



CITY OF BURNABY

BOARD OF VARIANCE

NOTICE OF OPEN MEETING

MINUTES

A Hearing of the Board of Variance was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C., on Thursday, 2015 May 07 at 1:00 PM

1. CALL TO ORDER

PRESENT: Citizen Representative Mr. B. Bharaj,
Citizen Representative Mr. B. Pound,
Citizen Representative Ms. C. Richter,
Citizen Representative Mr. S. Nemeth,

ABSENT: Citizen Representative Mr. G. Clark,

STAFF: Ms. E. Prior, Administrative Officer
Ms. M. Malysz, Development Plan Approvals Supervisor

The Secretary called the Hearing to order at 1:07 p.m.

2. MINUTES

MOVED BY CITIZEN REPRESENTATIVE MR. B. POUND,
SECONDED BY CITIZEN REPRESENTATIVE MR. S. NEMETH,

THAT the Minutes of the Hearing of the Burnaby Board of Variance held on 2015 April 02 be adopted as circulated.

(a) [Minutes of the Board of Variance Hearing held on 2015 April 07](#)

3. APPEAL APPLICATIONS

(a) APPEAL NUMBER: B.V. 6157 1:00 PM

APPELLANT: Murray Gilmour

REGISTERED OWNER OF PROPERTY: Jessie Kumagai

CIVIC ADDRESS OF PROPERTY: [5710 Cedarwood Street](#) ~~WITHDRAWN~~

LEGAL DESCRIPTION OF PROPERTY: Lot 221; District Lot 83; Plan 48008

APPEAL: An appeal for the relaxation of Section 102.8(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 5710 Cedarwood Street. The front yard setback from Price Street, to the post, will be 76.54 feet where a minimum front yard setback of 81.14 feet is required based on front yard averaging. The roof overhang will be 2.0 feet beyond the post.

(b) APPEAL NUMBER: B.V. 6158 1:00 PM

APPELLANT: Harp Badesha

REGISTERED OWNER OF PROPERTY: Daljit Dhaliwal

CIVIC ADDRESS OF PROPERTY: [7368 Barnet Road](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 131; District Lot 216; Plan 11241

APPEAL: An appeal for the relaxation of Sections 6.14(5)(a) and 6.14(5)(b) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a single family home at 7368 Barnet Road. The following variances are being requested: a) the construction of a retaining wall at the frontage of Barnet Road with varying heights up to a maximum of 16.53 feet where the maximum permitted height is 3.28 feet. b) the construction of a retaining wall at the rear of the lot with varying heights up to a maximum of 13.67 feet where the maximum permitted height is 5.91 feet.

MOVED BY
SECONDED BY

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

(c) APPEAL NUMBER: B.V. 6159 1:00 PM

APPELLANT: David Wong

REGISTERED OWNER OF PROPERTY: Maria and Aaron Man

CIVIC ADDRESS OF PROPERTY: [4188 Rumble Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 4; District Lot 156; Plan 1387

APPEAL: An appeal for the relaxation of Sections 6.2(2), 102.6(1)(b), 102.8(1) and 800.6(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family home at 4188 Rumble Street. The following variances are being requested: a) the principal building height, measured from the rear average elevation will be 28.65 feet where a maximum building height of 24.3 feet is permitted. The principal build height, measured from the front average elevation will be 24.3 feet; b) the principal building will be 3 storeys where a maximum of 2 1/2 storeys is permitted. The proposed upper floor (1095.8 square feet) exceeds the 50% of the main floor (1808.2 square feet) by 191.7 square feet. The lowest floor does not meet cellar qualification; c) the front yard setback will be 43.50 feet to the upper floor cantilever where a minimum setback of 55.98 feet is required based on front yard averaging; and d) an accessory building in a required front yard, located 28.54 feet from the North property line abutting Rumble Street and 5.25 feet from the West property line, where siting of an accessory building in a required front yard is prohibited by the Zoning Bylaw.

MOVED BY
SECONDED BY

THAT based on the plans submitted this appeal/part _ be ALLOWED/DENIED.

(d) **APPEAL NUMBER:** B.V. 6160 **1:00 PM**

APPELLANT: Elton Donald

REGISTERED OWNER OF PROPERTY: Elton and Ryoko Donald

CIVIC ADDRESS OF PROPERTY: [3971 Yale Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 13; District Lot 186; Plan 1124

APPEAL: An appeal for the relaxation of Sections 103.6(1)(b) and 103.9(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for interior alterations/finishing to the basement, main floor and upper floor, an addition to the main floor and upper floor, a new deck to the main floor and upper floor, new porch to the main floor and enclosing of the detached carport only. The following relaxations are being requested: a) the principal building height will be 3 storeys where a maximum 2 1/2 storeys is permitted. The proposed upper floor (1129 square feet)

exceeds the 50% of the main floor (1380 square feet) by 439 square feet. The lower floor does not meet cellar qualifications as it is only 48.1% below average natural grade, where more than 50% is required;b) the principal building height, measured from the rear elevation, will be 27.17 feet where a maximum 24.3 feet is permitted; andc) the principal building side yard setback, measured from the west property line to the addition, will be 4.54 feet where a minimum 4.9 feet is required.

MOVED BY
SECONDED BY

THAT based on the plans submitted this appeal/part _ be ALLOWED/DENIED.

(e) **APPEAL NUMBER:** B.V. 6161 **1:00 PM**

APPELLANT: Harb Mann

REGISTERED OWNER OF PROPERTY: Leigh-Ann Chu

CIVIC ADDRESS OF PROPERTY: [7913 Suncrest Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 5; District Lot 175; Plan 11750

APPEAL: An appeal for the relaxation of Sections 800.6(1) and 6.2(2) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a single family home at 7913 Suncrest Drive. The construction of an accessory building in a required front yard, located 4.0 feet from the North property line abutting Clinton Street and 4.0 feet from the West property line, where siting of an accessory building in a required front yard is prohibited by the Zoning Bylaw.

MOVED BY
SECONDED BY

THAT based on the plans submitted this appeal/part _ be ALLOWED/DENIED.

(f) **APPEAL NUMBER:** B.V. 6162 **1:00 PM**

APPELLANT: Amitoj Sanghera

REGISTERED OWNER OF PROPERTY: Amitoj Sanghera

CIVIC ADDRESS OF PROPERTY: [6585 Halifax Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 227; District Lot 132; Plan 32419

APPEAL: An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted, would allow the construction of a new two family dwelling at 6585 Halifax Street. The front yard setback, to the porch post, will be 29.05 feet where a minimum front yard setback of 42.43 feet is required based on front yard averaging. The overhang projects 2 feet beyond the porch post. The porch stairs project 3 feet beyond the porch post.

MOVED BY
SECONDED BY

THAT based on the plans submitted this appeal/part _ be ALLOWED/DENIED.

(g) **APPEAL NUMBER:** B.V. 6163 **1:00 PM**

APPELLANT: Michael Vint

REGISTERED OWNER OF PROPERTY: Michael and Heather Vint

CIVIC ADDRESS OF PROPERTY: [6863 Mandy Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 3; District Lot 150; Plan 15981

APPEAL: An appeal for the relaxation of Sections 110.6(2)(a), 110.7(a) and 110.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alteration/finishing to the basement and main floor, an addition to the upper floor and a new secondary suite only to 6863 Mandy Avenue. The following variances are being requested: a) the principal building height will be 29.48 feet where a maximum height of 24.9 feet is permitted; b) the principal building depth will be 59.63 feet where a maximum 52.20 feet is permitted; and c) the principal building front yard setback, measured to the upper floor addition, will be 9.65 feet where a minimum 24.90 feet is required.

MOVED BY
SECONDED BY

THAT based on the plans submitted this appeal/part _ be ALLOWED/DENIED.

(h) **APPEAL NUMBER:** B.V. 6164 **1:00 PM**

APPELLANT: Sundeep Puar

REGISTERED OWNER OF PROPERTY: Kalwant and Charanjit Puar

CIVIC ADDRESS OF PROPERTY: [3705 Price Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot 35; Plan 1123

APPEAL: An appeal for the relaxation of Sections 6.6(2)(d) and 6.6(2)(g)(i) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family home at 3705 Price Street. The following variances are being requested: a) the setback, from the North property line to the garage foundation, will be 2.0 feet where a minimum setback of 3.94 feet is required. The overhang projects 0.5 feet beyond the foundation; and b) the setback, from the South property line to the garage foundation, will be 10.01 feet where a minimum setback of 19.7 feet is required. The overhang projects 0.5 feet beyond the foundation.

MOVED BY
SECONDED BY

THAT based on the plans submitted this appeal/part _ be ALLOWED/DENIED.