



## BOARD OF VARIANCE

### *NOTICE OF OPEN MEETING*

DATE: THURSDAY, 2015 MAY 07

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(a) **APPEAL NUMBER:** B.V. 6157 **WITHDRAWN**

APPELLANT: Murray Gilmour

REGISTERED OWNER OF PROPERTY: Jessie Kumagai

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

(b) **APPEAL NUMBER:** B.V. 6158 **1:00 p.m.**

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; and

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.

(c)     **APPEAL NUMBER:**     **B.V. 6159**                             **1:15 p.m.**

**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 building 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; and

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.

(d)     **APPEAL NUMBER:**     **B.V. 6160**                             **1:15 p.m.**

**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; and

c) 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.

(e)    **APPEAL NUMBER:**    **B.V. 6161**    **1:30 p.m.**

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.

(f)    **APPEAL NUMBER:**    **B.V. 6162**    **1:30 p.m.**

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.

(g)     **APPEAL NUMBER:**     **B.V. 6163**     **1:45 p.m.**

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.

(h)     **APPEAL NUMBER:**     **B.V. 6164**     **1:45 p.m.**

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.