m.

Dec-9/14.

Attention to  
The Board of Variance.  
City of Burnaby,  
Burnaby, BC.

Sub:- Allow to keep the existing deck cover of 6777,  
Hersham Ave.

Dear Sir,

With due respect I am requesting the Board of Variance for allowing me to keep the existing deck cover of 6777, Hersham Ave. Burnaby BC. VSE-3K7. In 2002, I bought the said property with the existing deck cover we did built ourselves.

I therefore request your honour to reconsider the decision & allow the existing deck cover.

Thank you

Sincerely,

Hafizur Rahman Khan

6777, Hersham Ave.

Burnaby, BC

VSE-3K7

**4.(a)**

Building Department

(604) 294-7140

<b>BOARD OF VARIANCE REFERRAL LETTER</b>
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<b>DATE:</b> November 27 <sup>th</sup> , 2014	<b>DEADLINE:</b> December 9 <sup>th</sup> , 2014 for the January 8 <sup>th</sup> , 2015 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
<b>NAME OF APPLICANT:</b> Gurpreet Singh			
<b>ADDRESS OF APPLICANT:</b> 6691 Strathmore Avenue, Burnaby			
<b>TELEPHONE:</b> (604) 715-9931			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New deck cover to the upper floor and secondary suite to the main floor only.			
<b>ADDRESS:</b> 6777 Hersham Avenue			
<b>LEGAL:</b>	<b>LOT:</b>	<b>DL: 91</b>	<b>PLAN: NWP2367</b>

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R-5 [105.8(1)]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

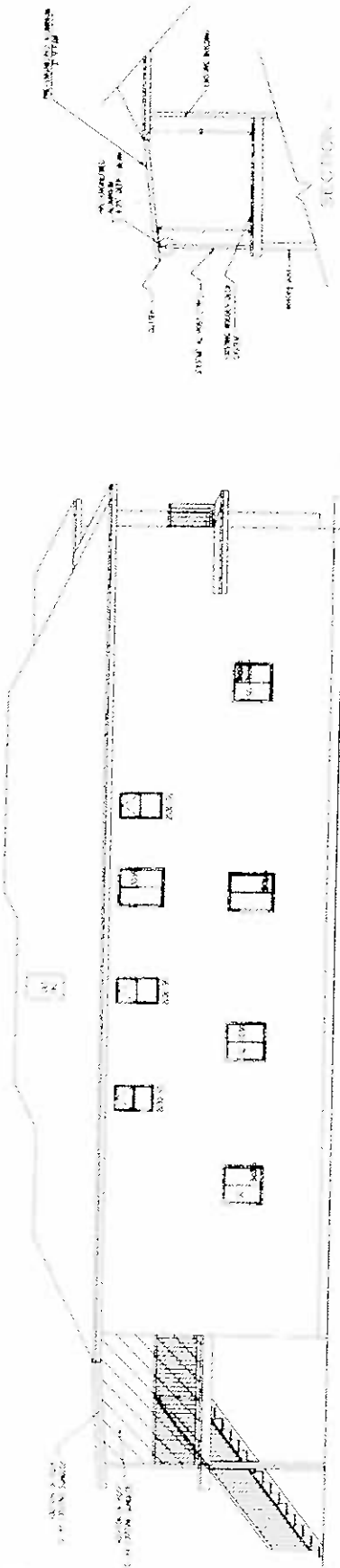
The applicant is proposing a new deck cover (work w/o permit) to the upper floor and secondary suite to the main floor only. The following relaxation is being requested:

- 1) The principal building depth will be 73.0' where a maximum 60.0' is permitted.

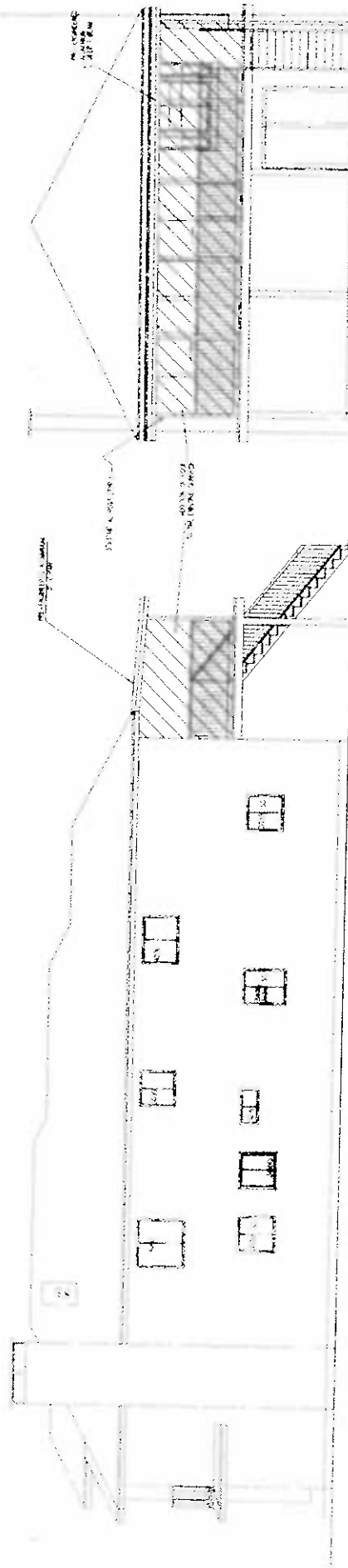
BY

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service

REVISED  
R 05/13/04  
SHIKDER DESIGN & DRAFTING



FRONT (S) ELEVATION



REAR (S) ELEVATION

SHIKDER DESIGN & DRAFTING  
4001 135 435 1354 ST. PAUL  
MINN. 55101-1354  
Phone 778-888-3740

SDD

20/05/2004

1/2" = 1'

ELEVATIONS

3/17/2004 SHEET

SHEET 2

2 OF 2

# Burnaby Board of Variance

## OFFICE OF THE SECRETARY

BURNABY CITY HALL, 4949 CANADA WAY, BURNABY BC, V5G 1M2, PHONE 604-2947290  
FAX 604-294-7537

### APPEAL APPLICATION

**PLEASE PRINT**

Date: Dec 4, 2014

Name of Applicant: Gurcharan Minhas

Mailing Address: 7518-115A Street

City/Town: Delta Postal Code: V4C 5P8

Phone #s (H) 604-897-1933 (W) \_\_\_\_\_

Email: gurcharanminhas@yahoo.com Fax \_\_\_\_\_

Signature of Applicant: [Signature]

Authorized Agents: Raj Bhami

Authorization Letter in Bldg Dept.  
The following required information pertains to the subject property upon which the appeal has been filed.

Name of Owner: Gurcharan Minhas

Civic Address of Property: 7689 Rosewood Street

Legal Description of Property Lot 11 Blk \_\_\_\_\_

District Lot 30 Plan 19519

Zoning of Property \_\_\_\_\_

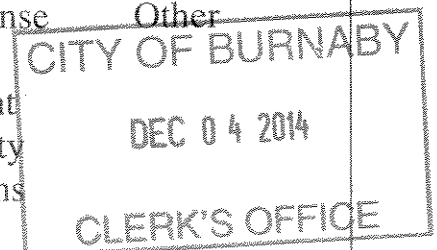
### OFFICE USE ONLY

Appeal Number BV# 6138 Date Appeal Received \_\_\_\_\_

Applicant Referred by: Building Planning License Other

Required Documents: (i) Hardship Letter from Applicant  
(ii) Site Plan of Subject Property  
(iii) Additional Plans

Date and Time Appeal will be heard: 2015 January 08 @ 1:00 p.m.



November 20, 2014

Board of Variance  
City of Burnaby

Re- 7689 Rosewood Street Burnaby

I'm requesting variance on front yard averaging requirement.

Above property has big lot but shape of the lot is not square. Some of the portion we can't use to build the house. For this reason we need variance for front yard averaging

Please allow

Thanks

A handwritten signature in black ink, appearing to read 'Gurcharan Minhas', is written over a faint, circular, dotted-line stamp.

Gurcharan Minhas

4.(b)



**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> November 28, 2014	<b>DEADLINE:</b> December 9, 2014 for the January 8, 2015 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
<b>NAME OF APPLICANT:</b> Gurcharan Minhas			
<b>ADDRESS OF APPLICANT:</b> 7518-115A Street Delta, B.C. V4C 5P8			
<b>TELEPHONE:</b> 604.897.1933			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Two Family Dwelling			
<b>ADDRESS:</b> 7689/91 Rosewood Street			
<b>LEGAL:</b>	<b>LOT:</b> 11	<b>DL:</b> 30	<b>PLAN:</b> 19519

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R5 [105.9]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

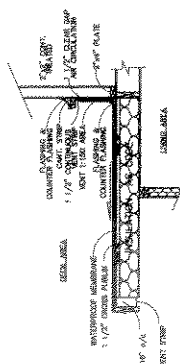
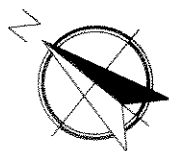
The applicant is proposing to build a new two family dwelling. The following relaxation is being requested.

- 1) The front yard setback will be 23.5 feet to the post where a minimum front yard setback of 26.55 feet is required based on front yard averaging. The roof overhang will be 2.0 feet beyond the post.

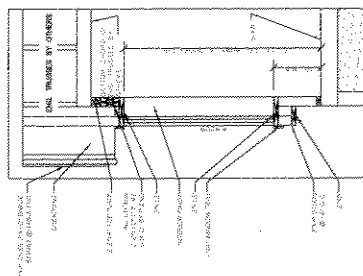
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

DS

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service

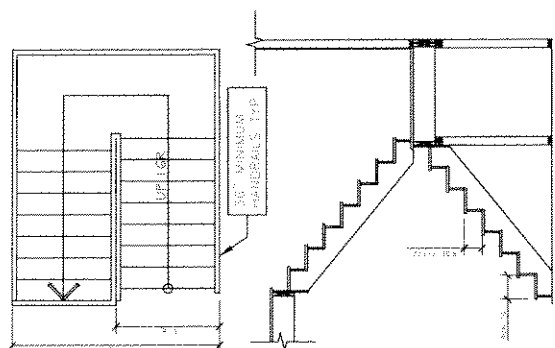
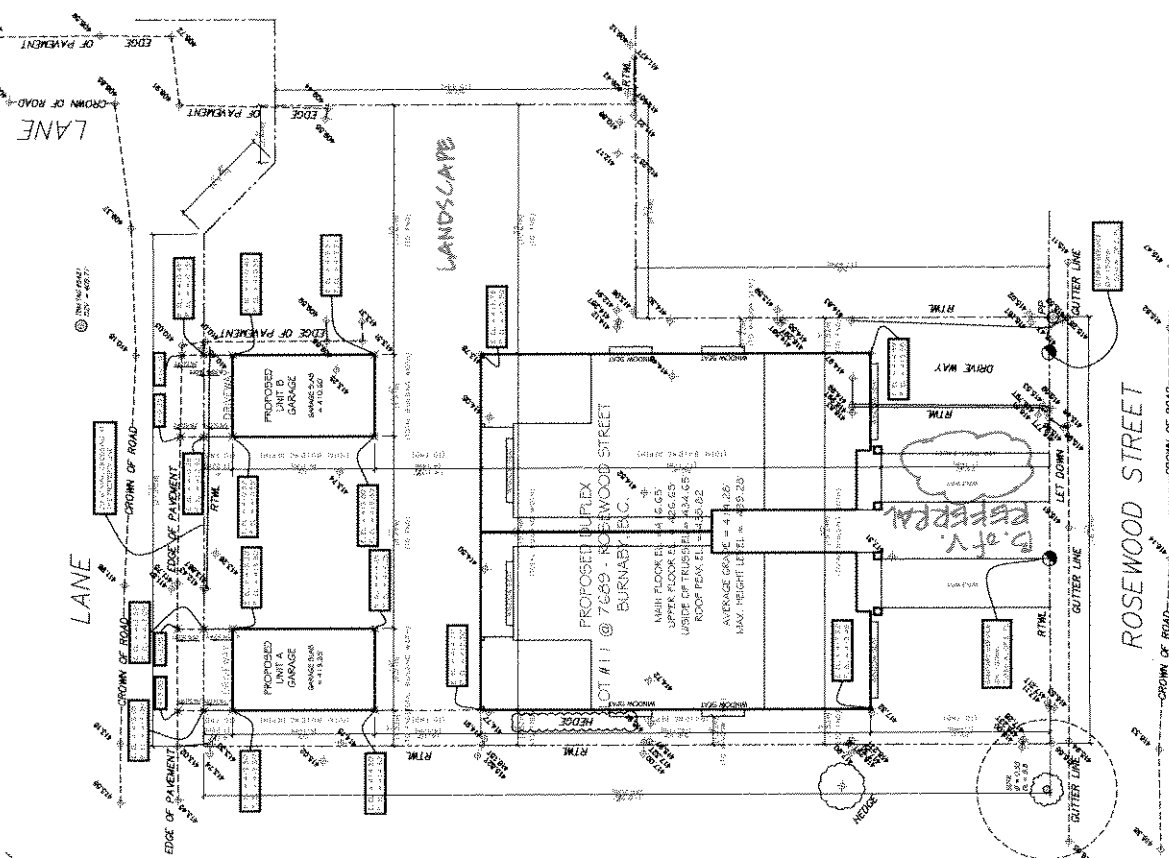


CROSS VENTILATION DETAIL  
FOR ENCLOSED ROOFS  
SCALE: 1/2" = 10"



WINDOW SEAT  
SECTION  
SCALE: 1/2"=1'-0"

AREA STATEMENT (R5 ZONING)			
LOT AREA	IMPROVEMENT	PERMITTED	REMARKS
3,500.50 SQ. FT.	2642 SQ. FT.		
	100% UNIT A = 1380.50 SQ. FT.		
	100% UNIT B = 2280.50 SQ. FT.		
3,900.50 FT	100% UNIT C = 620.50 FT		
	TOTAL = 3881.50 FT.		
	100% UNIT A = 230.50 FT.		
	TOTAL = 402.50 FT.		
	100% UNIT A = 152.50 FT.		
	100% UNIT B = 135.50 FT.		
	TOTAL = 288.00 FT.		
	100% UNIT A = 30.50 FT.		
	100% UNIT B = 20.50 FT.		



STAIR DETAIL  
SCALE: 1/2"=1'

SECTION

1. FOUNDATION SHALL HAVE PRECEDENCE OVER SECTION DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, 2012 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE BRITISH COLUMBIA BUILDING CODE, 2012 EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3,000 PSI.
6. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO THE FOLLOWING:
1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
2. WOOD TRUSSES SHALL BE DESIGN AND SEALED BY A PROFESSIONAL ENGINEER.
3. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 0121 LATEST EDITION.
4. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION PRIOR TO SITE WORK. DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

STAFF ADVISOR TO THE CHIEF OF POLICE

TOORA HOME PLANS

[illegible][illegible]

ROSEWOOD DUPLEX  
#11 7689 - ROSEWOOD STREET

JABY, B.C.

.....

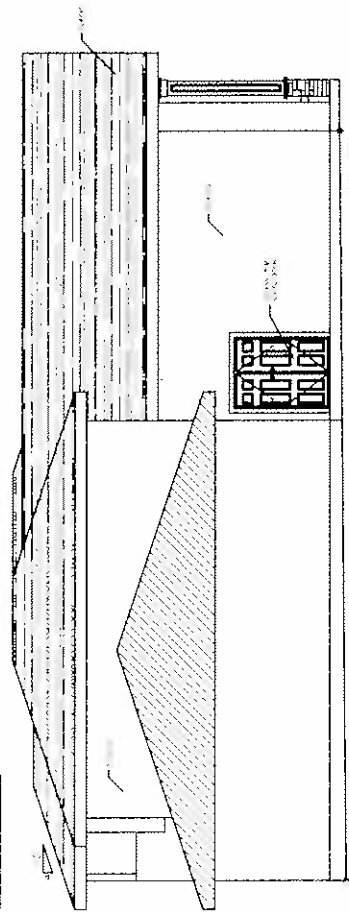
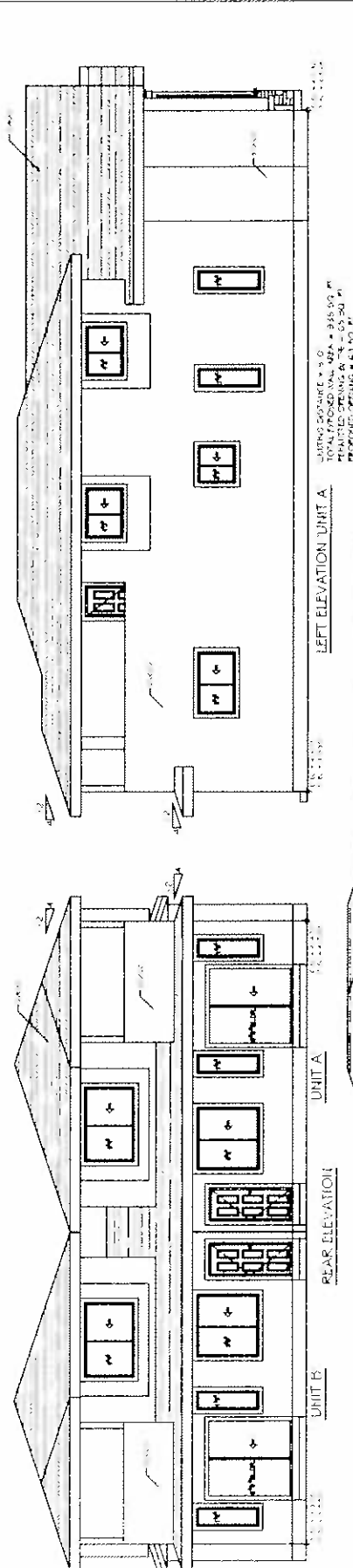
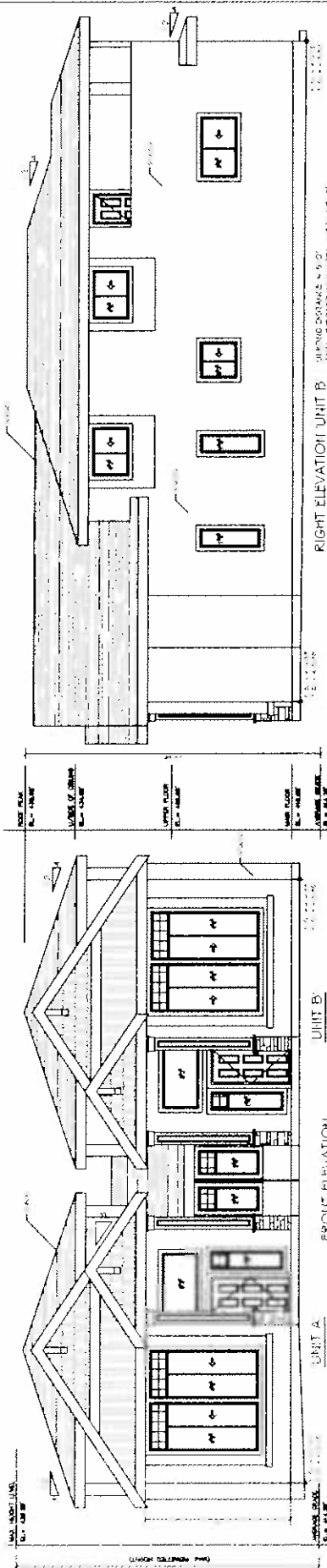
TE PLAN/NOTES/DETAILS

IS NOTED	NAME	RAJ TOORA
----------	------	-----------

CCY/14	MIKI BONDAR
--------	-------------

RECEIVED  
NOV 18 2014

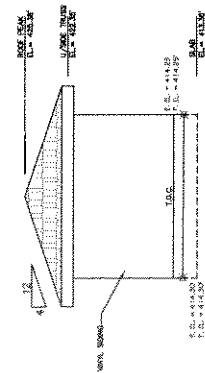
BUILDING DEPARTMENT



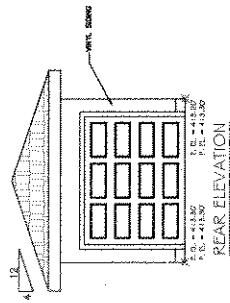
TOORA HOME PLANS	
PROPOSED DUPLEX	
LOT #11 @ 7689 - ROSEWOOD STREET	
BURNABY, B.C.	
DATE	10/14/14
BY	RAJ TOORA
CHECKED	RAJ TOORA
SCALE	1/4" = 1'-0"
PROJECT	1007/14
SHEET	A3

RECEIVED  
NOV 18 2014

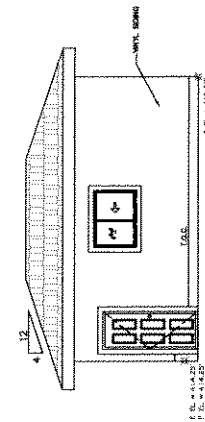
BUILDING DEPARTMENT



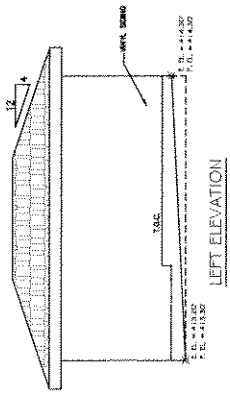
FRONT ELEVATION



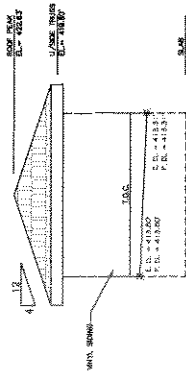
REAR ELEVATION



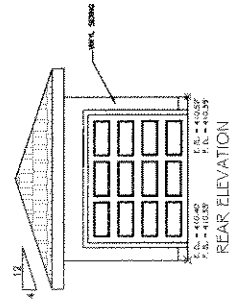
RIGHT ELEVATION



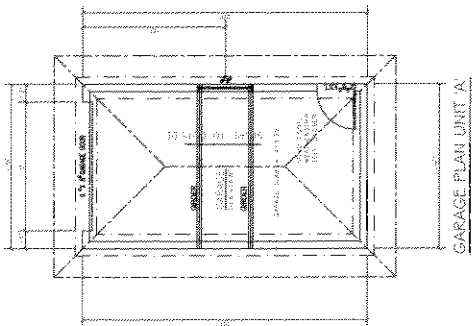
LEFT ELEVATION



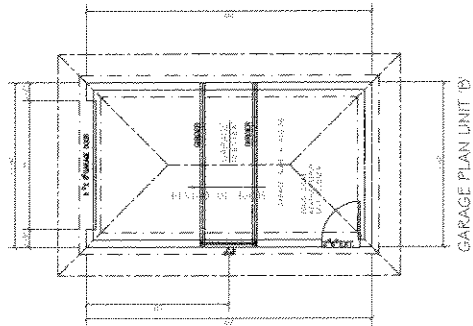
FRONT ELEVATION



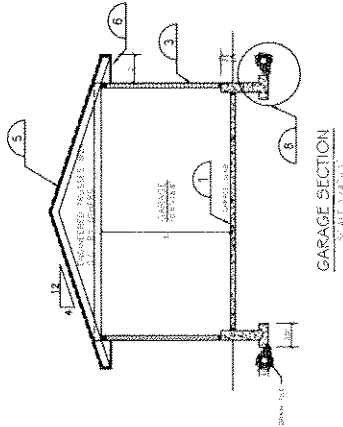
REAR ELEVATION



GARAGE FLOOR AREA = 230 SQ. FT.  
SCALE: 1/4" = 1'-0"



GARAGE FLOOR AREA = 230 SQ. FT.  
SCALE: 1/4" = 1'-0"



GARAGE SECTION  
SCALE: 1/4" = 1'-0"

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.	
<b>TOORA HOME PLANS</b>	
13648 - 137 ADELPHI RD. (564) 991-4342	13648 - 137 ADELPHI RD. (564) 991-4342
SUBJECT: B.C. 321.26.9 FAX: (504) 991-4342	SUBJECT: B.C. 321.26.9 FAX: (504) 991-4342
<b>PROPOSED DUPLEX</b>	
<b>LOT #11 @ 7669 - ROSEWOOD STREET</b>	
<b>BURNABY, B.C.</b>	
PROJECT:	
DATE: 11/14/14	BY: J. TOORA
APP: 06/14	REV: 06/14
A 4	

4.(b)

POSTING PLAN OF LOT 11  
DISTRICT LOT 30 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN 19519

PLAN EPP46602

PURSUANT TO SECTION 68 OF THE LAND TITLE ACT  
B.C.G.S. 92G.026

INTEGRATED SURVEY AREA NO. 25,  
CITY OF BURNABY, NAD83 (CSRS)

RECEIVED  
NOV 18 2014

BUILDING DEPARTMENT



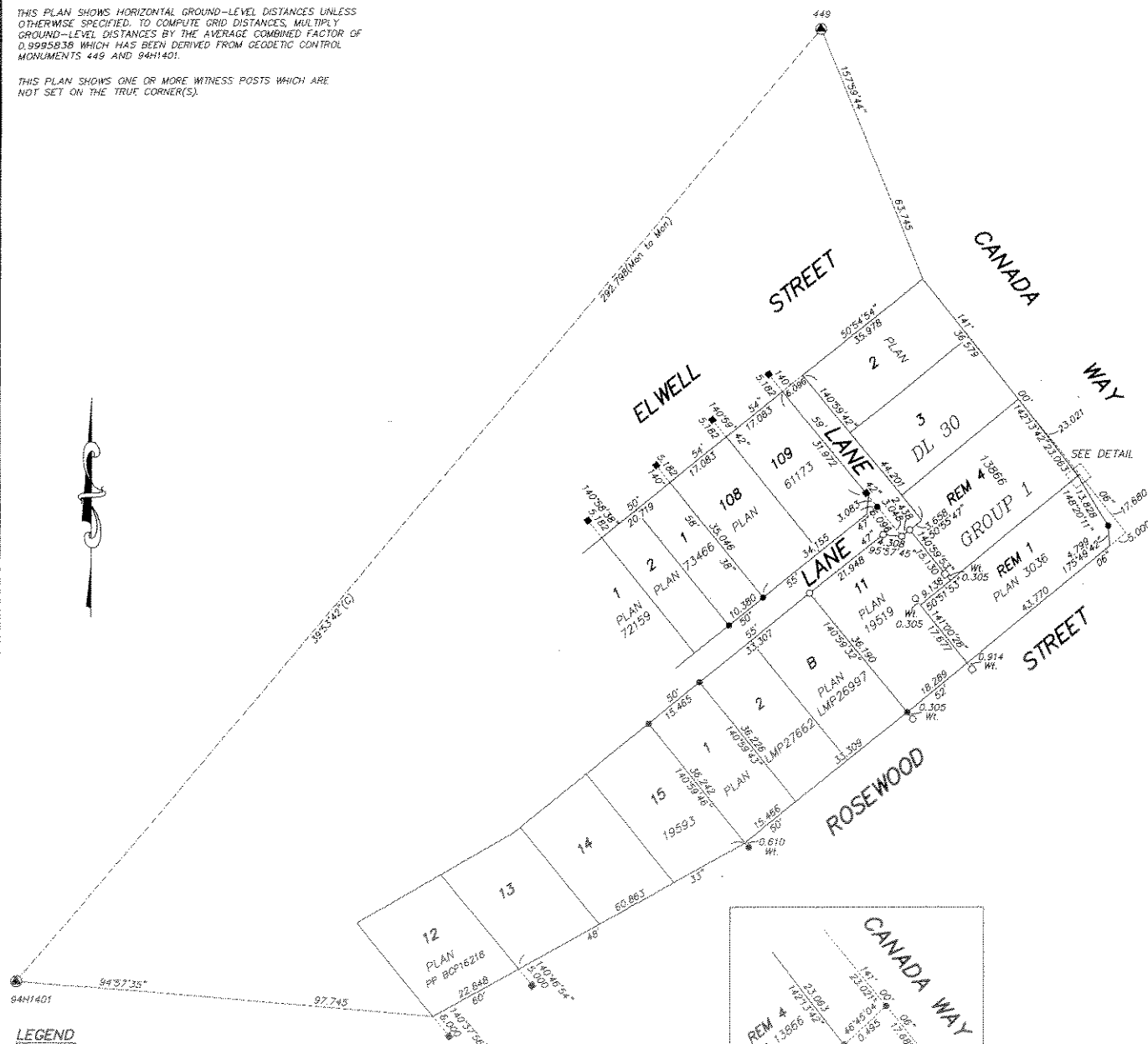
SCALE 1 : 750 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN  
IS 580mm IN HEIGHT BY 432mm IN WIDTH  
(C SIZE) WHEN PLOTTED AT A SCALE OF 1:750

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS 449 AND 94H1401.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS  
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY  
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF  
0.9995936 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL  
MONUMENTS 449 AND 94H1401.

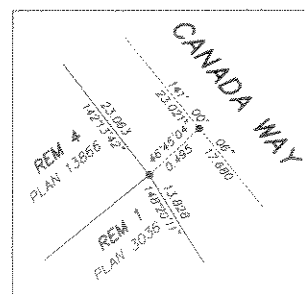
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE  
NOT SET ON THE TRUE CORNER(S).



LEGEND

FOUND PLACED

- DENOTES CONTROL MONUMENT
- DENOTES IRON POST
- DENOTES LEAD PLUG
- W. DENOTES WITNESS
- C DENOTES CALCULATED
- PP DENOTES POSTING PLAN



DETAIL  
(NOT TO SCALE)

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS  
COMPLETED ON THE 10th DAY OF NOVEMBER, 2014.  
LAKHJOT S. GREWAL B.C.L.S. #809

THIS PLAN LIES WITH -14- GREATER VANCOUVER REGIONAL DISTRICT

GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEY  
UNIT 204, 15299-68th AVE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.ca  
FILE: 1409-039  
DWG: 1409-039 P2

# TOPOGRAPHICAL SURVEY PLAN OF LOT 11 DISTRICT LOT 30 GROUP 1 NWD PLAN 19519

PID: 002-996-901

CIVIC ADDRESS:  
7689 - ROSEWOOD STREET  
BURNABY, B.C.

ELEVATION DERIVATION  
ELEVATIONS ARE GEODETIC DERIVED FROM  
CITY OF BURNABY CONTROL MONUMENT  
No. 94H1403 ELEVATION= 414.21F1  
DATUM: CY2000/2005

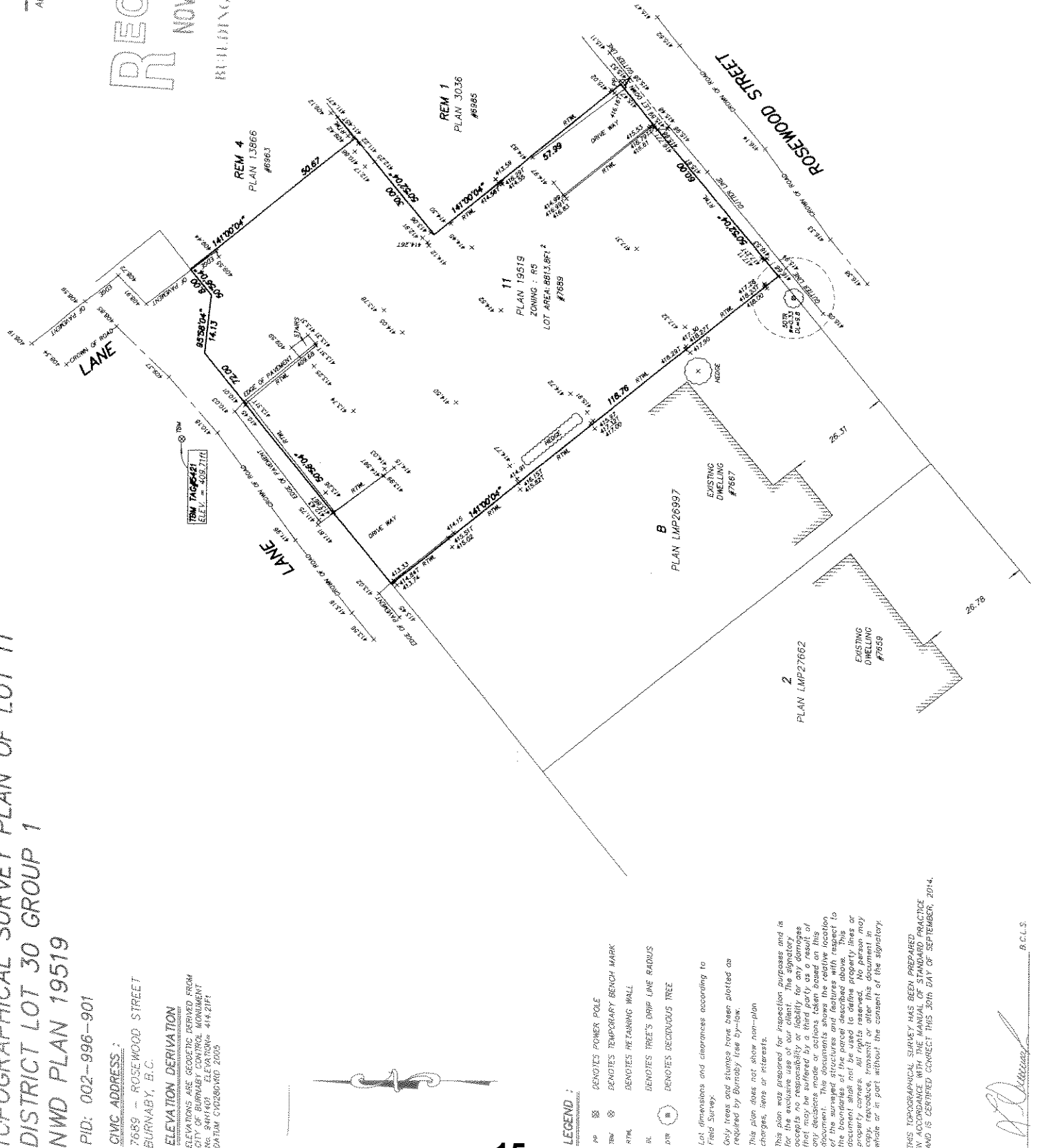
SCALE 1"=16'

ALL DIMENSIONS ARE IN FEET AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

RECEIVED

NOV 18 2014

BURNING BURNABY



## LEGEND:

- PP DENOTES POWER POLE
- TM DENOTES TEMPORARY BENCH MARK
- RTM DENOTES RETAINING WALL
- BL DENOTES TREE'S DROP LINE RADIUS
- DTM DENOTES DECIDUOUS TREE

Lot dimensions and clearances according to Field Survey.

Only trees and stumps have been plotted on required by Burnaby line by-law.

This plan does not show non-plan changes, vents or interests.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory hereby certifies that the plan is a true and correct copy of the original plan and that it has been prepared in accordance with the Manual of Standard Practice required by Burnaby line by-law. This document shows the relative location of the surveyed structures and features with respect to the surveyed boundaries. The plan is not to be used for any other purpose without the written consent of the signatory. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 26th DAY OF SEPTEMBER, 2014.

*[Signature]*  
B.C.L.S.

# Burnaby Board of Variance

## OFFICE OF THE SECRETARY

BURNABY CITY HALL, 4949 CANADA WAY, BURNABY BC, V5G 1M2, PHONE 604-2947290  
FAX 604-294-7537

### APPEAL APPLICATION

**PLEASE PRINT**

Date: December 9, 2014

Name of Applicant: Axel TJADEN

Mailing Address: 6311 Lakeview Ave.

City/Town: Burnaby Postal Code: V5E 2P5

Phone #s (H) 604-436-3482 (W) 604-273-1745

Email/ ~~Other~~ AXEL TJADEN @ Shaw.CA Fax \_\_\_\_\_

Signature of Applicant [Signature]

The following required information pertains to the subject property upon which the appeal has been filed.

Name of Owner KAREN TEE & AXEL TJADEN

Civic Address of Property 6311 Lakeview Ave

Legal Description of Property Lot 17 Blk \_\_\_\_\_

District Lot 92 Plan 13792

Zoning of Property \_\_\_\_\_

### OFFICE USE ONLY

Appeal Number BV# 6139 Date Appeal Received \_\_\_\_\_

Applicant Referred by: Building Planning License Other

Required Documents: (i) Hardship Letter from Applicant  
(ii) Site Plan of Subject Property  
(iii) Additional Plans

Date and Time Appeal will be heard: 2015 January 08 @ 1:15 p.m.

Deck and carport addition at 6311 Lakeview Avenue.

To the Board of Variance;

Please consider the hardship application regarding our residence at 6311 Lakeview Avenue. The lot is an irregular shaped triangular lot. I have provided drawings of the proposed work as well as a topographical survey to the city of Burnaby. CCI Engineering will finalise the structural drawings.

The shape of our lot is unique, and the strict application of the current by-laws (without interpretation by this Honourable Board) will result in hardship and undue penalty, as the by-laws are drafted to apply mostly to regular and rectangular lots (which our lot is not).

We do not request or aim to enlarge the house, to build anything unusual or out of the ordinary; we only kindly ask to be allowed to have a deck and a carport, items that are common to other houses in Burnaby, but are denied to us due to the odd shaped lot.

We have tried, within our application, to keep the proposed deck and carport as close to the house as possible (as far from the property lines), in an effort to ask for the minimum variance, and not to exaggerate our request. CCI Group Inc (our engineer) and Vivid Green Architecture (our architect) have arrived at this solution after a thorough review process. No other viable solution is evident, other than the proposed for approval by this Honourable Board.

The reasons for our application are as follows:

In a rectangular type lot there would sufficient space to utilise the backyard in one location. However, in a triangular type lot there are 2 small areas that in order to be utilised need to be connected. In this case we hope to connect the West side with the North side. To date we have not been able to use the north side of the property at all.

We are requesting that the application be based on the Total Ground Floor calculation of the property of 8% or 318.5 square feet which would be permissible under the current zoning bylaw with the approval of the Honourable Board. We are respectfully requesting to build a deck of 249 square feet and a walk way of 69 square feet in order to connect the 2 areas of the lot. The total square footage will be with 318 square feet; thus under the maximum allowable area of 318.5 square feet.

Further, please note our vehicles have been vandalised 3 times over the last 5 years. Usually a window is broken and token items are stolen, or the vehicles are scratched. While the theft is negligible the inconvenience of getting the glass repaired in order to go to work is substantial. A secured parking area for 2 vehicles, which the carport addition will provide, would be very much appreciated.

We trust this proposal will meet with your approval and appreciate your kind consideration.

Axel Tjaden and Karen Tee

The block contains two handwritten signatures. The first signature on the left is 'Axel Tjaden' and the second signature on the right is 'Karen Tee'. Both are written in dark ink.

4.(c)



Building Department

(604) 294-7140

**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> November 18 <sup>th</sup> , 2014	<b>DEADLINE:</b> December 9 <sup>th</sup> , 2014 for the January 8 <sup>th</sup> , 2015 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
<b>NAME OF APPLICANT:</b> Axel Tjaden			
<b>ADDRESS OF APPLICANT:</b> 6311 Lakeview Avenue			
<b>TELEPHONE:</b> (604) 436-3482			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New carport to the basement, new deck to the main floor, and new additions to the main floor only.			
<b>ADDRESS:</b> 6311 Lakeview Avenue			
<b>LEGAL:</b>	<b>LOT:</b> 17	<b>DL:</b> 92	<b>PLAN:</b> NWP13792

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R-4 [104.8(1),104.10(1),104.11]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to construct a new carport to the basement, a new deck to the main floor, and a new addition to the main floor. The applicant has constructed without a building permit an addition to the main floor. The following relaxations are being requested:

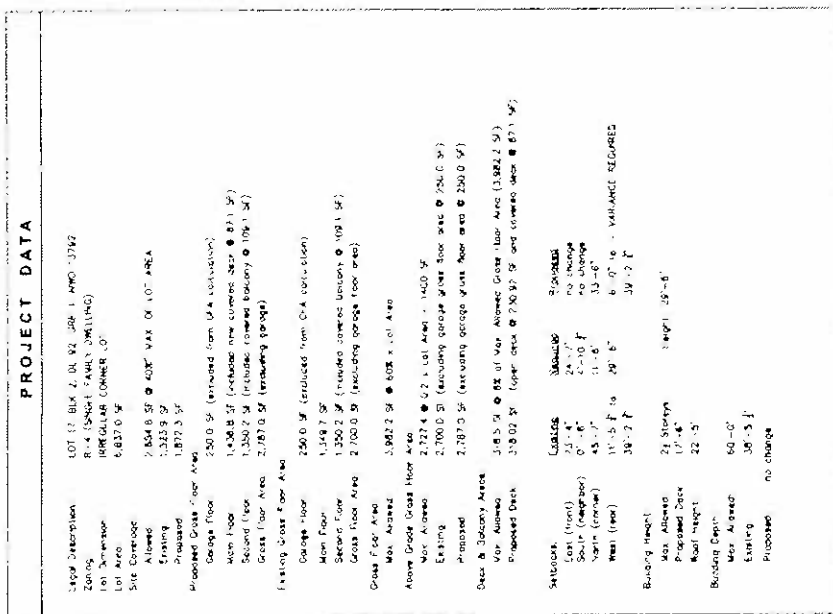
- 1) The building depth, measured from the front of the existing principal building to the rear of the new deck, will be 36.25' where a maximum 33.42' is permitted.
  - *Note: the existing principal building is approximately 0.50' closer to the rear (northwest) property line than the new deck.*
- 2) The side yard setback, measured from the south property line to the addition, will be 0.61' where a minimum 4.90' is required.
- 3) The rear yard setback, measured from the northwest property line to the new deck post, will be 6.00' where a minimum 29.50' is required.

BY

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service



**VividGreen**  
POLLUTION REMEDIATION



DECK ADDITION  
330 LANTIER AVENUE  
MONTGOMERY, AL 36102

**SITE PLAN**  
**PROJECT DATA**

ISSUE FOR BUILDING PERMIT

1407 LAK

AC



# PLAN OF SURVEY OF LOT 17 BLOCK 2 DISTRICT LOT 92 GROUP 1 NEW WESTMINSTER DISTRICT 13792

#6511 LAKEVIEW AVENUE,  
BURNABY, B.C.  
P.I.D. 009-872-141

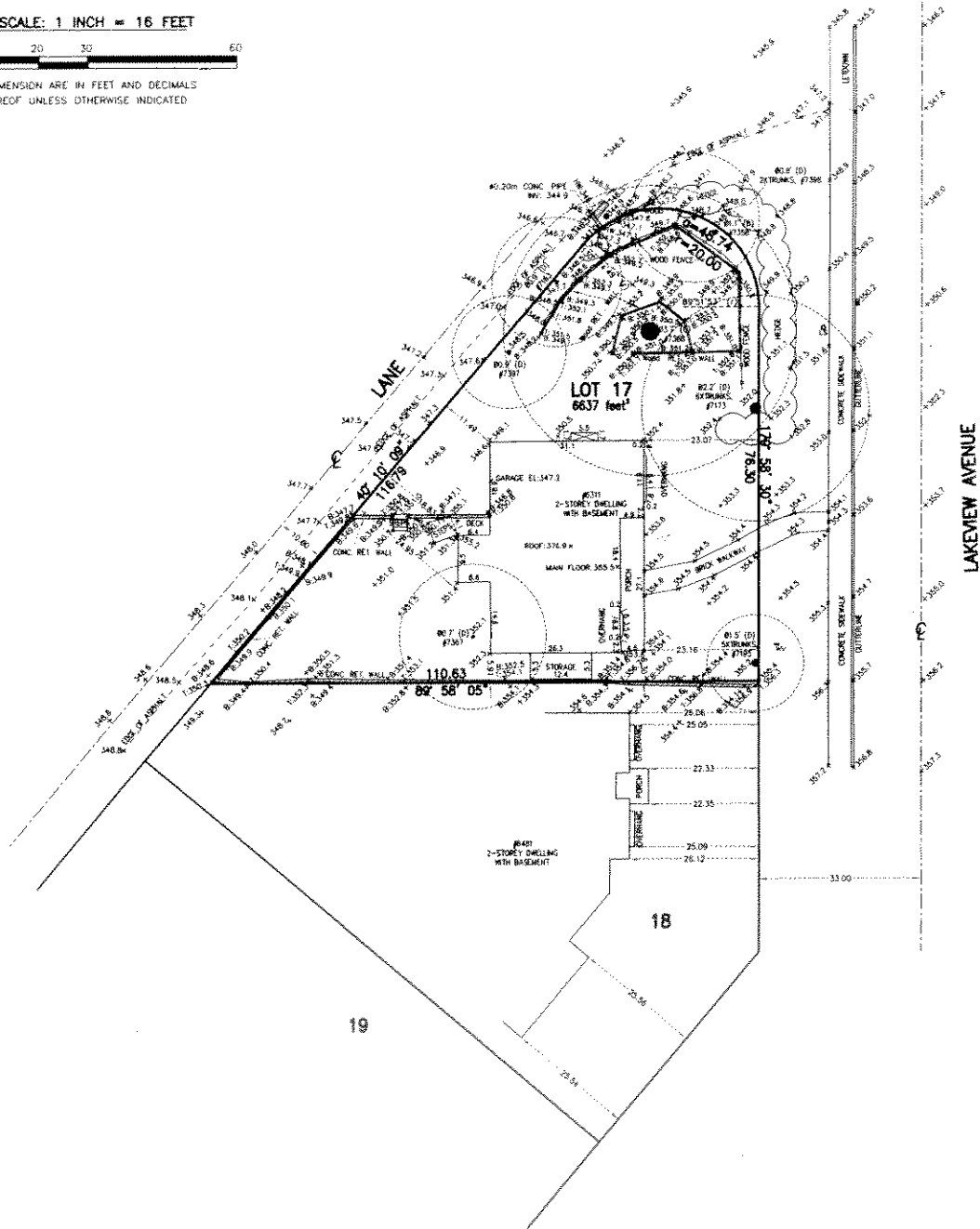
ZONING: R4



SCALE: 1 INCH = 16 FEET



ALL DIMENSIONS ARE IN FEET AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© Copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5277  
FB-236 P36-38, FB-266 P18  
Drawn By: TM/MT

## LEGEND:

- denotes round catch basin
- denotes catch basin
- ⊙ denotes lamp standard
- ~ denotes water valve
- ↑ denotes top of retaining wall
- ↓ denotes bottom of retaining wall
- (C) denotes contoured
- (D) denotes deciduous

## NOTE:

Elevations shown are based on  
NAD83 Geodetic Datum  
Bench Mark, Control Monument 87H2647  
Bench Mark Elevation = 360.18 feet  
(109.784 metres)

CERTIFIED CORRECT:

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.  
SEPTEMBER 4th, 2014.

DWG No. 5277-TOPO-01

# Burnaby Board of Variance

## OFFICE OF THE SECRETARY

BURNABY CITY HALL, 4949 CANADA WAY, BURNABY BC, V5G 1M2, PHONE 604-2947290  
FAX 604-294-7537

### APPEAL APPLICATION

**PLEASE PRINT**

Date: 2014/12/09

Name of Applicant: AVTAR BIAHAN

Mailing Address: 7357 RIDGE DR

City/Town: BURNABY Postal Code: V5A 1B4

Phone #s (H) 604-537-5602 (W) \_\_\_\_\_

Other 604-294-9395 Fax 604-294-9360

Signature of Applicant [Signature]

The following required information pertains to the subject property upon which the appeal has been filed.

Name of Owner A. G. TEJ CON

Civic Address of Property 1205 SPERLING AVE

Legal Description of Property Lot 3 Blk \_\_\_\_\_

District Lot 132 Plan 20814

Zoning of Property R-4

### OFFICE USE ONLY

Appeal Number BV# 6140 Date Appeal Received 2014 Dec. 09

Applicant Referred by: Building Planning License Other

Required Documents: (i) Hardship Letter from Applicant  
(ii) Site Plan of Subject Property  
(iii) Additional Plans

Date and Time Appeal will be heard: 2015 January 8 @ 1:15 p.m.

The Secretary,  
Board of Variance,  
City of Burnaby,  
4949 Canada Way,  
V5G 1M2

December 9, 2014

Subject: Appeal for front yard & flanking side yard setbacks for proposed two-family dwelling with detached garage at 1205 Sperling Ave.

Dear Sir,

Our client is proposing to construct a two-family dwelling with detached garages on the subject property, which is a corner lot towards the south-west of the intersection of Aubrey St. with Sperling Ave.

Although the front doors of the proposed building will face north towards Aubrey St., for purposes of the zoning bylaw, Sperling Ave. towards the east has been considered as the front yard. There are only three older and smaller houses towards the south of the property, two of which have been included for the front yard averaging calculation. In consideration of the age of these adjacent houses, it is expected that these properties will redevelop in the near future. Please note that the request for variance of the proposed front yard setback of 36' is still substantially larger than the 24.6' minimum required by the bylaw for the prevailing zone. Furthermore, besides having a short block length, as the subject property is not mid-block, this will alleviate the negative impact of the 4' variance being requested.

The other variance being requested for is the flanking side yard setback for one of the detached garages to the north p/l. In this case, although the bylaw allows for the principle building to observe a minimum flanking side yard setback of 11.5', there is no provision for an accessory building to do the same. This is irrespective of whether the adjacent property which has its frontage onto the subject flanking street, in this case towards the west is directly adjacent or has the benefit of being separated by a full lane, which is the case for the subject lot. The proposed single car garage which is only 11.5' wide towards that frontage has been adequately setback beyond the vision clearance triangle which will ensure safety of turning vehicles. In consideration of the other required minimum setbacks & depth of the garage, as well as the minimum required width of the drive aisle, this is the farthest placement which was possible for the proposed garage. The presence of the intervening lane and the fact that the adjacent house most impacted, has minimal windows towards the lane as also that the massing of the permitted principle building which articulates that street frontage and defines much more strongly that corner rather than

#### 4.(d)

the small single storey garage, which will get adequately hidden with some landscaping towards that street front.

On behalf of the owner I would like to request the members of the board to give our request for the two variances their due consideration and hope that the circumstances and the lack of any negative impact will help the board members support our appeal.

Thanks,

A handwritten signature in black ink, appearing to read 'Vikram Tikku', with a long horizontal stroke extending to the right.

Vikram Tikku

TD Studio  
180 - 2250 Boundary Road,  
Burnaby, B.C. V5M 3Z3  
ph: 604.299.3821  
fax: 604.299.3826  
e: [tdstudio.vancouver@gmail.com](mailto:tdstudio.vancouver@gmail.com)



(604) 294-7140

### BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> 19 November 2014		<b>DEADLINE:</b> 09 December 2014 for the 08 January 2015 hearing		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Avtar Basra				
<b>ADDRESS OF APPLICANT:</b> 7357 Ridge Drive				
<b>TELEPHONE:</b> (604) 537-5602				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New Two Family Dwelling with detached garages				
<b>ADDRESS:</b> 1205 Sperling Avenue				
<b>LEGAL:</b>	<b>LOT:</b> 3	<b>DL:</b> 132	<b>PLAN:</b> 20814	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R-4 [104.9, 6.6 (2)(g)(i)]**  
of the Burnaby Zoning Bylaw No. 4742

#### COMMENTS:

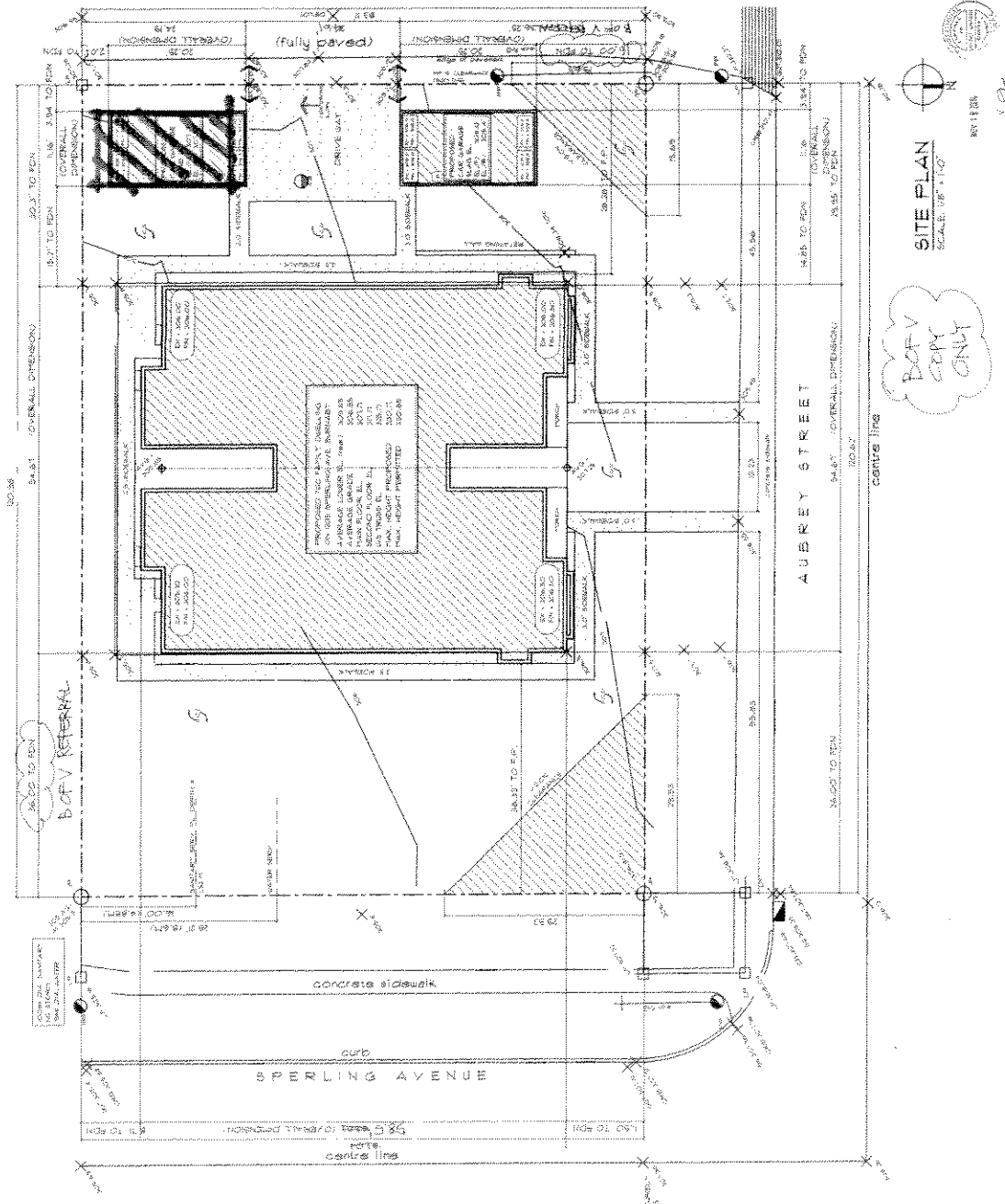
The applicant is proposing to construct a new two family dwelling with two detached garages. The following relaxations are being requested:

- 1) The principal building front yard setback, measured from the east property line to the principal building, will be 36.0' where a minimum 40.0' is required based on front yard averaging.
- 2) The proposed detached garage (B-North), measured from the north property line to the detached garage, will be 16.0' where a minimum 24.6' is required.

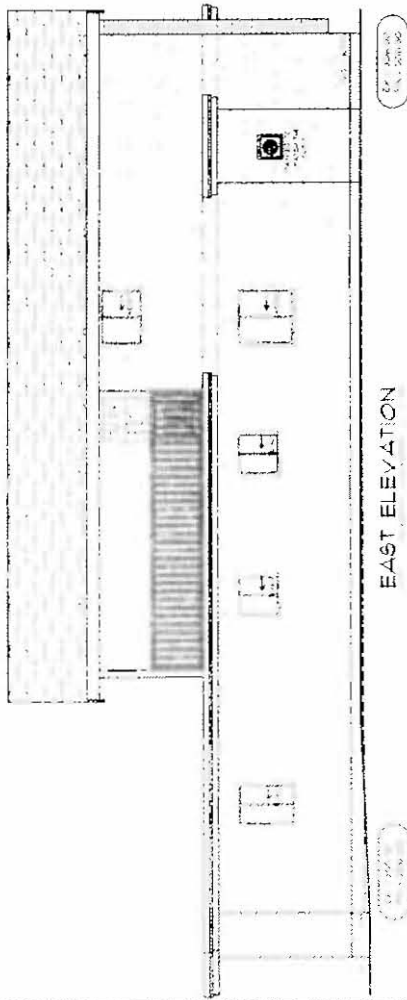
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

KL

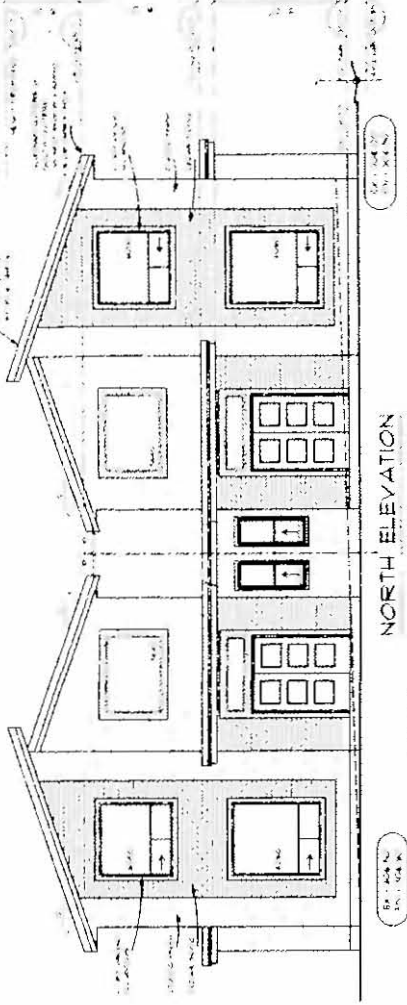
Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service

[illegible]

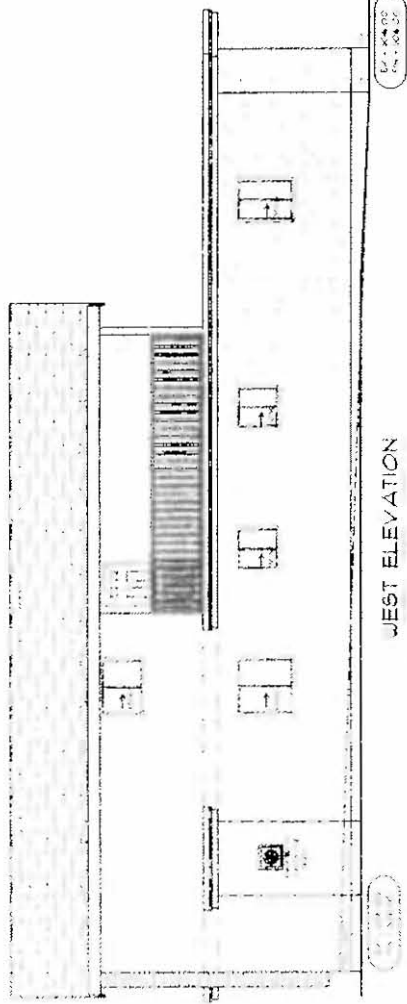
Mr. AVTAR BASRA (604-537-5602) BURNABY	<p>THIS DRAWING/DESIGN IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.</p> <p>DATE: AUG. 2014 DESIGNER: BN</p>	<p>NO SCALE</p> <p>FORM 10-0 9-20-14</p>	1
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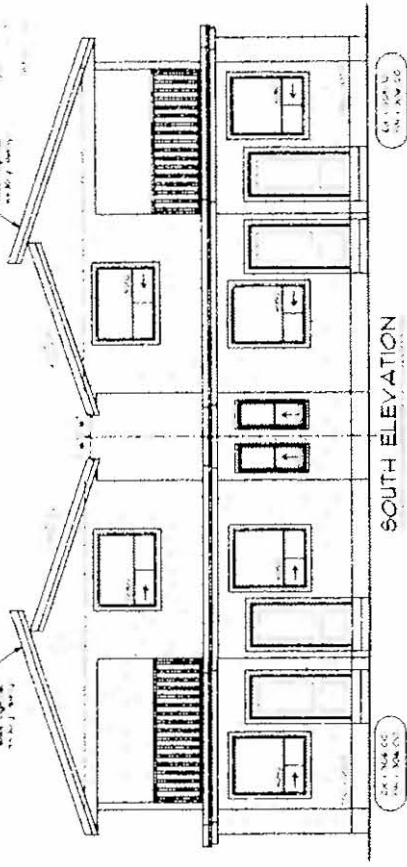
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



CROSS-VENTILATION  
DETAIL FOR INSULATED  
FLAT ROOF

PROPOSED RESIDENCE for Mr. AVTAR BASRA (604-537-5602)  
ON 1205 Sperling Avenue, BURNABY

DATE OF ISSUE: 12/12/2014		DATE OF REVISION: 12/12/2014	
DRAWN BY: J. B. B. B.		CHECKED BY: J. B. B. B.	
SCALE: 1/8" = 1'-0"		SCALE: 1/8" = 1'-0"	
PROJECT NO: 1205 SPERLING AVE		PROJECT NO: 1205 SPERLING AVE	

3 simple home design