



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 APRIL 02

TIME: 1:00 PM

PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

A G E N D A

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

2. **[MINUTES](#)**

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6151 **1:00 p.m.**

APPELLANT: Dharam Kajal

REGISTERED OWNER OF PROPERTY: Sudesh and Dharam Kajal

CIVIC ADDRESS OF PROPERTY: [5469 Forglen Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 9; District Lot 32; Plan 17168

APPEAL: An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 5469 Forglen Drive. The front yard setback will be 28.67 feet to the foundation where a minimum front yard setback of 35.66 feet is required based on front yard averaging. The window seat projects 1.0 foot beyond the foundation. The overhang projects 2.0 feet beyond the foundation and the porch stairs project 3.5 feet beyond the foundation. (Zone R-4)

(b) **APPEAL NUMBER:** B.V. 6152 **1:00 p.m.**

APPELLANT: Tom Harman

REGISTERED OWNER OF PROPERTY: Tom Harman

CIVIC ADDRESS OF PROPERTY: [16 Holdom Avenue North](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 5; District Lot 218; Plan 4953

APPEAL: An appeal for the relaxation of Sections 105.3(1) and 105.8(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new deck at the rear of a single family dwelling at 16 Holdom Avenue North. The following variances are being requested:

a) the lot coverage will be 1709.6 square feet where a maximum lot coverage of 1603.7 feet is permitted; and,

b) the depth of the principal building will be 72.06 feet where a maximum depth of 60.0 feet is permitted. (Zone R-5)

(c) **APPEAL NUMBER:** B.V. 6153 **1:15 p.m.**

APPELLANT: Reid Thompson, Woodbridge NW (Deer Lake) Homes Ltd.

REGISTERED OWNER OF PROPERTY: Woodbridge NW (Deer Lake) Homes Ltd.

CIVIC ADDRESS OF PROPERTY: [4991 Claude Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 171; District Lot 85; Plan NWP40315

APPEAL: An appeal for the relaxation of Section 104.8(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new temporary residential sales centre building at 4991 Claude Avenue. The principal building depth will be 70.0 feet where a maximum building depth of 60.0 feet is permitted. (Zone R-4)

(d) **APPEAL NUMBER:** B.V. 6154 **1:15 p.m.**

APPELLANT: Gurdeep Sandhar

REGISTERED OWNER OF PROPERTY: Gurdeep and Aneeta Sandhar

CIVIC ADDRESS OF PROPERTY: [5591 Marine Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 9; District Lot 159 and 162; Plan 20185

APPEAL: An appeal for the relaxation of Sections 102.8, 6.14(5)(b) and 800.6 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 5591 Marine Drive. The following variances are being requested:

a) the front yard setback will be 51.46 feet to the post where a minimum front yard setback of 65.05 feet is required based on front yard averaging;

b) construction of a retaining wall at the rear of the lot with varying heights up to a maximum of 9.0 feet where the maximum permitted height is 5.91 feet; and,

c) construction of an accessory building in a required front yard, located 4.0 feet from the North property line abutting Eleanor Street and 2.0 feet from the West property line, where siting of an accessory building in a required front yard is prohibited by the Zoning bylaw. (Zone R-2)

(e) **APPEAL NUMBER:** B.V. 6155 **1:30 p.m.**

APPELLANT: Avtar Basra.

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

CIVIC ADDRESS OF PROPERTY: [6696 Aubrey Street](#)

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

APPEAL: An appeal for the relaxation of Section 6.3.1 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new two family dwelling with a detached garage at 6696 Aubrey Street. The distance between the principal building and detached garage is 6.01 feet where a minimum distance of 14.8 feet is required. (Zone R-4). A previous Board of Variance (BOV 6140 2015 January 08) allowed: a) the principal building front yard setback from the east property line of 36.0 feet where a minimum 40.0 feet is required; and b) the detached garage measured from the north property line of 16.0 feet where a minimum 24.6 feet is required.

(f) **APPEAL NUMBER:** B.V. 6156 **1:30 p.m.**

APPELLANT: Afsana Malik

REGISTERED OWNER OF PROPERTY: Darmendra and Shoba Singh

CIVIC ADDRESS OF PROPERTY: [5875 Royal Oak Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 50; District Lot 32; Plan 17623

APPEAL: An appeal for the relaxation of Sections 104.8(1), 104.9 and 104.11 of the Burnaby Zoning Bylaw which, if permitted, will allow for construction of a new single family dwelling at 5875 Royal Oak Avenue. The following variances are being requested: a) the depth of the principal building will be 41.17 feet where a maximum depth of 30.88 feet is permitted based on 50 percent of the lot depth; b) the front yard setback will be 11.00 feet to the porch post where a minimum front yard setback of 42.75 feet is required based on front yard averaging. The porch overhang and stairs project 2.0 feet and 1.83 feet respectively beyond the foundation; and, c) the rear yard setback will be 11.33 feet to the foundation where a minimum setback of 29.5 feet is required. The overhang projects 2.5 feet beyond the foundation. (Zone R-4)