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)

40500-03

CITY OF BURNABY

BOARD OF VARIANCE

M I N U T E S

A Hearing of the Board of Variance was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C., on Thursday, 2015 March 05 at 1:00 p.m.

PRESENT: Ms. C. Richter
Mr. B. Pound
Mr. S. Nemeth
Mr. G. Clark
Mr. B. Bharaj

STAFF: Ms. M. Malysz, Planning Department Representative
Mr. S. Cleave, Deputy City Clerk
Ms. K. O'Connell, Deputy City Clerk

1. CALL TO ORDER

The Secretary called the Hearing to order at 1:08 p.m.

2. MINUTES

MOVED BY MR. S. NEMETH:
SECONDED BY MR. B. POUND:

"THAT the minutes of the Hearing of the Burnaby Board of Variance held on 2015 February 05 be adopted as circulated."

CARRIED UNANIMOUSLY

3. APPEAL APPLICATIONS

The following persons filed application forms requesting that they be permitted to appear before the Board of Variance for the purpose of appealing for the relaxation of specific requirements as defined in the Burnaby Zoning Bylaw 1965, Bylaw No. 4742:

(a) APPEAL NUMBER: B.V. 6147

APPELLANT: Joe Wong

REGISTERED OWNER OF PROPERTY: Tseng-an Chen and Chao Guo

CIVIC ADDRESS OF PROPERTY: 8276 Burnlake Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 94; District Lot 40; Plan 44446

APPEAL: An appeal for the relaxation of Sections 101.7(b), 101.9(1) and 101.10 of the Burnaby Zoning Bylaw which, if permitted, will allow for an addition to 8276 Burnlake Drive. The following variances are being requested:

a) depth of the principal building is 92.3 feet where a maximum depth of 60.0 feet is permitted;

b) north side yard setback is 5.9 feet to the foundation where a minimum side yard setback of 7.9 feet is required;

c) sum of the side yard setbacks is 15.7 feet where a minimum sum of 18.0 feet is required; and

d) rear yard setback is 17.4 feet to the foundation where a minimum rear yard setback of 29.5 feet is required.(Zone-R1)

A previous Board of Variance (B.V.6025 2012 December 6) allowed b) and c), but denied variances a) and d).

APPELLANT'S SUBMISSION:

Joe Wong submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of an addition to his client's home.

Mr. Wong and Mr. Tseng-an Chen, homeowner, appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

An appeal for the relaxation of Sections 101.7(b), 101.9(1) and 101.10 of the Burnaby Zoning Bylaw which, if permitted, will allow for an addition to 8276 Burnlake Drive. The following variances are requested:

a) a principal building depth of 92.3 feet where a maximum depth of 60.0 feet is permitted;

b) a side yard setback from the north property line of 5.9 feet to the foundation where a minimum side yard setback of 7.9 feet is required;

c) a sum of side yard setbacks of 15.7 feet where a minimum sum of 18.0 feet is required;

d) a rear yard setback of 17.4 feet to the foundation where a minimum rear yard setback of 29.5 feet is required.

This property was the subject of an appeal before the Board on 2003 September 04 (BV#5157) and on 2012 December 06 (BV #6025).

In the 2003 September 04 appeal, a variance was sought to allow for the construction, to the rear of the existing single family dwelling, of a detached garage with a gross floor area of 1,048.8 sq. ft., where a maximum of 602.8 sq. ft. is permitted. While this Department did not support this request, the Board granted the appeal.

In the 2012 December 06 appeal, four variances were sought to allow for the construction of an addition to the existing single family dwelling.

- The first a) appeal was to allow a principal building depth of 92.3 ft., where a maximum building depth of 60 ft. is permitted.
- The second b) appeal was to allow a side yard setback from the north property line of 5.9 ft., where a minimum side yard setback of 7.9 ft. is required.
- The third c) appeal was to allow a sum of side yard setbacks of 15.7 ft., where a minimum sum of side yard setbacks of 18.0 ft. is required.
- The fourth d) appeal was to allow a rear yard setback of 17.4 ft., where a minimum rear yard setback of 29.5 ft. is required.

While this Department objected to all of the requests, the Board denied the first a) appeal (building depth) and fourth d) appeal (rear yard setback) and allowed the second b) appeal (side yard setback) and third c) appeal (sum of side yard setbacks).

This Department's comments on the 2012 December 06 appeal, which also references the 2003 September 04 appeal, are included as Item 1 in the attached Supplementary materials.

Section 14 of Burnaby Bylaw No. 5843 (Board of Variance Bylaw, 1971) states:

"The Board shall not, within one (1) year of the date of the decision of the Board, re-hear an appeal previously denied covering the identical grounds or principals upon which the Board has rendered a decision."

The applicant requests the Board re-hear the appeal presented at the 2012 December 06 meeting, which occurred approximately two (2) years and three (3) months ago.

Since this proposal is identical to the 2012 December 06 appeal, this Department's comments remain unchanged.

In summary, it is difficult to find a hardship in this case. All four relaxations are the result of a design decision to connect the principal building to the accessory building, and are driven by convenience rather than necessity.

In view of the above, this Department cannot support the granting of either appeal.

ADJACENT OWNER'S COMMENTS:

An undated petition letter was received from homeowners and occupants of 8265, 8275, 8282, 8285 and 8288 Burnlake Drive. The petition read as follows:

"The following list of people below support the attachment between two buildings of 8276 Burnlake Dr."

An email dated February 27, 2015, was received from Monika and Brian Bonney, 8306 Government Road, in support of this appeal.

An email dated February 28, 2015 was received from Mario Giardini, 8270 Burnlake Drive, in opposition to the appeal.

No further correspondence was received regarding this appeal.

DECISION:

MOVED BY MR. B. BHARAJ:
SECONDED BY MR. S. NEMETH:

"THAT based on the plans submitted part a) of this appeal be ALLOWED."

FOR: MR. B. BHARAJ
MR. B. POUND
MR. G. CLARKE

OPPOSED: MR. S. NEMETH
MS. C. RICHTER

CARRIED

MOVED BY MR. B. BHARAJ:
SECONDED BY MR. S. NEMETH:

"THAT based on the plans submitted part b) of this appeal be ALLOWED."

FOR: MR. B. BHARAJ
MR. B. POUND
MR. G. CLARKE
MS. C. RICHTER

OPPOSED: MR. S. NEMETH

CARRIED

MOVED BY MR. B. BHARAJ:
SECONDED BY MR. S. NEMETH:

"THAT based on the plans submitted part c) of this appeal be ALLOWED."

FOR: MR. B. BHARAJ
MR. B.POUND
MR. G. CLARKE
MS. C. RICHTER

OPPOSED: MR. S. NEMETH

CARRIED

MOVED BY MR. B. BHARAJ:
SECONDED BY MR. S. NEMETH:

"THAT based on the plans submitted part d) of this appeal be ALLOWED."

FOR: MR. B. BHARAJ
MR. B.POUND
MR. G. CLARKE

OPPOSED: MR. S. NEMETH
MS. C. RICHTER

CARRIED

(b) APPEAL NUMBER: B.V. 6148

APPELLANT: Steven Chen

REGISTERED OWNER OF PROPERTY: Yu Zhao

CIVIC ADDRESS OF PROPERTY: 5890 Empress Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 190; District Lot 92; Plan 25859

APPEAL: An appeal for the relaxation of Sections 102.7(a) and 102.10 of the Burnaby Zoning Bylaw which, if permitted, will allow for construction of a new single family dwelling at 5890 Empress Avenue. The following variances are being requested:

a) depth of the principal building will be 42.0 feet where a maximum depth of 40.0 feet is permitted; and

b) rear yard setback will be 13.40 feet to the foundation where a minimum rear yard setback of 29.5 feet is required. (Zone R-2)

APPELLANT'S SUBMISSION:

Steven Chen submitted an application for the relaxation of the Burnaby Zoning Bylaw to allow for construction of a new single family dwelling.

No one appeared to represent the applicant before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

An appeal for the relaxation of Sections 102.7(a) and 102.10 of the Burnaby Zoning Bylaw which, if permitted, will allow for construction of a new single family dwelling at 5890 Empress Avenue. The following variances are requested:

a) a principal building depth of 42.0 feet where a maximum depth of 40.0 feet is permitted; and

b) a rear yard setback of 13.4 feet to the foundation where a minimum rear yard setback of 29.5 feet is required.

The subject site, which is zoned R2 Residential District, is located in the Kingsway Beresford neighbourhood, in which the age and condition of single dwellings vary. This interior lot, which is approximately 80.0 ft. deep and 124.2 ft. wide, fronts Empress Avenue to the west. Abutting the subject site to the north, east and across the lane to the south are single family dwellings. Vehicular access is provided from the lane. The site observes a substantial downward slope of approximately 21.6 ft. from the southeast (rear) corner to the northwest (front) corner. The subject lot is unusual in that it is oriented laterally to its only road frontage along the western property line.

The subject site is proposed to be redeveloped with a new single family dwelling including an accessory detached garage, which is the subject of two appeals. The appeals are co-related.

The first a) appeal is for the construction of a new single family dwelling, observing a principal building depth of 42.0 ft. where a maximum building depth of 40.0 ft. is permitted based on 50% of the lot depth.

The Bylaw’s intent in limiting building depth is to prevent the visual intrusion and sense of confinement that a long building wall can impose on neighbouring properties.

The second b) appeal is for the construction of a new single family dwelling observing a rear yard setback of 13.4 ft., with a further projection of roof eaves of up to 3.0 ft., where a minimum rear yard setback of 29.5 ft. is required.

The intent of the Bylaw is to mitigate the massing impacts of new buildings and structures on neighbouring properties and to ensure sufficient outdoor living area in the rear yard is provided.

Both variances are related to site orientation. Under Section 3 of the Zoning Bylaw, the front lot line of the property is the lot line that abuts Empress Avenue, resulting in a lot depth that is measured in the shallower west-east direction. City records indicate that the existing building on the subject site was constructed with all necessary approvals consistent with this orientation. However, the actual placement of the existing dwelling, which is at an angle to the front property line, differs slightly from these records. The existing dwelling observes an approximately 25.0 ft. setback from the west front lot line to the southwest corner; an approximately 12.0 ft. setback from the east rear lot line to the northeast corner; and a building depth of approximately 43.0 ft., as projected on the lot depth line.

The proposed dwelling, sited parallel to the front property line, would observe a west front yard setback of 24.6 ft., which is the minimum required front yard setback; an east rear lot setback of 13.4 ft., and a building depth of 42 ft.

With respect to the first a) appeal, although the allowable building depth is exceeded by 2.0 ft., given the orientation of the subject dwelling, the proposed additions would not result in a long wall effect as viewed from the neighbouring property to the north and south. In addition, the proposed building depth would be approximately 1.0 ft. less than the existing depth. The generous north side yard of approximately 40.12 ft. would further mitigate any impacts on the neighbouring property to the north. With respect to the neighbouring property across the lane to the south, although the proposed side yard setback is only 5.08 ft., as measured to the attached garage on the south side of the dwelling, the main body of the dwelling would be set back an additional 22.0 ft. This generous setback and the spatial separation provided by the lane would help alleviate any impacts on the neighbouring property to the south.

With respect to the second b) appeal, although the required rear yard is reduced by 16.1 ft., the proposed setback is 1.0 ft. less than the existing rear yard setback. Also, two existing large trees would be maintained within the rear yard, which would partly screen the proposed dwelling. Further, the neighbouring property to the east observes higher grades than the subject property and is generally orientated towards Walker Avenue to the northeast. Therefore, a relatively low impact would be expected with respect to the neighbouring property to the east.

With respect to outdoor living area, although green space would be reduced within the rear yard, plenty of green area would be provided in the generous north side yard.

In addition, this Department will pursue a text amendment to the Zoning Bylaw to address the hardship encountered on lots, such as the subject site, where the only abutting street is parallel to the longest lot line. This should help resolve concerns about the develop ability of the lot over the long term.

In summary, because the shallow depth of the subject lot represents a hardship and limits design options, and considering this proposal's limited impact on neighbouring properties, this Department does not object to the granting of the first a) and second b) variances.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this variance.

DECISION:

MOVED BY MR. S. NEMETH:
SECONDED BY MR. B. POUND:

"THAT based on the plans submitted part a) of this appeal be ALLOWED."

CARRIED UNANIMOUSLY

MOVED BY MR. S. NEMETH:
SECONDED BY MR. B. POUND:

"THAT based on the plans submitted part b) of this appeal be ALLOWED."

CARRIED UNANIMOUSLY

(c) APPEAL NUMBER: B.V. 6149

APPELLANT: Krishan Anand

REGISTERED OWNER OF PROPERTY: Krishan and Raj Anand

CIVIC ADDRESS OF PROPERTY: 7495 Whelen Court

LEGAL DESCRIPTION OF PROPERTY: Lot 2; District Lot 86; Plan 24141

APPEAL: An appeal for the relaxation of Sections 101.6(1)(b) and 101.8 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 7495 Whelen Court. The following variances are being requested:

a) principal building height will be 31.98 feet measured from the rear average elevation and 23.82* feet measured from the front average elevation where a maximum building height of 24.3 feet is permitted; and

b) front yard setback will be 17.17 feet to the post where a minimum front yard setback of 29.5 feet is required based on minimum front yard. The roof will project 3.0 feet beyond the post. (Zone R-1)

*It should be noted the front average elevation was corrected to read 23.82 feet instead of the originally noted 24.48 feet. The revised elevation complies with the bylaw requirement.

APPELLANT'S SUBMISSION:

Krishan Anand submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of a new home.

Mr. Anand appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

An appeal for the relaxation of Sections 101.6(1)(b) and 101.8 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 7495 Whelen Court. The following variances are requested:

a) *a principal building height of 31.98 feet measured from the rear average elevation and 24.48 feet measured from the front average elevation where a maximum building height of 24.3 feet is permitted; and*

b) *a front yard setback of 17.17 feet to the porch post where a minimum front yard setback of 29.5 feet is required. The proposed roof projects 3.0 feet beyond the post.*

The subject site, zoned R1 Residential District, is located in a stable single-family neighbourhood in the Morley-Buckingham area. This irregular interior lot, approximately 91.7 ft. wide and 121.3 ft. deep along the southwest property line, fronts Whelen Court to the southeast. The front lot line reflects the irregular alignment of Whelen Court, which jogs to the east in front of the subject property. Abutting the site to the southwest and the northeast are single family dwellings. A wooded ravine within the Haszard Trail and Conservation Area borders the subject site to the northwest. A 25.5 ft. wide sanitary right of way is located along the northwest property line. Vehicular access to the property is from Whelen Court; there is no lane access. The site slopes downward approximately 24.4 ft. towards the north.

A new single-family dwelling with attached garage is proposed on the subject site, for which two variances are requested.

The first appeal a) proposes: 1) a building height of 31.98 ft., measured from the rear average elevation, where a maximum height of 24.3 ft. is permitted for flat roofs; and 2) a building height of 24.48 ft., measured from the front average elevation, where a maximum height of 24.3 ft. is permitted for flat roofs.

The intent of the Bylaw is to mitigate the massing of new buildings or structures and their impacts on neighbouring properties.

In reference to part 1) of the appeal, the height calculation is based on the proposed natural grade at the rear elevation. A substantial grade difference contributes to the excess height. The proposed dwelling would extend further to the northwest by approximately 12 ft. as compared

to the existing dwelling. Accordingly, the rear of the proposed dwelling, where the grades are lower, is where the excess height would occur. The proposed height encroachment of 7.68 ft. would occur over the entire upper floor, from approximately 1 ft. above the window sill level, as viewed from the rear property line. This area of encroachment would be set back from the rear outermost building face, which is at the north corner of the dwelling, by approximately 9.5 ft. The remaining approximately 2/3 of the upper floor would be set back further by approximately 22 ft.

Although the height encroachment is substantial in this case, the foliage of the Haszard Trail and Conservation Area, located to the immediate northwest of the site, in combination with the generous rear setback would mitigate any massing impacts on the neighbouring residences further to the northwest.

With respect to the northeast (side) elevation, the height encroachment would include a triangular area in the middle portion of the upper floor, above the bottom sill of a high window. This encroachment would occur approximately 8 ft. from the northeast property line, as measured to the building face. The height encroachment would also occur at the rear portion of the upper floor, from the top of the upper deck railing. This portion of the proposed northeast elevation is set back further 9.5 ft. from the outermost face of the northeast elevation, which is a mitigating factor.

With respect to the southwest (side) elevation, the height encroachment would be essentially limited to the small roof area at the front portion of the upper floor, starting approximately at the fascia board level. The encroachment would occur approximately 10.4 ft. from the southwest property line, as measured to the building face. The rear portion of the upper floor would be set back a further 47.25 ft. from the outermost face of the southwest elevation. Although encroachment in this case would be larger, up to approximately 3 ft. below fascia board level, the generous setback would mitigate any potential visual impacts.

In summary, considering the limited scale and distant siting of the encroachment areas at the rear and side elevations, few impacts to neighbouring properties are expected.

With respect to part 2) of the appeal, the proposed dwelling would observe a height of 24.48 ft. when viewed from the Whelen Court front property line, which is 0.18 ft. more than the maximum height of 24.3 ft. allowed by the Zoning Bylaw. This minor height encroachment would be limited to the small area of the highest peak of the roof, which would occur approximately 23.5 ft. from the outermost face of the front elevation.

In summary, given the site's topographical constraints, and the proposal's limited impacts on neighbouring properties and the existing streetscape, this Department does not object to the granting of the first a) variance.

The second b) appeal is for a front yard setback of 17.17 ft., measured to the front porch posts of the proposed single family dwelling, with a further projection for roof eaves of 3.0 ft., where a minimum front yard setback of 29.5 ft. from the Whelen Court property line is required.

The intent of the Bylaw in requiring a minimum front yard setback is to mitigate the massing of new buildings or structures and their impacts on neighbouring properties and the existing street frontage.

This variance request is related to the irregular alignment of the front lot line of the subject site. As the front lot line nears the east corner of the property, it turns 90 degrees inward and forms a notch that extends approximately 12.53 ft. towards the rear of the property. The front yard setback is measured from the point of the notch, which is approximately12.53 ft. inward of the remainder of the front lot line. If measured from the more uniform portions of the front lot line, which more closely conform to those of neighbouring properties, the proposed dwelling would observe a front yard setback of 29.7 ft., which is slightly more than the minimum required.

The irregular alignment of the front property line presents a hardship with respect to the front yard setback requirement. With the exception of the irregular indentation, the proposal meets front yard setback requirements.

In view of the above this Department does not object to the granting of this second b) variance.

ADJACENT OWNER'S COMMENTS:

Judith Robertson, 7485 Whelen Court, appeared before members of the Board opposing the appeal. Ms. Robertson provided a power point presentation, a copy of which is on file in the Office of the City Clerk.

No further comments were received regarding this appeal.

DECISION:

MOVED BY MR. B. BHARAJ:
SECONDED BY MR. S. NEMETH:

"THAT based on the plans submitted part a) of this appeal be ALLOWED."

FOR: MR. B. BHARAJ
MR. B.POUND
MR. G. CLARKE
MS. C. RICHTER

OPPOSED: MR. S. NEMETH

CARRIED

MOVED BY MR. B. BHARAJ:
SECONDED BY MR. B. POUND:

"THAT based on the plans submitted part b) of this appeal be ALLOWED."

CARRIED UNANIMOUSLY

(d) APPEAL NUMBER: B.V. 6144

APPELLANT: Vikram Tiku

REGISTERED OWNER OF PROPERTY: Zhuting Wu

CIVIC ADDRESS OF PROPERTY: 5824 Burns Place

LEGAL DESCRIPTION OF PROPERTY: Lot 6; District Lot 93; Plan 21802

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 5824 Burns Place. The front yard setback will be 36.08 feet to the foundation where a minimum front yard setback of 41.86 feet is required based on front yard averaging. (Zone R-4)

APPELLANT'S SUBMISSION:

Vikram Tiku submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of a new home.

Mr. Tiku appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

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 5824 Burns Place. The proposed front yard setback is 36.08 feet to the foundation where a minimum front yard setback of 41.86 feet is required based on front yard averaging.

The subject site, which is zoned R4 Residential District, is located in the Windsor neighbourhood, in which the age and condition of single and two-family dwellings vary. This corner lot, approximately 59.3 ft. wide and 115.9 ft. deep, fronts onto Kisbey Avenue to the west. Abutting the subject site to the east, south and across Burns Place to the north are single family dwellings. Vehicular access to the subject site is proposed to be relocated from Burns Place to Kisbey Avenue; there is no lane access. The site observes a downward slope of approximately 5.3 ft. to the north.

The subject site is proposed to be redeveloped with a new single family dwelling including an accessory detached garage, which is the subject of this appeal.

The appeal requests a front yard setback of 36.08 ft., measured to the foundation of the proposed single family dwelling, with a further projection for cornices of 0.5 ft., where front yard averaging requires a minimum setback of 41.86 ft.

In 1991, Council responded to public concerns regarding the bulk and massing of newer and larger homes that were being built in existing neighbourhoods. Several text amendments to the Zoning Bylaw were adopted to address these concerns, including a requirement to set new construction back from the front property line based on an average of the two dwellings on either side of the subject site. The intent was to help to ease new construction into existing street frontages with minimal impact.

In this case, the front yard averaging calculations are based on the front yard setback of the existing dwelling at 6436 Kisbey Avenue immediately south of the subject site, which is 41.86 ft. The subject block consists of only three lots; the third lot fronts Bryant Street and therefore is not included in front yard averaging calculations.

The proposed front yard setback is measured to the foundation of the northern portion of the front elevation. The southern portion of the front elevation is proposed to be set back further by 3.0 ft. The proposed siting would place the subject dwelling 5.78 ft. in front of the neighbouring dwelling to the south, or 2.78 ft. if the southwest corner of the subject dwelling is considered. In addition, the upper floor at the southwest corner of the dwelling is proposed to be set back a further 6.33 ft. With respect to the south side, the subject dwelling would observe a south side yard setback of 5.0 ft. which is just over the required minimum width (4.9 ft.). However, the upper floor at the southwest corner is proposed to be set back an additional 9.18 ft. Considering these upper floor setbacks in addition to a relatively minor reduction in the proposed front yard depth, little massing impact is expected on the neighbouring property to the south.

In addition, the siting of the proposed dwelling would be approximately 19 ft. further away from the front property line in comparison to the siting of the existing dwelling on the subject site. The existing dwelling observes a front yard setback of 17 ft. which was the subject of a successful appeal to the Board of Variance in 1978. The Board permitted the 17 ft. front yard setback where a front yard setback of 25 ft. was required at that time. In view of the above, the existing massing relationship between the proposed dwelling and the adjacent properties, and particularly to the south, would be substantially improved.

Further, it is noted that the siting of the proposed dwelling would provide for a rear yard setback of approximately 29.83 ft., where a minimum rear yard setback of 29.5 ft. is required. As such, there is little room for modifying this proposal.

In summary, since this request would improve the existing conditions in relation to the neighbouring property to the south and the existing streetscape in general, this Department supports the granting of this variance.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

DECISION:

MOVED BY MR. B. POUND:
SECONDED BY MR. S. NEMETH:

"THAT based on the plans submitted this appeal be ALLOWED."

CARRIED UNANIMOUSLY

5. NEW BUSINESS

No items of new business were brought forward at this time.

A D J O U R N M E N T

MOVED BY MR. B. POUND:
SECONDED BY MR. S. NEMETH:

"THAT this Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Hearing adjourned at 1:58 p.m.

Ms. C. Richter

Mr. B. Bharaj

Mr. G. Clark

Mr. S. Nemeth

Mr. B. Pound

S. Cleave
Deputy City Clerk

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant: DHARAM KAJAL

Mailing Address: 3565 MONMOUTH AVE

City/Town: VANCOUVER Postal Code: V5R 5S1

Phone Number(s) (H) 604-433-2350 (C) 604-789-9520

Email: dkajal@shaw.c

Preferred method of contact: ☑ email ☑ phone ☐ mail

Property

Name of Owner: DHARAM KAJAL

Civic Address of Property: 5469 FORGLEN DRIVE, BBY, V5H 3K8

LOT #9, DISTRICT LOT 32, PLAN 17168, RL4-ZONING.

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

March 10, 2015
Date

Applicant Signature

Office Use Only

Appeal Date: April 02, 2015 Appeal Number BV#: 6151

Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

CITY OF BURNABY
MAR 09 2015
CLERK'S OFFICE

DHARAM KAJAL

3565MONMOUTH AVENUE, VANCOUVER, V5R 5S1
PHONE:(604).789.9520. FACSIMILE(604).412.0008

Owner Hardship for Construction of New Home

Attention:

City of Burnaby
Board of Variance

Dear Sir;

Re: Hardship for Construction of New Home at 5469 Forglen Drive Burnaby

Please note that we have purchase this property to build my dream home for my family and for parents at the above noted development. Now we are facing hardship to build my dream home due to front setback to be set at 35.66 ft., rather than current R4 24.6 ft. to construct to match with old homes built in 1940 after completing planning and engineering requirements.

My hardship points are as per following:

1. The front setback, to the foundation, shall be 28.67 where a minimum front yard setback of 35.66 feet is required based on front averaging based home built 70 years ago and do not compile with current by law zoning. Setback 35.66 ft. are very deep and which are non-coherent with the construction of new home and also are not realistic to current by law zoning which indicated minimum front setback shall be 24.6 feet. The neighbourhood home on the east of Forglen Drive mostly are new and are built with new current R4 setbacks. The average extreme front setback depth by R4 zoning by law is 24.6 feet.

2. Based on current offset, the distance between building foundation and garage shall be minimum 14.83 feet and this is not achievable to less depth available due to match with front setback 39.66 ft. with respect to70 years old built homes.

3. Based on current 39.66 ft. front, rear setback deck depth is not enough deep and rear deck construction could not be achieved due to match with applicable 70 years old homes rather than current bylaws.

4. In order to build my dream home construction as well rear deck the anticipated cost is about $600,000. (600 thousands). The land value of this home is about $ 100,000.00 and overall projected cost will be 1,600.000 (1.6 million) which is not

worthwhile and realistic to match front setback 39.66 ft. depth in front of the home which is very deep. Secondly due to deep setback 39.66 ft. to build this dream home as well to match with existing averages front setback with old homes built in 1970, the dream home is not achievable as well no sustainable. This will not match with existing eastside of Froglen Drive as well as with existing neighbourhood concept.

5. The existing home built south of this lot has 28.67 feet setback and we should be allowed to match with existing south home which was recently built few years ago.

6. Exception should be allowed to build home on 5469 Forglen Drive to match home along south setback as well as allowed to match with front setback 28.67 ft. by R4 current by law of City of Burnaby rather than 35.66 ft. front setback averaging old home which were built in 1950 and do not match with current latest city standards, specification and building codes.

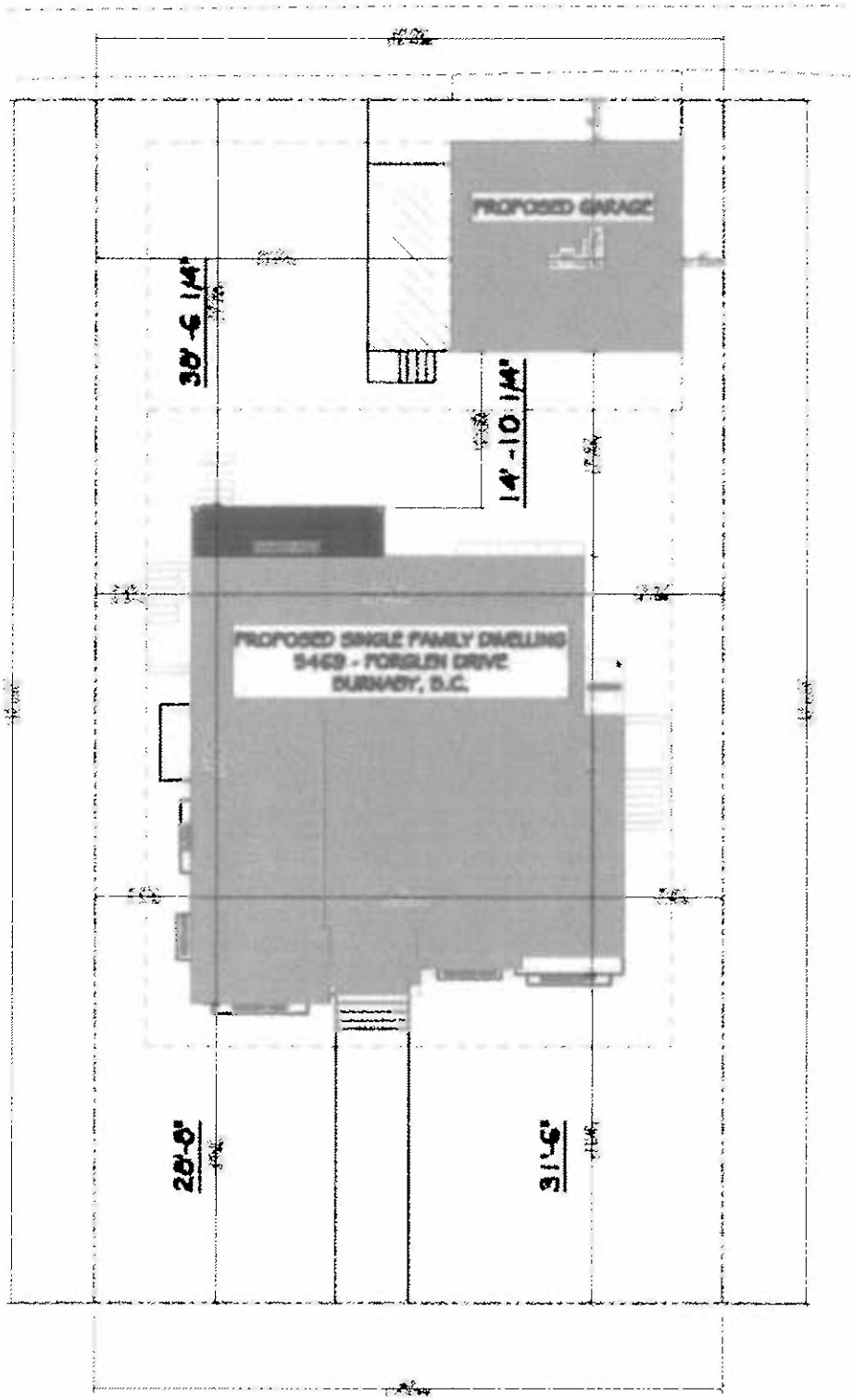
In view of the above, we kindly request that please allow us use current R4 bylaw depth equal to 28.67 ft. to match with south home as per applicable by law rather than to match averages with 70 years old built homes or allow us to relax rear setback from 14.83ft. to 10 ft. between foundation of building and garage to build a deck so that we could be able to construct my dream home achievable and sustainable to match with new built homes as well as to coherent with existing neighbourhood concept at the project cost of 1,600,000 (1.6 million).

We appreciate your positive response in near future.

Thanking you.

Yours truly, March 10, 2015

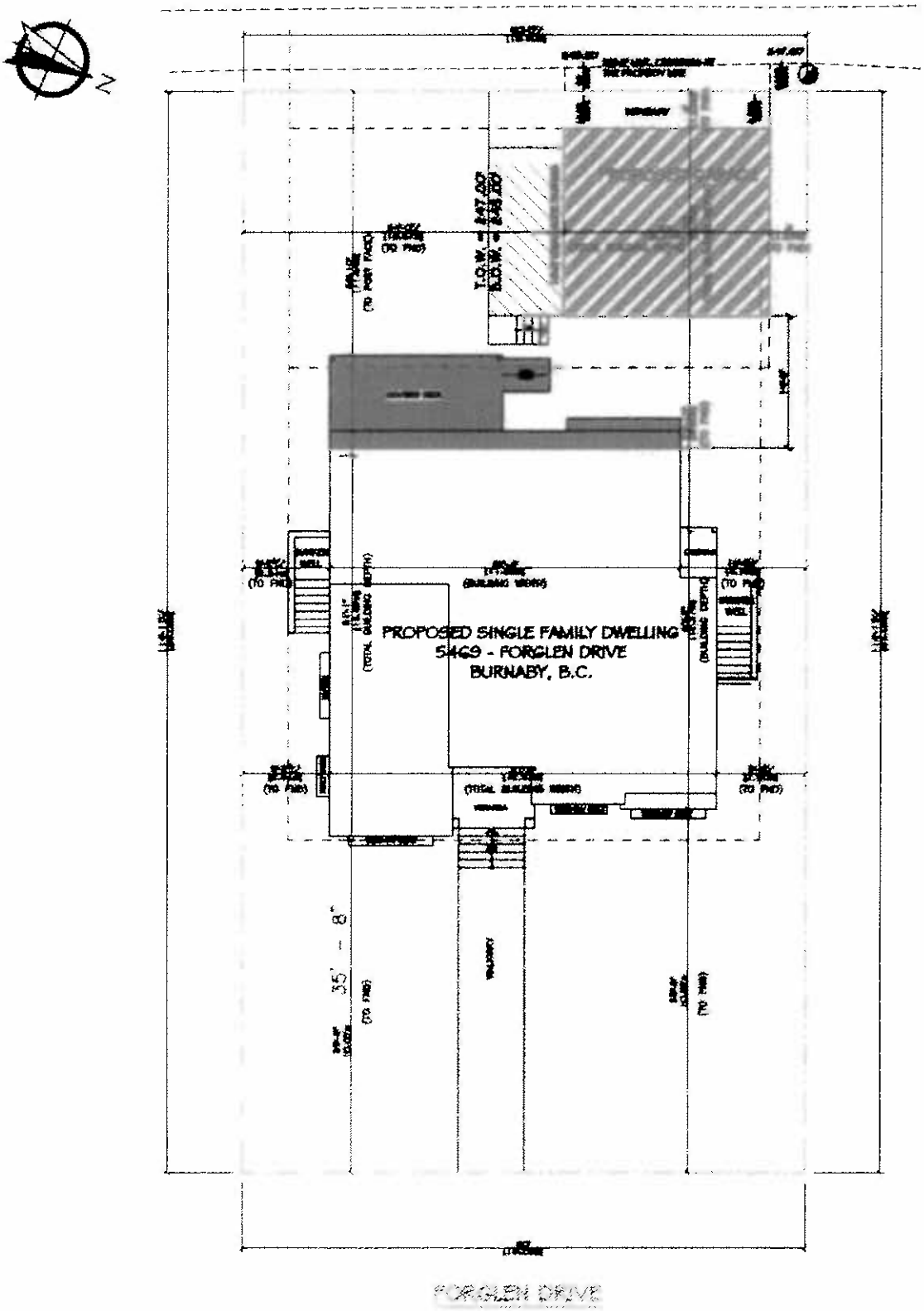
Dharam Kajal
5469 Forglen Drive Burnaby
BC, V5H 3K8



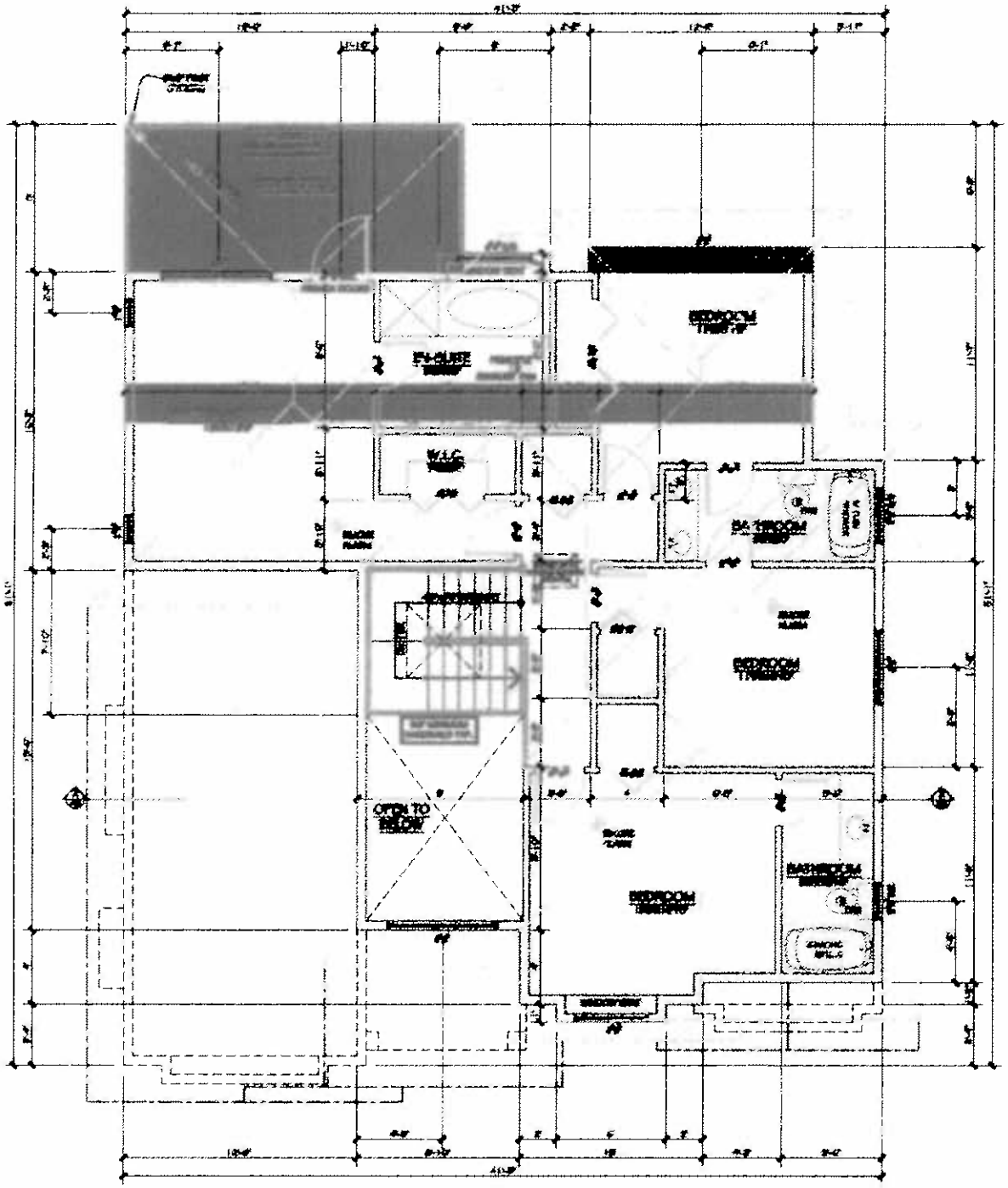
FORGLEN DRIVE

PROPOSED SET BACK TO SOUTH HOME

BY RS4 BYLAW ZONING



TOTAL AREA'S TO BE CURTAILED (DEDUCTED) 518 SQ FT
AS PER CITY REQUIREMENT TO MEET 80 YR. BYLAW



UPPER FLOOR
SCALE 1/4"=1'

NET FLOOR AREA	= 1175 SQ. FT.
OPEN AREA	= 96 SQ. FT.
GROSS FLOOR AREA	= 1271 SQ. FT.
COVD DECK AREA	= 147 SQ. FT.

TOTAL AREAS TO BE CURTAILED (DEDUCTED) 518 SQ FT
AS PER CITY REQUIREMENT TO MEET 80 YR. BYLAW

THESE PLANS CONFORM TO REQUIREMENTS OF THE B.C. BUILDING CODE 2012

TOORA HOME PLANS

TEL: (604) 951-4543
FAX: (604) 951-4573
EMAIL: rajtoora@gmail.com

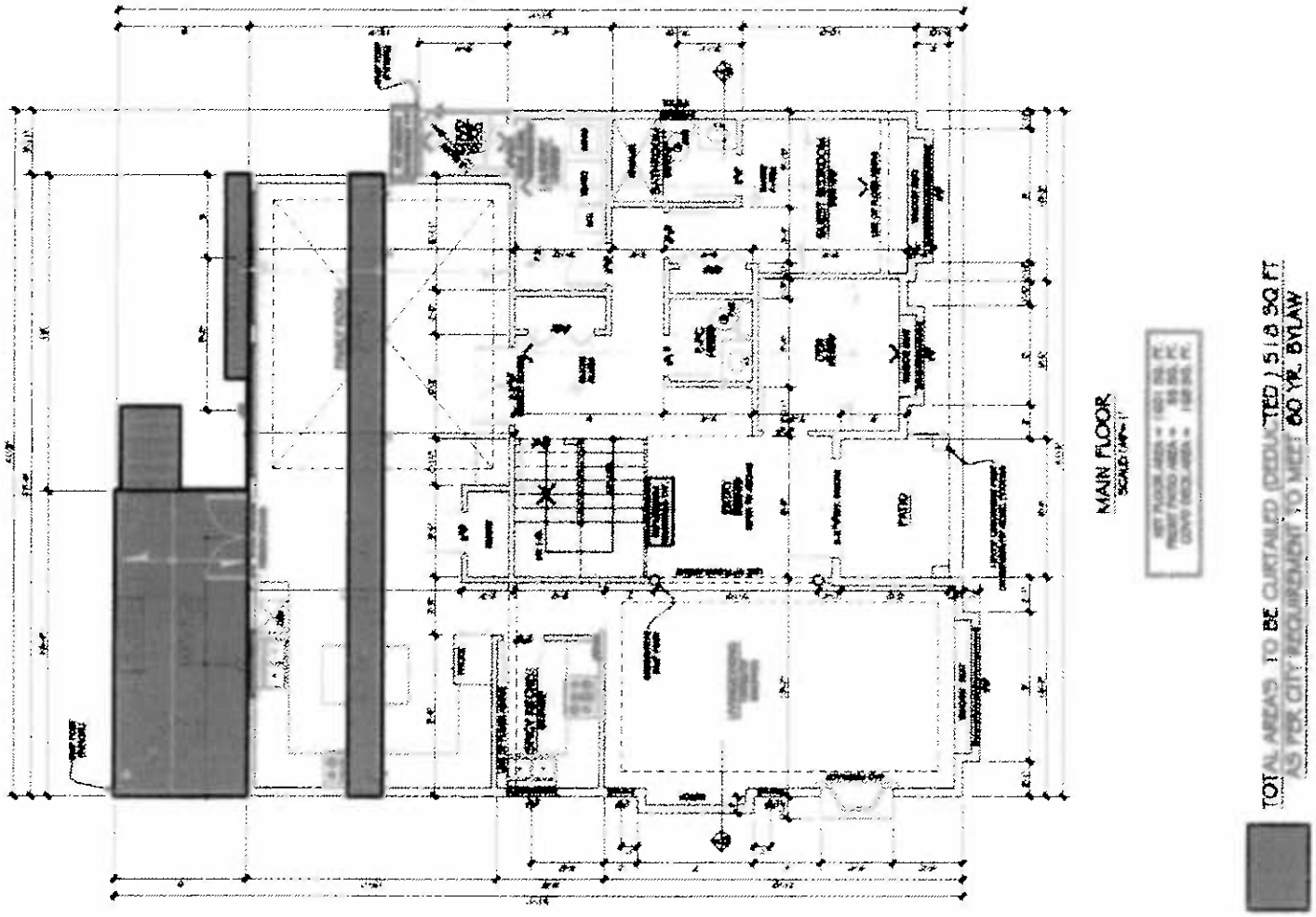
ADDRESS:
13429 - 107th AVE
SURREY, B.C. V3T 3E9

PROPOSED SINGLE FAMILY DWELLING FOR
5429 - FORGLEN DRIVE
BURNABY, B.C.

PROJECT:

TITLE	MAIN/UPPER FLOOR PLAN		
SCALE	1/4"=1'	DRAWN	RAJ TOORA
DATE	DEC/2014	DRAWN BY	ANNA DE-PALMA

A2


MAIN FLOOR
TOTAL AREAS TO BE CURTAILED (DEDUCTED) 5,1.0 SQ FT
AS PER CITY REQUIREMENT TO MEET 80 YR. BYLAW

5469 FORGLEN DRIVE BBY.

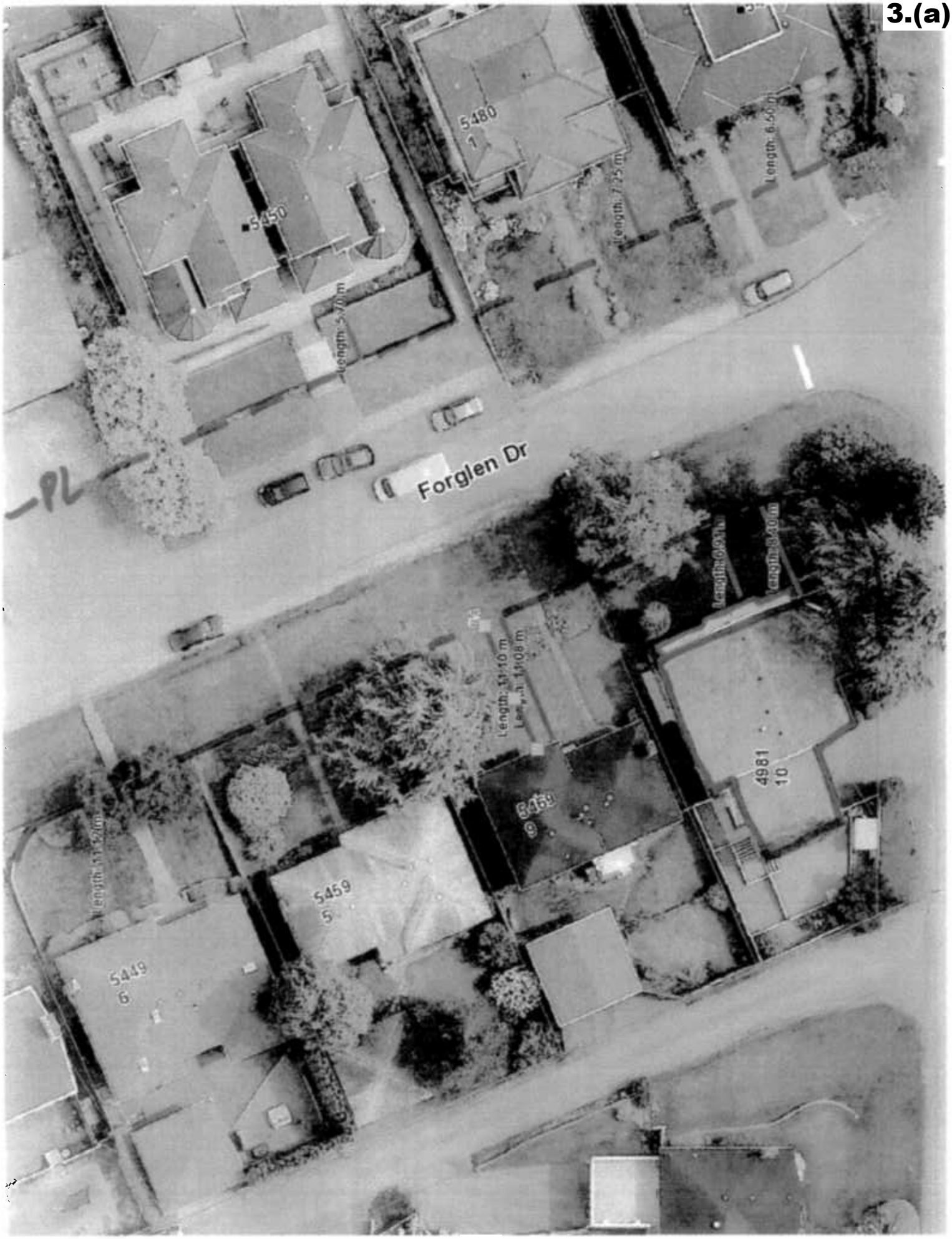
LOSSESS –DUE TO CURRENT BY LAW TO MEET EXIST. 70 YR. OLD HOME'S FRONT PROJECTIONS:

- **LOSS OF TOTAL ALLOWABLE AREA** = 519 SQ. FT.
- **LOSS OF ALLOWABLE AREA** = 224 SQ. FT.
- **LOSS OF DECK AREA** = 295 SQ. FT.
- **LOSS OF REAR YARD, LOSS OF VEGETABLE GROW AREA**
- **KIDS CAN'T PLAY WITH DOGS AT REAR YARD**
- **NO SPACE AT REAR FOR DOG'S PLAYING**
- **NO BBQ ON COVERED DECK**
- **LOSS OF PROPERTY VALUE** = $ 500,000 (HALF MILLION) **COMPARED TO MINIMUM LOTS SET BACKS ON EAST SIDE FORGLEN DRIVE.**
- LOSS OF VIEW INTO SOUTH DIRECTION TO METRO TOWN BBY. DUE TO CORNER HOME SOUTH OF THIS DEVELOPLMENT , WHICH HAS 7'-0" FT MORE FRONT PROJECTIONS
- BUILDING ENVELOPE DON'T MEET REAR BACK SET BACKS DUE TO LESS DEEPER LOT DEPTH

GIANS –DUE TO CURRENT BY LAW TO MEET EXIST. 70 YR. OLD HOME FRONTING PROJECTIONS:

- BIGGER FRONT LAWN – USELESS EVEN AESTHETICALLY POOR LOOK AND NON SUSTAINABLE DEVELOPMENT IN NEIGHBOURHOOD
- NO PRIVACY IF WE USE FRONT YARD, NEIGHBOUHERS WILL FEEL UNCOMFORTABLE ABOUT DOG'S AT FRONT YARD
- NEIGHBOURER'S WILL NOT ACCEPT DOG'S PLAYING AT FRONT YARD AND POOR LAND USE CONCEPT

3.(a)


5450
5480
1
Length: 5.70 m
Length: 7.25 m
Length: 6.50 m
Forglen Dr
Length: 11.10 m
Length: 11.08 m
Length: 6.60 m
Length: 6.40 m
5449
6
5459
5
4981
10

January 30, 2015

Burnaby Board of Variance
Office of the Secretary
Burnaby City Hall
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Dear Sir/Madam:

Re: Board of Variance Application for 5469 Forglen Drive BOV 6142

In reference to the above application, we are concerned and object to the front yard setback of 25.02 feet to the foundation. The relaxation of the setback is excessive and will adversely affect the street view of the homes along Forglen Drive up to Buxton Street.

We would prefer to see a setback of 28.66 feet to the foundation which is the current setback of 4981 Buxton Street. This will bring the front of the new home in line with the foundation on the east side (the Forglen Drive side) of the home on 4981 Buxton Street.

We ask that, the Board of Variance, take our concern and objection on this matter into consideration when rendering the decision.

Yours truly,

Ken Izumi Linda Izumi

5449 Forglen Drive, Burnaby, B.C.

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: February 19, 2015	**DEADLINE: March 10, 2015 for the April 2, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Dharam Kajal		
ADDRESS OF APPLICANT: 3565 Monmouth Ave., Vancouver V5R5S1		
TELEPHONE: 604-789-9520		

PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 5469 Forglen Drive			
LEGAL:	**LOT: 9**	**DL: 32**	**PLAN: 17168**

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) R4 [104.9]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

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

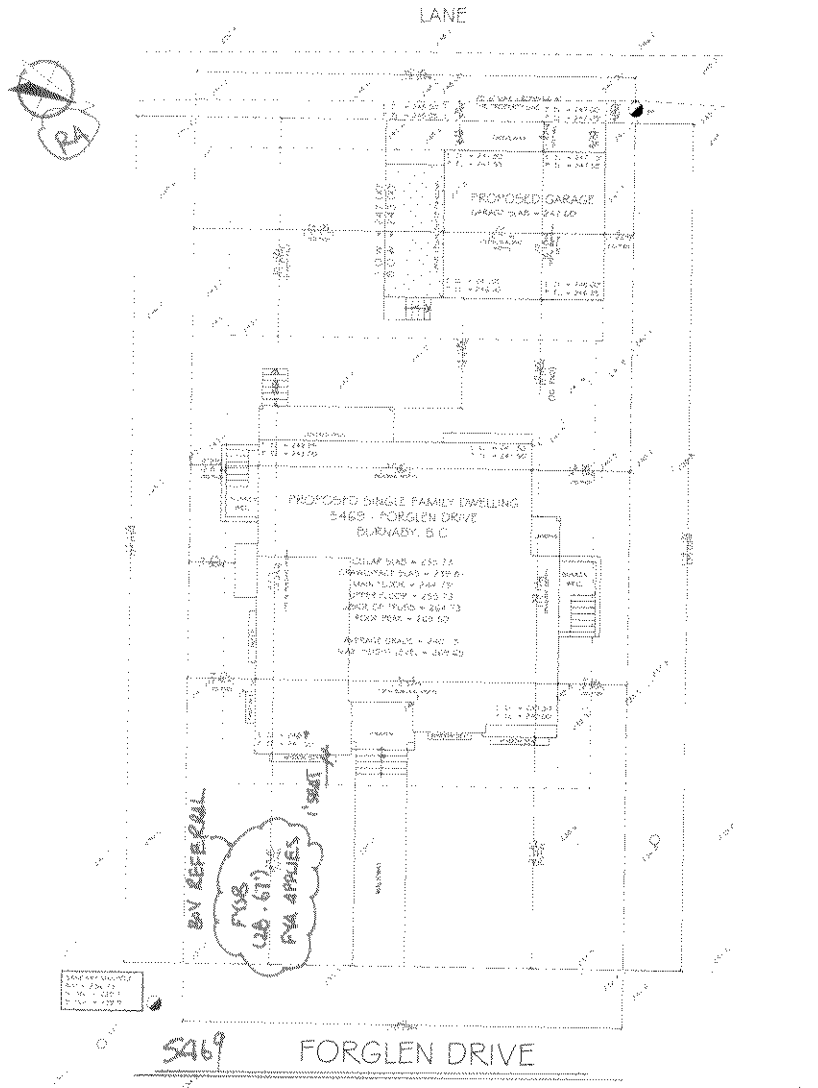
1) The front yard setback, to the foundation, will be 28.67 feet where a minimum front yard setback of 35.66 feet is required based on front yard averaging. The window seat projects 1 foot beyond the foundation. The overhang projects 2 feet beyond the foundation. The porch stairs project 3.5 feet beyond the foundation.

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.

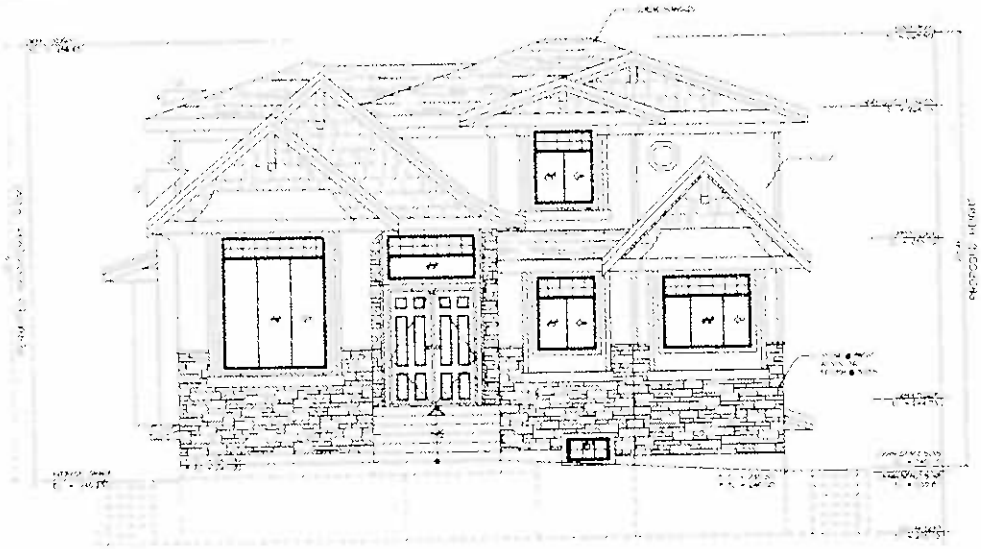
BHS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

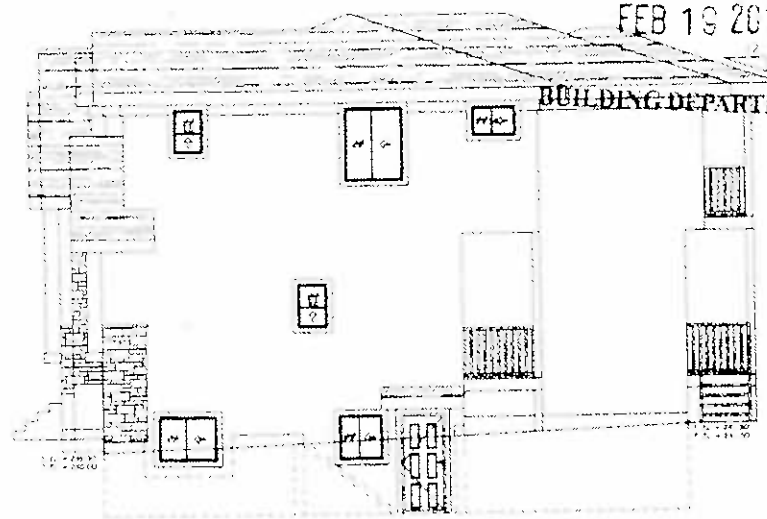
4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca


LANE
PROPOSED GARAGE
PROPOSED SINGLE FAMILY DWELLING
5469 - FORGLEN DRIVE
BURNABY, B.C.
BUILDING SLAB = 255.73
GARAGE SLAB = 257.6
MAIN FLOOR = 264.73
UPPER FLOOR = 255.73
FLOOR OF TRUSS = 264.73
ROOF PEAK = 269.50
AVERAGE GRADE = 261.3
MAX HEIGHT (264 - 261.3) = 269.50
BUILDING
BUILDING
BUILDING

RECEIVED
FEB 19 2015
BUILDING DEPARTMENT

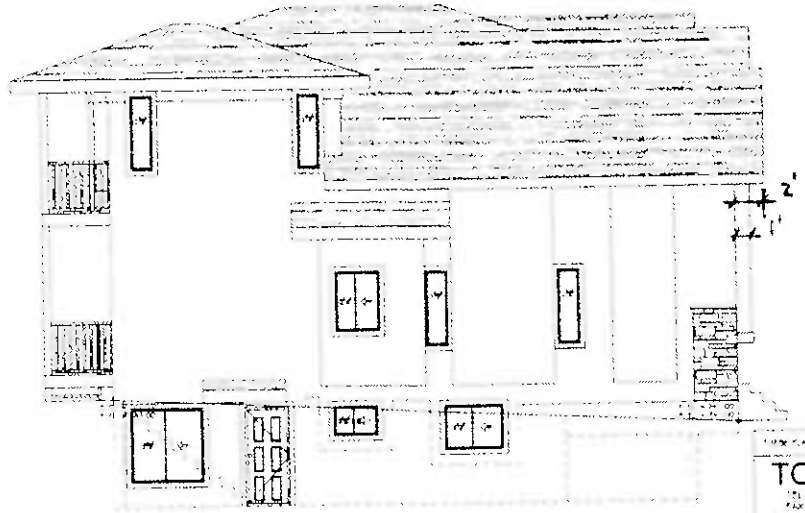


FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION



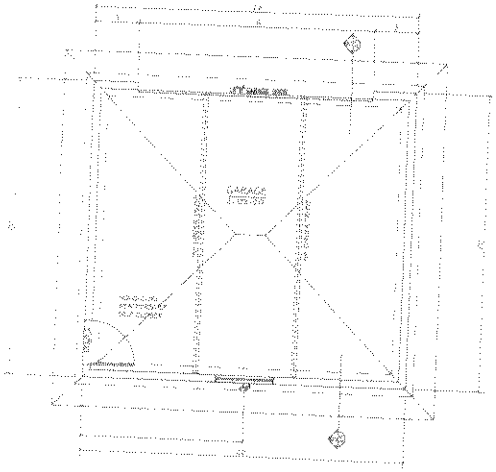
LEFT ELEVATION

TOORA HOME PLANS

PROPOSED SINGLE FAMILY DWELLING FOR
5469 TORGLEN DRIVE
BURNABY, B.C.

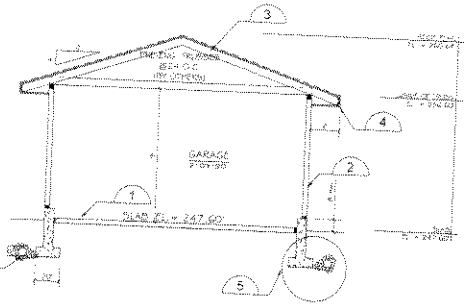
3.(a)

RECEIVED
FEB 19 2015
BUILDING DEPARTMENT

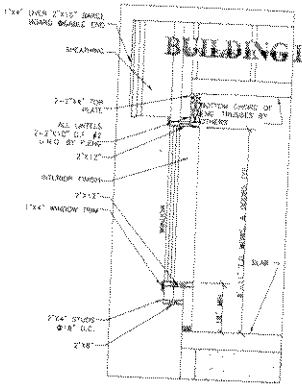


DETACHED GARAGE
SCALE 1/4"=1'

GARAGE FLOOR AREA = 440 SQ. FT.



SECTION B-B
SCALE 1/4"=1'



WINDOW SEAT
SECTION
SCALE 1/2"=1'

CONSTRUCTION SPECIFICATIONS

1. GARAGE SLAB
4" CONC. SLAB
6 MIL. POLY VAPOR BARRIER
6 MIL. COMPACTED SAND (TYPICAL)

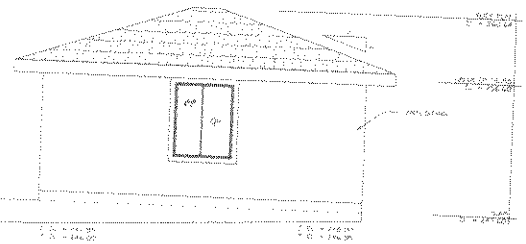
2. EXTERIOR WALLS
STUCCO FINISH (TYPICAL)
2 LAYERS 30 MIL. BUILDING PAPER
3/4" CDX SAW
1/2" EXPANDED METAL LATH (TYPICAL)
2"x6" STUDS @ 16" O.C. W/ 1/2" CDX PLYWOOD SHEATHING
R20 BATT INSULATION
6 MIL. POLY VAPOR BARRIER
1/2" G.W.B.

3. TRUSS ROOF
CUSTOM TRUSSES
5/8" CDX PLYWOOD SHEATHING
R40 BATT INSULATION
6 MIL. POLY VAPOR BARRIER
3/8" G.W.B.

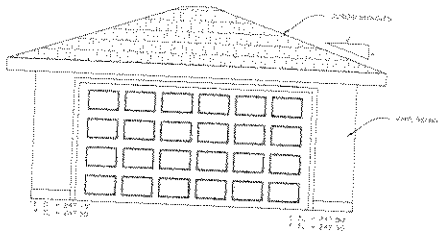
4. EAVES
INTEGRAL SOFFIT SYSTEM
1"x4" HOUSE BOARD
1"x6" FACE BOARD
METAL SOFFIT WITH 2" CONT. SCREEN VENT

5. ATTIC VENTILATION
2 SOFFIT GABLE VENTS (WITH INSULATION BAFFLE)

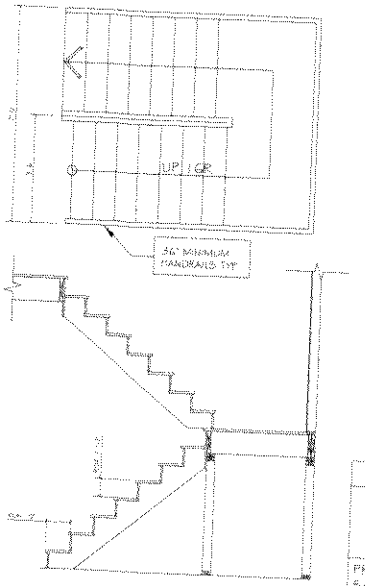
6. FOUNDATION
SEE FOUNDATION DETAIL



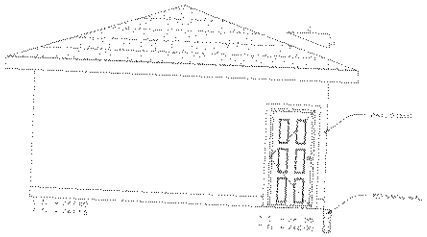
FRONT ELEVATION
SCALE 1/4"=1'



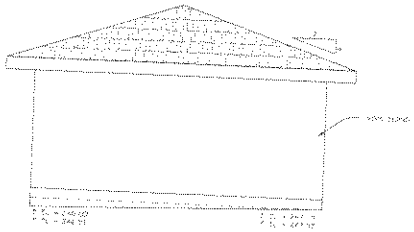
REAR ELEVATION
SCALE 1/4"=1'



STAIR DETAIL
SCALE 1/2"=1'



LEFT ELEVATION
SCALE 1/4"=1'



RIGHT ELEVATION
SCALE 1/4"=1'

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012

TOORA HOME PLANS

12988 - 107 AVENUE TEL. (604) 951-4343
SURREY, B.C. V3T 2G9 FAX. (604) 951-4373

PROPOSED SINGLE FAMILY DWELLING FOR
5469 - FORGLEN DRIVE
BURNABY, B.C

PROJECT #	
TITLE	GARAGE PLAN/SECTION/ELEVATIONS/DETAILS
SCALE	AS NOTED
DRAWN	RAJ TOORA
DATE	FEB/2015
	THE BEST TEAM
	A5

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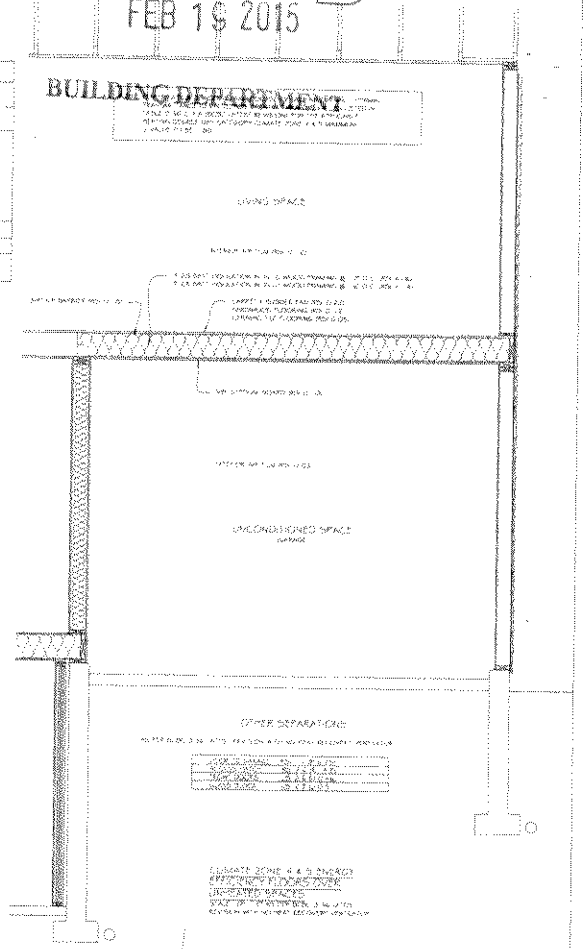
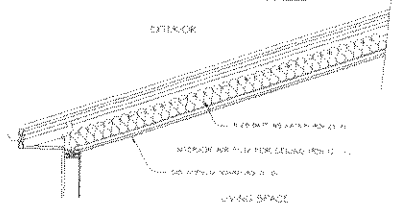
FEB 1$ 2015
BUILDING DEPARTMENT

CLIMATE ZONES 4 & 5





CLIMATE ZONE 4 & 5 ENERGY EFFICIENCY CEILINGS BELOW CATHEDRAL & FLAT ROOFS SPACE

TOORA HOME PLANS
TEL (604) 95 - 4343
FAX (604) 95 - 4373
EMAIL TOORA@shaw.com
ADDRESS
- 2966 - 0TH AVE
SURREY, B.C. V4T 2E9

PROPOSED SINGLE FAMILY DWELLING

SURREY, B.C.

SCALE	1/2" =	DRAWN: RAJ TOORA
DATE	FEB/2015	MIK BONDAR

D3

3.(a)

CLIMATE ZONE 4

CEILING BELOW ATTICS

DESCRIPTION	NOMINAL	EFFECTIVE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL EFFECTIVE INSULATION VALUE		[illegible]
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILING BELOW ATTICS		[illegible]

ABOVE GRADE WALL ASSEMBLY (WOOD SIDING)

DESCRIPTION	NOMINAL	EFFECTIVE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL EFFECTIVE INSULATION VALUE		[illegible]
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		[illegible]

ABOVE GRADE WALL ASSEMBLY (STUCCO SIDING)

DESCRIPTION	NOMINAL	EFFECTIVE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL EFFECTIVE INSULATION VALUE		[illegible]
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		[illegible]

ABOVE GRADE WALL ASSEMBLY (6 1/2 BY 8 FIBRE CEMENT BOARD SIDING)

DESCRIPTION	NOMINAL	EFFECTIVE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL EFFECTIVE INSULATION VALUE		[illegible]
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		[illegible]

BELOW GRADE HEATED FLOOR

DESCRIPTION	NOMINAL	EFFECTIVE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL EFFECTIVE INSULATION VALUE		[illegible]
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS		[illegible]

BELOW GRADE WALL ASSEMBLY

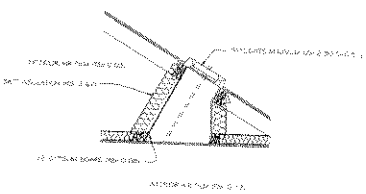
DESCRIPTION	NOMINAL	EFFECTIVE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL EFFECTIVE INSULATION VALUE		[illegible]
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS		[illegible]

ABOVE GRADE WALL ASSEMBLY (HOLLOW BACKED UNIT SIDING)

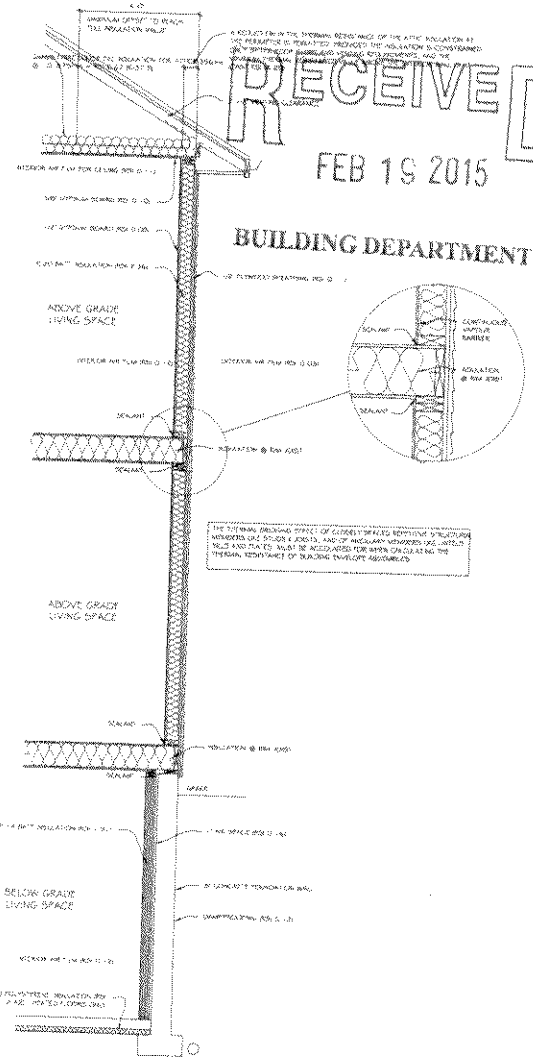
DESCRIPTION	NOMINAL	EFFECTIVE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL EFFECTIVE INSULATION VALUE		[illegible]
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		[illegible]

ABOVE GRADE WALL ASSEMBLY (SKYLIGHT SHAFT WALLS)

DESCRIPTION	NOMINAL	EFFECTIVE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL EFFECTIVE INSULATION VALUE		[illegible]
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		[illegible]



CLIMATE ZONE 4 ENERGY EFFICIENCY SKYLIGHT SHAFT WALL ASSEMBLY DETAIL



CLIMATE ZONE 4 ENERGY EFFICIENCY OPAQUE WALL ASSEMBLY DETAIL

RECEIVED
FEB 19 2015
BUILDING DEPARTMENT

THE THERMAL BRIDGING EFFECT OF CLOSELY SPACED REPETITIVE STRUCTURAL MEMBERS (I.E. STUDS & JOISTS), AND OF ANCILLARY MEMBERS (I.E. HINGES, SILLS AND PLATES) MUST BE ACCELERATED FOR WHEN CALCULATING THE THERMAL RESISTANCE OF BUILDING ENVELOPE ASSEMBLIES

THESE PLANS CONFORM TO REQUIREMENTS OF THE B.C. BUILDING CODE 2012

TOORA HOME PLANS

TEL (604) 951-4343
FAX (604) 951-4373
EMAIL raj@toora@gmail.com

ADDRESS:
12568 - 107TH AVE
SURREY, B.C. V3T 2E9

PROPOSED SINGLE FAMILY DWELLING

SURREY, B.C.

PROJECT #
TITLE
SCALE 1/2" = 1'-0"
DRAWN RAJ TOORA
DATE FEB/2015
CHK'D MIKE BONDAR
D4

3.(a)

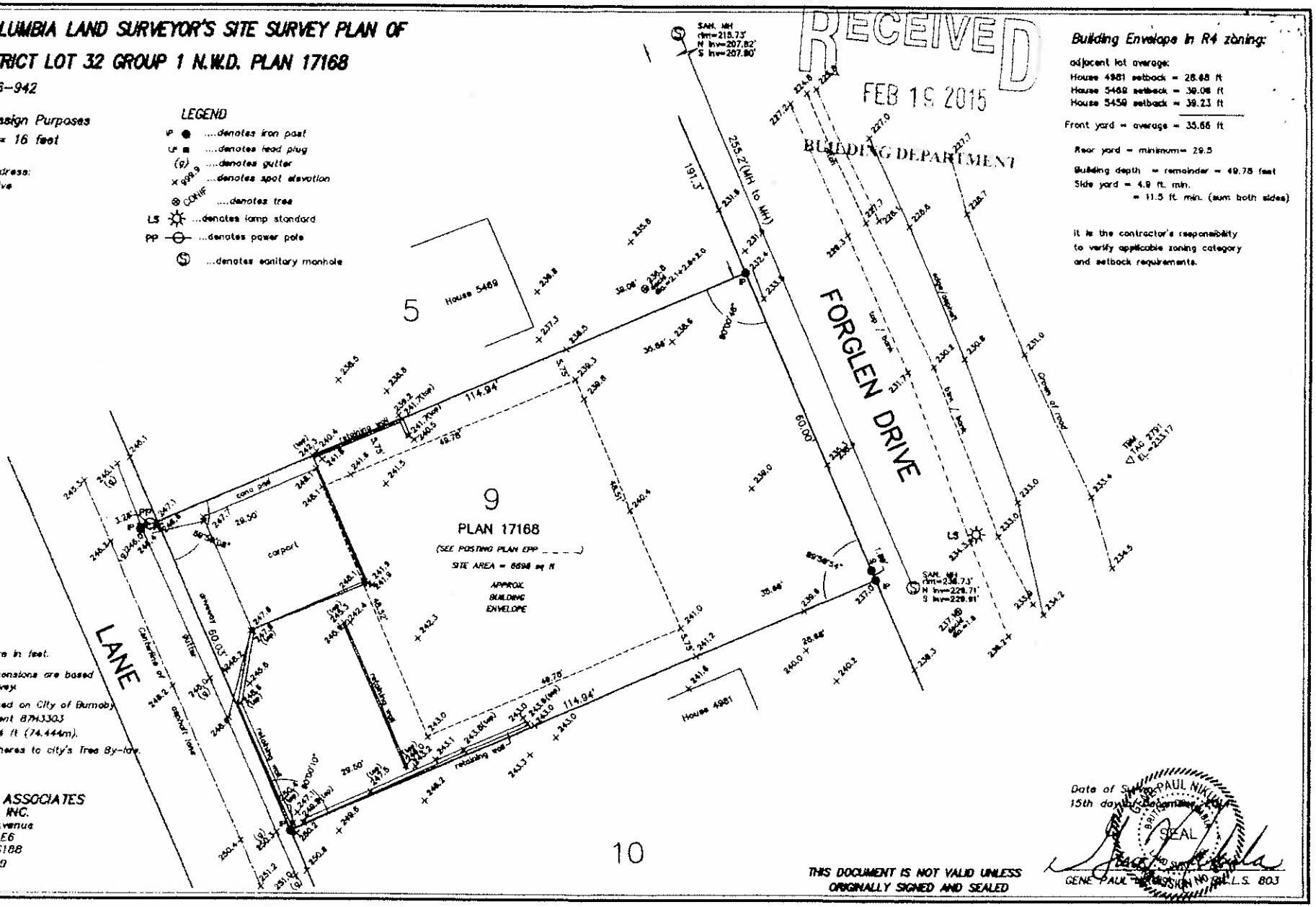
BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF
LOT 9 DISTRICT LOT 32 GROUP 1 N.W.D. PLAN 17168

P.I.D. 010-286-942

For Building Design Purposes
Scale: 1 inch = 16 feet

Current Civic Address:
5469 Forglen Drive
Burnaby, B.C.

LEGEND
- IP ● ....denotes iron post
- LP ■ ....denotes lead plug
- (g) ....denotes gutter
- x 999.9 ....denotes spot elevation
- ⊕ CONIF ....denotes tree
- LS ....denotes lamp standard
- PP ....denotes power pole
- Ⓢ ....denotes sanitary manhole



Building Envelope in R4 zoning:

adjacent lot average:
House 4981 setback = 28.88 ft
House 5469 setback = 39.06 ft
House 5459 setback = 39.23 ft

Front yard = average = 35.66 ft

Rear yard = minimum = 29.5

Building depth = remainder = 49.78 feet
Side yard = 4.9 ft. min.
= 11.5 ft. min. (sum both sides)

It is the contractor's responsibility to verify applicable zoning category and setback requirements.

Notes:
- All dimensions are in feet.
- Property line dimensions are based on legal field survey.
- Elevations are based on City of Burnaby integrated monument 87H3303 elevation = 244.24 ft (74.444m).
- This Site Plan adheres to city's Tree By-law.

© COPYRIGHT

DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 1408146-T01

Date of Survey: 15th day of December, 2014

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

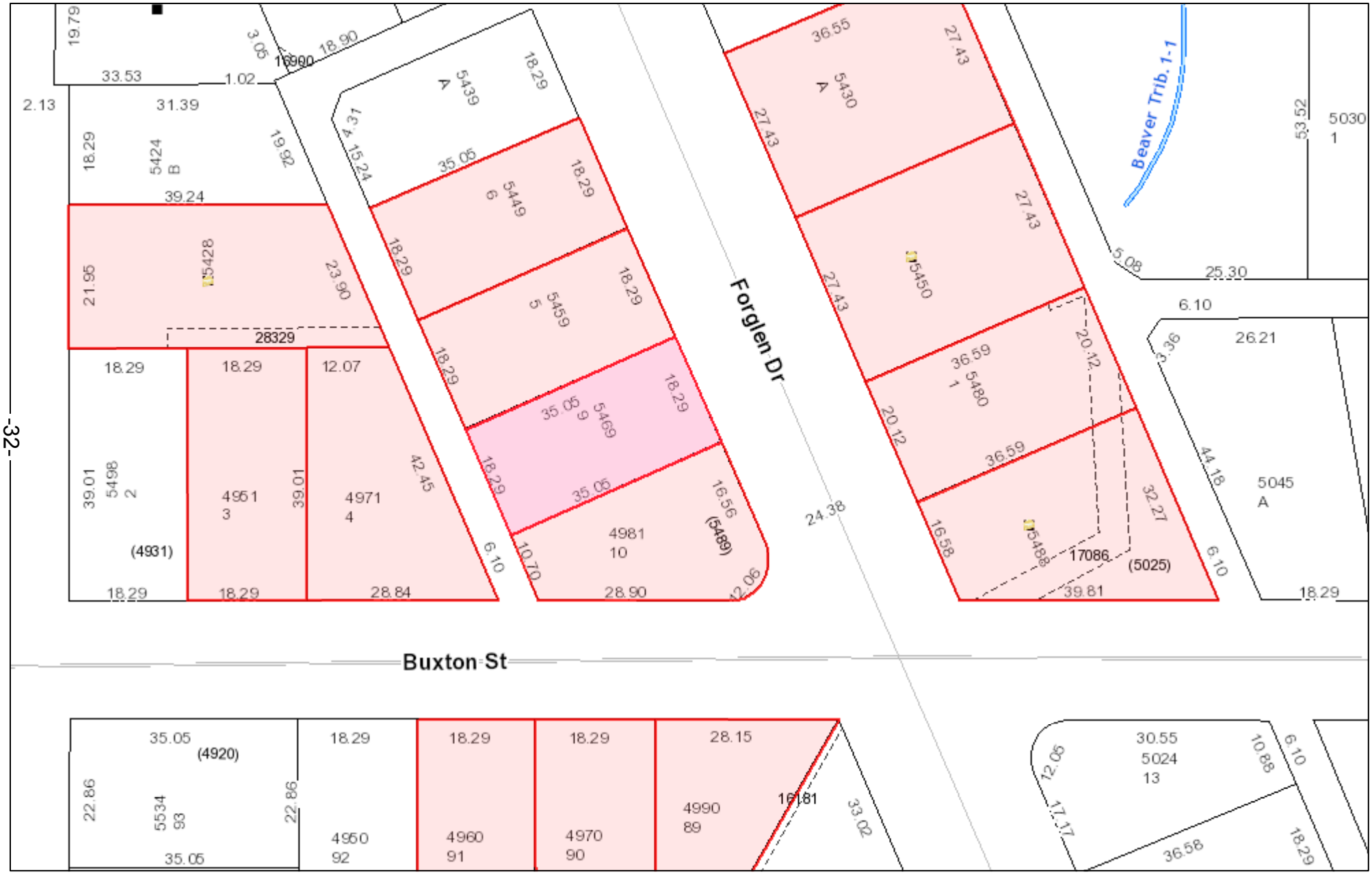
GENE PAUL NIKOLA
BRITISH COLUMBIA
SEAL
GENE PAUL NIKOLA, B.C.L.S. 803

3.(a)

5469 Forglen Drive

March 11, 2015

1:795



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

BOV 6151

3.(a)

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7250 Email: clerks@burnaby.ca

Applicant

Name of Applicant: Tom Harman

Mailing Address: 4490 Farmers Drive

City/Town: Kelowna Postal Code: V4P 1A3

Phone Number(s): (H) 250 899 0659 (C)

Email: Tom@THHarmans.ca

Preferred method of contact: ☑ email ☐ phone ☐ mail

Property

Name of Owner: Tom Harman

Civic Address of Property: 4a North Holdom Ave. Burnaby

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

March 5/15
Date

Applicant Signature

Office Use Only

Appeal Number BV# 6152

Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

March 6, 2015

To the members of the Board

I write to you to request an accommodation in regard to a balcony I began to construct at the rear of my home in 2013. Upon surveying the area, I found that each and every home on North Holdom Avenue has a balcony on the rear of the house. A place for families to gather and enjoy the wonderful view and fresh outdoor air. I feel that it is a hardship for my family and I to not have the opportunity to enjoy this privilege. I am being penalized, I have learned, because I put my garage at the front and therefore added to the total length and total square footage of the house. I did this to make the back yard a larger place for my children to play.

Above and beyond the hardship to my use and enjoyment of my property, I am also suffering a financial hardship because I had recently begun renovating this deck. While I am a long-time resident of Burnaby, born and raised on Holdom Avenue, I moved to Kelowna for work, keeping my house on Holdom Avenue. I rented the house for 15 years while I was absent. During that time, the tenants added the original balcony. I assumed that this was all done properly and that nothing had been done against the city codes. When I returned to occupy the residence in 2012 I decided to renovate and refurbish the sundeck to its current dimensions. This involved shortening the deck which previously extended further into the yard and adding a sliding door into the house. It was when I was mid-way through my renovations that I received notice from the city about the balcony. That was almost two years ago - and the deck has been left unfinished (without railing) and unusable - while I have awaited city approval. I was only told last month that in order to go forward, I must seek approval from the Board of Variance if I am to be able to save my deck.

Had I been aware of the issues before me at the start, I would surely have followed the proper protocols. Unfortunately, I was not aware, and now have spent a considerable sum without the ability to benefit over these last years. I hope the Board will see my request for accommodation as a modest one that will disadvantage no one but will be greatly appreciated by my family and I.

Warm regards,

Tom Harman & Family

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: February 18, 2015	**DEADLINE:** March 10, 2015 for the April 2, 2015 hearing	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Tom Harman		
ADDRESS OF APPLICANT: 4490 Farmers Drive, Kelowna, B.C. V1P 1A3		
TELEPHONE: 250.899.0654		

PROJECT			
DESCRIPTION: New deck addition to an existing single family dwelling			
ADDRESS: 16 Holdom Avenue North			
LEGAL:	**LOT:** 5	**DL:** 218	**PLAN:** 4953

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 [105.3(1); 105.8(1)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant has built a deck (without permit) at the rear of an existing single family dwelling. The following relaxations are being requested.

1) The lot coverage will be 1709.6 square feet where a maximum lot coverage of 1603.7 is permitted

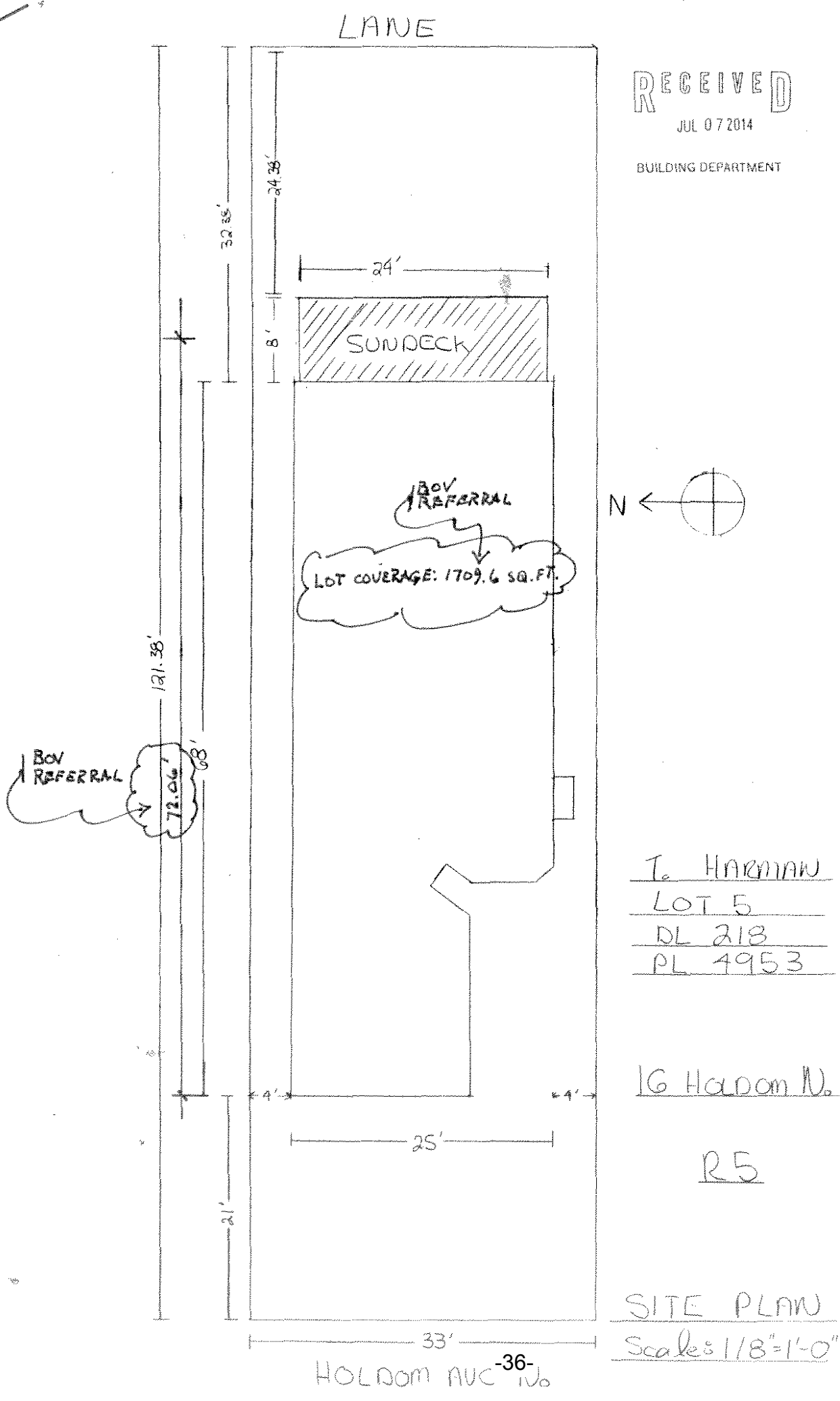
2) The depth of the principal building will be 72.06 feet where a maximum depth of 60.0 feet is permitted.

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

DC

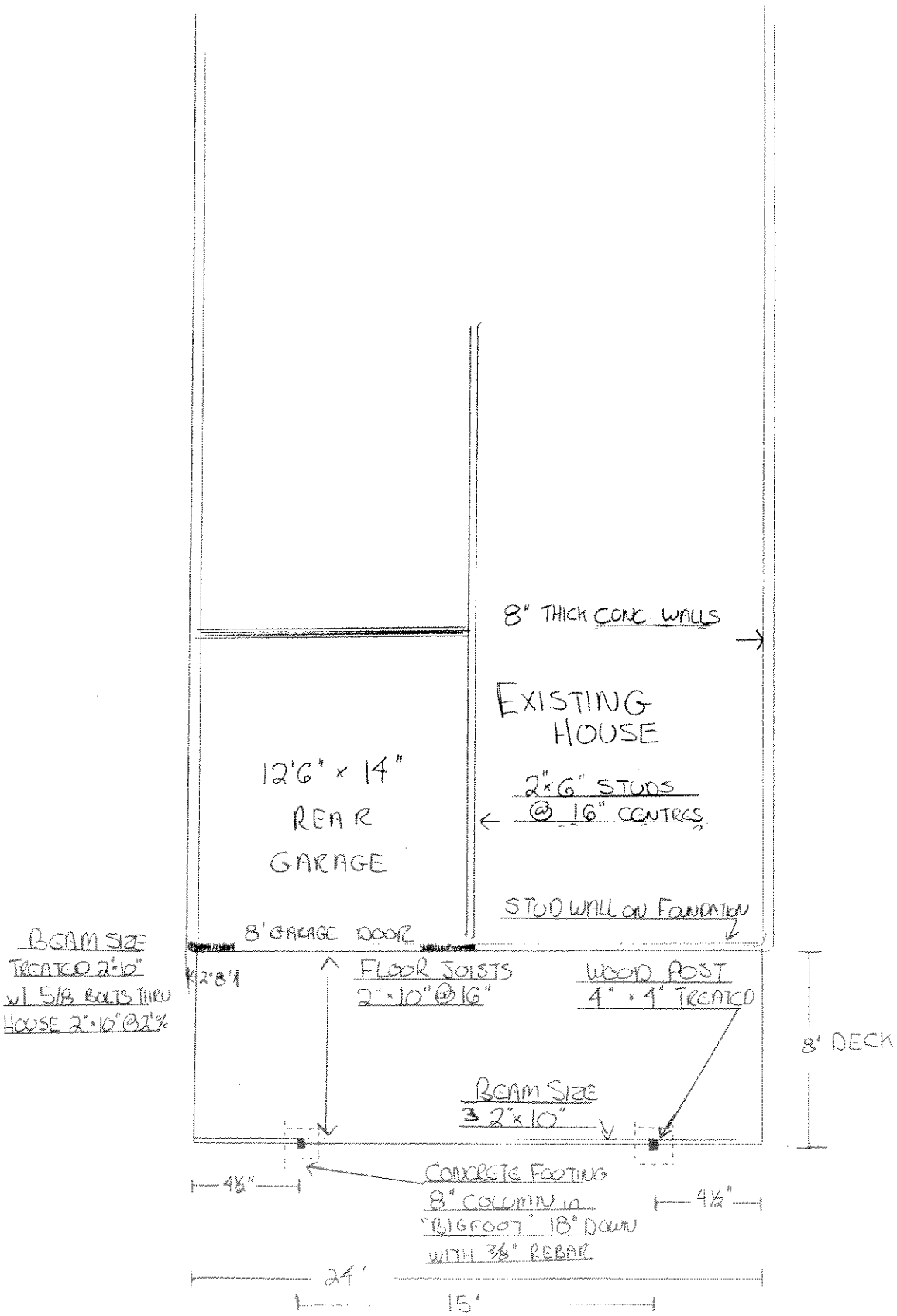
Peter Kushnir
Assistant Chief Building Inspector

4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca


LANE
RECEIVED
JUL 07 2014
BUILDING DEPARTMENT
24.38'
32.25'
24'
8'
SUNDECK
BOV REFERRAL
LOT COVERAGE: 1709.6 SQ.FT.
N
121.38'
BOV REFERRAL
72.06'
68'
T. HARMAN
LOT 5
DL 218
PL 4953
16 HOLDOM AVE
R5
4'
4'
25'
21'
33'
SITE PLAN
Scale: 1/8"=1'-0"
HOLDOM AVE

RECEIVED
JUL 07 2014
BUILDING DEPARTMENT

FOUNDATION + FLOOR PLAN
Scale: 1/4" = 1'-0"



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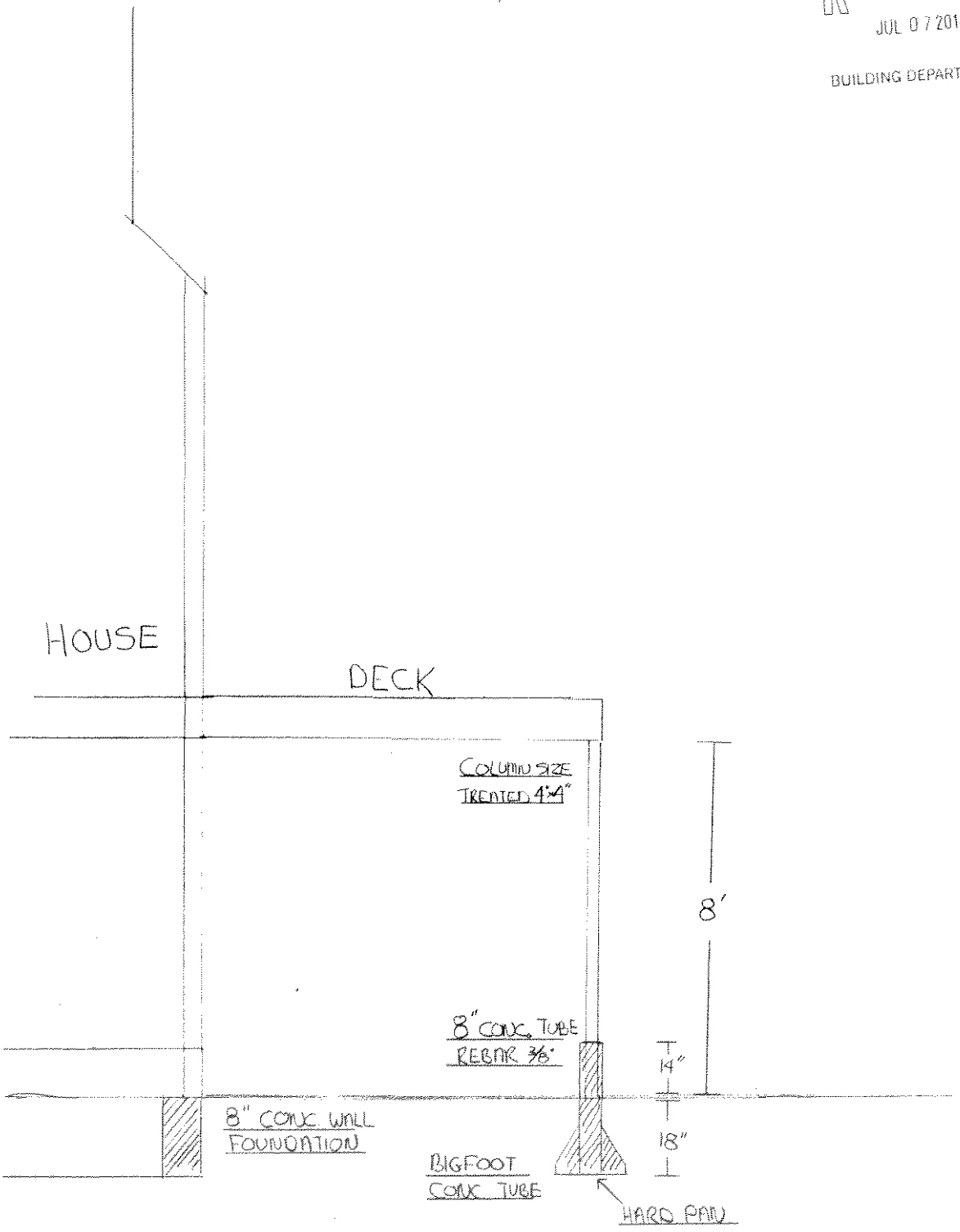
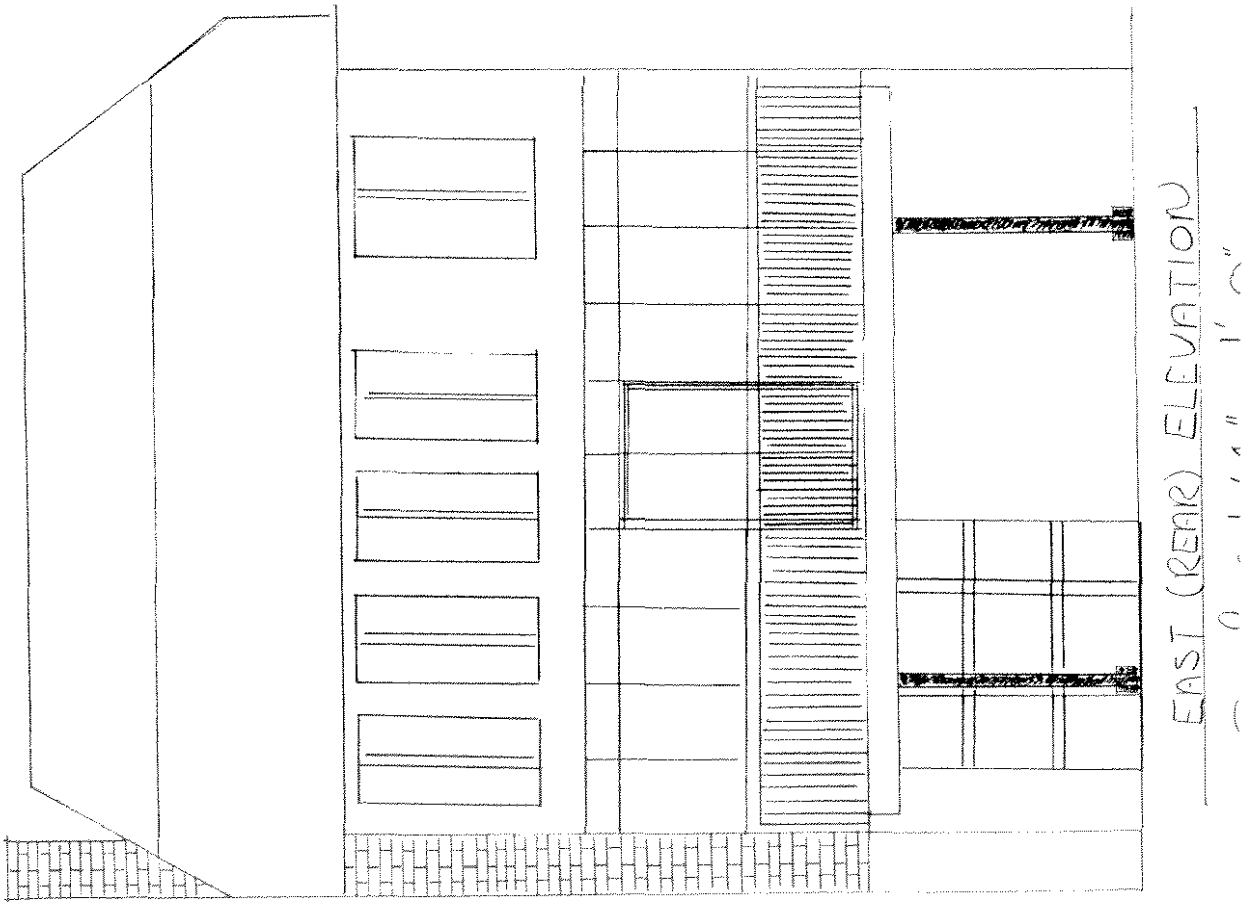
JUL 07 2014
BUILDING DEPARTMENT



CROSS-SECTION
Scale: 1 1/2" = 1'-0"



RECEIVED
JUL 07 2014
BUILDING DEPARTMENT

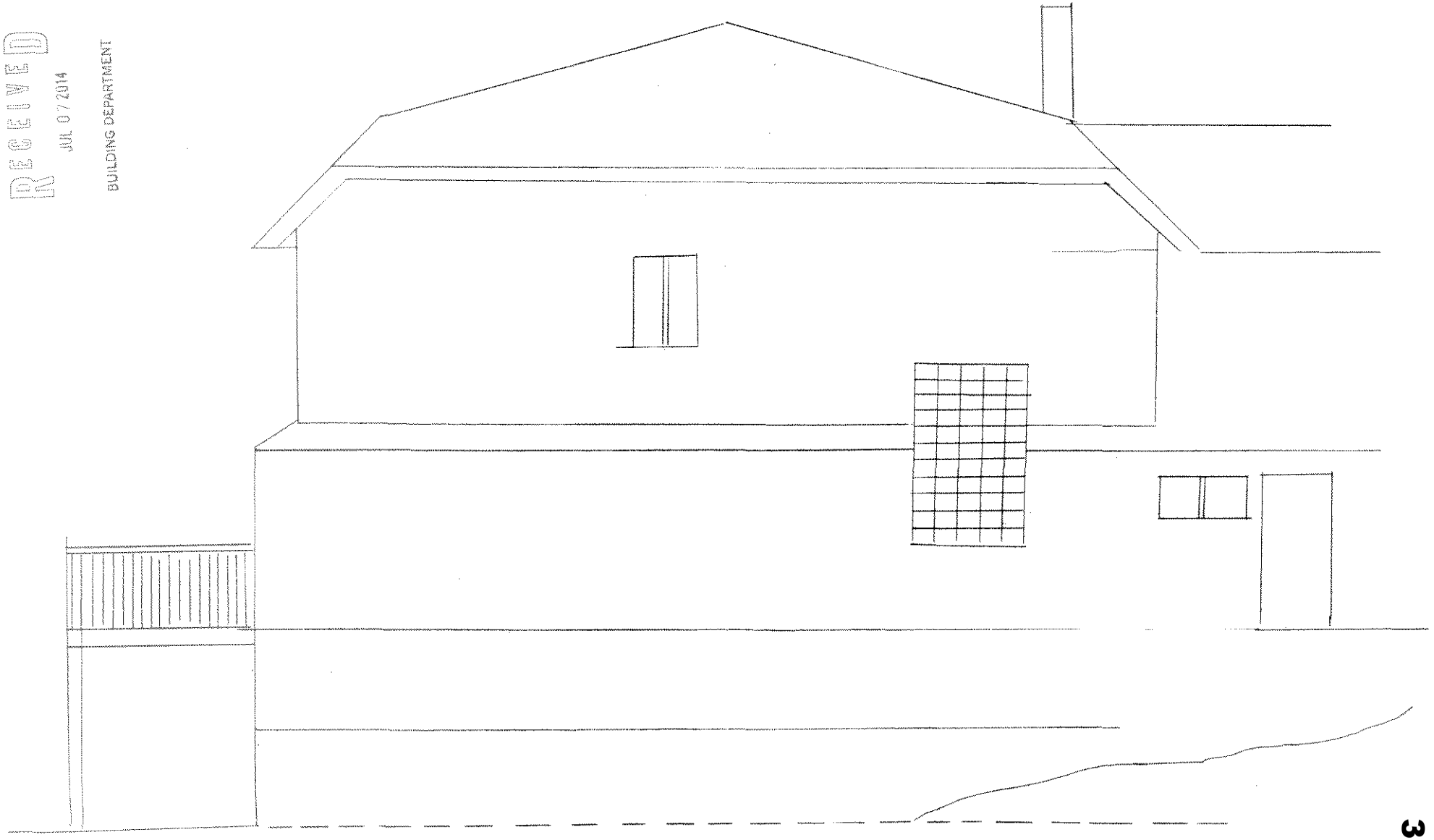
RECEIVED
JUL 07 2014
BUILDING DEPARTMENT

SOUTH ELEVATION

Scale: 1/4" = 1'-0"

3.(b)

RECEIVED
JUL 07 2014
BUILDING DEPARTMENT



NORTH ELEVATION

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

3.(b)

16 Holdom Ave N

March 11, 2015

1:795

The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

BOV 6152

3.(b)

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant: Reid Thompson VP Development

Mailing Address: 5th Floor - 210 W Broadway, Vancouver, BC V5Y 1P5

City/Town: _____ Postal Code: _____

Phone Number(s): (H) 604-901-7686 (C) 604-719-5365

Email: reid@woodbridgenw.com

Preferred method of contact: ☐ email ☑ phone ☐ mail

Property

Name of Owner: Woodbridge NW (Deer Lake) Homes Ltd.

Civic Address of Property: 4991 Claude Ave

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

2015-03-09
Date

Applicant Signature

Office Use Only

Appeal Date April 02, 2015 Appeal Number BV# 6153

Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

CITY OF BURNABY
MAR 09 2015
CLERK'S OFFICE

Woodbridge NW (Deer Lake) Homes Ltd.
5th Floor – 210 West Broadway
Vancouver, B.C. V5Y 3W2

WOODBRIDGE
NORTHWEST

March 9, 2015

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

RE: Hardship Letter for Rez: 07-49 Temporary Sales Center at 4991 Claude Ave

---

Dear Board of Variance Members,

We write you this letter to explain the hardship associated with the maximum building depth of the Rez:07-49 temporary sales centre under the current R4 zoning. The temporary sales centre will be located at 4991 Claude Avenue, Burnaby, BC (PPA #14-00278) and will be constructed for the temporary purpose of demonstrating and preselling homes in the subject future development. The building will subsequently removed or demolished upon the successful completion of the presales campaign or relocation of the sales facility to a finished permanent building in the project whichever occurs first.

The proposed temporary building has a depth of 70' whereas a maximum building depth of 60' is permitted under the R4 zoning. Based on the site configuration, project design and access required we have maximized the width of the sales centre. There is absolutely no flexibility for additional sales center width beyond the 25' and our application for a three-story configuration was previously rejected. With the width and single story configuration established, 70' is the resulting absolute minimum building depth needed for effectively demonstrating the product and creating an acceptable sales presentation area. Any reduction in building depth would result in the inability to provide a realistic product model, sales office, accessible washroom and presentation area. We are seeking a variance to allow this additional 10 feet of depth under the R4 zoning for a short period of time so the Preliminary Plan Approval and Building Permit may be released prior to the CD rezoning 'catching up.' Along with the hardship, the rationale for granting the much needed variance could be based on many factors including the temporary nature of the building, the temporary nature of the variance and/or the intent of the R4 Bylaw as it relates to building massing, shadowing and rear yard setbacks.

The temporary nature of the building and the short duration of the variance under the R4 zoning should be significant considerations. Under the Real Estate Development Marketing Act and the Superintendent of Real Estate's disclosure statement requirements, the proposed CD zoning must be adopted and replace the R4 zoning prior to the commencement of sales. The Final Adoption CD rezoning will ultimately permit the temporary sales facility proposed depth and will almost certainly be in place within a month or two of building construction completion. At that time, the variance under the R4 we are seeking will not be relevant because it would be permitted under the CD zoning. Even after the CD zoning will permit the temporary building's proposed depth, the building itself is not permanent

and will be demolished or moved when it has served its purpose to temporarily market the project. We we are looking to start construction on the sales centre immediately in anticipation of a mid-late spring Final Adoption and sales program commencement. Approximately 12-24 months is the most likely timeline for demolition or relocation of the building. It is important to note that demolition bonding will be in place to ensure removal of the temporary building if the proposed CD zoning is not adopted or the sales program is unsuccessful.

Please review the attached site plan submission for the project showing the orientation of the sales centre as it relates to the access points for sales and phase 1 of construction. With the required separate access for sales activities immediately adjacent to the east side of the sales centre and with the construction/servicing access immediately adjacent to the west side of the sales centre it is apparent that the width of the building is maximized for the site. Please also review the attached Sales Centre design. Even with a 70' depth we are only able to achieve a relatively small presentation area after modeling the main floor and ensuite of the typical unit. To reiterate, our 3rd party marketing company and the ownership group agree that the presentation area cannot be made smaller without jeopardizing the sales experience.

An internal lot line cancellation with 4981 Claude has been deposited with LTO to eliminate any concerns with side yard setbacks and no accessory buildings will be constructed on the subject property prior to CD bylaw adoption. With a 20' setback to the east and 55' to the west adjacent properties, single story construction (of which 42% is flat roof) and no accessory buildings, there will be far less massing opposing these adjacent properties than typical even with the proposed building depth variance. Based on a generous side yard setbacks and single story massing the propensity for shadowing the adjacent property is effectively eliminated as compared to typical 2-3 story construction and less generous side yard setbacks. It is also critical to point out that there will be more rear yard depth and area than would normally be permitted under the R4 because of the lack of accessory buildings and as such the setback from the rear property line to the closest building face is 108'.

The success of our pre-sales campaign and therefore the viability of the project is dependent on an effective sales program which requires a timely start to its construction. We truly believe the above rationale for varying the building depth requirements under the R4 zoning is reasonable.

We appreciate your consideration and attention to this matter.

Thank You and Kind Regards,

Jim Billingsley
CEO
Woodbridge Northwest Communities

5th Floor – 210 West Broadway, Vancouver, BC Canada V5Y 3W2 – Tel: 604.901.7686 – Fax: 604.200.7834

From: Reid Thompson <reid@woodbridgenw.com>
Date: March 11, 2015 at 5:06:44 PM PDT
To: "Adam, Joy" <Joy.Adam@burnaby.ca>

Subject: Re: 4991 Claude Ave - Consolidation

Good Afternoon Joy,

Would you please pass along this sketch to the Board of Variance as it relates to the proposed variance for the temporary sales centre on the consolidated 4991 Claude Ave under PPA14-00278 and Rezoning Application 07-49.

The sketch depicts the fencing treatment for the remainder of the lot:
A-We will construct a minimum length of 25' of 3' tall front yard fencing along the East PL and internally around the sales centre.
B-There is an existing 6' fence along the East PL which starts about halfway to the Southern PL and we will construct a 6' fence tying the new front yard fence into this existing fence
C-Prior to Construction of the Sales Centre we will preload the area and the sales centre will be constructed on top of this preload. As such a portion of 4991 beyond the scope of the drawing will be preloaded and the remainder of the site will be existing vegetation until construction starts under the forthcoming CD Bylaw.

The existing grades at the corners of the proposed building are:
NW: 45.3'
NE: 46.1'
SE: 45.6'
SW: 45.6'

After the preload is in place the ground floor elevation will be approximately 47.5' but will not exceed 48.5'. The building will be constructed with a level interior to facilitate wheelchair accessibility but the grade along the length of the building will slope gently. We're anticipating a finished grade of pavers only 2" below floor level at the SE/SW corner and approximately 6" below floor level at the NE/NW corners.

Please let me know if there is any additional clarification required.

Thank You and Kind Regards,

Reid Thompson
VP Development
Woodbridge Northwest Communities Ltd.
604-719-5365
reid@woodbridgenw.com

Fencing Details

A - new 3' foot front yard fence to tie in with B on E PL.

B - new 6' side yard fence to tie in with A on the North and existing 6' cedar fence on the South.

C - Prior to final adoption the existing vegitation will be maintained until pre-loading commences. After Final Adoption, Construction will commence under the new Comprehensive Development ("CD") Zoning.

minor reconfiguration to provide additional turning radius depth per PPA comments which changes have been incorporated into the drawing submitted for BOV

City of Burnaby
Planning and Building Department

BOARD OF VARIANCE REFERRAL LETTER		
DATE: 2015 Mar. 03	**DEADLINE: 2015 Mar. 10** **Date of Hearing: 2015 Apr. 02**	*This is **not** an application.* *Please take referral letter to Board of Variance. (Clerk's office)*
NAME OF APPLICANT: Woodbridge NW (Deer Lake) Homes Ltd.		
ADDRESS OF APPLICANT: 200-1450 Creekside Dr. Vancouver, BC, V6J 5B3		
TELEPHONE: 604-719-5365		

Preliminary Plan Approval Application: PPA # 14-00278			
DESCRIPTION: New temporary residential sales centre building.			
ZONING: R4			
ADDRESS: 4991 Claude Avenue			
LEGAL:	**LOT: 171**	**DL: 85**	**PLAN: NWP40315**

The above mentioned application for Preliminary Plan Approval, which contravenes the Zoning Bylaw under:

Section(s) 104.8 (1)

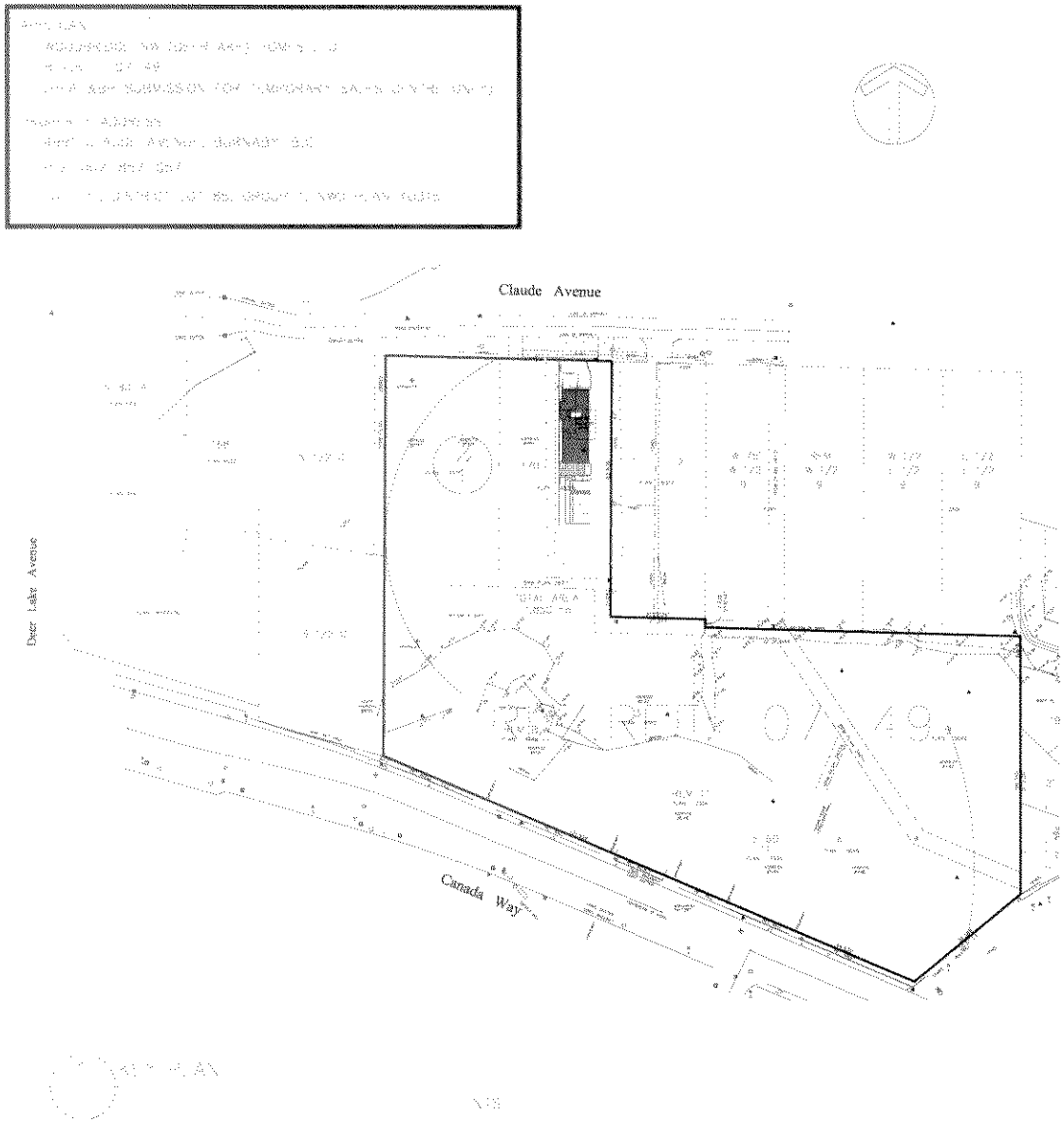
COMMENTS:

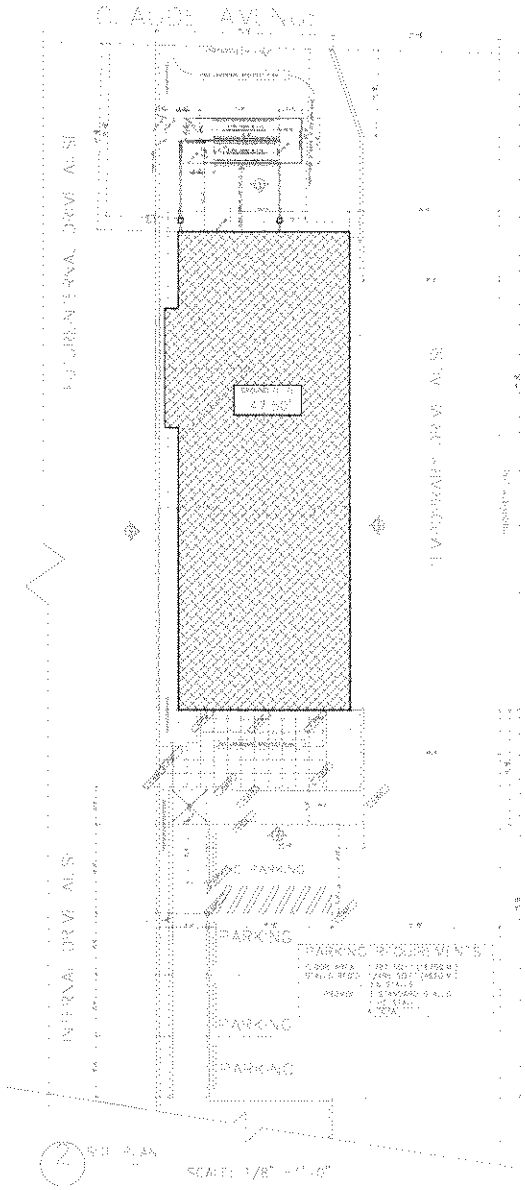
The applicant is proposing to construct a new temporary residential sales center building, for which the following variance is requested:

1) **The principal building depth will be 70.0 ft. where a maximum building depth of 60.0 ft. is permitted.**

Margaret Malysz
Development Plan Approvals Supervisor

P:\Board of Variance\Referral 4991 Claude Ave.doc



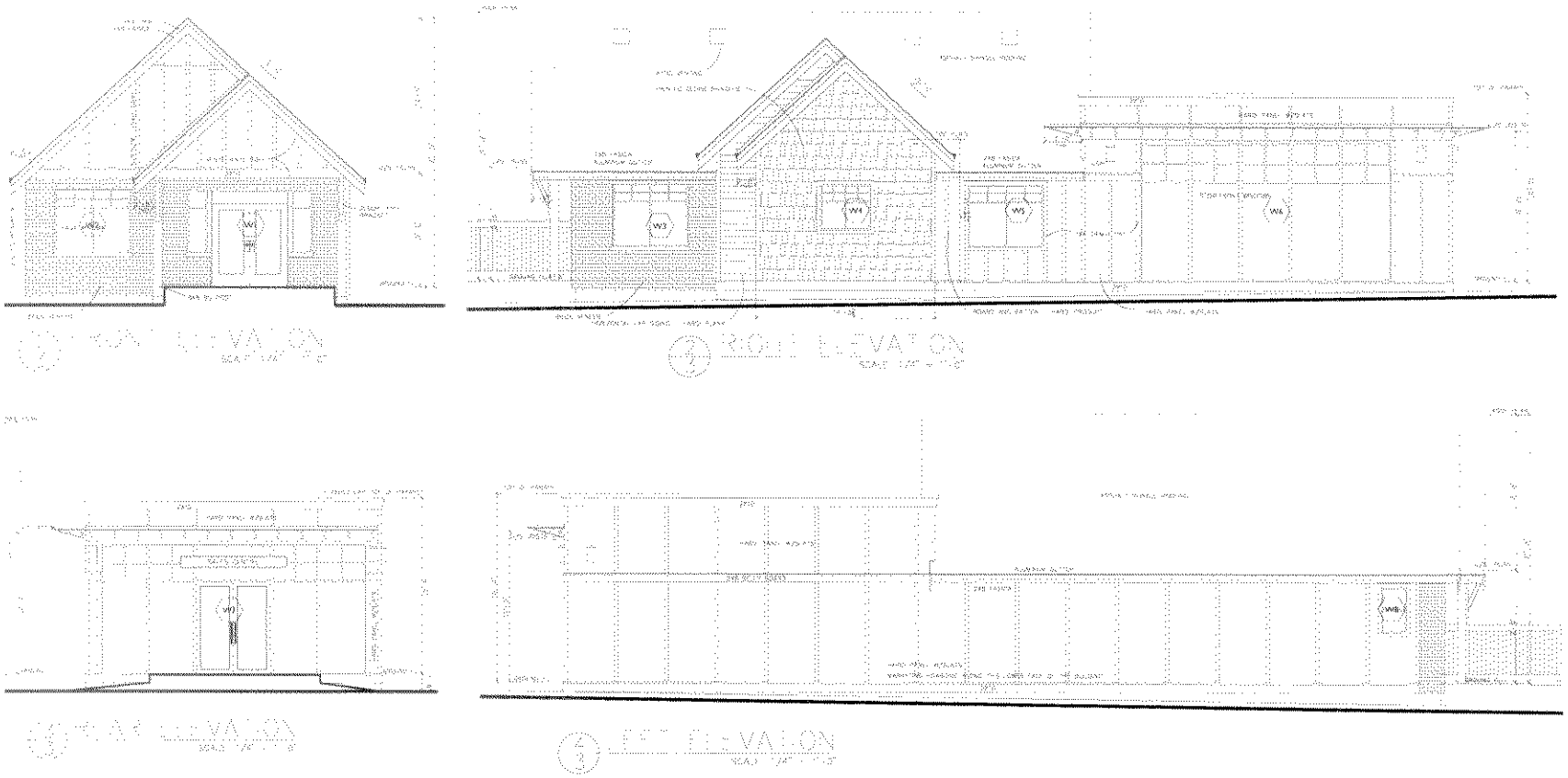


gbl

SITE PLAN
FLOOR PLAN

A-0.01

3.(c)



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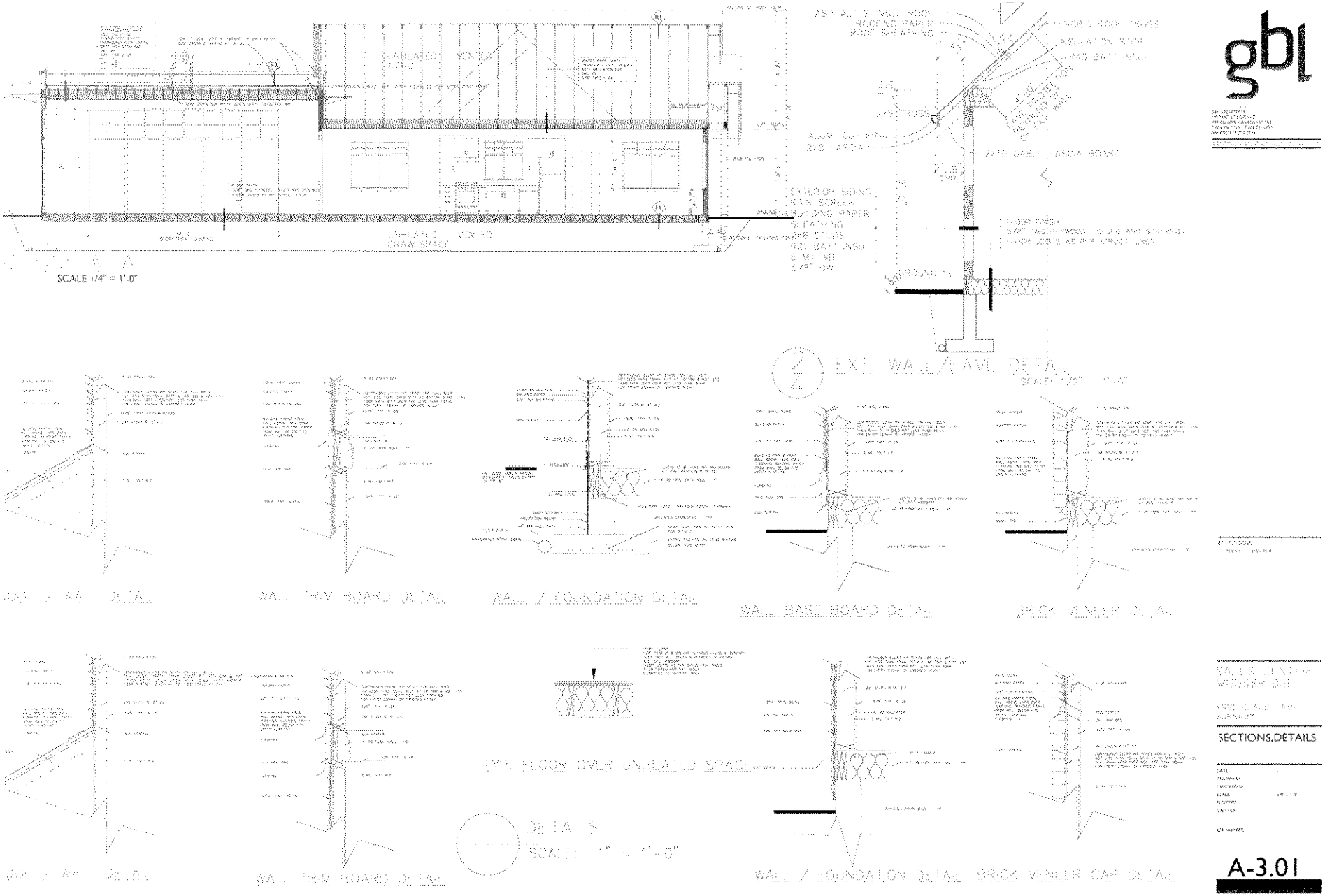
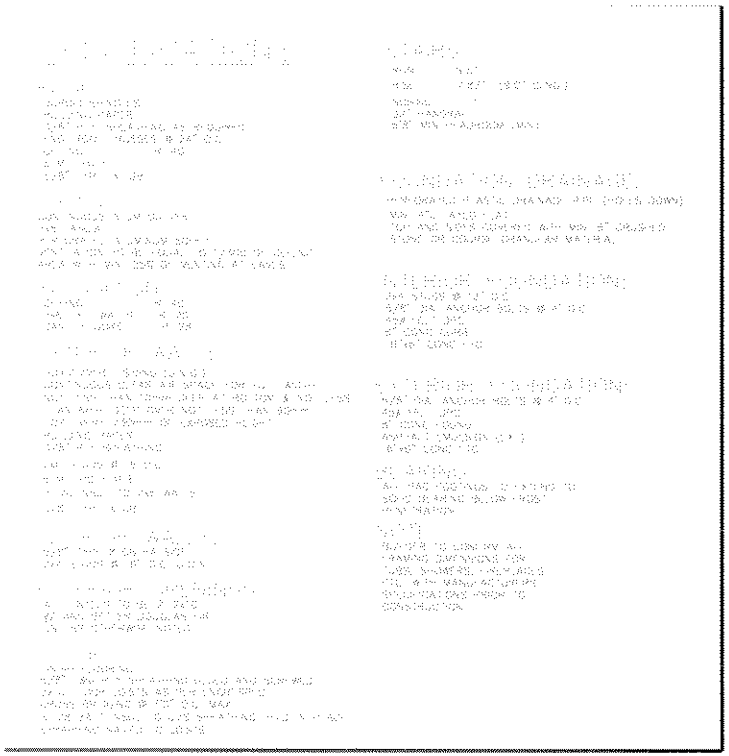
ELEVATIONS

A-2.01

3.(c)


SCALE 1/4" = 1'-0"
EXT. WALL/EAVE DETAIL
WALL BASE BOARD DETAIL
BRICK VENEER DETAIL
WALL / FOUNDATION DETAIL
TYP. FLOOR OVER UNHEATED SPACE
WALL / FOUNDATION DETAIL BRICK VENEER CAP DETAIL
SECTIONS.DETAILS
A-3.01

3.(c)



ASSEMBLY SCHEDULE

E1	Exterior / Interior	EXTERIOR WALL HARDI PANEL - HARDI SIDING - CEDAR SHINGLE NAIL PRESERVATIVE TREATED VERTICAL PLYWOOD STRAPPING (FASTENED WITH CORROSIVE FASTENERS) 1 LAYER TYVEK BUILDING WRAP EXTERIOR SHEATHING AS PER STRUCTURAL DRAWINGS 2X6 STUDS @ 0.6 M AS PER STRUCTURAL DRAWINGS R 20 GLASS FIBRE BATT INSULATION 6 MIL POLY VAPOUR BARRIER 5/8" TYPE 'X' GWB	N/A	N/A	
E2	Exterior / Interior	EXTERIOR BRICK VENEER WALL TYPICAL BRICK VENEER W/ CONCAVE TOOLED JOINTS (SEE STRUCTURAL DRAWINGS FOR ATTACHMENT) 1 1/2" AIR SPACE 2 LAYERS 10 MIL SKIN DRAG PAPER EXTERIOR SHEATHING AS PER STRUCTURAL DRAWINGS 2X6 STUDS @ 0.6 M AS PER STRUCTURAL DRAWINGS R 20 GLASS FIBRE BATT INSULATION 6 MIL POLY VAPOUR BARRIER / AIR BARRIER 5/8" TYPE 'X' GWB	N/A	N/A	
W1		INTERIOR WALL (NON-LOAD BEARING) 38MM (2X4) STUDS SPLAYED WHERE SHOWN @ 400MM (16") O.C. 12 MM (1/2") GWB BOTH SIDES			
W1a		INTERIOR PLUMBING WALL 38MM (2X4) STUDS @ 16" O.C. 38MM (2X4) STUDS @ 16" O.C. 38MM (2X4) STUDS @ 16" O.C. 12 MM (1/2") GWB ON BOTH SIDES			
F1		FLOOR (INTERIOR) FINISHED FLOOR AS PER S.D. DRAWINGS (TILE - WOOD - CARPET) PLYWOOD SUBFLOOR AS PER STRUCTURAL FLOOR JOISTS AS PER STRUCTURAL R 20 FIBREGLASS BATT INSULATION 1/2" GWB UNDERSHEATHING			
F2		FLOOR (EXTERIOR WALK / BALCONY / RAMP) PEDESTRIAN TRAFFIC COATING (TRIMMED VULKEM 116 OR EQUIV.) PLYWOOD SHEATHING AS PER STRUCTURAL FLOOR JOISTS AS PER STRUCTURAL			
R1		GABLE ROOF 2 PLY SBS ROOF MEMBRANE 5/8" GWB ROOF SHEATHING 2X6 ROOF RAFTERS @ 16" O.C. - 40 SPF #2 2X AS PER STRUCTURAL R 28 FIBREGLASS BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1 LAYER 16 9mm (5/8") TYPE 'X' GWB SERVICE SPACE 1 LAYER 16 9mm (5/8") TYPE 'X' GWB SUSPENDED ON PER METAL HAT STRAPS			VENTED ATTIC AS PER CODE REQUIREMENT
R2		FLAT ROOF 2 PLY SBS ROOF MEMBRANE 5/8" GWB ROOF SHEATHING 2X6 ROOF RAFTERS @ 16" O.C. - 40 SPF #2 2X AS PER STRUCTURAL R 28 FIBREGLASS BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1 LAYER 16 9mm (5/8") TYPE 'X' GWB SERVICE SPACE 1 LAYER 16 9mm (5/8") TYPE 'X' GWB SUSPENDED ON PER METAL HAT STRAPS			VENTED ATTIC AS PER CODE REQUIREMENT

gbl

REVISIONS

ASSEMBLY SCHEDULE

DATE
DRAWN BY
CHECKED BY
SCALE
PROJECT
CAD FILE

JOB NUMBER

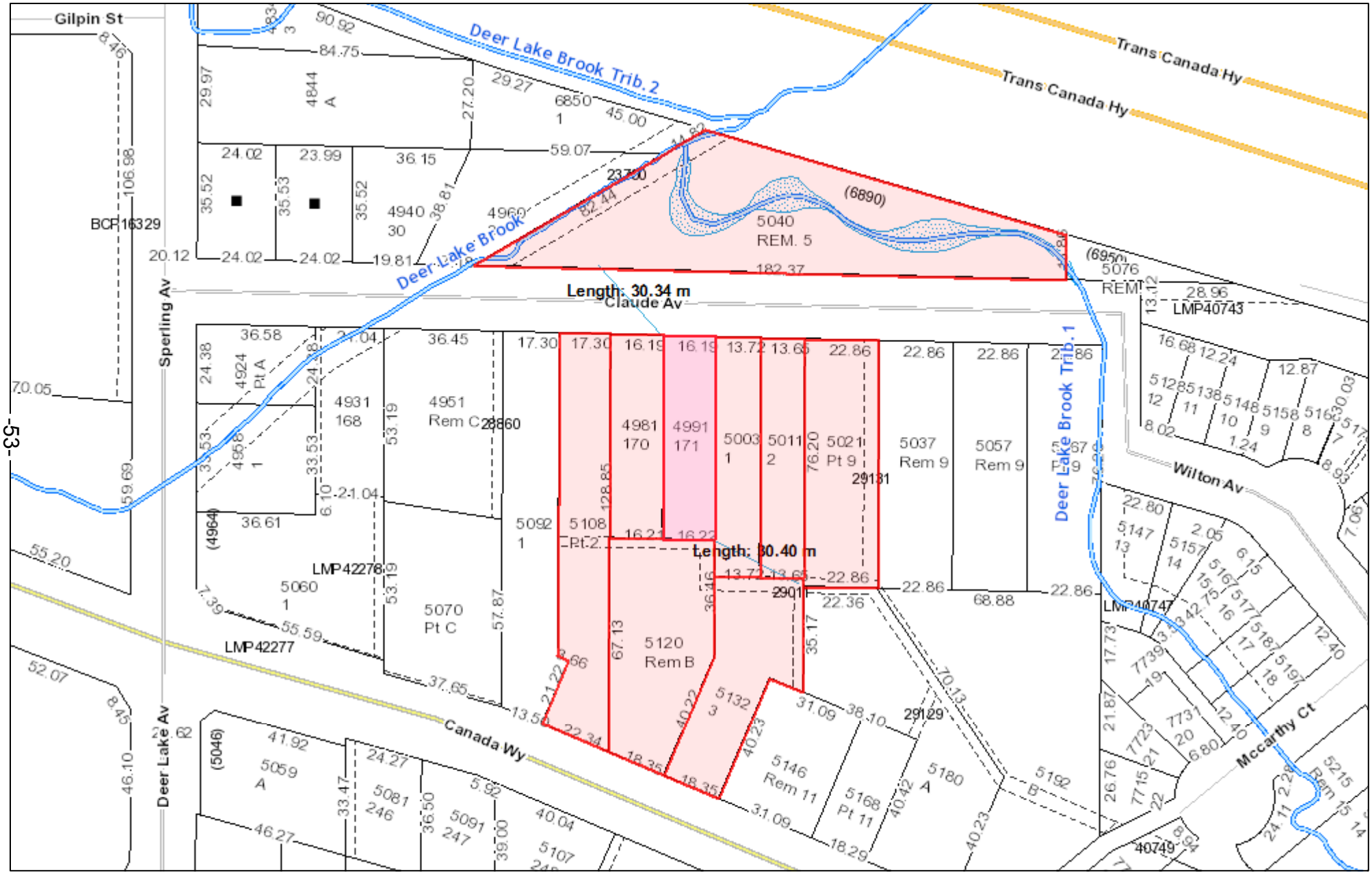
A-3.02

3.(c)

4991 Claude Ave

March 11, 2015

1:1,589



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

BOV 6153

3.(c)

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant: GURDEEP SANDHAR

Mailing Address: 11751 MELLIS DRIVE

City/Town: RICHMOND Postal Code: BC V6X 1C9

Phone Number(s) (H) 604 273 3255 (C) 604 512 6854

Email: GURDEEP.SANDHAR12@GMAIL.COM

Preferred method of contact: ☑ email ☑ phone (CELL) ☐ mail

Property

Name of Owner: GURDEEP SANDHAR + ANEETA SANDHAR

Civic Address of Property: 5591 MARINE DRIVE

BURNABY

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

FEB 17, 2015
Date

Applicant Signature

Office Use Only

Appeal Number BV# 6154

Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

CITY OF BURNABY
MAR 10 2015
CLERK'S OFFICE

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: March 5, 2015	**DEADLINE: March 10, 2015 for the April 2, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Gurdeep Sandhar		
ADDRESS OF APPLICANT: 11751 Mellis Dr. Richmond, B.C. V6X 1L9		
TELEPHONE: 604.512.6854		

PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 5591 Marine Drive			
LEGAL:	**LOT: 9**	**DL: 159 and 162**	**PLAN: 20185**

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) R2 [102.8; 6.14(5)(b); 800.6]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

1) 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.

2) The relaxation of 6.14(5)(b) of the Zoning By-Law which, if permitted, will allow for the 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.

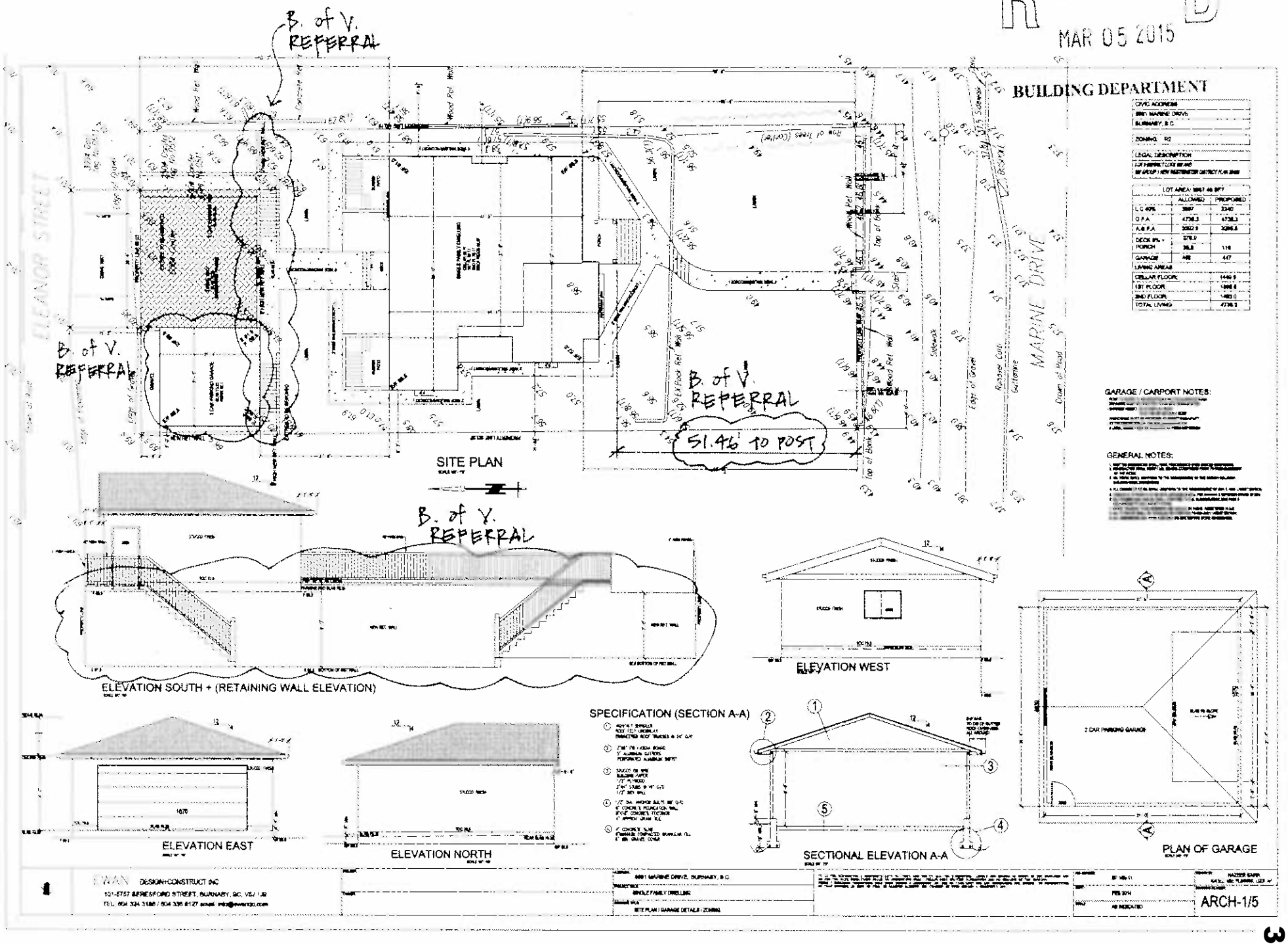
3) The relaxation of 800.6 of the Zoning By-Law which, if permitted, will allow an accessory building in a required front yard, located 4.0 feet from the North property line abutting Eleanor Street and 2.0 feet from the West property line, where siting of an accessory building in a required front yard is prohibited by the Zoning By-Law.

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

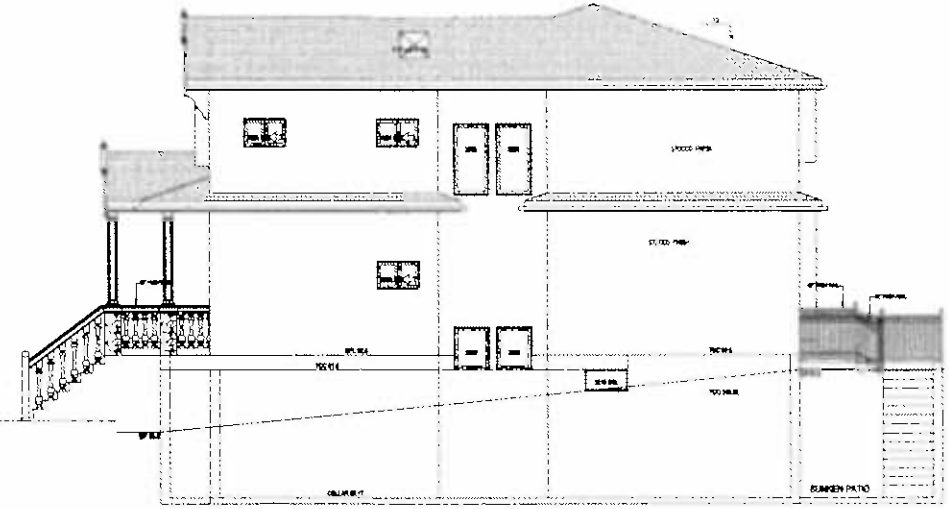
RECEIVED
MAR 05 2015
BUILDING DEPARTMENT



3.(d)

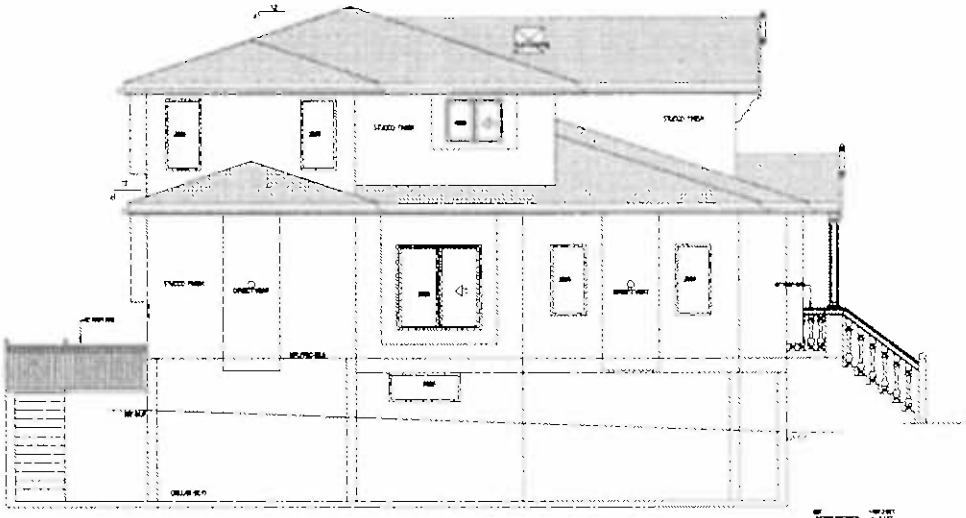
RECEIVED
MAR 05 2015
BUILDING DEPARTMENT

FRONT ELEVATION (S)



SIDE ELEVATION (E)

REAR ELEVATION (N)



SIDE ELEVATION (W)

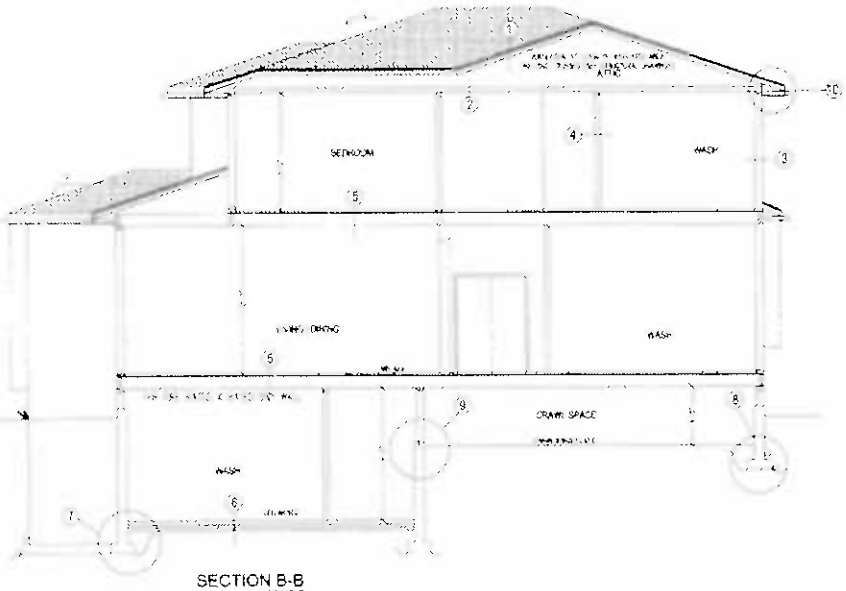
EWAN DESIGN-CONSTRUCT INC
7014757 BERESFORD STREET, BURNABY, BC, V5J 1J8
TEL: 604 324 3165 604 358 8127 email: info@ewandc.com

7001 MARINE DRIVE, BURNABY, BC
SINGLE FAMILY DWELLING
ELEVATIONS

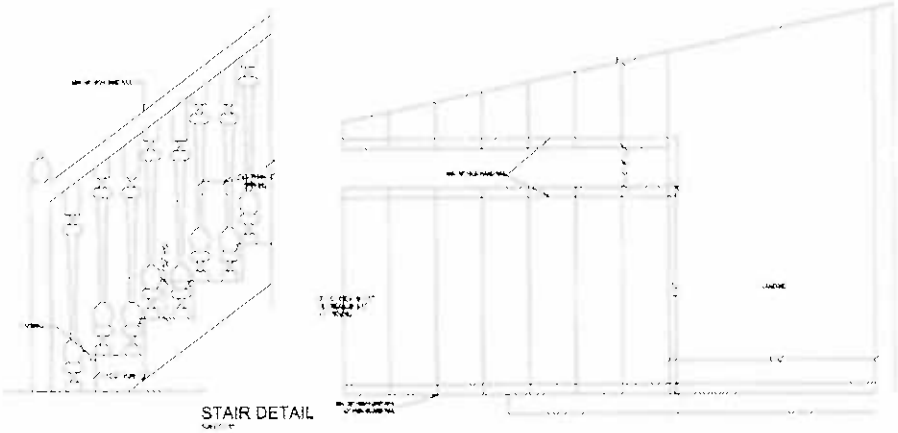
ARCH-4/5

3.(d)

RECEIVED
FEB 12 2015
BUILDING DEPARTMENT

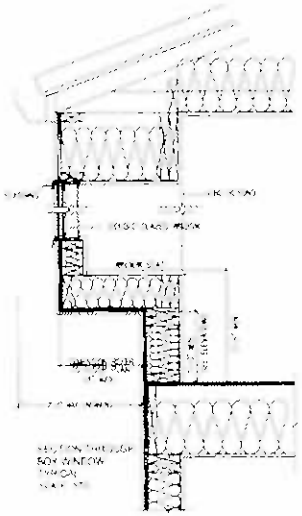


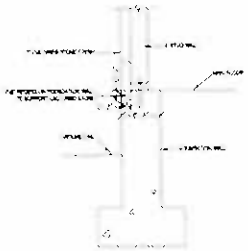
SECTION B-B



STAIR DETAIL

SPECIFICATION





DETAIL OF FRONT
FOUNDATION WALL
WITH CULTURED STONE

EWAN

ARCH-5/5

3.(d)

TOPOGRAPHICAL PLAN OF LOT 9 DISTRICT LOTS 159 AND 162 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20185

PID: 002-883-091
Civic Address: 5591 Marine Drive, City of Burnaby

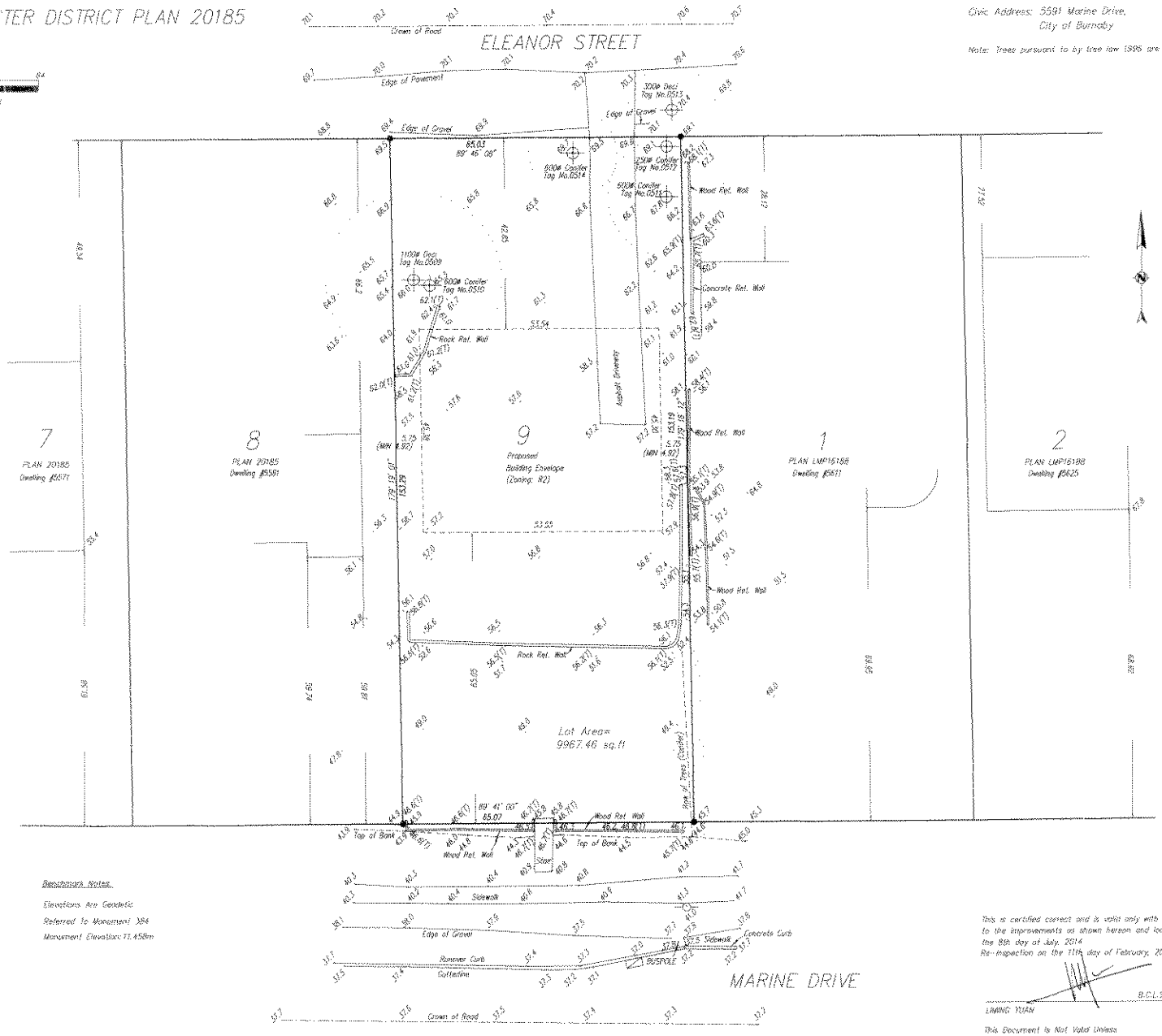
Note: Trees pursuant to by-law 1995 are shown

Scale 1 inch=16 feet

0 16 32 48 64

The intended plot size of this plan is 560 width by 432 in height (C size) when plotted at a scale of 1 inch=16 feet

All Distances And Elevation Are In Feet And Decimals Thereof Unless Otherwise Stated



Legend:

- Standard Iron Post
- Tree (diameter in mm) 250ø Conifer
- Rectangle Catch Basin
- Power Pole

Suffix:
? - Elevation of top of wall

Zoning: R2

Setbacks (@Marine Drive)

Lot	Front	Address
7	61.58	5571
8	59.74	5581
1	69.95	5611
2	68.82	5625

Average =65.05

Setbacks (@Eleanor Street)

Lot	Front	Address
7	49.54	5571
8	68.2	5581
1	28.12	5611
2	27.52	5625

Average =47.85

Grid bearings are derived from observations between geodetic control monuments 87H3290 and 384.

Building envelope shown is only approximate. For interpretation of City Building Bylaws please consult Planning Department for final building envelope when required.

Benchmark Notes:

Elevations Are Geodetic
Referred To Monument 384
Monument Elevation: 77.458m

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 8th day of July, 2014
Re-inspection on the 11th day of February, 2015

B.C.L.S. #889
LIMING YUAN

This Document Is Not Valid Unless Originally Signed And Sealed

Legal:
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© Amroy Land Surveying Ltd. 2014 #201-5010 Smith Avenue, Burnaby, BC, V5G 2W5 Tel: (604)620-5299 Email Address: raymondlimyuan@gmail.com

File No. B1235-TOPO

RECEIVED
FEB 12 2015
BUILDING DEPARTMENT

3.(d)

February 17, 2015

Gurdeep Sandhar
11751 Mellis Drive,
Richmond, BC V6X1L9

Attention: Board of Variance Appeal – Hardship Letter

Re: Address **5591 Marine Drive, Burnaby**

Due to a very steep slope on the above property I am requesting to build a detached garage on the north side (Eleanor Street) of the property. I would also need to increase the space between my house and the garage by building the house 10 ft. forward.

Building an attached garage is extremely dangerous, since the property is at an excessively steep slope. It would be extremely unsafe to build and use an attached garage. An attached garage would put me and my family at risk of a vehicle accidentally rolling into the house. I have spoken to and taken pictures of my neighbor's house, who has an attached garage and never uses it. He feels it is unsafe to have vehicles use the driveway as he fears the vehicles could easily roll into the house. He says that the handicapped and elderly have to enter his house from the front Marine Drive walkway. A person relying on the use of a wheelchair cannot enter from Eleanor Street to his house. He also mentioned that numerous times people have slipped and had injured themselves in the winter months. I did go over to try and walk down to his house from Eleanor St and found it very difficult. What I saw was that the neighbours were not using their garage or driveway's year round and was contributing to the congestion problem by parking on Eleanor St, which is a dead end street with no turnaround at the end.

After speaking to a building inspector I was told that the city will no longer allow an attached garage with a driveway at that severe slope because of safety concerns. Nor would they allow me to use Marine Drive as a vehicle access due to the busy traffic on the that street. The building department will accept and allow me to build an detached garage with access from Eleanor street with the approval from the Board of Variance.

My Brother who lives with me is disabled with a nerve disease(GBS), a detached garage would allow him access to a safe place to park and enter the home.

Thank you for your consideration and understanding in this matter.

Gurdeep Sandhar

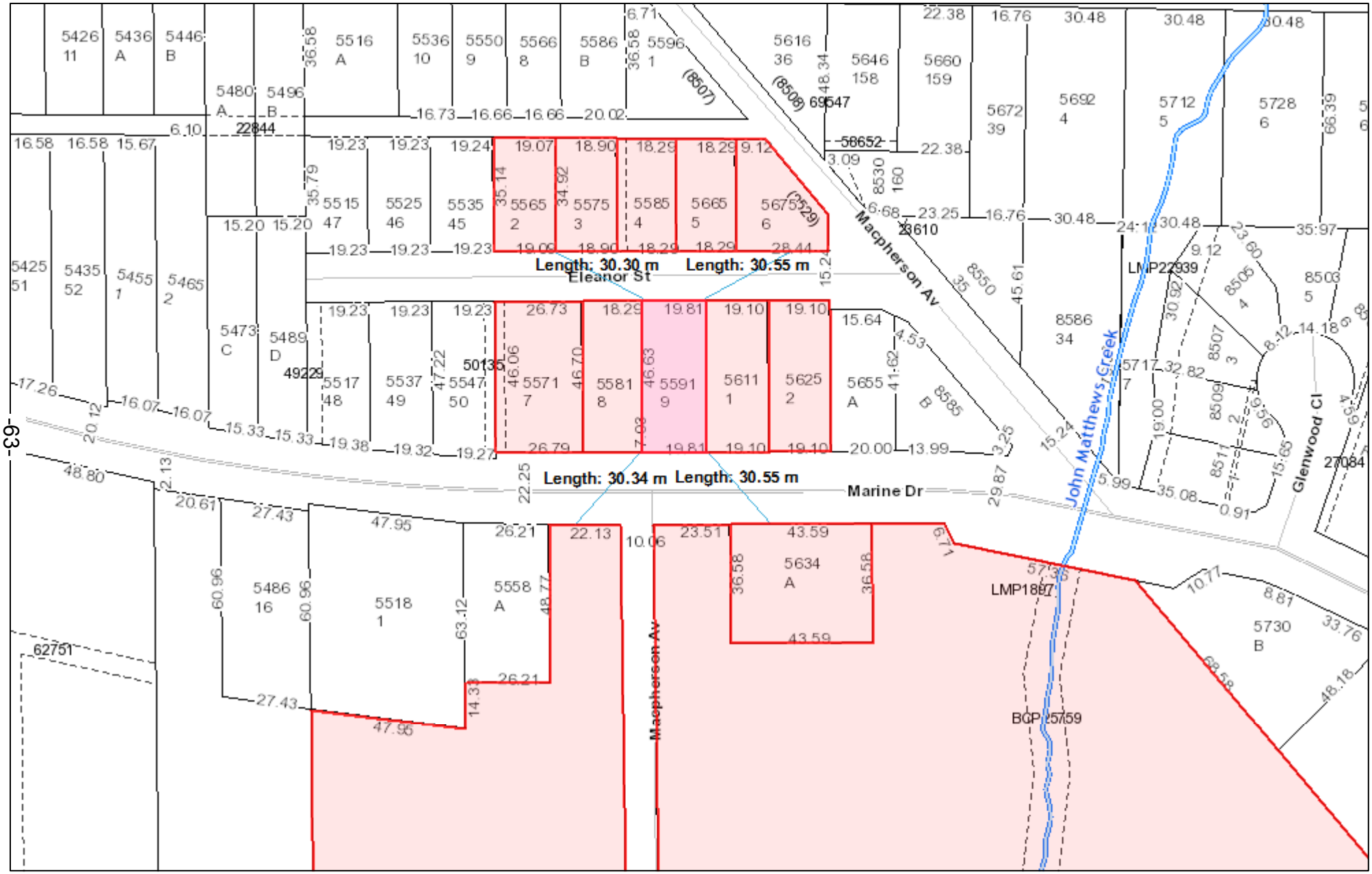
3.(d)

3.(d)
ONLY

5591 Marine Drive

March 11, 2015

1:1,589



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

BOV 6154

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant: Avtar Basra

Mailing Address: 7357 Ridge dr

City/Town: Burnaby Postal Code:

Phone Number(s): (H) (C) (604) 557 5602

Email: abasra5@live.com

Preferred method of contact: ☐ email ☑ phone ☑ mail

Property

Name of Owner: ~~Avtar Basra~~ CANADA HAOJUN DEVELOPMENT GROUP CO. A-G TEJ CONSTRUCTION LTD

Civic Address of Property: 6696 Aubray Street Burnaby B.C

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

March/10/2015
Date

Applicant Signature

Office Use Only

Appeal Date April 02, 2015 Appeal Number BV# 6155

CITY OF BURNABY
MAR 10 2015
CLERK'S DEPT.

Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

The Secretary,

Board of Variance,

City of Burnaby,

4949 Canada Way,

V5G 1M2

March 05, 2015,

Subject: Appeal for varying the minimum distance between the principle & accessory building 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.

He had approached the Board previously with a request for variance to the front yard setback based on front yard averaging requirement and for a flanking side yard setback for a detached garage. Both of those appeals had been granted by the Board.

At that meeting, during the discussion, there were comments with reference to the lack of recreational open space for the unit towards the west. The developer has reviewed that aspect and revised the design for the detached garages. The new proposal has pushed back the garages towards the rear and taken their access directly off the lane. This allows for an open space to be created towards Aubrey St. which can be used by the unit to the west for private use.

The only consequence of this revision is that the detached garages observe a 6' distance from the principle building where 14.8' is required.

The intent of the bylaw is to ensure provision of ample open space for the property with adequate daylight. The wall portion adjacent to the garage has limited openings and rather allows for sufficient light and open space for this unit towards the front where it is required most.

Furthermore, 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 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 variance their due consideration as it is attempting to address a genuine concern which was brought up

at the earlier meeting, without creating any negative impact and improving the livability of the unit to the west to a great extent.

Thanks,

Vikram Tiku

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

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: 03 March 2015	**DEADLINE: 10 March 2015 for the 02 April 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Avtar Basra		
ADDRESS OF APPLICANT: 7357 Ridge Drive		
TELEPHONE: (604) 537-5602		

PROJECT			
DESCRIPTION: New Two Family Dwelling with a detached garage			
ADDRESS: 6696 Aubrey Street			
	LOT: 3	**DL: 132**	**PLAN: 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 [6.3.1]
of the Burnaby Zoning Bylaw No. 4742

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

1) The distance between the principal building and detached garage is 6.01 feet where a minimum distance of 14.8 feet is required.

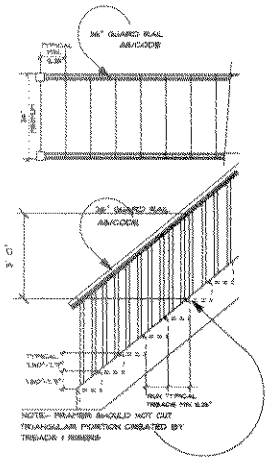
Note: A previous Board of Variance (B.V. 6140) approved an appeal requesting: a) The principal building front yard setback, measured from the east property line to the principal building, will be 36.0' where a minimum 40.0' is required based on front yard averaging and b) The proposed detached garage (B-North), measured from the north property line to the detached garage, will be 16.0' where a minimum 24.6' is required.

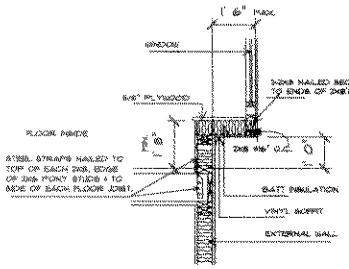
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required

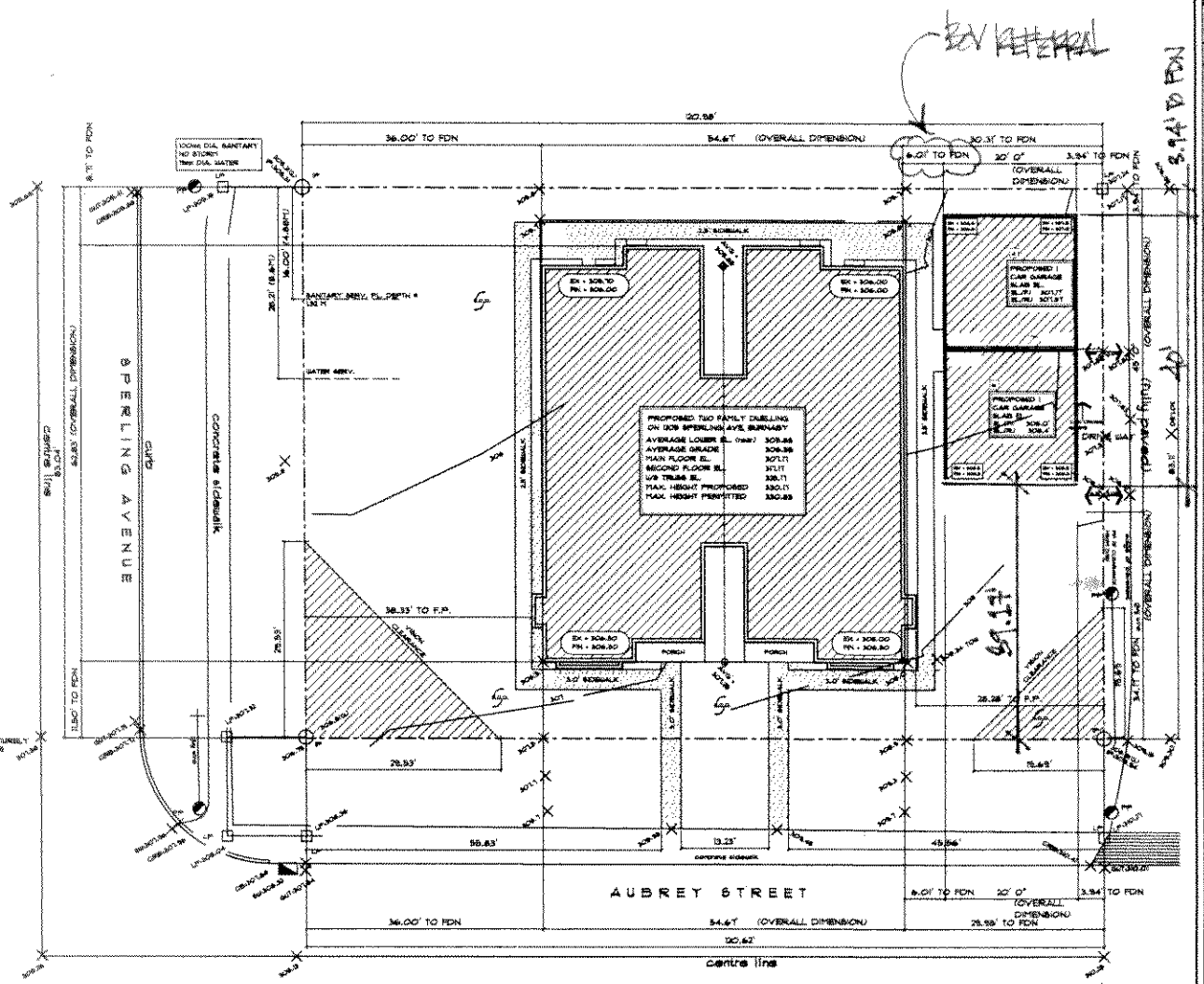
JQ

for Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca







BCV REFERRAL

PROJECT DESCRIPTION:

CIVIC ADDRESS: ON 1205 Sperling Ave, Burnaby, BC
LEGAL ADDRESS: LOT 3 DISTRICT LOT 132
GP1 NWD PLAN 20814 PID 003-303-420

ZONING: R4

	PERMITTED	PROPOSED
LOT AREA:	10 036.00 s.f.	
G.F.A.:	4 400.00 s.f.	4 400.00 s.f.
R.G.F.A.:	4 400.00 s.f.	4 400.00 s.f.
DECK:	352.00 s.f.	293.00 s.f.
GARAGE:	452.00 s.f.	452.00 s.f.
COVERED PORCH:	39.00 s.f.	0.00 s.f.
LOT COVERAGE 40%:	4 014.00 s.f.	3 352.00 s.f.

IMPERMEABLE SITE COVERAGE

PERMITTED (60%):	6 021.00 s.f.
DWELLING:	2 900.00 s.f.
PORCH:	0.00 s.f.
GARAGE:	452.00 s.f.
DRIVEWAY:	395.00 s.f.
SIDEWALKS:	872.00 s.f.
TOTAL COVERAGE:	4 619.00 s.f.

NOTES:

1- THESE PLANS CONFORM TO THE B.C. BUILDING CODE "2012" EDITION.
2- SIMPLEX HOME DESIGN Ltd. HAS TAKEN EXTREME CARE IN PROVIDING REQUIRED INFORMATION CONFORMING TO B.C. CODE "2012" HOWEVER IT IS SOLE RESPONSIBILITY OF THE OWNER-BUILDER-CONTRACTOR & ALL AUTHORITIES TO SCRUTINIZE & INSURE CONFORMANCE OF ALL PROVINCIAL AND LOCAL CODES AND BY-LAWS.
3- OWNER-CONTRACTOR-BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
4- ALL TRUSSES TO BE RECOMMENDED BY MANUFACTURERS & SPECIFIED TO CONFORMED PRIOR TO FABRICATION. (truss manufacturer shall check & confirm the feasibility of all trusses. If any descripancy please consult the designer)
5- ALL BEAM SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY P.ENG. (REG). IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
6- CONFIRM ALL WINDOWS SIZES PER SITE REFER TRUSSES & ROOF INSTALLATION.
7- ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION & ALL LOCAL MUNICIPAL BUILDING & ZONING BY-LAWS.
8- IT IS OWNER'S BUILDER'S RESPONSIBILITY TO CHECK CORRECT ZONING-R.O.W.-LOT GRADING INFORMATION FROM CONFIRMED AUTHORITIES. SIMPLEX HOME DESIGN Ltd. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
9- EXTERIOR STEMS-CONCRETE-FOUNDATION WALLS AND GARDING SHOULD MAY NOT REFLECT ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STEPS SHOULD BE CHANGED BEFORE COMMENCING WORK.
10-FOUNDATION PLAN IS FOR GARAGE USE ONLY. BUILDER MAY HAVE TO REVISE AS NECESSARY AS DUE TO SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.

BCBC 2012 REFERENCE NOTES:

1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.15.3.
2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.2.B
3) DAMPPROOFING ON BELOW GARDE STRUCTURES REQUIRED AS PER ARTICLE 9.13.2.1.
4) EXTERIOR FOOTINGS REQUIRED ON-GARDE SLABS & BELOW GARDE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE 9.13.3.7.(1)
5) CONCRETE SLABS SHALL COMPLY WITH SUBSECTION 9.16.4.
6) CRAWLSPACES SHALL COMPLY WITH SECTION 9.18.
7) ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION 9.19
8) UNREINFORCED MASONRY & MASONRY VENEER TO BE BUILT AS SPECIFIED IN SECTION 9.20.
9) FIREPLACES TO BE DESIGNED & INSTALLED AS PER SECTION 9.22.
10) WOOD-FRAME CONSTRUCTION SHALL COMPLY W/SUBSECTION 9.23.2.
11) WOOD-FRAME FASTENERS SHALL COMPLY WITH SUBSECTION 9.23.3.
12) NAILING FOR FRAMING AS SPECIFIED IN TABLE 9.23.3.4.
13) SPANS FOR BEAMS, JOISTS, & LINTELS SHALL COMPLY WITH SUBSECTION 9.23.4.
14) BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.6.
15) SILL PLATES SHALL BE MIN. 38mm x 89mm UNLESS THEY PROVIDE BEARING FOR THE FLOOR SYSTEM (SEE SENTENCE 9.23.7.1.(1))
16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.8.
17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
18) WALL STUDS SHALL COMPLY WITH SUBSECTION 9.23.10.
19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.23.11.
20) FRAMING OVER OPENINGS SHALL COMPLY W/ SUBSECTION 9.23.12.
21) ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION 9.23.13.
22) SLEEP-DOCKING SHALL COMPLY WITH SUBSECTION 9.23.14.
23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.15.
24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.16.
25) INSULATION REQUIRED AS PER ARTICLE 9.25.2.1.
26) INSTALL INSULATION AS SPECIFIED IN ARTICLE 9.25.2.3.
27) LOOSE-FILL INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE SENTENCE 9.25.2.4.(1))
28) AIR BARRIER REQUIRED AS PER ARTICLE 9.25.3.1.
29) CONTINUITY OF AIR BARRIER IS CRITICAL (REFER ARTICLE 9.25.3.3.
30) VAPOUR BARRIER REQUIRED AS PER ARTICLE 9.25.4.1.

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

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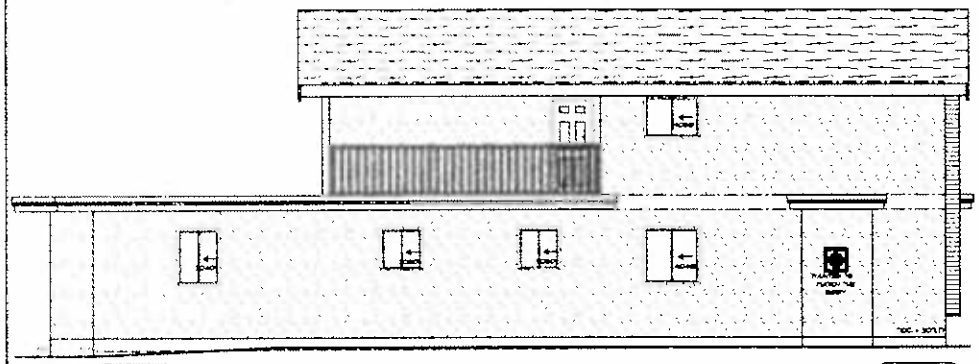
SCALE: AS SHOWN | P/AN: 10 - 4 - 9: 32 -14
DATE: AUG. 2014 | DRAWN: H

1

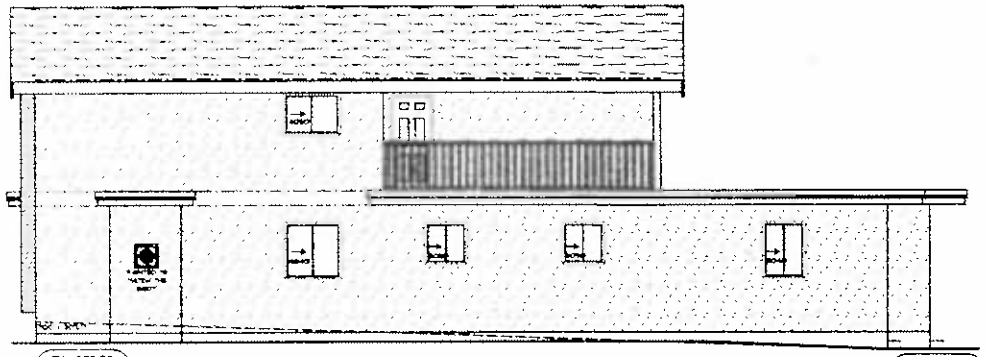
simplex home design Ltd.
surrey 604.597.5088 | vancouver 604.323.7053
#101-12785, 72 ave. surrey, v3w 0m2 | 7866 - fraser st. vancouver, v5s 3e1

3.(e)

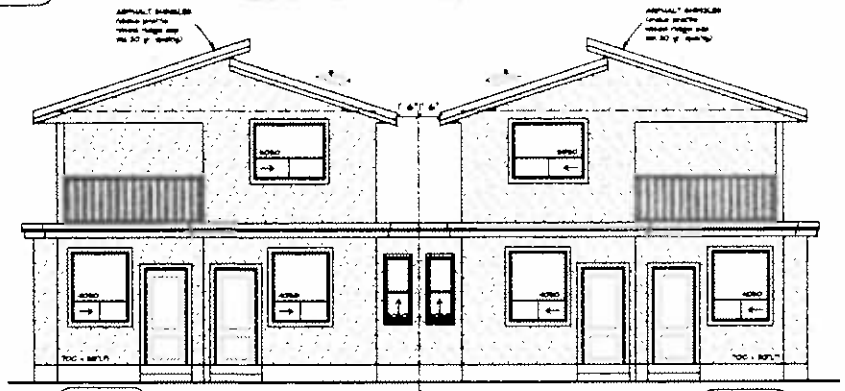


EAST ELEVATION

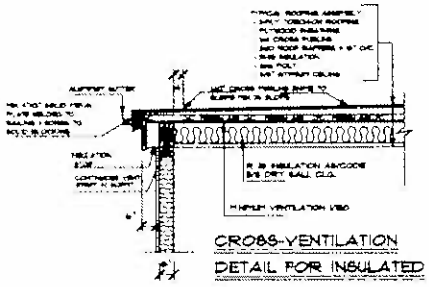
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



CROSS-VENTILATION DETAIL FOR INSULATED FLAT ROOF

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

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

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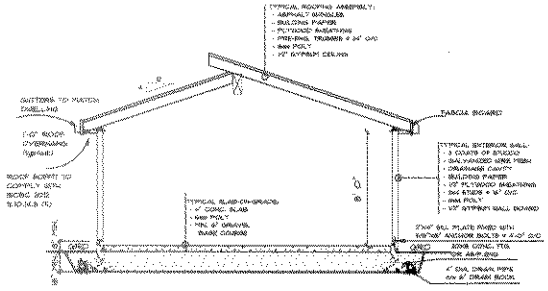
SCALE: 1/4" = 1'-0"
DATE: SEP. 2014
RUN: 10 4-2 SP 14
DRAWN: IH

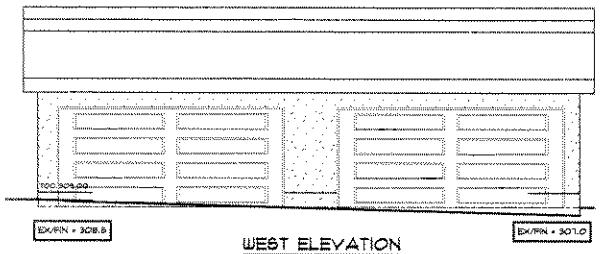
3

simplex home design



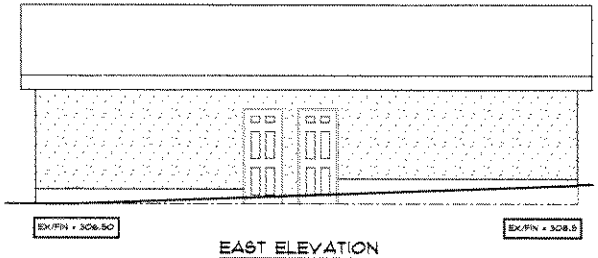
SECTION B-B

SCALE: 1/4" = 1' 0"



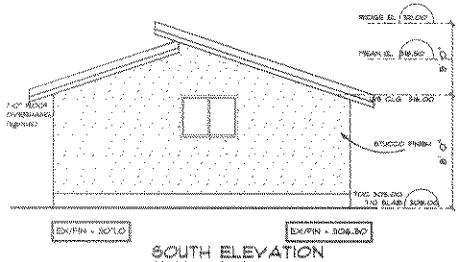
WEST ELEVATION

SCALE: 1/4" = 1' 0"



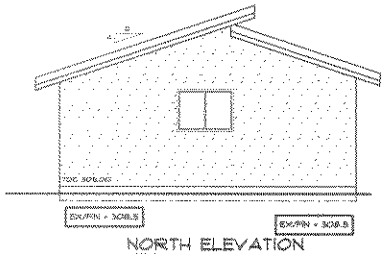
EAST ELEVATION

SCALE: 1/4" = 1' 0"



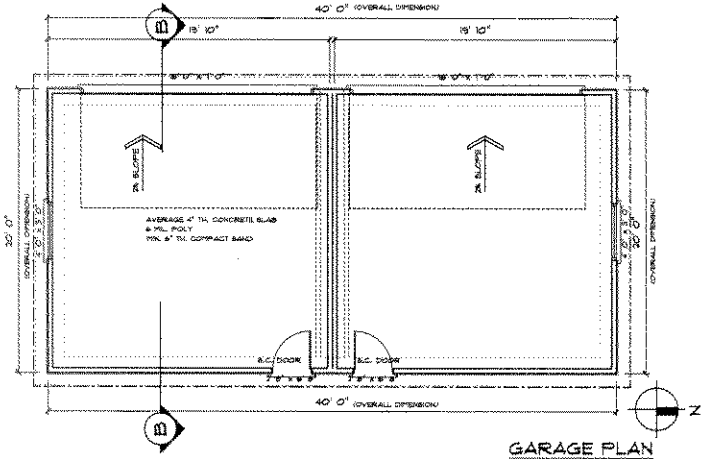
SOUTH ELEVATION

SCALE: 1/4" = 1' 0"



NORTH ELEVATION

SCALE: 1/4" = 1' 0"



GARAGE PLAN

SCALE: 1/4" = 1' 0"

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

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SCALE: 1/4" = 1' 0"
DATE: SEP. 2014
PLANE 10 - 4 - 9 - 32 - 14
DRAWN: IH

4

simplex home design LTD
surrey 604.597.3569 | vancouver 604.325.7853
#101-15733, 76 ave, surrey, v3s 8n7 | 7865 - fraser st, vancouver, v5a 3e1

6696 Aubrey Street

March 11, 2015

1:795

The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

BOV 6155

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant: AFSANA MALIK

Mailing Address: 1010 W 57 Avenue

City/Town: VANCOUVER Postal Code: V6P 1S5

Phone Number(s) (H) _____ (C) 604-889-6035

Email: AFSANA@TAMANNA.CA & 1979AFSANA@GMAIL.COM

Preferred method of contact: ☑ email ☑ phone ☑ mail

Property

Name of Owner: DARMENDRA SINGH & SHORA SINGH

Civic Address of Property: 5875 ROYAL OAK AVE
BURNABY, BC

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

Date: MARCH/10/15

Applicant Signature: [signature]

Office Use Only

Appeal Number BV# 61562

Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

CITY OF BURNABY
MAR 11 2015
CLERK'S OFFICE

March 10, 2015

Attention: Burnaby Board of Variance

Project: 5875 Royal Oak Ave
Legal: Lot 50, DL 32, Plan 17623

I have given a brief description of the owner's hardship that they are facing if we follow the bylaw as described in Zone/Section(s) R4, 104.8, 104.9, 104.11 of the Burnaby Zoning Bylaw No. 4742.

I really hope that the Board will consider everything before making a decision as this will affect the needs of this family and have a big impact on the land that they have invested all there saving into.

They are a family of 5 adults with 3 grandkids and many more to come. The design has been catered towards all their needs and children and grandchildren. They are hoping to raise their family in this new comfortable home which they have been desiring for a long time and they have invested all their savings to retain this land for their future dream home.

We have put together an amazing design that will fit really nicely in the neighbourhood and add great values to the surrounding neighbours and the city of Burnaby.

Below is our proposal:

OPTION 1 PROPOSED FOOT PRINT OF 2249 SQFT.

WITH THE PROPSOED SETBACKS WE ARE ONLY ABLE TO ACHIEVE A FOOTPRINT OF 2247 SQFT OUT OF WHICH 420 SQFT WILL GO TO THE GARAGE. FOR THE DEMANDS OF THE FAMILY NEEDS THIS LAYOUT SUITS THE OWNER OF THE PROPERTY IN HIS BEST INTEREST.

IN THIS ZONE WE ARE ALLOWED TO BUILD A HOUSE OF 4736 SQFT + GARAGE. BUT WE ARE ONLY PROPOSEING A HOUSE SIZE OF 4092 SQFT + GARAGE. WE AREN'T ASKING FOR MORE THEN WHAT WE NEED. THE OWNERS WOULD ONLY LIKE TO GET APPROVAL FOR WHAT THEIR FAMILY NEEDS ARE AS PER THE PLAN.

WE HAVE ALSO NOTICED THAT AS THE STREET GOES SOUTH ON ROYAL OAK AVENUE EACH HOUSE HAS REDUCED THEIR FRONT YARD SIGNIFICANTLY.

EG: LOT 7 FRONT YARD IS 53'-8" AND LOT 41 IS 31'-10". THAT IS A DIFFERENCE OF OVER 22 FEET. WHERE AS WE HAVE REDUCED OUR FRONT YARD BY ONLY 16.83 FEET.

THE ENTIRE LANE SHOULD NOT BE CONSIDERED AS THE REAR LANE AS EVERY HOUSE HAS A SIDE YARD. WE SHOULD COUNT 47.31' AS THE REAR YARD AND 130' AS THE SIDE YARD. PLEASE CONSIDER THIS AS WELL DURING DECISION MAKING.

OPTION 2 FOOT PRINT OF 328 SQFT.

BY USING THE SET BACKS AS PER THE BYLAW WE ONLY GET A FOOT PRINT OF 328 SQFT IN WHICH WE CAN'T EVEN DESIGN A SINGLE CAR GARAGE. THEREFORE PLEASE CONSIDER OPTION 1 AS OPTION 2 IS A HARDSHIP TO THE FAMILY WHO ARE HOPING TO RAISE KIDS IN A NICE HOME.

THE ENTIRE LANE SHOULD NOT BE CONSIDERED AS THE REAR LANE AS EVERY HOUSE HAS A SIDE YARD. WE SHOULD COUNT 47.31' AS THE REAR YARD AND 130' AS THE SIDE YARD.

Looking forward to a decision that will favour the residence of Burnaby.

Sincerely,

Afsana Malik

TAMANNA
DESIGN GROUP LTD.
604-889-6035 WWW.TAMANNADESIGN.CA

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: March 2, 2015	**DEADLINE: March 10, 2015 for the April 2, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Afsana Malik		
ADDRESS OF APPLICANT: 1010 West 57 Ave., Vancouver V6P 1S5		
TELEPHONE: 604-889-6035		

PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 5875 Royal Oak Ave.			
LEGAL:	**LOT: 50**	**DL: 32**	**PLAN: 17623**

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) R4 [104.8(1); 104.9; 104.11]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:
The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

1) 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.
2) The front yard setback, to the porch post, will be 11.00 feet where a minimum front yard setback of 42.75 feet is required based on front yard averaging. The porch overhang projects 2 feet beyond the foundation. The porch stairs project 1.83 feet beyond the foundation.
3) The rear yard setback, to the foundation will be 11.33 feet where a minimum rear yard setback of 29.5 feet is required. The overhang projects 2.5 feet beyond the foundation.

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.

BHS

Kushnir

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca

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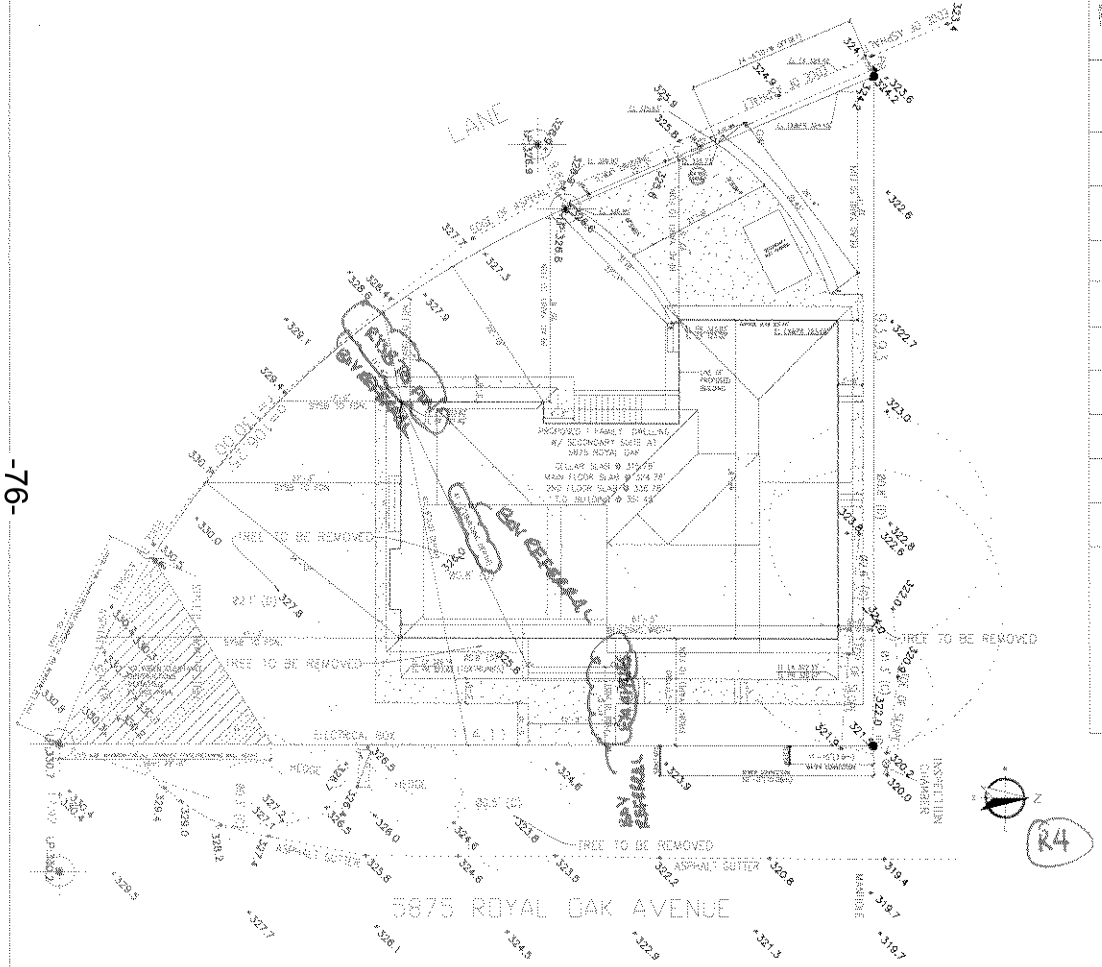

5875 ROYAL OAK, BURNABY, BC

PROJECT CONTACTS:

OWNER/TENANT:	DESIGNER:	SURVEYOR:	STRUCTURAL ENGINEER:	GENERAL CONTRACTOR:
ROBERT & THOMA, BURNABY, BC TEL 778-688-8902	TAMANNA DESIGN GROUP LTD CONTACT AFSANA MALIK 3010 W 57TH AVENUE VANCOUVER, BC V6M 1B6 TEL 604-889-6035 EMAIL AFSANA@TAMANNA.CA	J.C. TAN & ASSOCIATES 110-8833 BRIDGE DR RICHMOND, BC TEL 604-214-0988	TECHTONICS/SICON CONSULTANTS LTD CONTACT MOHAMED ELDATT 3550 KNIGHT DR VANCOUVER, BC V5N 2C5 TEL 604-904-7868	TAMANNA CONCEPT LTD TEL 604-910-6026 INFO@TAMANNA.CA

ZONING SUMMARY:

ZONE		R4
LEGAL DESCRIPTION		LOT 50, DIST. LOT 32, GROUP 1, NEW WESTMINSTER, DISTRICT PLAN 17523
SITE SIZE		7074
LOT COVERAGE	PROPOSED	2090.19
GROSS FL. AREA OF ALL FL.	PROPOSED	1650.19' MAIN + 1443.27' CELLAR + 999.18 2ND FL. = 4092.64' + 440 GARAGE
BLDG DEPTH	PROPOSED	48.67'
FRONT Y.	PROPOSED	15.0'
SIDE Y.	PROPOSED	5.0' (N) & 17' (S)
REAR YARD SETBACK	PROPOSED	14.5' TO 32.0'

NOTES:

1. ALL WORK SHALL COMPLY WITH THE CURRENT ADDITION OF THE BRITISH COLUMBIA BUILDING CODE.
2. REFER TO STRUCTURAL DRAWINGS FOR FRAMING & STRUCTURAL REQUIREMENTS.

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REVISIONS

No	Date	Details	By

TAMANNA DESIGN GROUP LTD.
3010 WEST 57 AVENUE
VANCOUVER, BC. V6P-1B3 CANADA
T:604.889.6035 F:604.737.6037
WWW.TAMANNA.CA

Project
5875 ROYAL OAK
BURNABY

Drawing Title
SITE PLAN
SUMMARY

Date FEB 12 2015	Project No 2014 - 262
Scale 1/4" = 1'-0"	Drawing No
Drawn By AFSANA MALIK	1
Reviewed By AFSANA MALIK	02
	2

3.(f)

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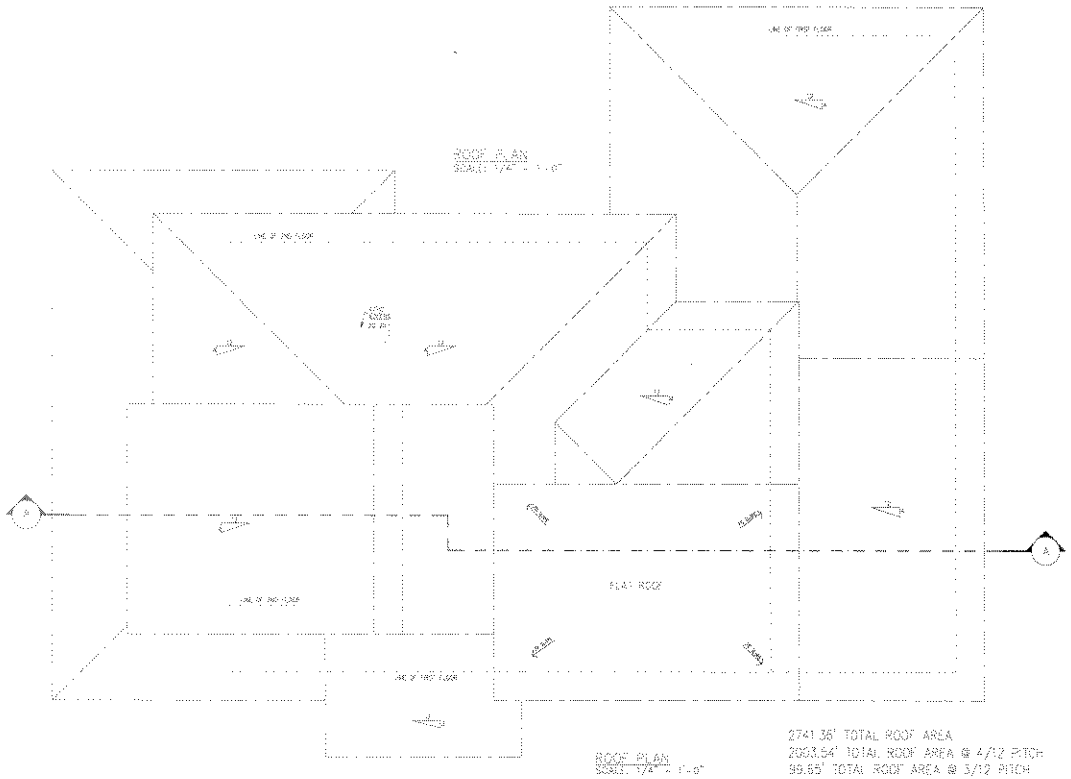
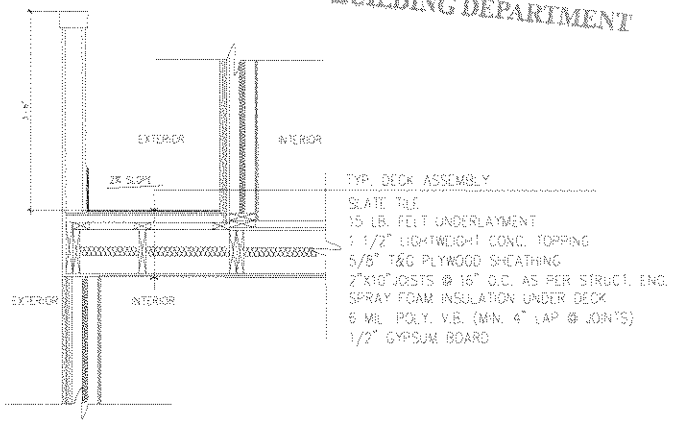
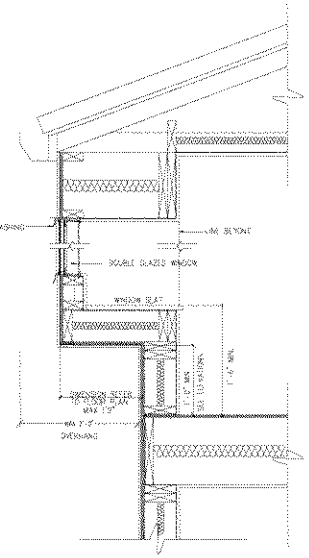
FEB 27 2015
BUILDING DEPARTMENT



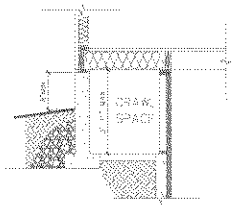
2741.36' TOTAL ROOF AREA
2003.54' TOTAL ROOF AREA @ 4/12 PITCH
99.65' TOTAL ROOF AREA @ 3/12 PITCH
325.24' FLAT ROOF AREA
312.93' DECK AREA



DECK OVER LIVING SPACE SECTION
SCALE: NTS



TYP. BAY WINDOW SECTION
SCALE: NTS



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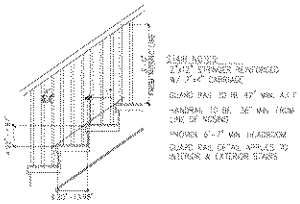

TYP. STAIR SECTION
SCALE: NTS

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REVISIONS

No.	Date	Details	By

DAUMAUNNA
DESIGN GROUP LTD.
1010 WEST 6T AVENUE
VANCOUVER, BC, V6P-1J6 CANADA
T:604.889.8033 F:604.727.8037
W W W . D A U M A U N N A . C A

Project:
5875 ROYAL OAK
BURNABY, BC

Drawing Title:
ROOF PLAN
DETAILS

Date: JAN 29 2015
Project No: 2015 - 202
Scale: 1/4" = 1'-0"
Drawing No: 5
Drawn By: KEONNE MALK
Approved By: KEANA MALK
7

3.(f)

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FEB 27 2015

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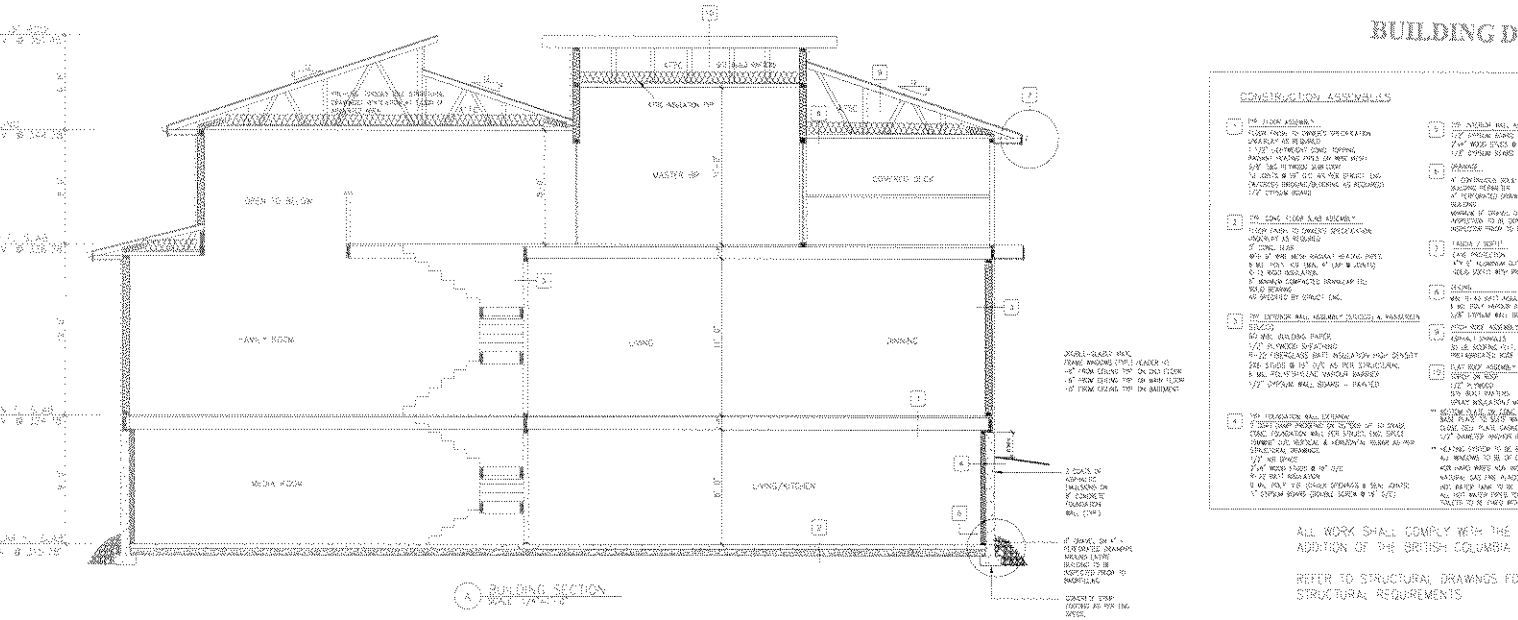


A BUILDING SECTION
SCALE: 1/4"=1'-0"

CONSTRUCTION ASSEMBLIES

1 TYP FLOOR ASSEMBLY
FLOOR FINISH TO OWNERS SPECIFICATION
UNDERLAY AS REQUIRED
1 1/2" UNDERLAYMENT CONC TOPPING
PACKAGE HEATING PIPES ON WIRE MESH
3/4" T&G PLYWOOD SUBFLOOR
TJI JOISTS @ 16" O.C. AS PER STRUCT ENG
PATTERED INSULATION BETWEEN AS REQUIRED
1/2" GYPSUM BOARD

2 TYP CONC FLOOR SLAB ASSEMBLY
FLOOR FINISH TO OWNERS SPECIFICATION
UNDERLAY AS REQUIRED
4" CONC. SLAB
WITH 3/4" PVC PIPE HEAT RADIANT HEATING PIPE
6 MIL POLY VB (MIN. 4" LAP @ JOINTS)
R-12 RIGID INSULATION
6" MINIMUM COMPACTED GRAVEL/AGR FILL
SOLID BEARING
AS SPECIFIED BY STRUCT ENG.

3 TYP EXTERIOR WALL ASSEMBLY (STUCCO) & MASONRY SIDING
BY ARC. BUILDING PAPER
1/2" PLYWOOD SHEATHING
R-20 FIBERGLASS SHEET INSULATION HIGH DENSITY
2X6 STUDS @ 16" O.C. AS PER STRUCTURAL
6 MIL POLYETHYLENE VAPOUR BARRIER
1/2" GYPSUM WALL BOARD - PAINTED

4 TYP FOUNDATION WALL EXTERIOR
2" THICK FOAM PROTECTION ON EXTERIOR OF FD WALL
STRUC FOUNDATION WALL PER STRUCT ENG SPECS
DAMPPROOF COAT VERTICAL & HORIZONTAL ROOMS AS PER STRUCTURAL DRAWINGS
1/2" MIN SPACE
2"x4" WOOD STUDS @ 16" O.C.
R-22 BATT INSULATION
6 MIL POLY VB (SEAL OPENINGS & SEAL JOINTS)
1/2" GYPSUM BOARD (DOUBLE SCREW @ 16" O.C.)

5 TYP INTERIOR WALL ASSEMBLY
1/2" GYPSUM BOARD
2"x4" WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD

6 DRAINAGE
4" CONTINUOUS SOLID DRAIN PIPE PROVIDE ENTRY
BUILDING PERIMETER
4" PERFORATED DRAIN TILE WRAPPED IN
BEADING
MINIMUM 6" GRAVEL DRAIN AND 4" SAND
INSPECTION TO BE DONE BY CITY PLANS
INSPECTOR PRIOR TO BACKFILLING

7 FASCIA / SOFFIT
EAVE PROTECTION
4"x 6" ALUMINUM GUTTER OR EQUAL IN COLOUR
ROOF SOFFIT WITH PROTECTION PER B.C.B.C. (TYP.)

8 CEILING
MIN. R-40 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
5/8" GYPSUM WALL BOARD WITH PAINTED FINISH

9 HIGH ROOF ASSEMBLY
ASPHALT SHINGLES
30 LB. ROOFING FELT ON 1/2" PLYWOOD
PRE-FABRICATED ROOF TRUSSES AS PER STRUCTURAL

10 FLAT ROOF ASSEMBLY
COPPER OR ROOF
1/2" PLYWOOD
5/8" BOLT PATTERN
EPOXY INSULATION / MIN. R-40 BATT INSULATION
BITUMEN COATED ON FRONT
BASE PLATE TO SUIT WALL STUDS
DOUBLE BOLT PLATE GASKET BETWEEN BOTTOM PLATE & CONC
1/2" DIAMETER ANCHOR BOLTS @ 4'-0" O.C. MIN.

* HEATING SYSTEM TO BE BASED ON NATURAL GAS HEATING (ROOMAT)
ALL WINDOWS TO BE OF ENERGY EFFICIENT TYPES.
NOT HARD WIRED NON INCANDESCENT NON HALOGEN LIGHT FIXTURES REQUIRED
NATURAL GAS LINE PLACED TO BE UNDER ELECTROMAGNETIC
NO WATER TANK TO BE INSULATED
ALL HOT WATER PIPES TO BE INSULATED
TOILETS TO BE FITTED WITH DUAL FLUSH SYSTEM

ALL WORK SHALL COMPLY WITH THE CURRENT ADDITION OF THE BRITISH COLUMBIA BUILDING CODE.

REFER TO STRUCTURAL DRAWINGS FOR FRAMING & STRUCTURAL REQUIREMENTS

SURVEY INFORMATION FROM PROFESSIONAL LAND SURVEYOR AS LISTED IN CONSULTANT CONTACTS

1. BEARING WALLS OVER 4'-1" HIGH REQUIRE STRUCTURAL ENGINEERING &/OR REFER TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR PROPER CONTROL JOINTS

2. ALL WORK TO CONFORM TO BRITISH COLUMBIA BUILDING CODE (BCBC). PROVIDE WARRANTIES AS REQD BY THE HOME OWNER PROTECTION OFFICE

3. ALL DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF CONC WALLS OR WALL SHEATHING, CENTER LINE OF INTERIOR WALLS OR CLEAR FACE OF WALL TO FACE OF WALL (U.O.N. DO NOT SCALE DRAWINGS). REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.

4. OBTAIN & PAY FOR ALL NECESSARY PERMITS & LICENSES

5. PROVIDE & MAINTAIN CONTROL OF ALL CONSTRUCTION POWER & MATERIALS.

6. MAINTAIN THE SITE IN A SAFE & ORDERLY CONDITION AT ALL TIMES TO MEET & THE AUTHORITY HAVING JURISDICTION STANDARDS.

7. PROVIDE PROTECTIVE FENCING FOR OPEN EXCAVATIONS, LANDSCAPING & TREES TO REMAIN. REPAIR/REPLACE DAMAGED SIDEWALKS & ROAD PAVEMENT AT THE END OF THE WORK

8. PROVIDE PROTECTIVE HARD SURFACES, MATS & PLATES WHERE HEAVY SLIP FROM & SLOPE TO DRAIN MINIMUM 2% (1:50)

9. ARCHITECT DESIGN AND/OR WITHIN ASSUMES NO WRITTEN RESPONSIBILITY FOR STRUCTURAL DESIGN. SUCH STRUCTURAL DESIGN IS TO BE PROVIDED BY OWNER AS NEEDED BY THE AUTHORITY HAVING JURISDICTION.

10. PROVIDE ALL MILLWORK, FIXTURES & EQUIPMENT ARE SECURELY FIXED TO WOOD BACKING (SEE AT TOP AGAINST WALLS. PROVIDE BOND SECURITY BY A CITY FOR DAMAGE RESTITUTION OF MECHANICAL, PLUMBING & ELECTRICAL COMPONENTS AS NEEDED BY THE AUTHORITY HAVING JURISDICTION

CONCRETE (AND OTHER STRUCTURAL DWGS)

1. INTERIOR CONC SLABS TO BE FINISH POWDER-HONED, FINISHED & SEALED WITH 2 COATS "CRYSTAL SUPERCOAT" LTD. FARBROOM TRANSPARENT SOFT FINISH SUBJECT OF APPROVAL ALTERNATE

2. EXTERIOR CONC SLABS WALKS OR STAIRS TO HAVE BROOM FINISH WITH MIN 1/4 SLOPE TO DRAIN & SEALED WITH 2 COATS KRYSTOL PROTECT, "KRYSTOLGARD", FARBROOM TRANSPARENT SOFT OR APPROVED ALTERNATE.

3. EXPOSED CONCRETE TO BE FINISHED SMOOTH & TRUE WITH CLEAN FLUSHOUT

4. PROVIDE BATCH REPORT INFORMATION, SUPPLIER, FINAL MIX DESIGN, STRENGTH & SAMPLE MIX CONC AS SPECIFIED BY THE ARCHITECT EACH PROVIDED TWICE TO MEET CSA-A23.1-94

5. USE MESH, LOAD, BOTH (COLD) REINFORCING FABRICS, STORED FLAT, FABRICATE & INSTALLED PER OF APPROVED ALTERNATE

METALS

1. PROVIDE FABRICATION & INSTALLATION OF METAL COMPONENTS TO BE TO THE APPROPRIATE COMPLETION STANDARDS REQUIRED BY THE VANCOUVER BLDG CODE

2. SUBMIT SHOP DWGS OF ALL METAL COMPONENTS INCLUDING ALL FINISH DETAILS TO THE OWNER BEFORE FABRICATION

3. PROVIDE EXTERIOR TYPE CONNECTIONS TO BE HOT-DIPPED GALVANIZED OR POWDER COAT PAINTED. EXTERIOR FASTENERS, BOLTS, SCREWS, NAILS, ETC. TO BE HOT-DIPPED GALV OR STAINLESS STEEL

4. METAL GUARDS TO BE DESIGNED AS PER THE VANCOUVER BLDG CODE REQUIREMENTS. PROVIDE SEALED SHOP DWGS & SAMPLES SUBMITTED TO THE OWNER BEFORE FABRICATION & INSTALLATION OF THE WORK

FRAMING

1. FRAMING LUMBER TO BE NEW KILN DRIED OR MANUFACTURED MEMBERS. KEEP MATERIAL DRY DURING CONSTRUCTION. DO NOT INSULATE OR CLOSE UP WALLS WITH MOISTURE CONTENT 6 TIMES

2. WHEREVER POSSIBLE, FRAME HEADERS INTO FLOOR JOIST TRIMMER ABOVE, NOT AT WINDOW/DOOR OPENING (REFERENCES 'A' VARIES)

3. ALL FLOOR & ROOF SHEATHING TO BE EXT GRADE PLYWOOD ONLY, NO OSB. SEE ASSEMBLIES FOR MIN. THICKNESS

4. PROVIDE NECESSARY BACKING FOR CABINETRY, BATH ACCESSORIES, HANDRAILS, ETC.

5. WOOD IN CONTACT WITH CONC TO BE PRESSURE TREATED (PRESERVE) STD. INSTALL WITH CONC DAMPCOURSE.

6. PROVIDE SEALED ENGINEERED SHOP DWGS & SUPPORT SCHEDULES OF ROOF TRUSSES, FABRICATED BEAMS & COLUMNS OF WHICH TO STRUCTURAL ENGINEER & AUTHORITY HAVING JURISDICTION.

7. INSPECTION ALL INTERCONNECTED FRAMING CONNECTIONS WITH ROUGH WORK BEFORE/ OR SUBSEQUENT BOARDING ALL DRAFT SEALANT & BLANKETS

8. FRAMING AROUND EXT DOORS TO BE REINFORCED AS PER B.C.B.C. 9.0.8.8 W/ HDWT, BLOCKING BETWEEN JAMB AND STUDS BOTH SIDES AT HEIGHT OF LOCKSET.

9. FURNISH WOODERS AT NON-LOADBEARING INTERIOR & EXTERIOR WALLS

THERMAL & MOISTURE PROTECTION

1. REFER TO CONCRETE & MASONRY FOR WATER REPELLENT SEALERS

2. REFER TO SHEET & CONSTRUCTION ASSEMBLIES FOR SEAL INSULATION & AIR/VAPOUR/MOISTURE BARRIER SYSTEMS

3. REFER TO REAR ROOF MEMBRANE SYSTEM MANUFACTURER'S MATERIAL & INSTALLATION WARRANTY, BUILDING INSTALLATION INSPECTION SERVICES TO OWNER

4. SHEET METAL FLASHINGS TO BE INSTALLED TO SHEATHING BOARD, & MEMBRANE MANUFACTURER'S WARRANTY SYSTEM. SEPARATE DISSIMILAR METALS.

5. METAL FLASHINGS TO BE PRE-FINISHED DARK SHEET COATED-GRAD, MIN. 26 GAUGE

6. INSTALL METAL HEAD FLASHINGS TO ALL EXT OPENINGS OR ATTACHMENTS & COPPER INTERNAL END CAPS

7. EXT SEALANTS TO BE TO CAN/CGSB-19.13-M87 ONE-PART POLYURETHANE, NONSOLAGENT NP-1, PREMOLD BIRDING OR APPROVED EQ. SEALANT AT PVC MEMBRANES OF ANY TO BE THERMAL-PLASTIC TYPE, PREMOLD BIS NAPTE OR APPROVED EQ. DO NOT USE SILICONE SEALANT AT EXTERIOR

DOORS

1. REFER TO DWGS. FOR DOOR SIZES & SWINGS

2. TYP. EXTERIOR DOORS TO HAVE ONE 3" SECURITY SCREW NON PINNABLE HINGE, WEATHERSTRIPPING (WHERE NO FRAME) TO BRASSED & WEATHERSTRIP THRESHOLD AS NOTED

3. DOOR BETWEEN GARAGE & ADJACENT ROOMS TO BE AS PER TYP EXT DOORS, ADJUSTED & SEAL WITH GASKETS

4. INSTALL DOOR FRAMES AS PER DETAILS & MANUFACTURER'S WRITTEN INSTRUCTIONS

WINDOWS

1. DIMENSIONS SHOWN INDICATES ARE CUSTOM NOMINAL WINDOW SIZES & ROUGH OPENINGS (WIDTH x HEIGHT). CONFIRM FINAL SIZES & INSTALLATION REQUIRED W/ MANUFACTURER.

2. WINDOW SCHEDULE IS VIEWED FROM EXTERIOR. SEE BLDG ELEVATIONS FOR VENT OPENING.

3. WINDOW STANDARDS TO MEET CAN/CSA-A440-M90 AIR TIGHTNESS A-3, WATER TIGHTNESS B-3, WIND LOAD RESISTANCE C-3

4. GLAZING TO MEET CAN/CGSB-12.8-M90 CLEAR, TEMPERED OR ANNEALED, INSULATED DUAL PANE (WITH NO ENHANCED LOW-E COATING. PROVIDE MIN 10YR SEAL WARRANTY

5. GLAZING IN DOORS, SIDELIGHTS & WINDOWS WITHIN 36" OF EXTERIOR DOOR LOCKSETS, BATHTUBS OR SHOWERS TO BE SAFETY GLASS (TEMPERED OR LAMINATED)

6. BEDROOM WINDOW VENT OPENINGS TO MEET B.C.B.C. MIN. EGRESS SIZE REQUIREMENTS (CRN NOT LOCKED/LIMITED)

7. SUBMIT SHOP DRAWINGS TO OWNER INDICATING CONFIGURATION OF EACH WINDOW, LAMINATED DETAILS, PRODUCT SPECS., ETC. FOR APPROVAL BEFORE FABRICATION

8. SHOP MOUNT FRAMES ARE NOT REQUIRED. SUPPLY WINDOWS COMPLETE WITH JAMB EXTENSIONS & SILLS WITH HORN EXTENSIONS. SEE ARCHT DETAILS

9. HANDLE & INSTALL WINDOWS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS

10. SEE ELEVATIONS FOR WINDOW INSTALLATION HEAD HEIGHTS

11. AT SILL MEMBRANE, SEAL PVC JOINTS & CAPS W/ THERMAL-PLASTIC SEALANT OR MASTIC. DO NOT PUT PVC MEM WHEN INSTALLING WINDOW IF RAINED, REMOVE WINDOW, REPAIR PVC & RE-INSTALL.

12. SKYLIGHTS TO BE NOMINAL CURB MOUNTED, SLANT GLAZING, LOW-E, THERMAL GLAZED, SIZES AS INDICATED ON THE DWGS. COLORED BRONZE & SQUARELINE, VELUX OR APPROVED ALTERNATE

MECHANICAL

1. PROVIDE MECHANICAL VENTILATION AS NOTED BY VANCOUVER BLDG CODE B.3.2.1. DO NOT LOCATE INTAKES ADJACENT TO PLUMBING VENTS. LINE JOIST BAYS WITH ROOD INSULATION. FINAL LOCATION TO BE REVIEWED BY OWNER

2. PROVIDE FROST-PROTECTED EXTERIOR HOSE BIBS SUCH THAT ALL SIDES OF BUILDING CAN BE REACHED WITH A 100FT. HOSE.

3. BATHROOM FANS TO HAVE TIMER SWITCH AS NOTED BY VANCOUVER BLDG CODE & HAVE ENERGY STAR RATING.

4. HEATING TO BE ZONED HYDRONIC SYSTEM WITH DAY-TIMER MIN. 90% AFUE EFFICIENCY WATER BOILER

5. PROVIDE HEAT RECOVERY VENTILATOR (HRV) AS FRESH AIR SYSTEM

6. REVIEW ALL LOCATIONS OF EXPOSED VENTS & GRILLES & DUCTWORK BEFORE HAVE WITH OWNER BEFORE INSTALLATION

7. INSULATE WALLS OF MAIN & POWDER ROOMS, VERTICAL & HORIZONTAL PLUMBING CHASES. CAST IRON SANITARY PIPING RECOMMENDED FOR NOISE REDUCTION

ENGINEERS

1. OPTIONAL SUPPLY & INSTALLATION TO BE AS ASSOC OF WALL & CEILING CONTRACTORS (AWCC) SPEC. SECTION 9.9. ALL OPTIONAL TO BE SCHEDULED NOT QUOTED OR INVOICED

2. INSTALL OPTIONAL BEHIND SHOW CEILING OR BULKHEAD FRAMING FOR ACCESS PRESENT

3. INSTALL DEMO-SHIELD, HARDI-BACKER, SCHOLTEN HERDY SYSTEM OR EQ AT WALLS AROUND SHOWERS, BATHTUBS & AT RECESSED BATHTUB DECKS.

4. FLOOR FINISHED TO TOLERANCE AT CENTRE OF DOOR JAMBS OR AS ADVISED. CONSULT TILE & FLOORING PATTERNS WITH OWNER

5. AT SHEET VINYL & TILE FLOORS PROVIDE 1/4" SELF-LEVEL PLYWOOD, HARDI-BACKER, SCHOLTEN HERDY OR EQUAL UNDERLAY

6. FLOORING WORK SHALL CONFORM TO THE MASONIA, FLOOR COVERING ASSOC. SPEC & STYLES & THE MANUFACTURERS RECOMMENDATIONS

7. REF TO TYP DETAILS FOR INTERIOR TRIMWORK DESIGN, MATERIAL & FINISH REQMTS

8. EXT & INT PAINTING TO BE TO MASTER PAINTERS INSTITUTE (MPI) "CLASSICS" & COAT STANDARD

9. EXT WOOD FINISHES TO BE PAINT GRADE, U.O.N.

10. USE ONLY ACRYLIC LOW V.O.C. NOT IN EXT PAINTS & WATER-BASED URETHANES

11. CAULK EXT CLADDING & INT TRIM AESTHETIC JOINTS BEFORE FINISHING

12. EXT SEALANTS TO BE CAN/CGSB-19.13-M87 ONE-PART POLYURETHANE, NONSOLAGENT NP-1, PREMOLD BIRDING OR APPROVED EQ. SEALANT AT PVC MEMBRANES (IF ANY) TO BE THERMAL-PLASTIC TYPE, PREMOLD BIS OR APPROVED EQ

13. EXT WOOD CLADDING & TRIMS TO BE PRIMED OR PRETREATED ON ALL SIDES BEFORE INSTALLATION FOLLOWED BY SECOND & TOP COATS AFTER INSTALLATION.

DESIGN GROUP LTD.
1010 WEST 6T AVENUE
VANCOUVER, BC. V6H-1C8 CANADA
T:604.889.8336 F:604.737.8037
W W W . I . D E S I G N G R O U P . C A

Project:

5225 HOTEL DRIVE
BURNABY, BC

Drawing Title

SECTION
ASSEMBLIES
GENERAL NOTES

Date	Project No.
JAN 29 2015	2015 - 202

Scale	Drawing No.
1/4" = 1'-0"	7

Drawn By: AFSANA MALIK

Approved By: AFSANA MALIK

POSTING PLAN OF LOT 50 DISTRICT LOT 32
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17623

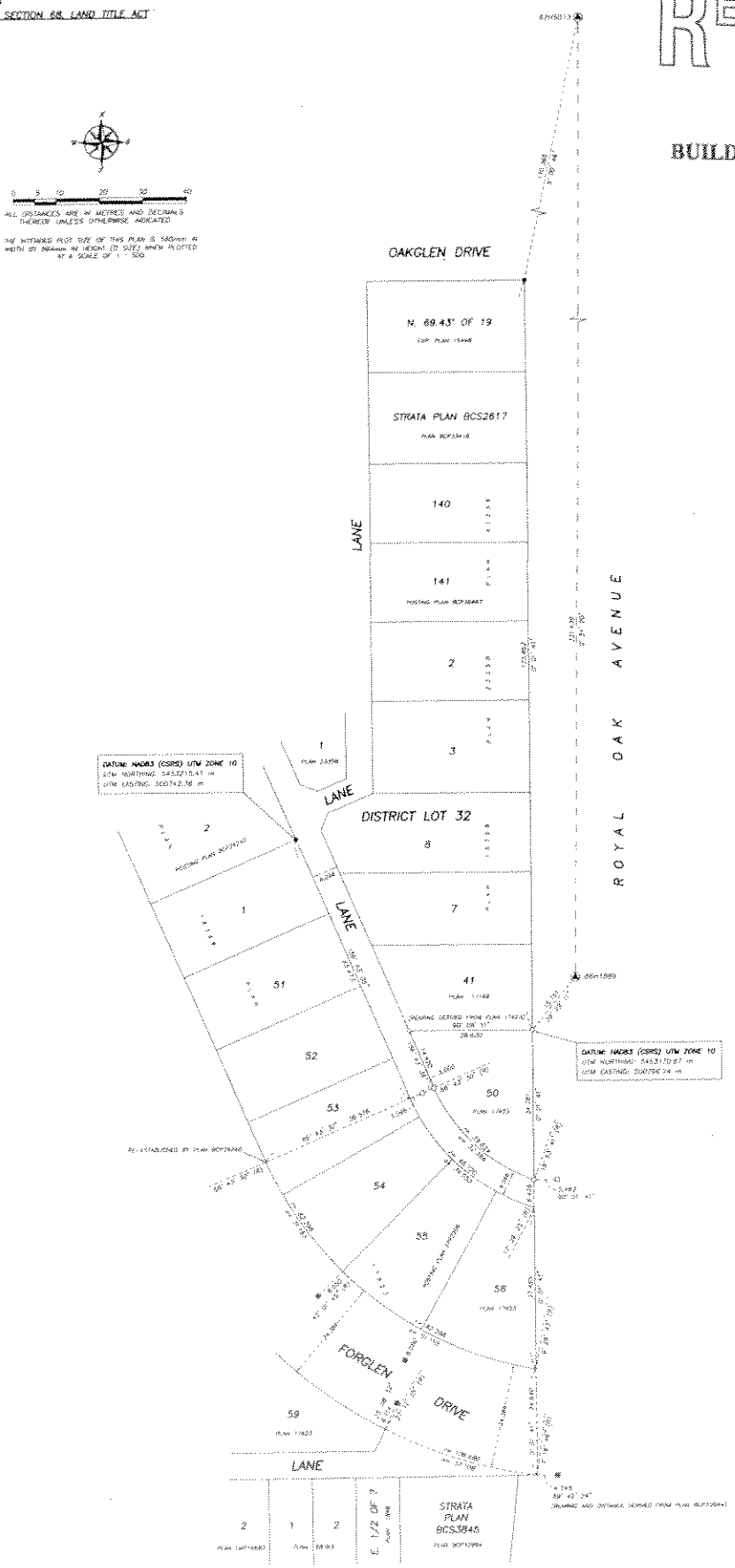
BCGS 92G.028

PURSUANT TO SECTION 68, LAND TITLE ACT

PLAN EPP467

3.(f)

RECEIVED
JAN 30 2015
BUILDING DEPARTMENT



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1 : 500

DWG No. 5821-POST

PLAN OF SURVEY OF LOT 50 DISTRICT LOT 32 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17623

#5875 ROYAL OAK AVENUE,
VANCOUVER, B.C.
P.I.D. 002-658-836

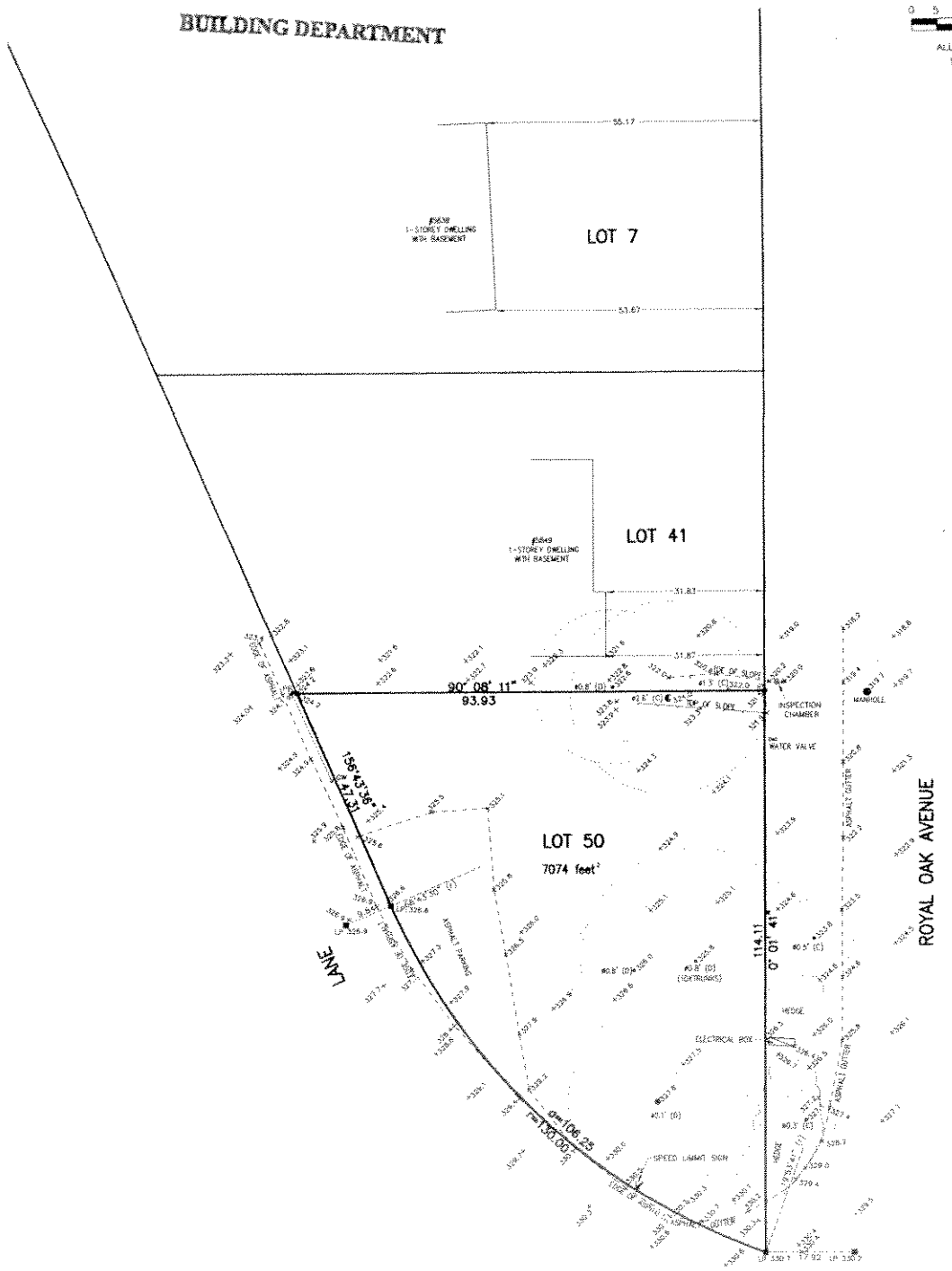
ZONING: R4

RECEIVED
JAN 30 2015
BUILDING DEPARTMENT

SCALE: 1 INCH = 16 FEET

0 5 10 20 30 60

ALL DIMENSION ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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Website www.jctam.com
Job No. 5821
FB-271 P1-2, 6
Drawn By: TH

DWG No. 5821-TOPO

LEGEND:
ip● denotes iron post set
ipⓒ denotes metal plug set
pp denotes power pole
GW denotes guy wire
(C) denotes coniferous
(D) denotes deciduous

ADDRESS	FRONT YARD SETBACK
#5838 ROYAL OAK AVENUE	53.67
#5849 ROYAL OAK AVENUE	51.83
AVERAGE SETBACK = 42.75	

NOTE:
Elevations shown are based on
NAD83 Geodetic Datum
Bench Mark: Capital Monument BCH1838
Bench Mark Elevation = 315.40 feet
(96.154 metres)

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
P.L. POSTING SURVEY.

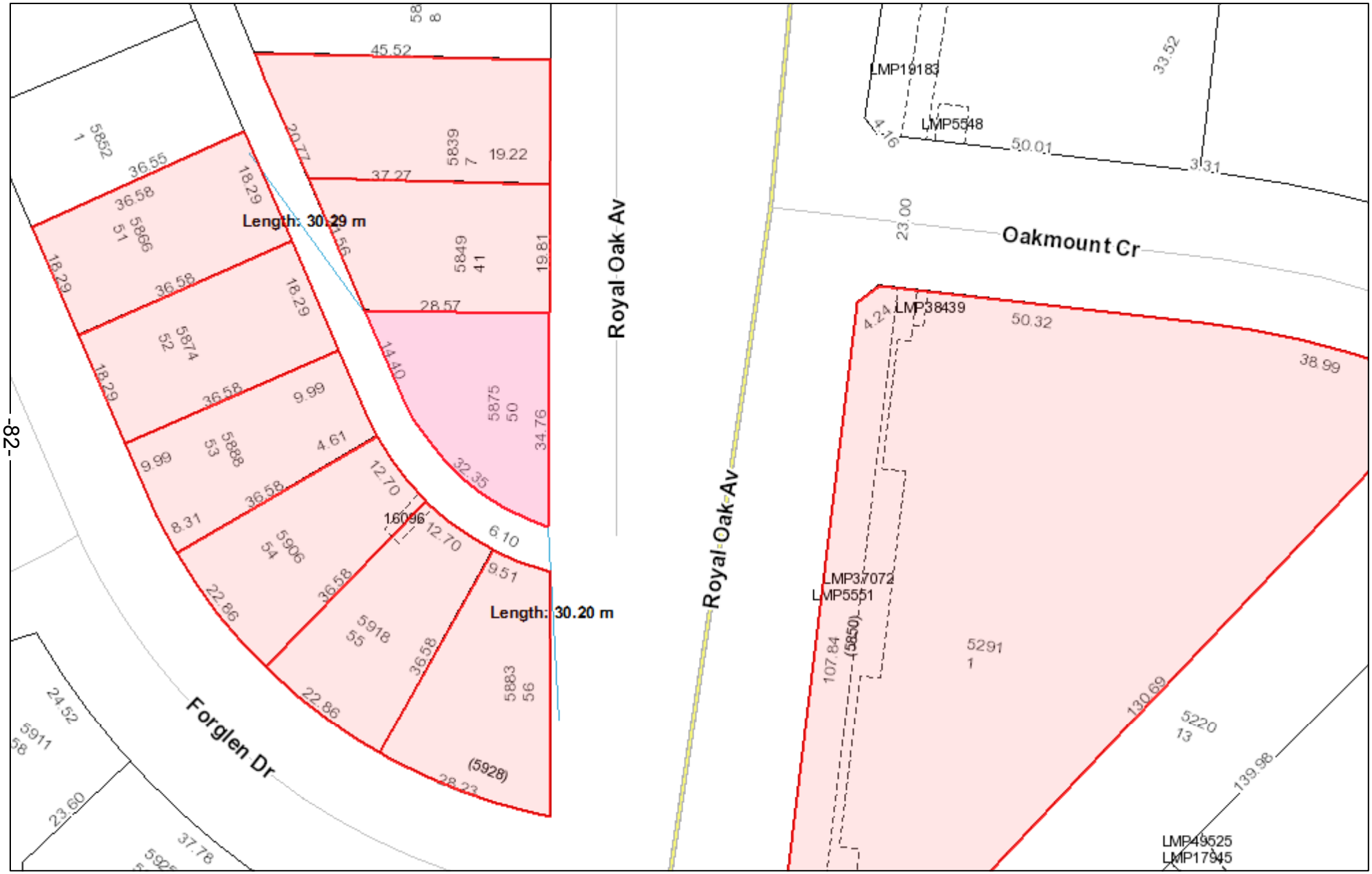
JOHNSON C. TAM, B.C.L.S.

DECEMBER 1st, 2014.

5875 Royal Oak Avenue

March 11, 2015

1:795



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BOV 6156