



## **BOARD OF VARIANCE**

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

**DATE:** THURSDAY, 2015 JUNE 04

**TIME:** 1:00 PM

**PLACE:** COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

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

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

2. **MINUTES**

(a) Minutes of the Board of Variance Hearing held on 2015 May 07

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6165 1:00

**APPELLANT:** Biagio Gargiulo

**REGISTERED OWNER OF PROPERTY:** Annette and Biagio Gargiulo

**CIVIC ADDRESS OF PROPERTY:** 6497 Parkcrest Drive

**LEGAL DESCRIPTION OF PROPERTY:** Lot 10; District Lot 130; Plan 12119

**APPEAL:** An appeal for the relaxation of Sections 6.13(1)(a) and 6.13(1)(b) of the Burnaby Zoning Bylaw which, if permitted will allow for construction of a new single family home at 6497 Parkcrest Drive. The following variances are being requested:

a) a structure along the vision clearance line facing Parkcrest Drive with varying heights up to a maximum of 5.13 feet where the maximum permitted height along the vision clearance lines is 3.28 feet; and

b) a structure along the vision clearance line facing Kensington Avenue with varying heights up to a maximum of 4.0 feet where the maximum

permitted height along the vision clearance lines is 3.28 feet; and

c) a structure along the vision clearance line facing the lane with varying heights up to a maximum of 4.04 feet where the maximum permitted height along the vision clearance lines is 3.28 feet; and

d) a structure along the vision clearance line facing Kensington Avenue with varying heights up to a maximum of 4.69 feet where the maximum permitted height along the vision clearance lines is 3.28 feet.(Zone R-2)

(b) **APPEAL NUMBER:** B.V. 6166 1:00

**APPELLANT:** Lev Keselman

**REGISTERED OWNER OF PROPERTY:** Lev Keselman and Tammy Chu

**CIVIC ADDRESS OF PROPERTY:** 7842 Kerrywood Crescent

**LEGAL DESCRIPTION OF PROPERTY:** Lot 28; District Lot 42; Plan 23102

**APPEAL:** An appeal for the relaxation of Sections 101.8 and 101.9(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family home at 7842 Kerrywood Crescent. The following variances are being requested:

a) a front yard setback of 16.54 feet to the foundation where a minimum front yard setback of 31.03 feet is required based on front yard averaging. The roof overhang will be 1.0 feet beyond the foundation; and

b) a side yard setback of 6.13 feet to the foundation where a minimum side yard setback of 7.9 feet is required.(Zone R-1)

(c) **APPEAL NUMBER:** B.V. 6167 1:15

**APPELLANT:** Ed Piendl

**REGISTERED OWNER OF PROPERTY:** 684584 BC LTD

**CIVIC ADDRESS OF PROPERTY:** 3777 Keith Street

**LEGAL DESCRIPTION OF PROPERTY:** Lot 12; District Lot 175; Plan 17608

**APPEAL:** An appeal for exemption from Section 911 (5) of the Local Government Act to allow for consolidation of 3777 and 3790 Keith Street, structural additions and alterations to the existing legal non-conforming industrial

building and associated parking, loading and landscape revisions.(Zone M-5)

(d) **APPEAL NUMBER:** B.V. 6168 1:15

**APPELLANT:** Hijran Shawkat

**REGISTERED OWNER OF PROPERTY:** Mohammad N. Rahimyar, Mohammad D. Rahimyar and Mohammad I. Rahimyar

**CIVIC ADDRESS OF PROPERTY:** 6953 Kingsway

**LEGAL DESCRIPTION OF PROPERTY:** Lot 16; District Lot 95; Plan 7592

**APPEAL:** An appeal for exemption from Section 911 (5) of the Local Government Act to allow for exterior and interior structural alterations to the existing legal non-conforming single family dwelling at 6953 Kingsway. (Zone C-4)

(e) **APPEAL NUMBER:** B.V. 6169 1:30

**APPELLANT:** Karmjit Sanghera

**REGISTERED OWNER OF PROPERTY:** Karmjit Sanghera

**CIVIC ADDRESS OF PROPERTY:** 3785 Godwin Avenue

**LEGAL DESCRIPTION OF PROPERTY:** Lot B; District Lot 76; Plan 70205

**APPEAL:** An appeal for the relaxation of Sections 6.3.1, 6.6(2)(c) and 6.6(2)(d) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new two family home with a detached garage at 3785 Godwin Avenue. The following variances are being requested:

a) a distance between the principal building and detached garage of 8.25 feet where a minimum distance of 14.8 feet is required; and

b) a width of the detached garage of 22.5 feet where a maximum width of the detached garage of 22.0 feet is permitted; and

c) a setback between the detached garage and west property line of 2.5 feet where a minimum distance of 3.94 feet is required. (Zone R-12)

(f) **APPEAL NUMBER:** B.V. 6170 1:30

**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 6.0 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.

A previous Board of Variance (BOV 6155 2015 April 02) denied an appeal requesting the distance between the principal building and the detached garage to be 6.01 feet where a minimum distance of 14.8 feet is required.

(g) **APPEAL NUMBER:** B.V. 6171 1:45

**APPELLANT:** Long Nguyen

**REGISTERED OWNER OF PROPERTY:** Anna Wijesinghe

**CIVIC ADDRESS OF PROPERTY:** 7615 Coldicutt Street

**LEGAL DESCRIPTION OF PROPERTY:** Lot 1; District Lot 11; Plan 88412

**APPEAL:** An appeal for the relaxation of Section 103.7 (b) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new rear deck cover to upper floor and new secondary suite to bottom floor at 7615 Coldicutt Street. The building depth will be 66.25 feet where a maximum depth of 60.0 feet is permitted. (Zone R-3).

(h) **APPEAL NUMBER:** B.V. 6172 1:45

**APPELLANT:** Stevan Gaurilovic

**REGISTERED OWNER OF PROPERTY:** Jelena and Marko Markovic

**CIVIC ADDRESS OF PROPERTY:** 1655 Howard Avenue

**LEGAL DESCRIPTION OF PROPERTY:** Lot 60; District Lot 126; Plan 25437

**APPEAL:** An appeal for the relaxation of Sections 6.2(2), 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 dwelling at 1655 Howard Avenue. The following variances are being requested:

a) a front yard setback from Heathdale Drive, to the post, of 39.10 feet where a minimum front yard setback of 44.57 feet is required based on front yard averaging. The cantilevered deck joists will extend 2.0 feet beyond the post; and

b) construction of an accessory building in a required front yard, located 3.94 feet from the West property line abutting Heathdale Drive and 4.0 feet from the South property line, where siting of an accessory building in a required front yard is prohibited by the Zoning Bylaw.(Zone R-2)

(i) **APPEAL NUMBER:** B.V. 6173 2:00

**CIVIC ADDRESS OF PROPERTY:** 8210 Burnlake Drive

This appeal was WITHDRAWN prior to the Hearing.

**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

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

ABSENT: Mr. G. Clark

STAFF: Ms. M. Malysz, Planning Department Representative  
Ms. E. Prior, Administrative Officer

1. **CALL TO ORDER**

The Secretary called the Hearing to order at 1:03 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 April 02 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. 6157 WITHDRAWN**

APPELLANT: Murray Gilmour

REGISTERED OWNER OF PROPERTY: Jessie Kumagai

CIVIC ADDRESS OF PROPERTY: 5710 Cedarwood Street

**(b) APPEAL NUMBER: B.V. 6158**

APPELLANT: Harp Badesha

REGISTERED OWNER OF PROPERTY: Daljit Dhaliwal

CIVIC ADDRESS OF PROPERTY: 7368 Barnet Road

LEGAL DESCRIPTION OF PROPERTY: Lot 131; DL 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.

**APPELLANT'S SUBMISSION:**

Harp Badesha submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of a new single family dwelling at 7368 Barnet Road.

Mr. Vik Kapoor, appeared on behalf of the homeowners before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:**

This property was the subject of an appeal before the Board on 2014 August 07 (BV # 6116). Two variances were sought to allow for the construction of retaining walls in relation to the new single family dwelling proposed at that

time. The first appeal a) was for construction of retaining walls with varying heights at the Barnet Road frontage of up to 16.53 ft., where a maximum height of 3.28 ft. is permitted. The second b) appeal was for construction of retaining walls to the rear of the front yard with varying heights of up to 14.67 ft., where a maximum height of 5.91 ft. is permitted. This Department supported the requests and the Board granted both appeals. However, that development proposal was abandoned and the related building permit was cancelled.

The current appeal concerns a new development proposal for a single-family dwelling with attached garage, for which two variances are requested. This proposal is similar to the previous proposal, resulting in almost identical relaxation requests.

The subject site, zoned R2 Residential District, is located in the Westridge neighbourhood in which the age and condition of single family dwellings vary. This interior lot, approximately 50 ft. wide and 124.4 ft. long, fronts onto Barnet Road to the northwest. Barnet Marine Park is located to the northwest of the site, across Barnet Road and Inlet Drive. Single family lots are located to the southwest, northeast, and across the lane to the southeast. The lane terminates just three properties to the northeast of the subject site. This dead-ended section of the lane is not fully developed nor used for vehicular access. Vehicular access to the subject site is proposed via Barnet Road. The site slopes significantly downward towards the northwest, with a grade change of approximately 34 ft.

The first appeal a) is for construction of retaining walls with varying heights at the Barnet Road frontage of up to 16.53 ft., where a maximum height of 3.28 ft. is permitted.

The intent of the Bylaw in limiting the height of fences or walls to a maximum of 3.28 ft. within the required front yard is to ensure unified open front yards and to limit the massing impacts of such structures on neighbouring properties.

The second b) appeal is for construction of retaining walls with varying heights of up to 13.67 ft., where a maximum height of 5.91 ft. is permitted to the rear of the front yard.

The intent of the Bylaw in limiting the height of fences or walls to a maximum of 5.91 ft. to the rear of the required front yard is to limit the massing impacts of such structures on neighbouring properties.

In general, the use of retaining walls, fences and guards is common when dealing with challenging site topography, such as that of the subject site. Accordingly, there is a strong presence of retaining walls in this



neighbourhood.

The first a) variance relates to the proposed driveway access from Barnet Road to the attached garage at the northwest corner of the dwelling, and the connecting stair between the driveway and the front yard. The proposed dwelling would be set back approximately 41.6 ft. from the front property line, which is in line with the minimum 40.44 ft. setback required by front yard averaging. There is an approximately 11 ft. grade difference over that distance, and an additional 9 ft. grade difference from the edge of the Barnet Road pavement to the front property line. In order to mitigate this substantial grade difference, the retaining walls are proposed along the driveway and would extend into the Barnet Road right of way.

It should be noted that the portions of the retaining walls encroaching into the Barnet Road right of way are subject to the approval of the Engineering Department, who is currently reviewing a trespassing agreement application.

With respect to impacts on neighbouring properties, the 16.53 ft. high overheight portions of the retaining walls would not be visible from the neighbouring residences to the southwest and northeast of the subject site, nor from the distant Barnet Marine Park area. Further, this variance would not violate the intent of the Bylaw, given the fact that the general steepness of the terrain limits design options available for the subject site, particularly for vehicle access.

The second b) variance relates to the proposed alteration of part of the rear yard from a continuously sloping terrain (with a drop of approximately 20 ft.) to a terraced structure that provides a larger flat area. The southeast edge of the existing flat yard area, which is currently retained by approximately 5 ft. high retaining walls, is proposed to be extended by approximately 23 ft. to the rear. In order to negotiate the natural grade difference, new retaining walls are proposed along the southeast edge of the proposed lawn area and along the side property lines accordingly.

With respect to impacts on neighbouring properties, the 13.67 ft. high overheight portions of the retaining walls would be minimally visible from the neighbouring properties to the southwest and northeast of the subject site, nor from the much higher neighbouring property across the lane to the southeast.

In summary, the requested retaining wall height relaxations would not significantly impact neighbouring properties or be out of the ordinary within the existing street frontage. Rather, the proposed design reflects an effort to balance development needs with challenging site topography. As such, this Department does not object to the granting of both variances a) and b).

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 part (a) of this appeal be ALLOWED.

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

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

THAT the Board of Variance Hearing be recessed until 1:15 p.m.

CARRIED UNANIMOUSLY

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

THAT the Board of Variance Hearing be reconvened.

CARRIED UNANIMOUSLY

(c) **APPEAL NUMBER: B.V. 6159**

APPELLANT: David Wong

REGISTERED OWNER OF PROPERTY: Maria and Aaron Man

CIVIC ADDRESS OF PROPERTY: 4188 Rumble Street

LEGAL DESCRIPTION OF PROPERTY: Lot 4; DL 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;

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.

APPELLANT'S SUBMISSION:

David Wong, Architect, submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of a new single family dwelling at 4188 Rumble Street.

Mr. David Wong appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site is located in the Sussex-Nelson neighbourhood, in which the age and condition of single family dwellings vary. This large rectangular interior lot, approximately 82.5 ft. wide by 217 ft. long, fronts onto the south side of Rumble Street. Abutting the subject site to the east and south are single family dwellings. To the immediate west of the subject site, a 15 ft. wide panhandle extends south from Rumble Street along the length of the subject property; this panhandle is part of a single family residential lot. The properties immediately west of this panhandle are also occupied by single family dwellings. Existing and proposed vehicular access to the site is provided by Rumble Street; there

is no lane access. A 15 ft. wide sanitary easement is located along the south (rear) property line.

The site observes a downward slope of 26.3 ft. from the high point at the northeast corner of the lot at Rumble Street to the low point at the southwest corner of the property, dropping 26.3 ft. over the 217 foot length of the lot. The land continues to slope downwards to the southwest.

The subject site is proposed to be redeveloped with a new single family dwelling with detached garage, which is the subject of four appeals.

The first two appeals relate to building height:

The first a) appeal is for a building height of 28.65 ft., measured from the rear average elevation, where a maximum height of 24.3 ft. is permitted for flat roofs.

The second b) appeal is to allow the construction of a single family dwelling with a height of 3 storeys where a maximum of 2½ storeys is permitted.

The intent of the Bylaw is to mitigate the massing impacts of new buildings or structures on neighbouring properties. Additionally with respect to the second b) appeal, the intent of the Bylaw in limiting the size of the 3<sup>rd</sup> floor of a dwelling is to preserve views.

With reference to the first a) appeal, the height calculation is based on existing natural grade at the rear elevation. As noted above, the grade difference from the front to the rear of the subject site contributes to the excess height of the rear elevation. The proposed height encroachment of 4.35 ft. would generally extend from the approximate mid-point of the central portion of the upper floor, when viewed from the rear. This overheight portion is set back 26 ft. from the outermost face of the rear elevation at the southeast corner of the dwelling. This, in combination with the proposed rear yard setback of 112.67 ft., would mitigate any massing impacts on the neighbouring property to the south.

When viewed from the neighbouring property to the east, the height encroachment would be limited to an approximately 1 - 2 ft. high parapet at the front portion of the dwelling. This portion would be set back from the east side property line by 12.25 ft. Similarly, when viewed from the neighbouring property to the west, the height encroachment would be limited to the approximately 0 - 1.5 ft. high parapet at the western portion of the dwelling, set back from the west side property line by 17.25 ft. Considering the small scale of these encroachments and their distance from the side property lines, no impacts are expected on the neighbouring properties to the east and west.

It is noted that the proposed dwelling would meet the allowable maximum height (24.3 ft.) as measured from the front average elevation.

In summary, considering the site topography and the proposal's minimal impacts on the neighbouring properties, this Department does not object to the granting of the first a) variance.

With respect to the second b) appeal, the proposed upper floor would result in a third floor area of 1,095.8 sq. ft., or 60.6 % of the 1,808.2 sq. ft. gross floor area of the storey immediately below, well in excess of the 50% maximum floor area that defines a half storey. The proposed dwelling would therefore result in a 3 storey built form.

To the front, the resultant dwelling would appear as 2 storeys high. In addition, due to the sloped terrain of the subject site and the roughly 'T' shaped design of the proposed dwelling, only the southwest portion of the rear and west elevations of the residence would present a true 3 storey appearance. Even so, no massing impacts are expected on the neighbouring residence to the south and west, considering the distant siting of this residence and the orientation of views primarily to the south. Similarly, with respect to the neighbouring property across Rumble Street to the north, the elevated terrain to the north of the subject site, combined with the proposed front yard setback of 43.5 ft., would mitigate impacts on this neighbouring property.

However, the proposed excess 191.7 sq. ft. of the upper floor appears to be a result of the design decision and not a hardship. Multiple options exist to redistribute this relatively small area without compromising the Zoning Bylaw.

For this reason, this Department cannot support the granting of the second b) variance.

The third c) appeal requests a front yard setback of 43.5 ft., measured to the upper floor cantilever of the proposed single family dwelling, with no further projection for roof eaves, where front yard averaging requires a minimum setback of 55.98 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 setbacks of the two dwellings at 4156 and 4168 Rumble Street west of the subject site and on the front yard setbacks of the two dwellings at 4192 and 4210 Rumble Street immediately east of the subject site. These front yards are

28.5 ft., 138.6 ft., 35.3 and 21.5 ft., respectively. The existing dwelling immediately to the west (flag property) affects these calculations. The proposed front yard setback is measured to the portion of the upper floor which cantilevers out 1.5 ft. from the central part of the building face. As mentioned before, the proposed dwelling would resemble a rough 'T' in plan, resulting in the western and eastern portions of the building set back further from this face, up to approximately 35.5 ft. at the southwest corner and up to 43.5 ft. at the southeast corner.

The proposed siting would place the subject dwelling 95.1 ft. in front of the neighbouring dwelling on the flag lot immediately to the west; however, considering the siting of the proposed dwelling over 60 ft. away from this residence, the reduced front yard setback would have no impact on this residence. Otherwise, the proposed siting would place the subject dwelling 15 ft. behind the neighbouring dwelling at 4156 Rumble Street, to the immediate west of the flag lot, and 8.2 ft. behind the neighbouring dwelling to the east, creating no impacts.

With regard to the broader neighbourhood context, there are substantial frontage variations (from 21.5 ft. at 4210 Rumble Street to 138.6 ft. at 4168 Rumble Street) with the majority of the existing dwellings on the subject block front observing an average front yard setback of approximately 40 ft. Therefore, the siting of the proposed dwelling would be consistent with the existing streetscape.

In view of the above, this Department does not object to the granting of this third c) variance.

The fourth d) appeal is for an accessory building in the Rumble Street front yard where accessory buildings are prohibited.

The intent of the Bylaw in prohibiting accessory buildings within the required front yard is to provide for a uniform streetscape with open front yards and to limit the massing impacts of such structures on neighbouring properties.

The proposed accessory building, approximately 22 ft. long by 22 ft. wide by 11 ft. high, would be located at the northwest corner of the front yard, 28.54 ft. away from the front (north) property line and 5.3 ft. away from the side (west) property line. The proposed siting would place the accessory building in line with the principal building at the second neighbouring property to the west, adjacent to the flag lot. The accessory building would serve as a two-car garage accessed through a large paved area, approximately 26 ft. by 42 ft., that is proposed between the garage and the front property line. The garage would be partly screened by the existing mature hedge along the west side property line.

The presence of an accessory building is significant because the Zoning Bylaw explicitly prohibits accessory buildings in front of a principal dwelling. Although front yard averaging for the principal building presents a hardship, due to the configuration of the adjacent flag lot, permitting further encroachment into the front yard for an accessory building is hard to justify. In addition, the Bylaw prohibits parking in a required front yard. The proposed siting of the garage may also encourage outdoor parking within the proposed front yard setback area.

With respect to the subject streetscape, none of the properties on either side of Rumble Street have detached garages in their front yards and the proposed garage would be an anomaly amidst the open front yards of the neighbourhood. Moreover, design alternatives exist to locate a garage further away from the Rumble Street property line, either by integrating it into the proposed dwelling or by utilizing the abundant rear yard area. While these alternatives may necessitate some encroachment into the required 55.98 ft. front setback, the proposed placement of the garage is not warranted by any hardship.

Further, under Section 901 of the *Local Government Act*, the Board can rule on a bylaw respecting the siting of a structure. However, permitting an accessory building in the front yard, where it is expressly prohibited, is a major variance in that it is a complete reversal of a bylaw provision that would defeat the intent of the bylaw.

For the above reasons, this Department recommends that the Board reject the fourth d) appeal in accordance with Section 901(2) of the *Local Government Act*.

ADJACENT OWNER'S COMMENTS:

No 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) this appeal be ALLOWED.”

CARRIED UNANIMOUSLY

MOVED BY MR. B. BHARAJ:

SECONDED BY MR. S. NEMETH:

“THAT based on the plans submitted part (b) this appeal be ALLOWED.”

FOR: MR. B. BHARAJ

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

DENIED

MOVED BY MR. B. BHARAJ:

SECONDED BY MR. B. POUND:

“THAT based on the plans submitted part (c) this appeal be ALLOWED.”

CARRIED UNANIMOUSLY

MOVED BY MR. B. BHARAJ:

SECONDED BY MR. S. NEMETH:

“THAT based on the plans submitted part (d) this appeal be ALLOWED.”

FOR: MR. B. BHARAJ

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

DENIED

(d) **APPEAL NUMBER: B.V. 6160**

**APPELLANT:** Elton Donald

**REGISTERED OWNER OF PROPERTY:** Elton and Ryoko Donald

**CIVIC ADDRESS OF PROPERTY:** 3971 Yale Street

**LEGAL DESCRIPTION OF PROPERTY:** Lot 13; DL 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.

APPELLANT'S SUBMISSION:

Elton Donald submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for various interior alterations and finishing to his home at 3971 Yale Street.

Mr. Elton Donald appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site is located in the Burnaby Heights area, in a mature single family neighbourhood. The site is zoned R3 Residential District, which is intended to preserve the minimum density of development in mature single family areas. The subject lot measures approximately 50 ft. in width and 122 ft. in depth. This interior site fronts onto the north side of Yale Street and takes vehicle access from a rear lane. There are single family dwellings to the east, west, and across the lane to the north of the subject site. The site observes a substantial downward slope of approximately 18.6 ft. from the front to the rear.

The subject property is improved with a 3 storey dwelling, including basement, originally built in 1947. Around 1965, the property was further improved under Building Permit # B15444 with a single car detached garage and the addition of a single car detached carport, which was subsequently enclosed into a detached garage without a benefit of the building permit. Around 1975, an in-ground swimming pool was added in the rear yard, which was the subject of a

successful appeal to the Board, (BV # 1194). The Board permitted the pool to be sited 3 ft. from the west property line, where a distance of 9.84 ft. is required.

The current proposal is to further improve the existing dwelling with various additions/ alterations to the basement, main floor and upper floor. The proposed rear additions to the main and upper floor and the rear deck addition are the subject of three appeals, which are co-related.

The first a) appeal would allow the construction of upper floor additions to an existing single family dwelling with a height of 3 storeys where a maximum of 2½ storeys is permitted.

The intent of the Bylaw in limiting the size of the 3rd floor of a dwelling is to mitigate the massing impacts of new buildings or structures on neighbouring properties and to preserve views.

The second b) appeal proposes a building height of 27.17 ft., measured to the upper floor addition, 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 and their impacts on neighbouring properties.

The third c) appeal would permit a side yard setback of 4.54 ft. from the west property line to the proposed upper floor addition, with a further projection for roof eaves of up to 1.33 ft., where a minimum side yard setback of 4.9 ft. is required.

The intent of the Bylaw is to mitigate the impacts of building massing on neighbouring properties.

On the main floor, the proposed additions consist of a continuous 2.5 ft. deep extension to the rear of the house, and a 17.38 ft. wide by 11 ft. deep new deck at the north-west corner of this extension. On the upper floor, the rear additions consist of a 7 ft. deep extension, in line with the main floor extension, with a new roof deck at the northeast corner. Currently, the upper floor occupies approximately 2/3 of the width of the floor below. The proposed extension would span the entire width of the floor below, but would be set back from the southeastern corner, by approximately 20 ft. in both directions. This generous setback would reduce the perception of a full storey when viewed from the street, and would lessen the impacts on the neighbouring property to the east.

With respect to the first a) appeal, the proposed upper floor addition would result in a third floor area of 1,129 sq. ft., or 81.1% of the 1,380 sq. ft. gross floor area of the storey immediately below, well in excess of the 50% maximum

floor area of a half storey. However, the existing upper floor (718 sq. ft.) is currently 57.2 % of the existing 1,255 sq. ft. main floor and is legal non-conforming with respect to the building height requirement (2½ storeys). The proposed upper floor addition contributes 411 sq. ft. to the existing upper floor. The resulting dwelling would therefore maintain a 3 storey built form. From the front, however, the resultant dwelling would appear to be 2 storeys high.

Due to the sloped terrain of the subject site, only the rear portion of the residence would present a true 3 storey appearance. A 3 storey appearance to the rear of dwellings is not unusual in this neighbourhood, an example of which can be found on the neighbouring property immediately to the west of the subject site. With regard to the neighbouring properties to the north, the distant siting of the subject residence, approximately 85 ft. to the south, and the orientation of views to the north would help to mitigate any massing impacts. In addition, the proposed raised rear deck, which projects out from the main floor, and the proposed recessed upper roof deck area help to vary the massing of the building on the rear elevation.

With respect to the side elevations, although the proposed upper floor addition would slightly project in front of the neighbouring residence to the east, no substantial massing impacts are expected, considering that only a small (13.22 ft. long) portion of the proposed addition, with one high window, would extend further toward this dwelling. To the west, although the upper floor addition would overlap the raised deck of the neighbouring residence, privacy would not be compromised, as there is only one high window proposed within the overlap area.

With respect to the second b) variance, the height calculation is based on existing natural grade at the rear elevation. As noted above, the grade difference from the front to the rear of the subject site contributes to the excess height of the rear elevation. The proposed height encroachment of 2.87 ft. would generally extend from the top of the windows and across the entire roof area. However, the proposed upper floor addition would match the existing upper floor height of 27.1 ft. Again, the existing dwelling is legal-nonconforming with respect to the building height requirement (24.3 ft.). The requested dimensional height variance would not increase this non-conformity.

With respect to the impacts on the neighbouring properties to the north, as noted above, the rear yard setback of approximately 64 ft. would mitigate the massing impacts of the overheight portion of the residence on the neighbouring property across the lane to the north. The height encroachment area, when viewed from the neighbouring properties to the east, would be generally limited to a small triangular area starting at the top of window on the upper floor of the west elevation. Similarly, the height encroachment area, when viewed from the neighbouring properties to the west, would be generally limited to a small triangular area at the fascia board at the north end of the

west elevation. Considering the small scale of these side encroachments, which are related to the downward sloping terrain in the south-north direction, little impact is expected on the neighbouring properties to the east and west.

In summary, given the existing site conditions 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) and second b) variances.

With respect to the third c) appeal, the existing dwelling observes a north side yard setback of 4.54 ft., and is legal-non-conforming with respect to the side yard setback requirement (4.9 ft.).

As mentioned under the first a) appeal, the proposed rear addition would result in a side yard encroachment area of 0.36 ft. by 2.5 ft. at the main floor (excluding the 11 ft. deep rear deck addition) and 0.36 ft. by 7 ft. at the upper floor addition. This area would overlap the rear deck of the neighbouring dwelling to the west, which observes a side yard setback of 7.58 ft. Considering the negligible scale of the encroachment area, the proposed rear addition is unlikely to create any negative impacts on the neighbouring residence to the west.

In view of the above, this Department does not object to the granting of this third c) variance.

ADJACENT OWNER'S COMMENTS:

Correspondence was submitted by Mr. Donald at the Hearing from 3961 and 3981 Yale Street, and 3980 Edinburgh Street in support of the appeal.

No further submissions were received regarding this appeal.

DECISION:

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

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

“THAT based on the plans submitted part (c) this appeal be ALLOWED.”

CARRIED UNANIMOUSLY

**(e) APPEAL NUMBER: B.V. 6161**

APPELLANT: Harb Mann

REGISTERED OWNER OF PROPERTY: Leigh-Ann Chu

CIVIC ADDRESS OF PROPERTY: 7913 Suncrest Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 5; DL 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.

**APPELLANT'S SUBMISSION:**

Harb Mann submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of a new single family dwelling at 7913 Suncrest Drive.

Mr. Adrian Wen, representing the property owner, appeared before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:**

The subject site, which is zoned R2 Residential District, is located in the Suncrest neighbourhood, in which the age and condition of single family dwellings vary. This interior through lot, approximately 60.0 ft. wide and 120.2 ft. deep, fronts onto Clinton Street to the north and Suncrest Drive to the south. Abutting the subject site to the east and west are single family dwellings. Vehicular access to the subject site is via Clinton Street. The site observes a substantial downward slope of approximately 18.1 ft. from the rear (north) to the front (south).

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 is to allow an accessory building in the Clinton Street front yard where no accessory buildings are permitted in any required front yard.

The intent of the Bylaw in prohibiting accessory buildings within the required front yard is to provide for a uniform streetscape with open front yards and to limit the massing impacts of such structures on neighbouring properties.

The proposed accessory building, approximately 30.67 ft. wide by 19.67 ft. deep, would be located at the northwest corner of the front yard, 4 ft. away from the front (north) property line and 4 ft. away from the side (west) property line. The accessory building would replace a recently demolished single detached garage in a similar location. The demolished garage was located in the highest area of the site, at the northwest corner. This area was encompassed by approximately 4-5 ft. high retaining walls, with the remaining lower portion of the site gradually sloping to the south. The siting of the new accessory building utilizes this high flat area and extends it approximately 16 ft. further to the east. The accessory building would occupy slightly more than half of the lot width along the Clinton Street frontage, with the remaining lot width proposed to accommodate 11 ft. wide walkway (immediately to the east of the accessory building) and landscaped area. The accessory building would contain 2 parking spaces and a workshop, accessed off Clinton Street by three overhead doors. The accessory building would appear approximately 13.37 ft. high, as measured from the proposed grade to the top of its sloped roof, when viewed from the neighbouring property across Clinton Street. The front yard of this neighbouring property would be directly affected by this proposal.

Regarding the subject block fronting Clinton Street, with the exception of the existing detached garage on the property immediately to the east (and the already demolished detached garage on the subject site), no other accessory buildings are located in a required front yard. It should be noted that the neighbouring detached garage to the east was permitted by the Board in 1977, (BV #1659). As shown in aerial photographs from 1965, the existing garage on the subject site was built prior to the 1965 enactment of the Zoning Bylaw. In general, there is a strong presence of greenery in the front yards on both sides of Clinton Street, as opposed to accessory buildings or other uses, such as vehicular parking, which are typically not considered a front yard use. Further, Clinton Street provides the only street frontage for the north side of the block, with no accessory buildings present on this side. As such, the proposed new and expanded accessory building would not fit within the existing streetscape.

In addition, although it is recognized that the site topography presents a challenge, it appears that other design options exist. For instance, in 2007, the neighbouring property immediately to the west of the subject site was redeveloped with a single family dwelling and attached garage with no need for a variance (BLD # 04-01467).

Further, although there was previously a garage in the required front yard, allowing a new and expanded accessory building is significant because the Zoning Bylaw explicitly prohibits accessory buildings in front of a principal dwelling. Under Section 901 of the Local Government Act, the Board can rule on a bylaw respecting the siting of a structure. However, permitting an accessory building in the front yard, where it is expressly prohibited, is a major variance in that it is a complete reversal of a bylaw provision that would defeat the intent of the bylaw.

For the above reasons, this Department recommends that the Board reject the appeal in accordance with Section 901(2) of the Local Government Act.

Additional comments were received from the Planning and Building Department on 2015 May 06, to provide further clarification:

On 2015 March 10, Building Permit #BLD14-01870 was issued for the proposed development. However, the issuance of the building permit was in error with respect to the proposed detached garage. Specifically, the non-compliant siting of the detached garage in the front yard was overlooked in the drafting of the plans and subsequently in the plan review process. This error was identified upon site inspection by Building Department staff. The construction of the proposed dwelling is at the foundation stage; the construction of the detached garage has not yet begun.

ADJACENT OWNER'S COMMENTS:

Mr. Ron Bramhoff, 4053 Clinton Street, appeared before the Board. Mr. Bramhoff was not opposed to the appeal but expressed some concern regarding garage lighting.

No further submissions were received regarding this appeal.

DECISION:

MOVED BY MR. S. NEMETH:

SECONDED BY MR. B. POUND:

“THAT based on the plans submitted this appeal be ALLOWED.”

CARRIED UNANIMOUSLY

(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; DL 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.

**APPELLANT'S SUBMISSION:**

Amitoj Sanghera submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of a new single family dwelling at 5469 Forglen Drive.

Mr. Sanghera and his Real Estate Agent, Ron Basra, appeared before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:**

The subject site, which is zoned R4 Residential District, is located in the Lochdale neighbourhood, in which the age and condition of single and two-family dwellings vary. This interior lot, approximately 72 ft. wide and 122 ft. deep, fronts onto the north side of Halifax Street. Abutting the subject site immediately to the east and west are single family dwellings. The second dwelling to the west of the subject site is a two family dwelling. Vehicular access to the subject site is provided from the lane to the north. The site observes a downward slope of approximately 6.7 ft. from the rear (north) to the front (south).

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

The appeal requests a front yard setback of 29.05 ft., measured to the front porch posts of the proposed two-family dwelling, with a further projection for



roof eaves of 2.0 ft., where front yard averaging requires a minimum setback of 42.43 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 setbacks of the two existing dwellings at 6555/57 and 6561 Halifax Street west of the subject site and on the front yard setback of the two existing dwellings at 6597 and 6623 Halifax Street immediately east of the subject site. These front yards are 33.4 ft., 61.2 ft., 39.8 and 35.3 ft. respectively. The existing dwelling immediately to the west of the subject site affects these calculations. The proposed front yard setback is measured to the posts of the two front porches/verandas located symmetrically to the west and east of the large recessed area in the middle of the front elevation. As noted above, the roof overhang would project further into the front yard by 2.0 ft. The main body of the front elevation is proposed to be set back further by 3 ft. Also, the upper floor at the southwest and southeast corners is proposed to be set back 12.5 ft. in relation to the face of the front porches/verandas.

The proposed siting would place the subject dwelling 25.45 ft. in front of the neighbouring dwelling to the west, and 10.75 ft. in front of the neighbouring dwelling to the east, or 22.45 ft. and 7.75 ft. respectively if the main body of the dwelling is considered.

The siting of the proposed dwelling would be approximately 10-11 ft. closer to the front property line than the existing dwelling on the subject site, which observes an approximately 40 ft. front yard setback, similar to 6597 Halifax Street. In view of the above, the existing massing relationship between the proposed dwelling and the adjacent properties on both sides would be changed.

With respect to the neighbouring dwelling to the east, the massing impacts of the proposed residence are reduced by the following factors: an increased upper floor setback at the southeast corner; an east side yard setback of 7 ft., which is significantly larger than the required 4.9 ft. minimum side yard setback; and a limited amount of windows on the west elevation.

With respect to the neighbouring dwelling to the west, which is located approximately 21-22 ft. behind the existing dwelling on the subject site, the placement of the proposed dwelling would have a more significant impact.

However, the much more generous distance (approximately 25 ft.) between this residence and the subject dwelling would help to mitigate the massing impacts of the proposed reduced front yard setback. The large upper floor setback at the southwest corner would further alleviate massing impacts on this neighbouring property. In addition, the existing mature hedge along the west side property line would provide screening.

With regard to the broader neighbourhood context, there are substantial frontage variations, from an approximately 24 ft. setback at 6551 Halifax Street, three lots west of the subject site, to an over 65 ft. setback at 6641 Halifax Street, four lots east of the subject site. The majority of the existing dwellings on the subject block front observe an average front yard setback of approximately 30 ft. Therefore, the siting of the proposed dwelling would not be out of ordinary within the existing streetscape.

Further, it is noted that the siting of the proposed dwelling, including accessory detached garage, would provide for a rear yard setback of approximately 37.94 ft. Considering Zoning Bylaw requirements related to the siting of a detached garage in the rear yard, there is not much room for modifying the proposal.

In view of the above, this Department does not object to the granting of this variance.

#### ADJACENT OWNER'S COMMENTS:

Ms Gertruda Brabander, 6561 Halifax Street, appeared before the board expressing concern regarding loss of light and privacy. Ms. Brabander advised that she is not in opposition to the appeal but would like to see the cedar trees planted between her property and the subject site.

No further submissions were 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.”

FOR: MR. B. BHARAJ  
MR. B. POUND  
MR. S. NEMETH

OPPOSED: MS. C. RICHTER

CARRIED

**(g) APPEAL NUMBER: B.V. 6163****APPELLANT:** Michael Vint**REGISTERED OWNER OF PROPERTY:** Michael and Heather Vint**CIVIC ADDRESS OF PROPERTY:** 6863 Mandy Avenue**LEGAL DESCRIPTION OF PROPERTY:** Lot 3; DL 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.

**APPELLANT'S SUBMISSION:**

Michael Vint submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for interior alteration/finishing to their home at 6863 Mandy Avenue.

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

**BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:**

The subject property is located in the Suncrest area, in a mature R10 District neighbourhood characterized by low-scale single family dwellings. The R10 District in this area was established through an area zoning process at the request of residents to control the form and character of new development. The subject lot measures 66.9 ft. in width and 116.0 ft. in depth. This interior site fronts onto the west side of Mandy Avenue and flanks the lane to the north. There are single family dwellings to the south, west and across the lane to the north of the subject site. Ocean View Cemetery is to the east across

Mandy Avenue. Vehicular access to the subject site is from Mandy Avenue. The site is flat with a downward slope of approximately 1 ft. from the north to the south. There is a 10 ft. wide sanitary easement along the rear property line.

The subject property is improved with a one storey dwelling with basement, originally built in 1943 and improved in 1985. In 2010, the building was further improved with a large two storey addition to the rear of the dwelling in accordance with Building Permit # BLD05-01634.

The current proposal is to further improve the existing dwelling with various additions and alterations, including a new secondary suite. The proposed partial enclosure of a rear deck and a second floor addition are the subject of three appeals.

The first a) and third c) appeals, which concern the proposed second floor addition, are discussed first. The second b) appeal concerning the proposed rear deck enclosure is discussed last.

The first appeal a) proposes a building height of 29.48 ft., measured to the top of the second floor addition, where a maximum height of 24.9 ft. is permitted for sloping roofs.

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

The third c) appeal proposes the relaxation of the front yard setback to 9.65 ft., measured to the second floor addition, with a further projection for roof eaves of up to 2.0 ft., where a minimum front yard setback of 24.9 ft. is required from the Mandy Avenue property line.

The intent of the Bylaw is to mitigate the massing impacts of new buildings or structures on neighbouring properties and to preserve a unified streetscape.

With respect to the first a) appeal, the height calculation is based on the building height base line, which is the imaginary line joining the mid-points of the projected front and rear lines of the building. This calculation method is unique to the R10 District and is intended to accommodate sloped sites; however the subject lot is flat. The existing dwelling on the subject site observes a height of approximately 22.5 ft., which is less than the maximum permitted height. The proposed 27.9 ft. wide by 26.08 ft. deep second floor addition, which would be located over the front half of the main body of the dwelling, would exceed the permitted building height by 4.58 ft. The proposed height encroachment would occur over almost the entire jerkinhead roof, from approximately 2 ft. above the fascia board. The area of encroachment would be set back from the existing rear building face, by approximately 19 ft. This generous rear setback in combination with the rear yard setback of 51.81 ft.

would eliminate any massing impacts on the rear yard of the neighbouring property to the west of the subject site. Generous setbacks of approximately 21 ft. from the south side property line and 18 ft. from the north property line would help to mitigate massing effects on the neighbouring properties to the south and across the lane to the north. But there is some concern regarding impacts on the one-storey high neighbouring dwelling to the south, given that the proposed second floor addition is also the subject of the third c) appeal request for a front yard setback relaxation.

With respect to the third c) variance, the subject block is a short block consisting of three lots. The existing dwelling to the immediate south of the subject dwelling observes a front yard setback of approximately 38 ft. The existing dwelling across the lane to the north observes a flanking side yard along Mandy Avenue of approximately 16.5 ft. The existing dwelling on the subject site observes a front yard setback of 4.58 ft. as measured to the protruding front entry feature, which is legal non-conforming with respect to the Zoning Bylaw front yard requirement. The main body of the existing dwelling, set back by a further 5.18 ft., observes a front yard setback of 9.65 ft. The second floor addition (proposed over the front half of the main body of the dwelling) would not increase the existing non-conformity. However, the placement of the second floor would be approximately 28.35 ft. in front of the neighbouring dwelling to the south and 6.85 ft. in front of the neighbouring dwelling across the lane to the north. Again, generous setbacks from the south side property line and the north property line would help alleviate massing impacts. But the front yard encroachment of 15.25 ft. is a major variance, which in combination with the requested excess height relaxation would affect the neighbouring property to the south and disrupt the existing streetscape.

Further, it is recognized that the siting of the existing dwelling presents a challenge. However, other design options should be explored. For instance, the existing generous side yard setbacks have the potential to absorb significant additional floor area.

Given that the two requests would impact the neighbouring property to the south and jeopardize the low-scale character of the streetscape, defeating the intent of the neighbourhood initiated R10 Residential District regulations, this Department cannot support the granting of the first a) and third c) variances.

The second b) appeal proposes the relaxation of principal building depth to 59.63 ft. where a maximum building depth of 52.2 ft. is permitted, based on 45% 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.

In this case, the existing dwelling depth is 50.27 ft., which meets the maximum building depth requirement. This measurement includes 5.18 ft. contributed by the small front entry feature, which protrudes out from the main face of the dwelling. The proposed rear deck cover/enclosure at the main floor would add 9.36 ft. to the existing dwelling depth, resulting in an excess building length of 7.43 ft. The proposed second floor addition over the front portion of the existing dwelling would not contribute to the additional building depth. The existing rear deck, which runs across the entire width of the dwelling (27.92 ft.), is proposed to be covered with a flat roof over approximately 2/3 of its width (17.75 ft.), starting at the north-west corner. The short ends of this covered portion of the deck are proposed to be enclosed with walls, including a full enclosure on the north end and a partial enclosure on the south end. Considering the small additional massing of the proposed rear deck cover/enclosure, it is not expected that the overall depth of the dwelling would create any impacts when viewed from the rear yard of the neighbouring property across the lane to the north or from the neighbouring property immediately to the south. Generous north and south side yard setbacks to this addition, approximately 18 ft. and 33 ft. respectively, would further lessen any massing impacts.

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

ADJACENT OWNER'S COMMENTS:

Petition letters dated **June 26, 2014** were received from 6883 and 6955 Mandy Avenue, 3869, 3870 and 3879 Dubois Street. A further three petition letters were received dated April 13, 2015 from 3888 Dubbois Street, 3830 and 3870 Imperial Street.

The letters read as follows:

'We are adding a partial second floor above the existing two bedrooms, bathroom and office, as we need more living space. The addition of this floor would allow for three additional bedrooms and two bathrooms. The overall height will increase by 8 feet. This partial renovation will only affect the front of the house closest to Mandy Street facing east, as the back of the house has a vaulted ceiling. There will be no increase in size to the existing footprint, only upward. We require two waiver approvals; one for the front yard and one for the height. We are not intending to change the front yard however it still requires a waiver.'

An undated letter was received from 6883 Mandy Avenue in support of the variances.

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) this appeal be ALLOWED."

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

**(h) APPEAL NUMBER: B.V. 6164**APPELLANT: Sundeep PuarREGISTERED OWNER OF PROPERTY: Kalwant and Charanjit PuarCIVIC ADDRESS OF PROPERTY: 3705 Price StreetLEGAL DESCRIPTION OF PROPERTY: Lot 1; DL 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.

APPELLANT'S SUBMISSION:

Sundee Puar submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of a new single family home at 3705 Price Street.

Mr. Sundee Puar and his father, Mr. Kalwant Puar appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site, zoned R5 Residential District, is located in the Garden Village neighbourhood in which the age and condition of single and two-family dwellings vary. This corner lot, approximately 33 ft. wide and 127.7 ft. deep, fronts Boundary Road to the west and flanks Price Street to the south. Abutting the site to the north and across the lane to the east are single family dwellings. Vehicular access to the subject property is via the rear lane. The subject lot observes a downward slope of approximately 9 ft. from the east (rear) to the west (front).

A new single family dwelling is currently under construction on the subject property, in accordance with Building Permit # BLD14-01218. The building permit application originally included a detached garage. However, during staff review it was determined that the proposed detached garage would not meet accessory building siting and vision clearance requirements. Therefore, the building permit was issued for a principal building only. In order to satisfy parking requirements, a parking pad was proposed in lieu of a detached garage. The current proposal is to replace this surface parking area with a detached garage, for which two variances have been requested.

The first a) appeal would permit the construction of a detached garage observing a side yard setback from the north property line of 2.0 ft., with further projection for roof eaves of 0.5 ft., where a minimum side yard setback of 3.94 ft. is required.

The second b) appeal would permit the construction of a detached garage observing a flanking street side yard setback of 10.01 ft., with further projection for roof eaves of 0.5 ft., where a minimum flanking street side yard setback of 19.7 ft. is required.

The intent of the Bylaw is to mitigate the impact of massing on neighbouring properties. In the case of an accessory building facing a flanking street, the



Bylaw requires it to be located not closer to the flanking street than the front yard setback for the principal building on the same flanking street.

With respect to the first a) appeal, the proposed two-car detached garage would be placed in the north-east corner of the subject site, similar to the siting of the previous single detached garage, which has already been demolished. The new garage would be set back 12 ft. from the rear (east) property line in order to provide the required vision clearance at the intersection of Price Street and the rear lane. This is an improvement from the original building permit application which required a vision clearance relaxation. The proposed detached garage would be 21 ft. wide by 21.5 ft. long by approximately 12 ft. high to the top of the sloped roof. The detached garage would be compatible with the newly constructed two-car detached garage at the second neighbouring property to the north of the subject site. Currently there is no accessory building at the neighbouring property immediately north of the subject site, where a two-car detached garage, was recently demolished.

With reference to the second b) appeal, the proposed detached garage would encroach 9.69 ft. into the required flanking street side yard. The garage would be located approximately 12 ft. in front of the adjacent dwelling across the lane to the west, which observes a front yard setback of approximately 22 ft. This neighbouring residence is generally oriented to the south, with the exception of one larger bay window on the west elevation facing the lane. Although no landscape screening or fence screening is present along the west (lane) property lines, a generous overall distance of approximately 37 ft. between the proposed detached garage and this neighbouring residence would help to mitigate the massing impacts of the reduced flanking street side yard.

In summary, both variances are related to the fact that the subject site is only 33 ft. wide, which is restrictive in the case of corner lots, with little room for alternative placement of accessory buildings. Further, this proposal would not be out of the ordinary within the existing development pattern and appears to minimize impacts on the neighbouring properties with respect to side yard setback requirements.

In view of the above, this Department does not object the granting of both variances.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

**4. NEW BUSINESS**

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

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

"THAT this Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Hearing adjourned at 2:30 p.m.

\_\_\_\_\_  
Ms. C. Richter\_\_\_\_\_  
Mr. B. Bharaj\_\_\_\_\_  
Mr. S. Nemeth\_\_\_\_\_  
Mr. B. Pound\_\_\_\_\_  
E. Prior  
Administrative Officer



# 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 BIAGIO GARGIULO

Mailing Address 6497 PARKCREST DR

City/Town BURNABY Postal Code BC V5B 2T1

Phone Number(s) (H) 604 294 4714 (C) 778 985 6425

Email <sup>Email Ping</sup> ginogargiulo@hotmail.com

Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner ANNETTE + BIAGIO GARGIULO

Civic Address of Property 6497 PARKCREST DR

BURNABY, BC V5B 2T1

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.

MAY 11, 2015  
Date

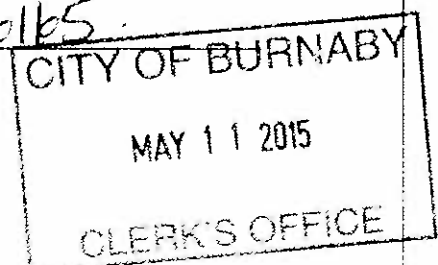
[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2015 June 04 Appeal Number BV# 6165

#### Required Documents:

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



May 9, 2015

Mr. Biagio Gargiulo  
6497 Parkcrest Drive  
Burnaby, BC V5B 2T1

Board of Variance  
City of Burnaby,

RE: 6497 Parkcrest Drive

Dear Board of Variance Members,

I am requesting a relaxation of, Burnaby Zoning Bylaw (Number 4742) Section 6.13 Vision Clearance at intersection for corner lots to allow the height of my existing concrete posts to measure 44" on Kensington Street and 46" on Parkcrest. The actual height of posts is 36" above the retaining wall.

1) The difference in the measurements of the bylaw and my posts, is a matter of 2 or 3 inches

Depending on the grade of the ground and where we measure, if I understand it correctly, as I'm not an experienced builder. I tried to get an answer from various contractors and builders, but each had a different opinion and no one was exactly sure as to where to measure from. We tried following the instructions in the pamphlet issued by the Building Department, but were not able to come to any mutual interpretation or understanding. Each person had a different interpretation and a different procedure.

Please allow me to point out that all work done on the building my home was inspected and approved by Burnaby City Inspectors step by step, as per Burnaby Building Codes and Bylaws. It was not until after the 2nd request for the Final inspection that this became an issue that is now preventing me from passing Final Inspection on my home.

2) The utmost reason for my request of the relaxation of this Bylaw, is the **safety of my family**.

My children range in age from 6 to 11 years old. I have pets and extended family members who must feel safe when visiting me at my home. I want to ensure that my children can safely play on their own property! The high volume and high speed of traffic on Kensington Street makes it imperative that I build a fence that will provide a safe environment for my children to play and live in, and at the same time, ensure the safety of anyone who may be visiting on my property.

3) The railings that I intend to install in between the posts will measure a total of 38" in height measured from the outside of the fencing and a 32" guardrail measured on the inside at my ground level and top of my retaining wall. It will be an aluminum railing with spacing of 4" allowing for easy visibility and at the same time protecting my children from falling over the retaining wall and others falling in.

4) Additional Hardship and added expenses to adjust for an extremely minor variance, the minor of the minor variance. We are discussing 3 or 4 posts that are found to be 3" over height.

The back post was previously assessed as not being an issue as there is a hydro pole directly behind my back corner post. I have included that on the application as well as there were some questions asked regarding my lane fencing by the Plan Checker and I would like to be open and forthcoming in the matter, unlike a lot of other professional builders who build their fencing structures only after passing final inspection so that they do not fall into the same confusion regarding the vision clearance and fencing bylaw. You only have to walk around any Burnaby neighborhood to verify this, for there are countless homes (new and old) that have fences and shrubbery over 7' high, some of which are still under construction. I, however, want to comply and build my home according to Burnaby Bylaws and regulations so as to avoid any potential issues of Bylaw contravention.

Please accept my request for the relaxation of the above mentioned Bylaw and I hope to be given the go ahead with the railing closure as originally planned.

Thank you,



Biagio Gargiulo



## BOARD OF VARIANCE REFERRAL LETTER

DATE: May 5, 2015		DEADLINE: May 12, 2015 for the June 4, 2015 hearing		This is <b><i>not</i></b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)
NAME OF APPLICANT: Biagio Gargiulo				
ADDRESS OF APPLICANT: 3339 Austrey Ave., Vancouver				
TELEPHONE: 604-294-4714				
<b>PROJECT</b>				
DESCRIPTION: Structure for new single family dwelling under construction.				
ADDRESS: 6497 Parkcrest Drive				
LEGAL:	LOT: 10	DL: 130	PLAN: 12119	

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 16.13(1)(a); 6.13(1)(b)**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is building a new single family dwelling. The following relaxations are being requested.

- 1) The relaxation of 6.13(1)(a) of the Zoning By-Law which, if permitted, will allow a structure along the vision clearance line facing Parkcrest Drive with varying heights up to a maximum of 5.13 feet and will allow a structure along the vision clearance line facing Kensington Avenue with varying heights up to a maximum of 4.0 feet where the maximum permitted height along the vision clearance lines is 3.28 feet.
- 2) The relaxation of 6.13(1)(b) of the Zoning By-Law which, if permitted, will allow a structure along the vision clearance line facing the lane with varying heights up to a maximum of 4.04 feet and will allow a structure along the vision clearance line facing Kensington Avenue with varying heights up to a maximum of 4.69 feet where the maximum permitted height along the vision clearance lines is 3.28 feet.

*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.*

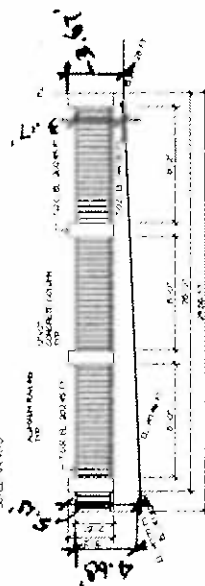
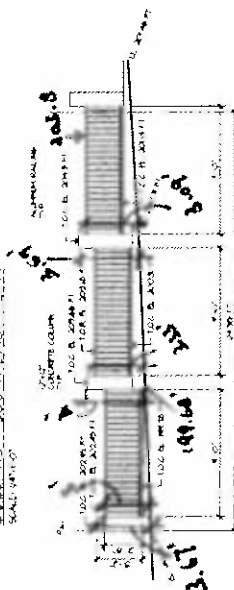
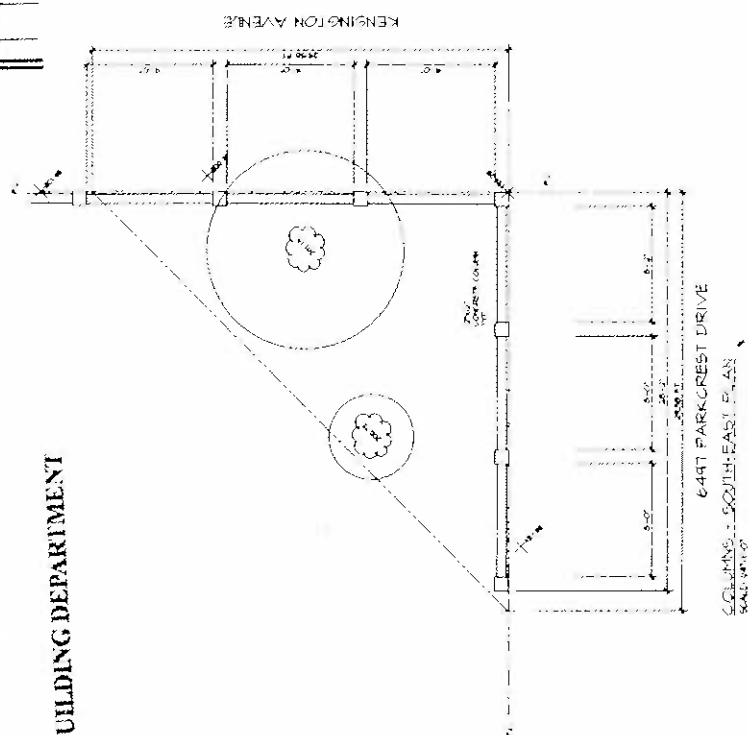
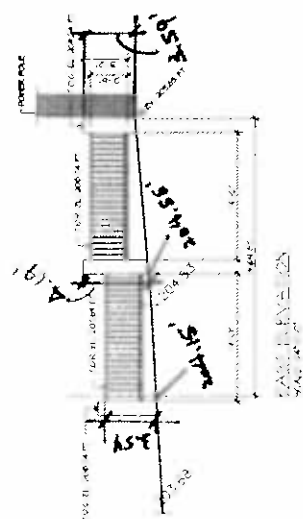
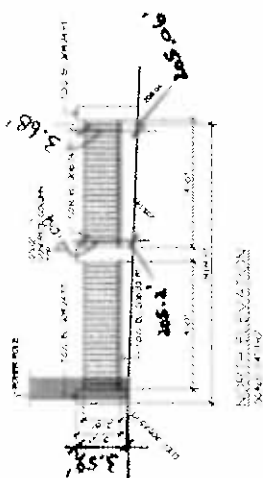
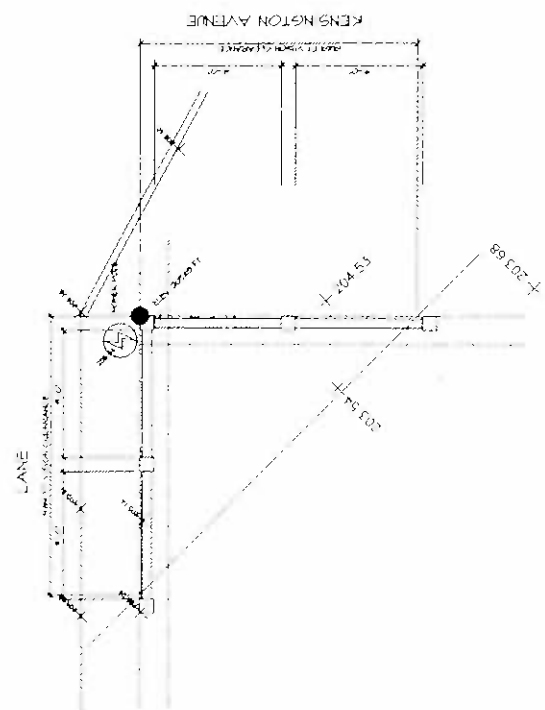
BHS

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service



May 05 2015

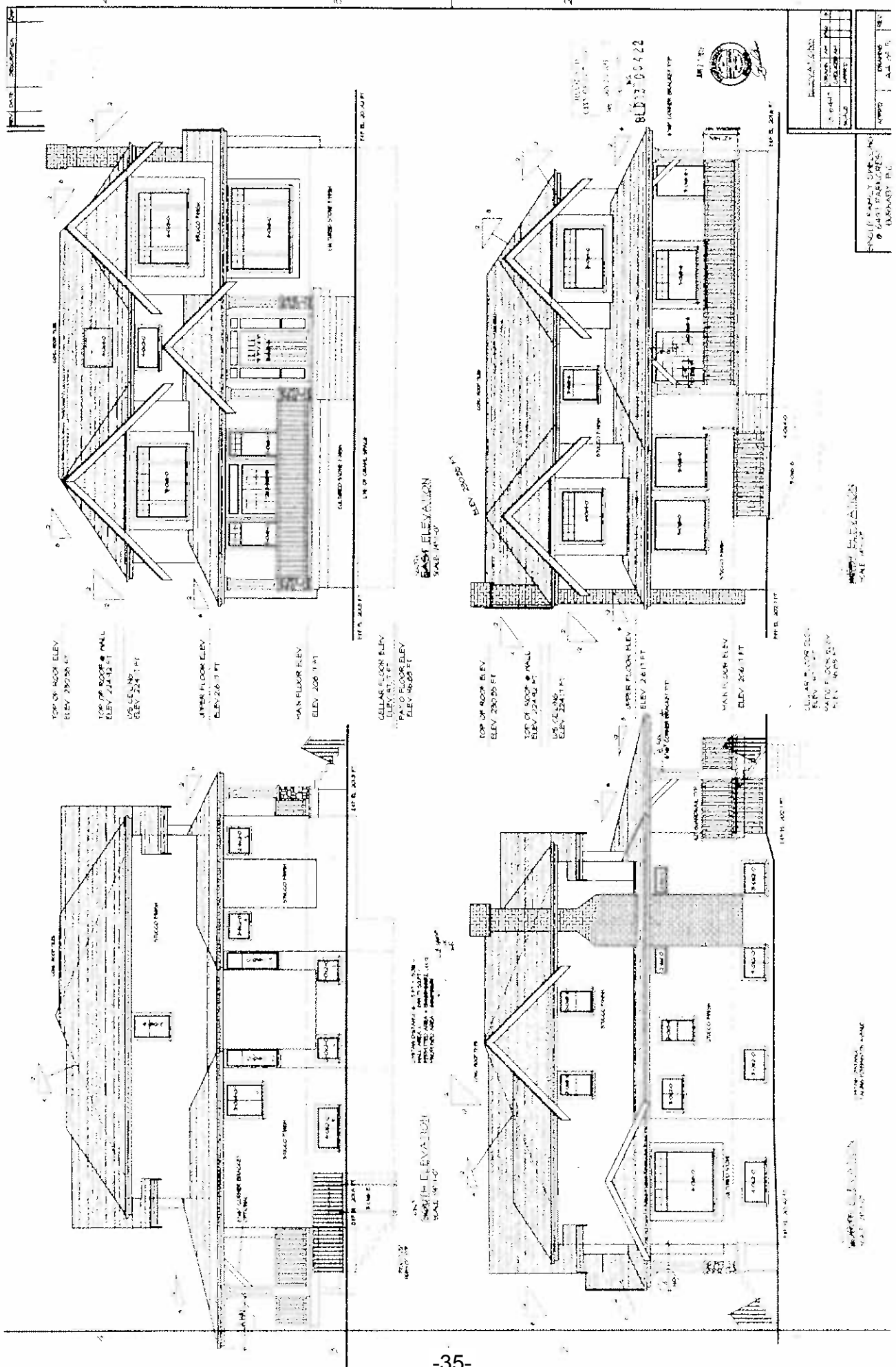
## BUILDING DEPARTMENT



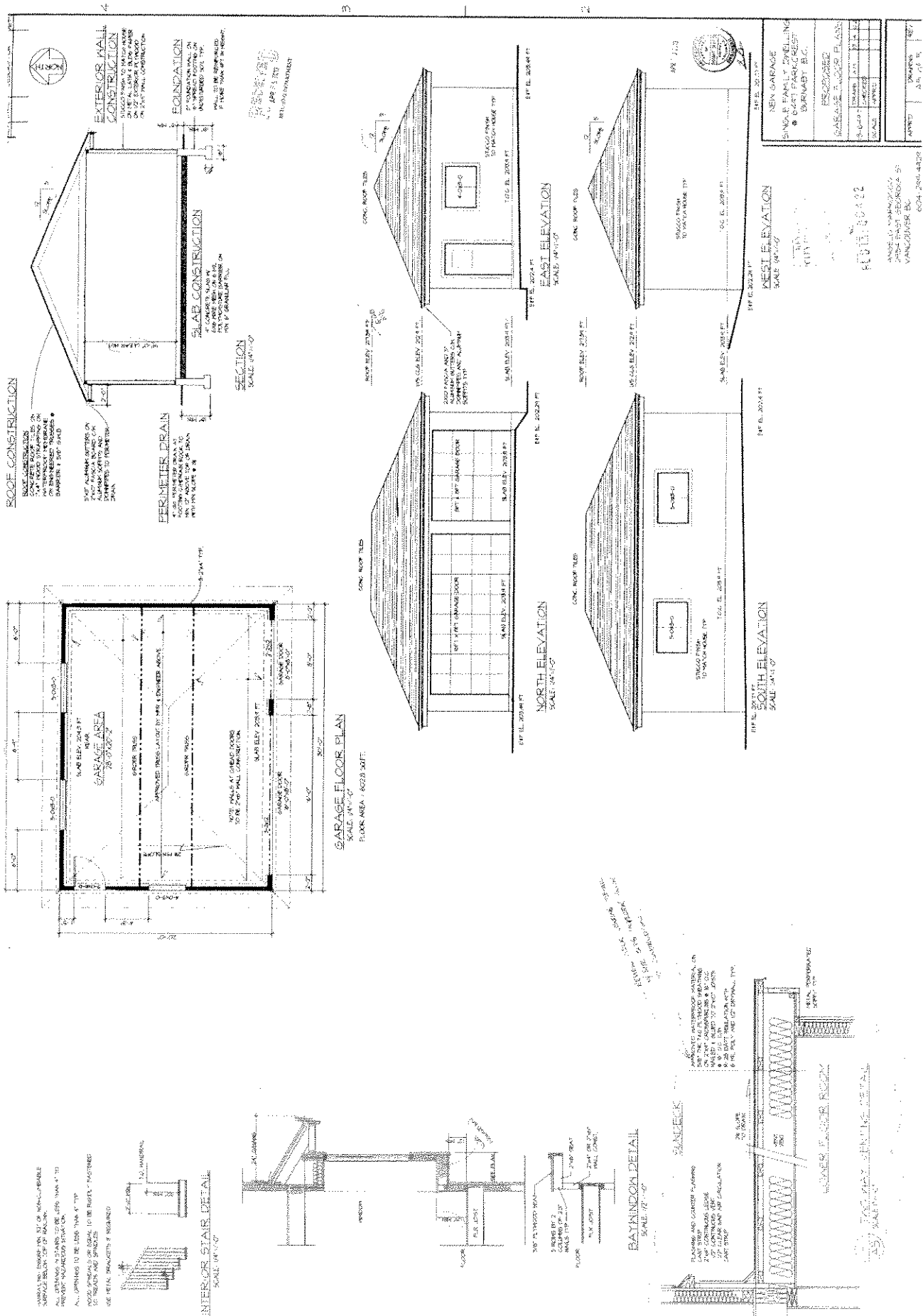
06-07-2018 14:00

NAME	CANADA
SINGLE NAME & DOB LAST	CHARLAIN CORSE MURRAY BC
WATER FLOOR	BOGE PLAN
DATE	5-6-01
TIME	9:12
CREATING	
UNID	
NAME	
NUMBER	NO. 27

### 3.(a)



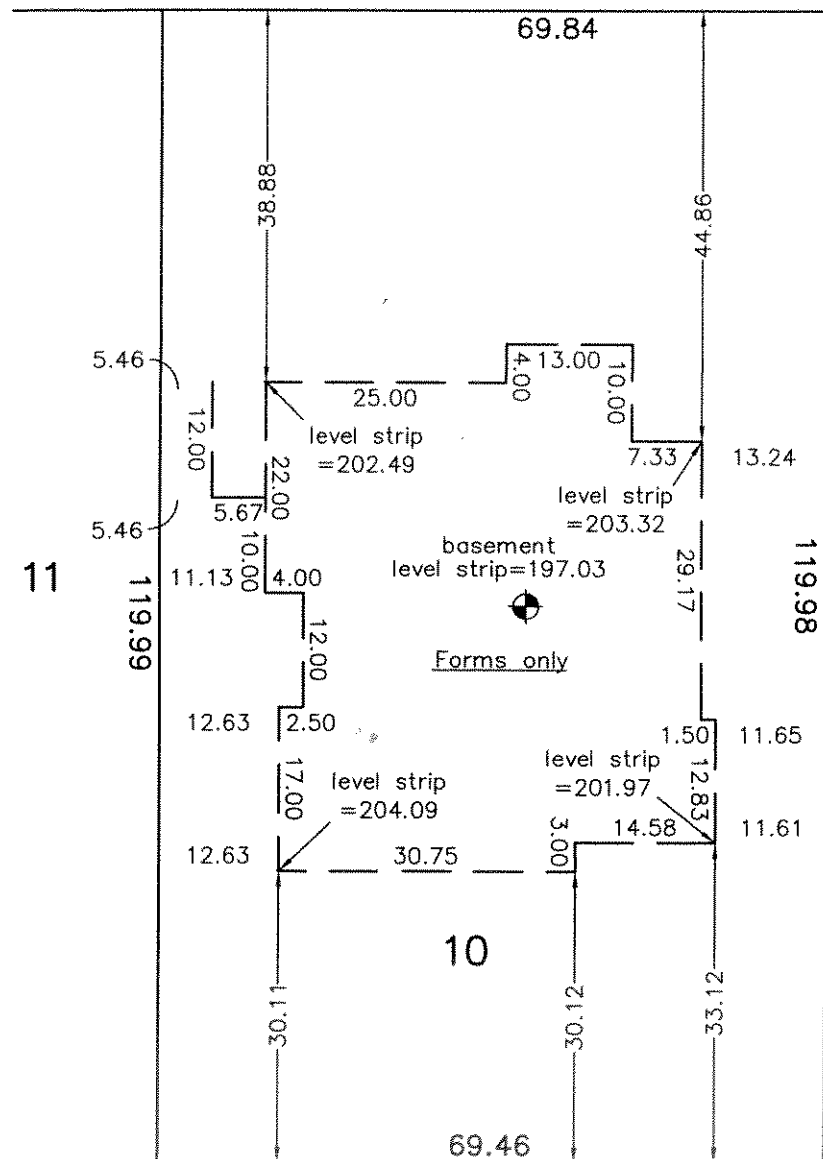




B.C. LAND SURVEYOR'S CERTIFICATE  
OF LOCATION OF FORMS ONLY CONSTRUCTED ON  
LOT 10, BLOCK 5, DISTRICT LOT 130, GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 12119  
LANE

SCALE 1" = 20'

All distances are in feet



KENSINGTON AVENUE

RECEIVED  
APR 23 2015  
BUILDING DEPARTMENT

CIVIC ADDRESS

6497 PARKCREST DRIVE  
BURNABY, B.C.

NOTE:

PARKCREST DRIVE

1. Elevations are based on Geodetic Datum of Burnaby and are derived from survey monument 77H6846 situated at the intersection of Buchanan Street and Woolwich Avenue. Elevation = 198.67 feet

2. Temporary Bench Mark: duplex nail set in fence post  
Elevation = 206.17 feet

3. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

CERTIFIED CORRECT.

DATED THIS 20TH DAY OF SEPT., 2013

LOUIS NGAN

B.C.L.S.

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE  
VANCOUVER, B.C., V5P 3T6  
(604) 327-1535





The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from 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 6165

**3.(a)**



# 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 LEV KESELMAN

Mailing Address #227-5589 BYRNE ROAD

City/Town BURNABY Postal Code V5S 3S1

Phone Number(s) (H) 604-764-9165 (C) 604-764-9165

Email levkeselman@shaw.ca

Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner Lev Keselman / Tommy Chu

Civic Address of Property 7842 Kerrywood Cr  
Burnaby BC V5A 2G1

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.

MAY 11<sup>th</sup> 2015  
Date

[Signature]  
Applicant Signature

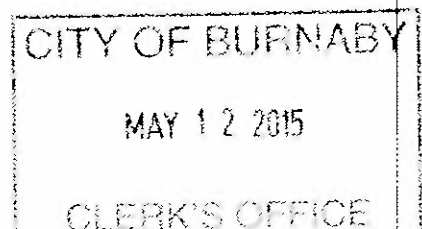
### Office Use Only

Appeal Date 2015 June 04

Appeal Number BV# 6166

#### Required Documents:

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



**Lev Keselman & Tammy Chu**

#227 - 5589 Byrne Road, Burnaby, BC, V5S 4P7

Phone: 604-764-9165

► **City of Burnaby, Board of Variance**

---

**Hardship Letter, re: 7842 Kerrywood Cr, Burnaby, BC, V5A 2G1**

We are the owners of property located at 7842 Kerrywood Crescent, it is currently occupied by a 46 year old bungalow and we are wishing to build a new house on this property for ourselves and our family.

The property is extremely challenged from a by-law point of view,

Eagle Creek is running thru the back of the property as you can see on the site plan attached to this application. With the current City bylaws - the property wouldn't allow for a new home to be built on it because of the setbacks required from both the street side and the creek side by current city bylaws.

It was suggested to us (by City of Burnaby planning department) to build the new home from the existing foundation and that way we will minimize the disturbance to the creek. We already went thru an environmental review committee and were given a conditional approval for the new structure (in terms of keep the existing foundation and staying as close to the creek as where the existing home is positioned).

We are now seeking approval from the board of variance regarding the front yard and the side yard of the property.

We feel that the suggested plans (going into a two story home of the existing foundation) is probably the least aggravating way to build a new home on this property with regards to respecting current city bylaws and minimizing any sort of environmental concerns that arise with Eagle Creek

Thank you,

---

**Lev Keselman & Tammy Chu**

[Pick the date]

Project number	-
Date	FEB 2015
Score	As indicated

NOTES:

1. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE.
2. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING AND STRUCTURAL REQUIREMENTS.
3. TYPE OF HEATING: RADIANT HEATING
4. WINDOWS, DOORS AND SKYLIGHTS SHALL COMPLY WITH CSA 4440:
  - PERFORMANCE CLASS R
  - PERFORMANCE GRADE PG-1440 (PG30)





# BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> May 5, 2015		<b>DEADLINE:</b> May 12, 2015 for the June 4, 2015 hearing		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Lev Keselman				
<b>ADDRESS OF APPLICANT:</b> 227 – 5589 Byrne Rd, Burnaby B.C. V5J 3J1				
<b>TELEPHONE:</b> 604.764.9165				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New Single Family Dwelling				
<b>ADDRESS:</b> 7842 Kerrywood Crescent				
<b>LEGAL:</b>	<b>LOT:</b> 28	<b>DL:</b> 42	<b>PLAN:</b> 23102	

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) R1 [101.8; 101.9(1)]**  
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 will be 16.54 feet to the foundation where a minimum front yard setback of 31.03 feet is required based on front yard averaging. The roof overhang will be 1.0 feet beyond the foundation.
- 2) The side yard setback will be 6.13 feet to the foundation where a minimum side yard setback of 7.9 feet 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.*

DS

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service

APR 23 2015

Serrywood  
Residence

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7842  
KERRYWOOD  
CRESCENT  
BURNABY, B.C.

23

11/11/2011 11:11:11 AM

15/30

**3.(b)**

ARTIST'S SURVEY PLAN OF LOT 28  
DISTRICT LOT 42, GROUP 1  
NEW WESTMINSTER DISTRICT T. PLAN 23102

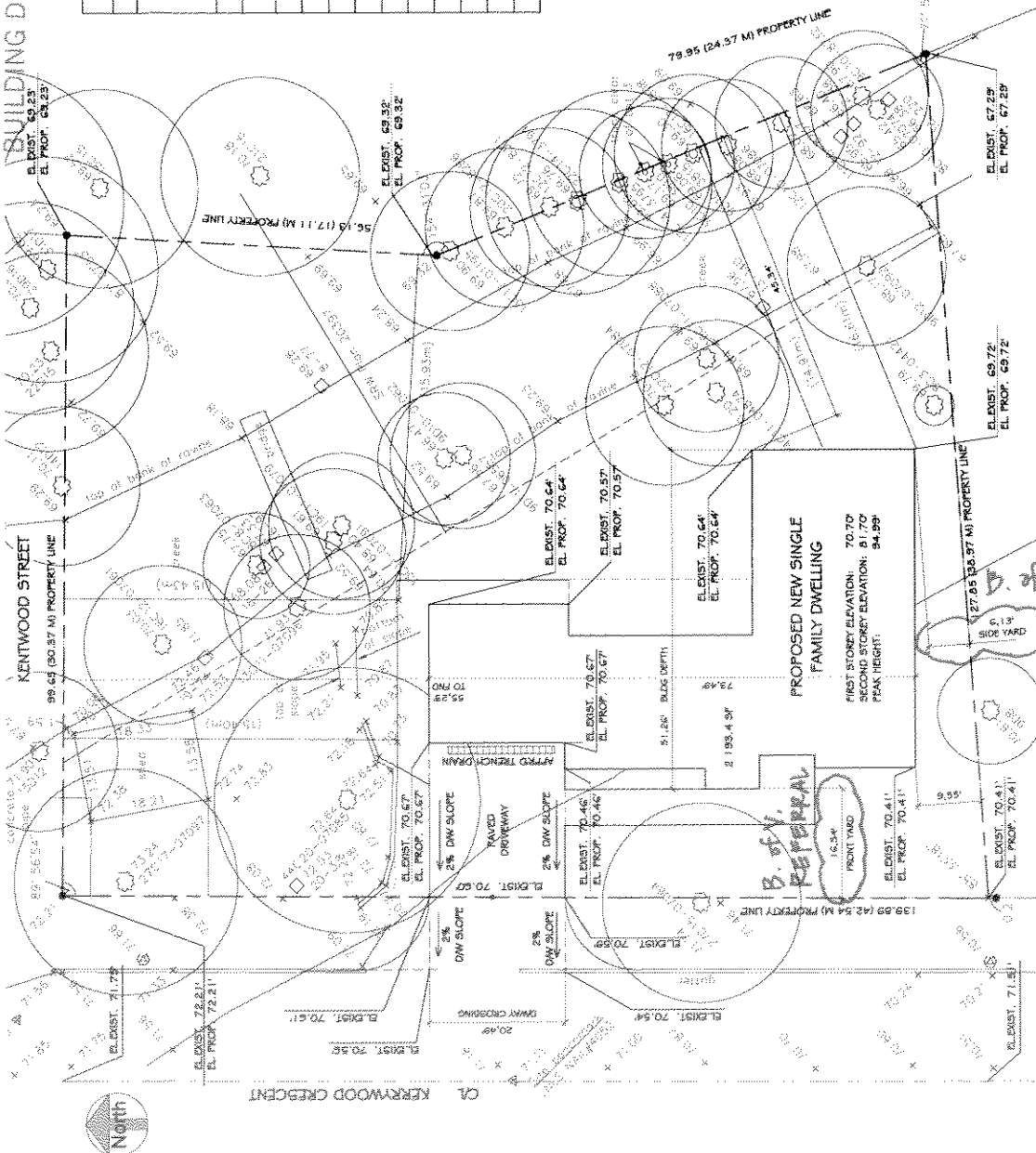
BUILDING ANALYSIS OF: 7842 KERRYWOOD CR					
ZONE	R1				
LEGAL DESCRIPTION	POSTAL CODE V54261, LOT NORTH 107M X 197M EAST 107M X 197M LOT 31A, DISTRICT LOT 42, PLAN IMP231.02, LTO PID 003-966-276	LOT DPTH 30.73M, WIDTH 19.42M, AREA 596.00SQM			
SITE SIZE	14 407.49 SQ'				
G.P.A.	ALLOWABLE PROPOSED	1 467.49 X 0.60 = (8 844.5) € 350.9 SF			
A.G.F.A.	ALLOWABLE PROPOSED	1 763.50 M + 2 113.90 = 5 877.4 SF			
LOT COVERAGE	ALLOWABLE PROPOSED	1 407.49 X 0.4 = 5 762.99 SF			
BUILDING DEPTH	PROPOSED	1 763.50 M + 2 113.90 = 5 877.4 SF			
IMP. AREA	ALLOWABLE PROPOSED	1 407.49 X 0.4 = 5 762.99 SF			
CAR. PORCH	ALLOWABLE PROPOSED	473.50M = 429.96G = 2 193.4 SF			
DECK	ALLOWABLE PROPOSED	51.36G			
FLOOR Y.	ALLOWABLE PROPOSED	14 407.49 X 0.7 = 10 085.24 SF			
SIDE Y.	ALLOWABLE PROPOSED	5 17.33 SF			
REAR Y.	ALLOWABLE PROPOSED	39.00 SF			
ACC. BLDG.	ALLOWABLE PROPOSED	37.00 SF			
	ALLOWABLE PROPOSED	3 677.4 X 0.08 = 310.19 SF (8%)			
	ALLOWABLE PROPOSED	229.6 SF			
	ALLOWABLE PROPOSED	29.9'			
	ALLOWABLE PROPOSED	6.54'			
	ALLOWABLE PROPOSED	7.9'			
	ALLOWABLE PROPOSED	6.13'			
	ALLOWABLE PROPOSED	29.5'			
	ALLOWABLE PROPOSED	6.97'			
	ALLOWABLE PROPOSED	N/A			
	ALLOWABLE PROPOSED	N/A			

(5) PERVIOUS AREA CALCULATION

GARAGE & APRON	902.91 SF
REAR WALK	322.33 SF
MAIN BLDG & COV. PORCH	3,914.4 SF
SIDE WALK	192.08 SF
FRONT WALK & STAIRS	245.77 SF
PROPOSED INTERVIOUS AREA	5,517.53 SF
ALLOWED INTERVIOUS AREA	10,085.24 SF

NOTES-

1. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE.
2. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND STRUCTURAL REQUIREMENTS
3. TYPE OF HEATING: RADIANT HEATING
4. WINDOWS, DOORS AND SKYLIGHTS SHALL COMPLY WITH CSA A440:
  - PERFORMANCE CLASS R
  - PERFORMANCE GRADE FG 440 (FG30)



## SITE PLAN

↑ Scales:



SHANTUNG DEPARTMENT

Vadim Kadochnikov  
214-1-23 East 9th St  
North Vancouver  
B.C. V7L2Y9  
tel: 778-323-1540  
kadochnikov@yahoo.com

Kerrywood  
Residence

No.	Description	Date
-----	-------------	------

7842  
KERRYWOOD  
CRESCENT  
BURNABY, B.C.

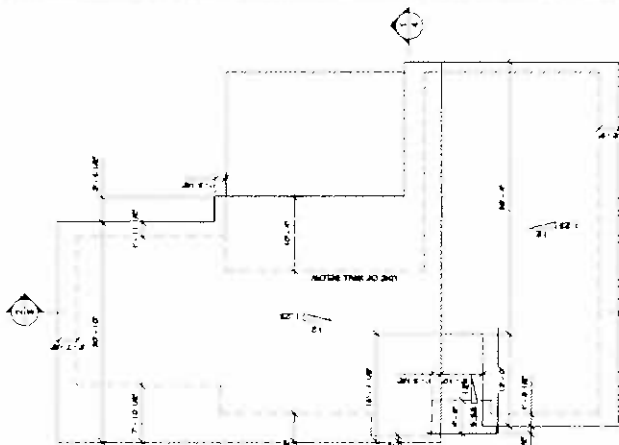
S. ELEVATION, SECTION :  
ROOF PLAN

5102 6338

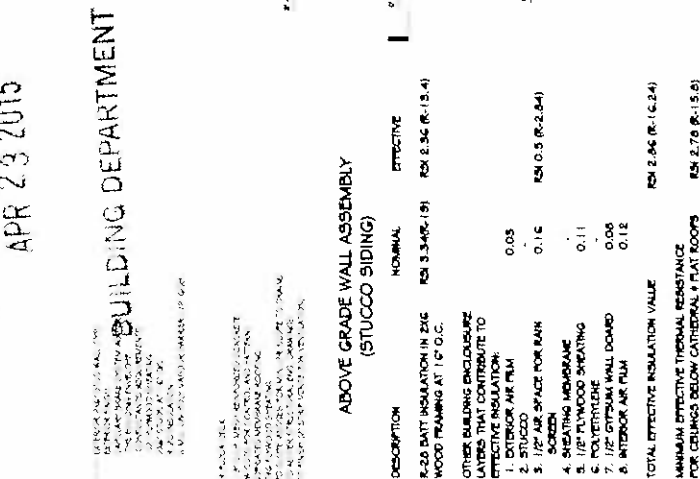
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As indicated

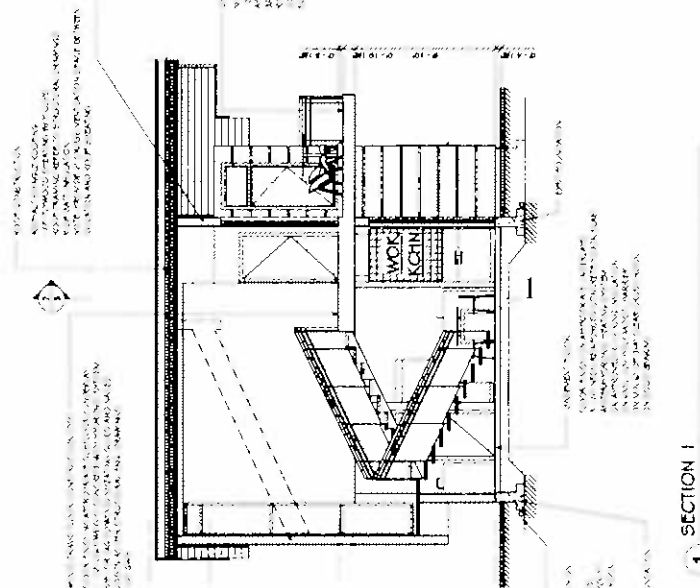
### 3.(b)



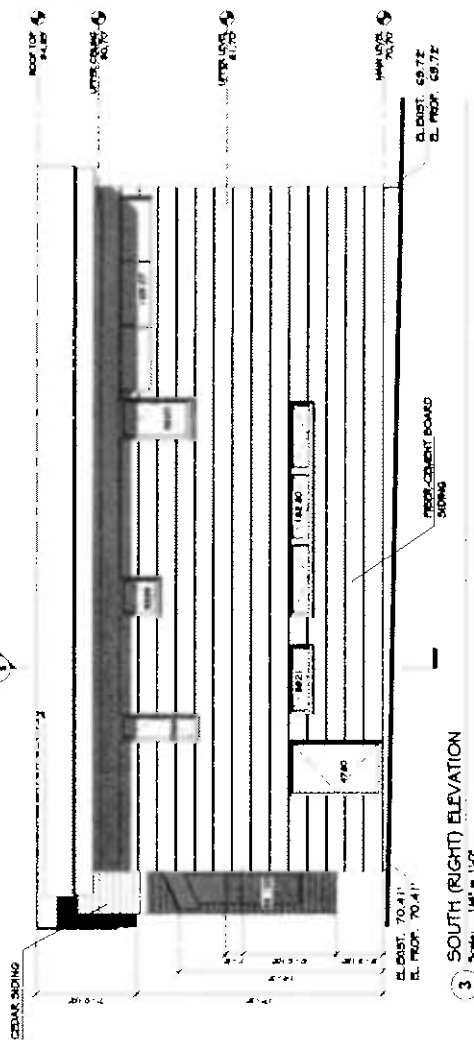
2 ROOF PLAN  
Scale: 1/8" = 1'-0"



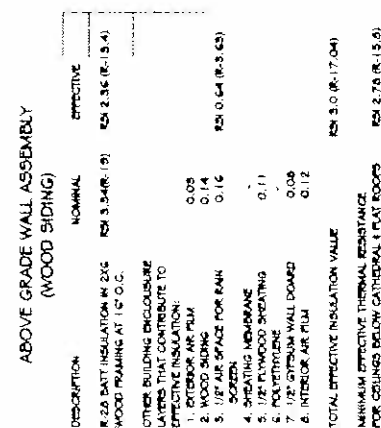
MINIMUM EFFECTIVE THERMAL RESISTANCE  
FOR CEILINGS BELOW CATHEDRAL & FLAT ROOFS



1 SECTION 1  
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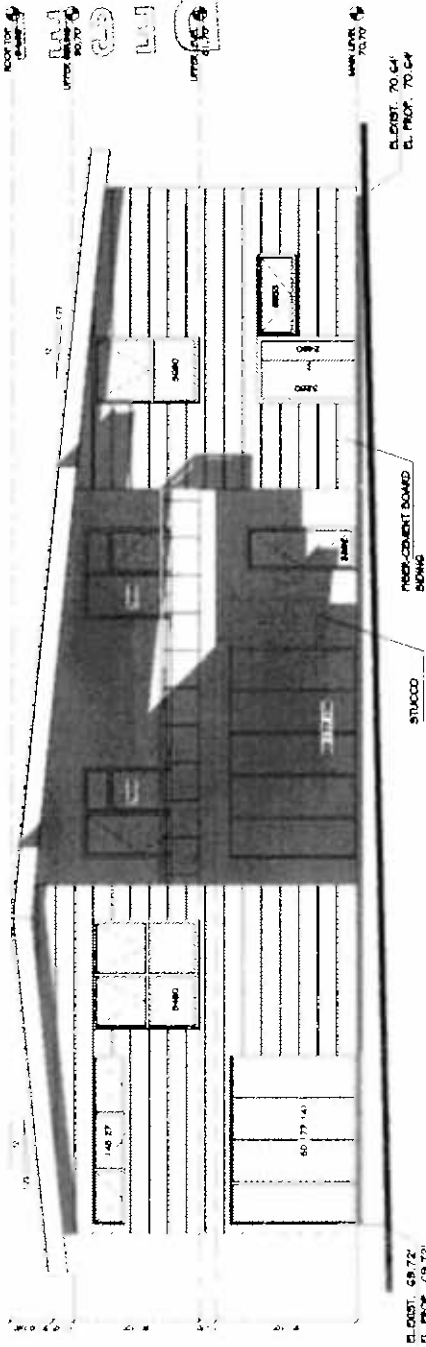


3 SOUTH (RIGHT) ELEVATION  
Scale: 1/8" = 1'-0"



RECEIVED  
APR 23 2015  
BUILDING DEPARTMENT

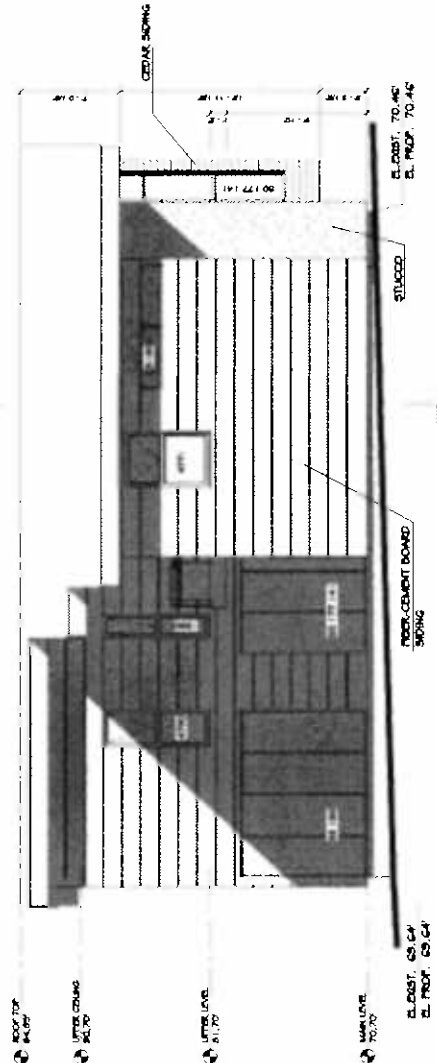
Vladimir Kadosnikov 214-123 East 19th St. North Vancouver B.C. V7L 2Y9 Tel: 778-323-1540 kadosnikov@yahoo.com www.vladimirkadosnikov.com		Kenwood Residence	
No.	Description	Date	
7042 KENWOOD CRESCENT BURNABY, B.C.			
ELEVATIONS			
FEB 2015			
6			
1/4" = 1'-0"			



1 EAST (REAR) ELEVATION  
Scale: 1/4" = 1'-0"

ABOVE GRADE WALL ASSEMBLY  
(6.35MM FIBER-CEMENT BOARD SIDING)

DESCRIPTION	NOMINAL	EFFECTIVE
R-5.0 BATT INSULATION IN 2x6 WOOD FRAMING AT 16" O.C.	RSI 5.34 (R-1.0)	RSI 2.36 (R-1.34)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. 6MM FIBER-CEMENT BOARD SIDING	0.23	
3. 1/2" AIR SPACE FOR RAIN SCREEN	0.16	RSI 0.825 (R-2.57)
4. SHEATHING MEMBRANE	0.11	
5. 1/2" PLYWOOD SHEATHING	0.11	
6. POLYETHYLENE	0.06	
7. 1/2" GYPSUM WALL BOARD	0.06	
8. INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.603 (R-15.37)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW CATHEDRAL & FLAT ROOFS		RSI 2.76 (R-15.5)



2 NORTH (LEFT) ELEVATION  
Scale: 1/4" = 1'-0"

-46-

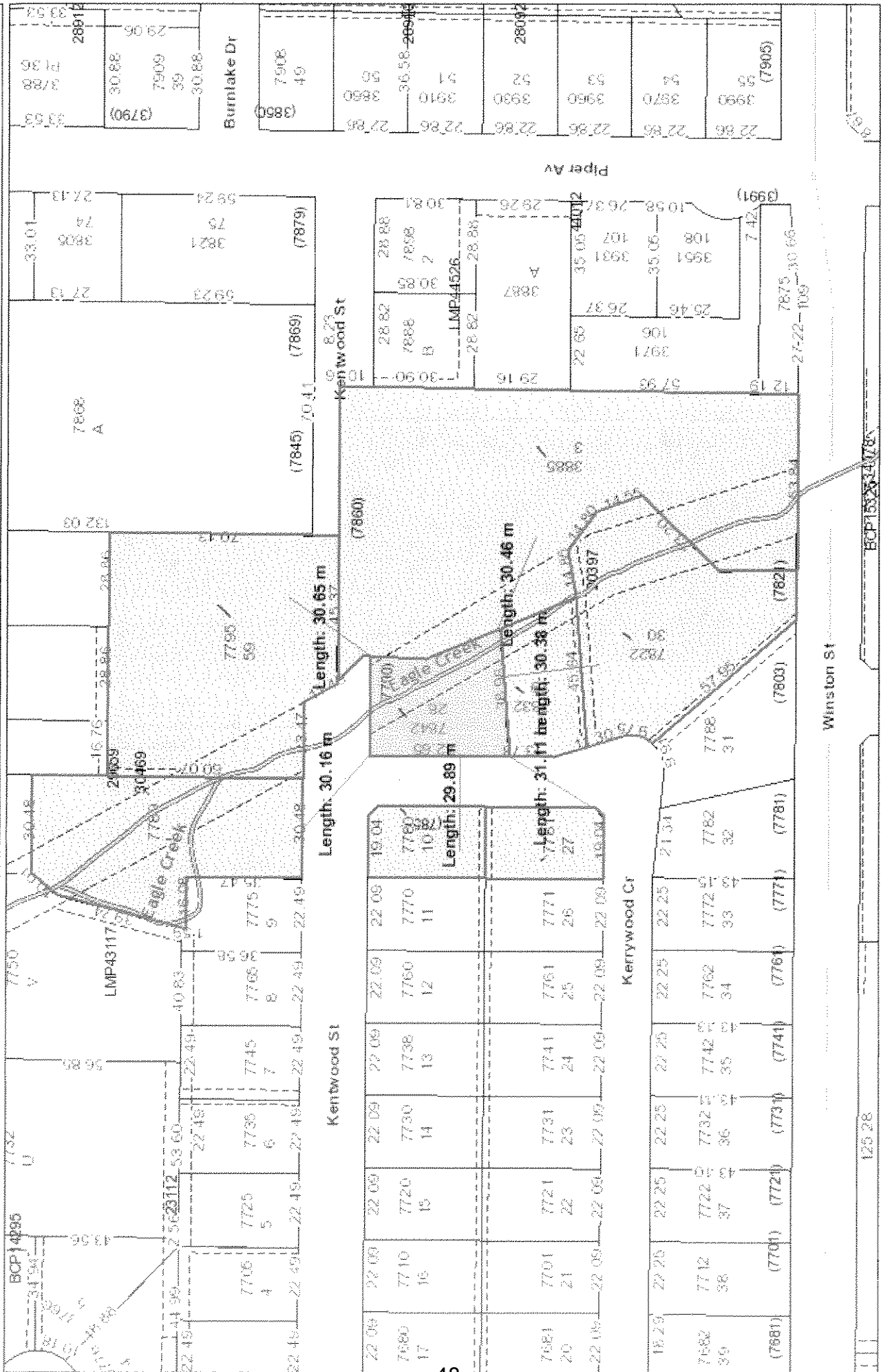




# 7842 Kerrywood Crescent

May 12, 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 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 6166

3.(b)



# 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

ED PIENDL

Mailing Address

3777 KEITH ST\*

City/Town

BURNABY

Postal Code

Phone Number(s)

(H) 604 727 0448 (C) 604 437 4745

Email

EDP@RIP OF THE RED.COM

Preferred method of contact:

☐ email

☒ phone

☐ mail

### Property

Name of Owner

684584 BC LTD

ED AND LEANNE PIENDL

Civic Address of Property

3777 KEITH ST

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.

Date

MAY 11 2015

Applicant Signature

[Signature]

### Office Use Only

Appeal Date

2015 June 04

Appeal Number BV#

6167.

Required Documents:

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

CITY OF BURNABY

MAY 11 2015

CLERK'S OFFICE

RID OF THE RED  
 VAN SEA'S WHOLESALE PROCESSING  
 684584 B.C. LTD.  
 3777 Keith Street,  
 Burnaby, B.C., V5J 3B9  
 Ph: 604-437-4070  
 Fax: 604-437-4070  
 Email: [EdP@ridofthered.com](mailto:EdP@ridofthered.com); [LeanneP@ridofthered.com](mailto:LeanneP@ridofthered.com)

May 7, 2015

City of Burnaby  
 4949 Canada Way  
 Burnaby, B.C.

Attention: Mark Sloat, P. Ag, Long Range Planner – Environment  
 Dereck Gulajec, R.B.O., Building Technologist  
 Joy Adam, Planning Assistant

Dear Sirs:

**RE: 3777 Keith Street, Burnaby, B.C.**  
**3790 Marine Drive, Burnaby, B.C.**  
**RE: PPA 15-0040**

In support of our Application for Variance with respect to setbacks from the creek, we wish to offer the following information/background:

1. When we purchased the property in 2005 it was (and still is) a fish processing facility, which facility had been on the property and in operation since approximately 1959. The property, at the time, was very much in disarray and the business was close to failure and all previous employees had been let go;
2. Since the time of purchase, we have worked extremely hard to clean up the property both inside and out, build up a viable, income generating business and become a responsible employer of approximately 20 full time employees.
3. On October 8, 2014, by absolutely no fault of our own, we had a fire inside the building which resulted in minimal fire damage, but did result in extensive smoke damage. We were very thankful that no one was hurt. Shortly after, we set out to repair the structure with our focus being to be up and running and to rehire all out-of work employees within the shortest time possible.
4. In this process, we have come to now understand that 2 existing additions to the original building were not previously authorized by the City to the previous owner, which we were completely unaware of at the time of purchase. Specifically, we now understand that the said two additions are not in compliance with the current setback requirements from Boundary Creek which runs through the far east side of the property.
5. As the two additions are crucial in the operations of our business, we are pleading for a relaxation in the required setback distance.
6. In this request, please know that we are more than willing to follow any necessary guidelines to protect/restore/enhance the Boundary Creek portion of our property .

In closing, ourselves and our out-of-work employees have been through an extreme amount of financial and emotional stress and hardship as the result of the fire and repair process. We are also under strict timelines in working with the Canadian Food Inspection Agency to re-instate our status within the next few months. We would

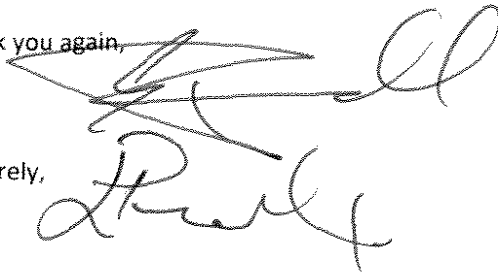
like nothing more than to work together with Burnaby and other authoritative bodies, to repair our facility as quickly as humanly possible. In doing so, we will be able to, once again, be an active responsible business in the City of Burnaby and, most importantly, be able to resume providing much needed employment income to our previous employees and their families.

We thank you in advance and appreciate your serious consideration and understanding in our request for variance in the matter.

Lastly, if we can provide any further information/assistance whatsoever in this process, we are more than willing to do so at your convenience.

Thank you again,

Sincerely,

The block contains two handwritten signatures. The first signature, positioned above the word 'Sincerely', is a stylized, cursive signature that appears to be 'Ed Piendl'. The second signature, positioned below the word 'Sincerely', is another stylized, cursive signature that appears to be 'Leanne Piendl'.

Ed Piendl and Leanne Piendl



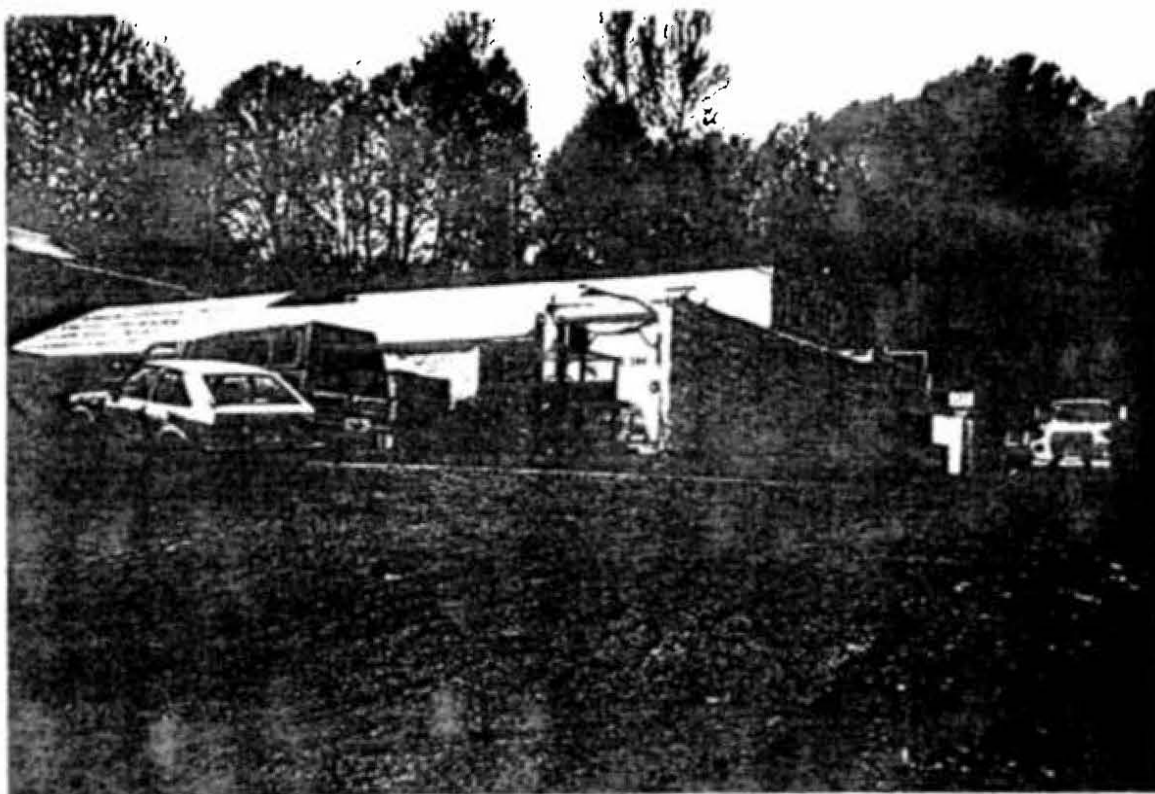
*William V. Falcus & Associates (1977) Ltd.*

REAL ESTATE APPRAISERS

PHOTOGRAPHS OF THE SUBJECT PROPERTIES

TAKEN APRIL 15, 1994

IMPROVEMENTS AT 3777 KEITH STREET



Property  
before  
We bought

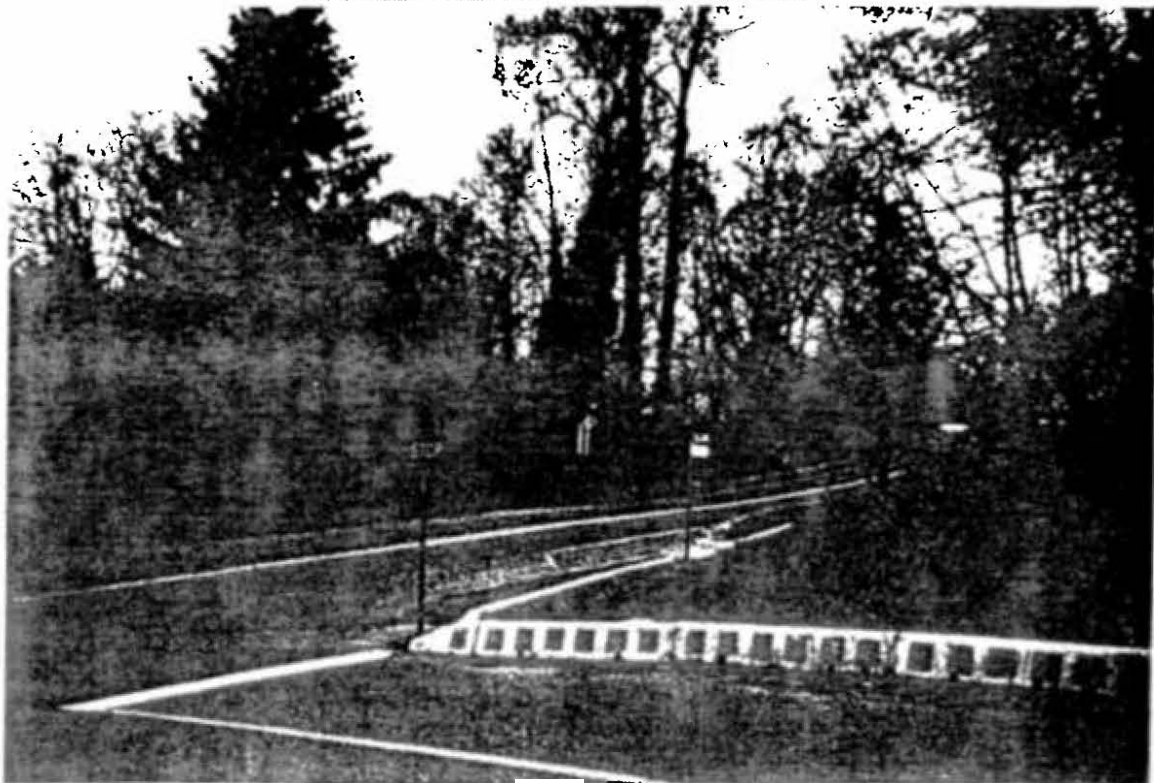
*William V. Falcus & Associates (1977) Ltd.*

REAL ESTATE APPRAISERS

STORAGE AREA AT 3777 KEITH STREET



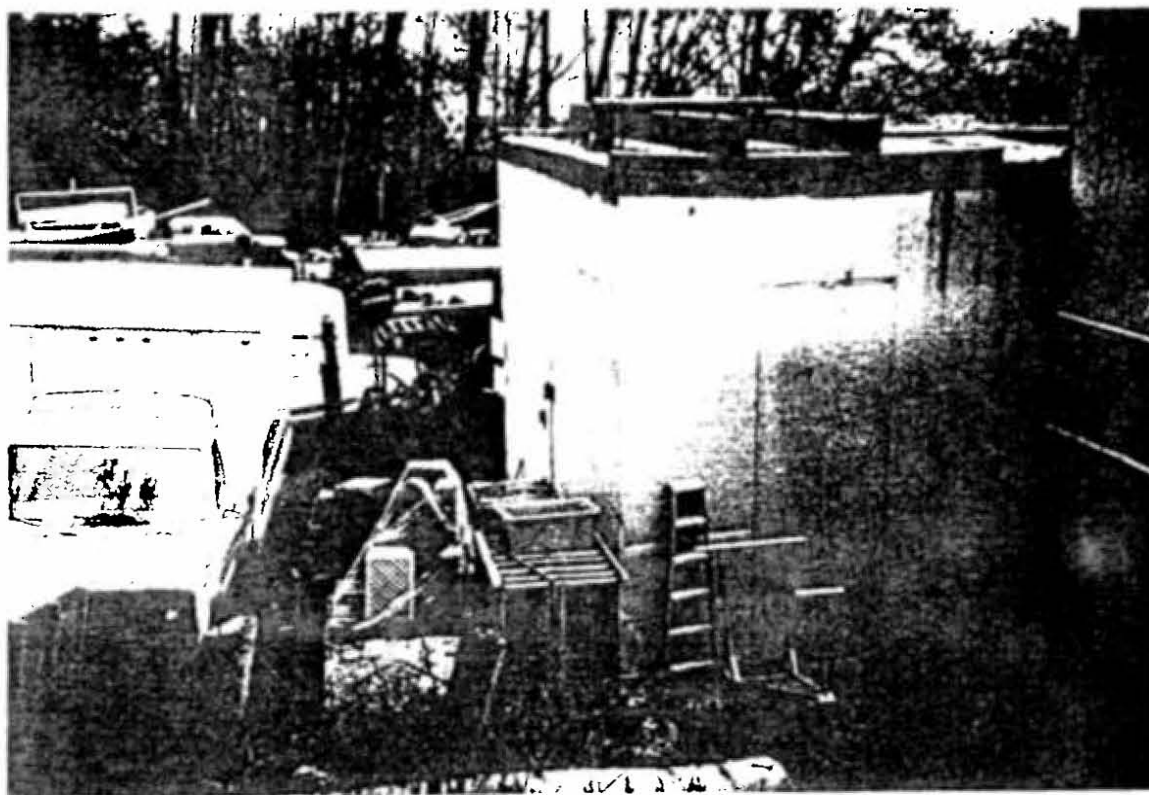
VACANT SITE AT 3790 MARINE DRIVE LOOKING  
SOUTHWEST FROM MARINE DRIVE



*William V. Falcus & Associates (1977) Ltd.*

REAL ESTATE APPRAISERS

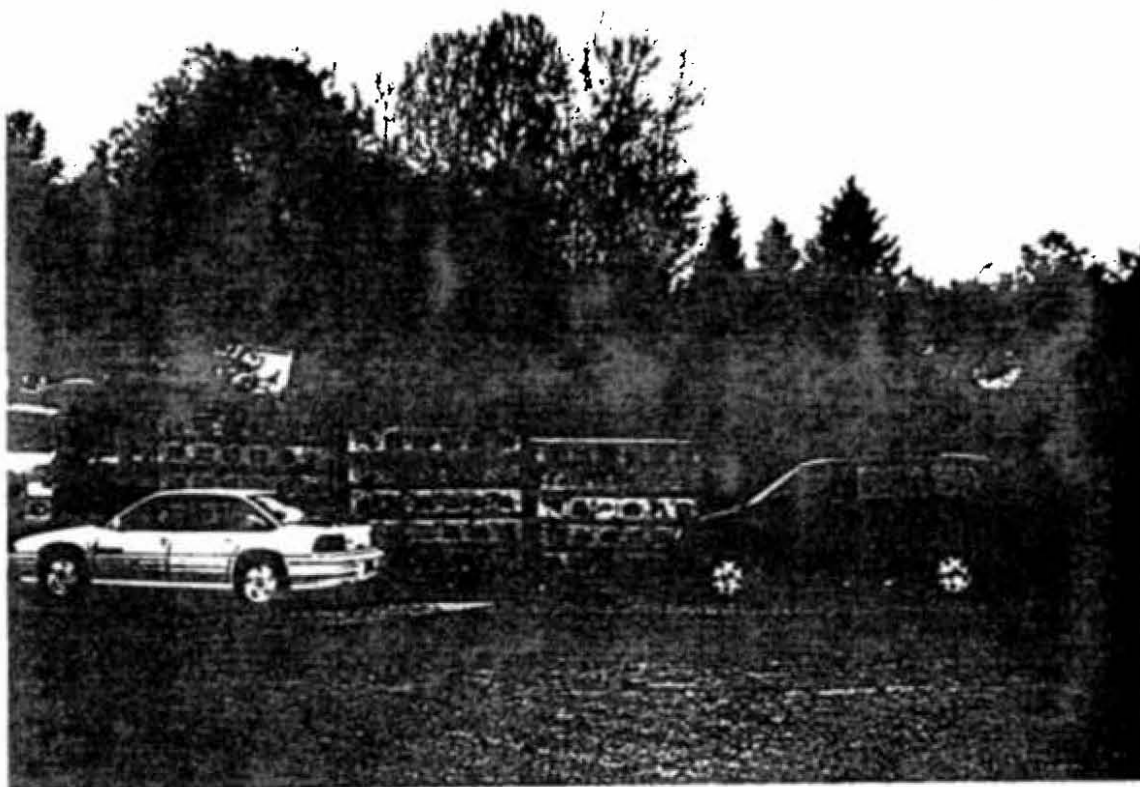
IMPROVEMENTS AT 3777 KEITH STREET



***William V. Falcus & Associates (1977) Ltd.***

REAL ESTATE APPRAISERS

3790 MARINE DRIVE LOOKING NORTH FROM KEITH STREET



BOARD OF VARIANCE REFERRAL LETTER		
DATE: 2015 May 12	DEADLINE: 2015 May 12  Date of Hearing: 2015 June 04	<i>This is <u>not</u> an application.</i>  <i>Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Ed Piendl		
ADDRESS OF APPLICANT: 3777 Keith Street, Burnaby, BC, V5J 3B9		
TELEPHONE: 604 727 0448		

Preliminary Plan Approval Application: PPA #15-00040			
DESCRIPTION: Consolidation of 3777 and 3790 Keith Street, structural additions and alterations (built w/o permit) to the existing legal non-conforming industrial building and associated parking, loading and landscape revisions.			
ZONING: M5			
ADDRESS: 3777 Keith Street			
LEGAL:	LOT: 12	DL: 175	PLAN: NWP17608

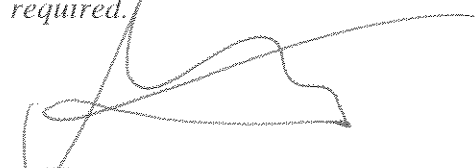
The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to Section 911 (5) of the *Local Government Act*.

#### COMMENTS:

The applicant is proposing to construct structural additions and alterations in a building containing an existing legal non-conforming use, for which a Board of Variance ruling is required pursuant to Section 911 (5) of the *Local Government Act*.

#### Note:

*The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeals(s) may be required.*



Margaret Malysz  
Supervisor, Development Plan



Still

**SCOTT  
GORDON  
ARCHITECT**

AIBC AAA

1155 West 48th Avenue  
Vancouver, B.C.  
V6M 2B2

Call (604) 230-6772

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EX. COMPRESSOR TO  
BE REPLACED  
WITH BURE.

EX. PETRANIC  
V. 1111  
V. 1111

3 PAPERWORKS

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2 LEADING BOTS  
THIS WEEK

LINE OF EXISTING FENCE

Ex. PEDBANKS was

Subscribed before

NO OUTRIP STORAGE  
PERMITTED

ANDERSON

[illegible]



WALL ASSEMBLY

- 1 REMOVE EXISTING WALL CLADDING  
INSTALL WALL PROTECTION TO 8'-0" AFF  
PAINT EXISTING CONCRETE BLOCK / WOOD COLUMN
- 2 METAL WALL PROTECTION TO 8'-0" AFF  
3/4" TYPE X G B  
R-20 BATT INSUL 1/2 MIL V B  
2% FRAMING (EXISTING)  
2 LAYERS WITH FIN BEING PAPER  
SING TO MATCH BLDG STANDARD
- 3 WALL PROTECTION  
EXISTING FRAME NAIL
- 4 1/2" G B BOTH SIDES / PAINT  
EXISTING WOOD FRAMING
- 5 1/2" G B / PAINT  
1/4" TYPE X G B INSUL 1/2 MIL V B  
EXISTING FRAMING
- 6 3/4" TYPE X G B BOTH SIDES  
2X4 @ 16" O.C. FRAMING  
PROVIDE 1/2" TREATED PLUMBOOD 2X4 INSIDE  
OF ROOM FROM 24" ABOVE FLOOR TO 6'-0"
- 7 EXISTING WALL  
CLADDING  
BUILDING CODE  
PLYWOOD SHEATHING  
2"x6" @ 16" O.C.  
BATT INSULATION / V B  
PLYWOOD WALL PROTECTION

CEILING ASSEMBLY

- 1 C-MOISTURE RESISTANT CEILING TILE / GRID  
3/4" TYPE X DENSGLAS GOLD Gypsum BOARD  
EXISTING STRUCTURE
- 2 C-MOISTURE RESISTANT CEILING TILE / GRID  
R-20 BATT INSULATION 1/2 MIL V B  
EXISTING STRUCTURE

DOOR SCHEDULE

- |   |           |  |
|---|-----------|--|
| 1 | 3 1/2"x6" | INSULATED STEEL DOOR/FRAME/PAINTED,<br>WEATHERSTRIPPING, SELF CLOSING<br>HINGES/DEADBOLT |
| 2 | 2 1/2"x6" | STEEL DOOR/FRAME/PAINTED, PASSAGE SET  |
| 3 | 6 1/2"x7" | STEEL DOOR/FRAME/PAINTED   |
| 4 | 2 1/2"x6" | STEEL DOOR/FRAME/PAINTED   |
| 5 | 2 1/2"x6" | STEEL DOOR/FRAME/PAINTED, PASSAGE SET  |

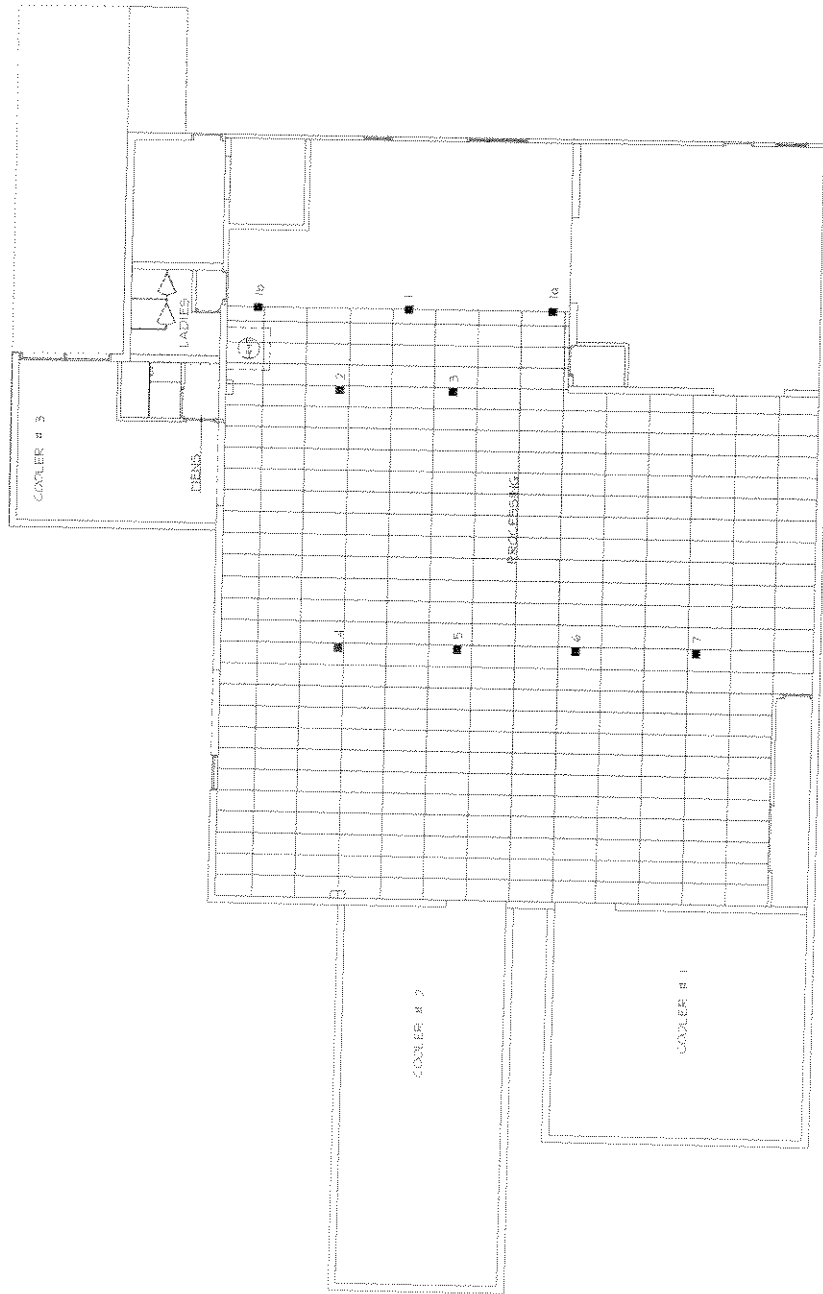
SCOTT  
GORDON  
ARCHITECT  
MAIBC AIA  
3375 West 48th Avenue  
Washington D.C.  
20548-248  
Tel: (800) 265-0410  
Fax: (800) 263-4106

THIS DRAWING IS THE PROPERTY OF  
SCOTT GORDON ARCHITECT  
IT IS TO BE USED ONLY FOR THE PROJECT  
AND SITE SPECIFICALLY IDENTIFIED HEREON

DATE OF THE SET  
3/7/77 KETH AIRPORT  
RUSHDAY, D.C.  
FIRE RESTORATION  
DRAWN BY  
ASSEMBLERS / 9-4106

Scale  
Sheet Number  
Sheet Size  
Part of Job





R.C.P. GROUND FLOOR  
SCALE: 3/16"=1'-0"

SCOTT  
GORDON  
ARCHITECT  
MAIBC AIA  
3350 West 4th Avenue  
Vancouver, B.C.  
V6H 3K4  
Tel: (604) 263-0191  
Fax: (604) 263-4108



PROJECT: R.C.P. GROUND FLOOR  
DATE: 10/10/00  
DRAWN BY: J. GORDON  
CHECKED BY: S. GORDON  
R.D. OF THE R.D.  
1777 WEST STREET  
SURREY, B.C.  
V4L 1C4  
P.L. 100-100-100  
REFLECTED CEILING PLAN  
GROUND FLOOR  
DATE: 10/10/00  
SCALE: 3/16"=1'-0"  
SHEET NO.: A-10  
SHEET TOTAL: 10

SCOTT  
GORDON  
ARCHITECT

MAIBC AIA

3075 West 42nd Avenue  
Vancouver, B.C.  
V6R 3K6

Tel: (604) 782-0440  
Fax: (604) 282-4188

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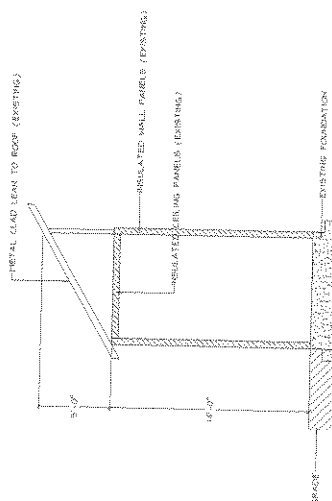
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3333 S. MARY AVE  
CHICAGO, ILL. 60608  
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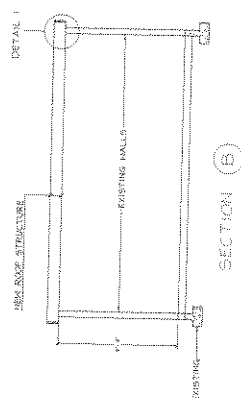
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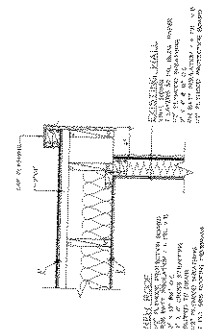
NEW YORK



1010 JOURNAL OF CLIMATE



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DESTAL. 1

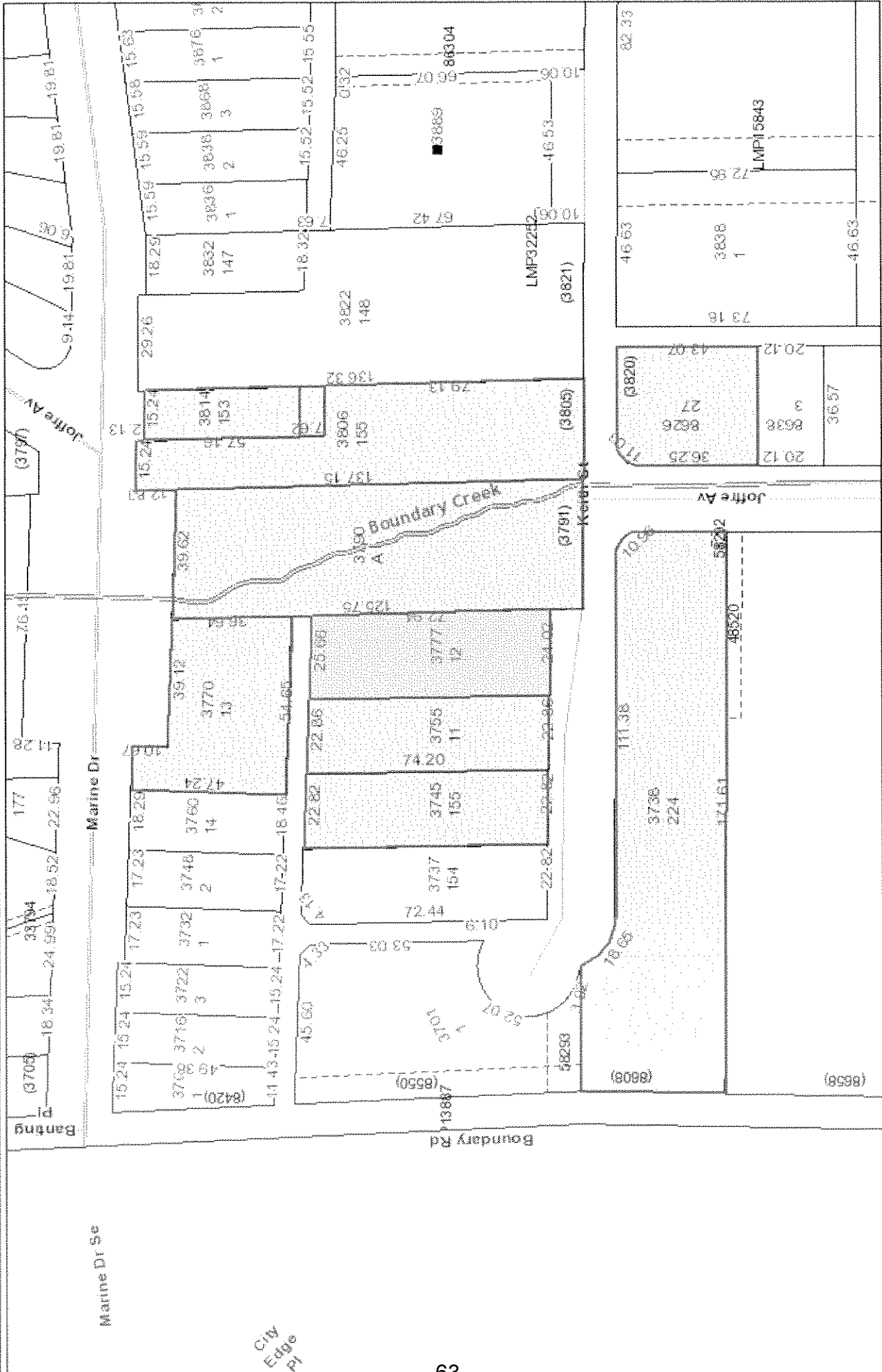




# 3777 Keith Street

May 13, 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 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 6167

3.(c)



# 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 Hijran Shawkat  
 Mailing Address 8043 Lucas Rd  
 City/Town Richmond B.C. Postal Code V6Y 1G2  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604-440-1625  
 Email hijran@hotmail.com  
 Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner Mohammad N. Rahimyar  
Mohammad D. Rahimyar  
Mohammad I. Rahimyar  
 Civic Address of Property 6953 Kings Way

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.

May 5, 2015  
 Date

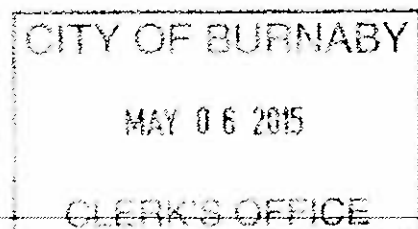
[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date 2015 June 04 Appeal Number BV# 6168

#### Required Documents:

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



Burnaby Board of Variance

c/o Office of the City Clerk

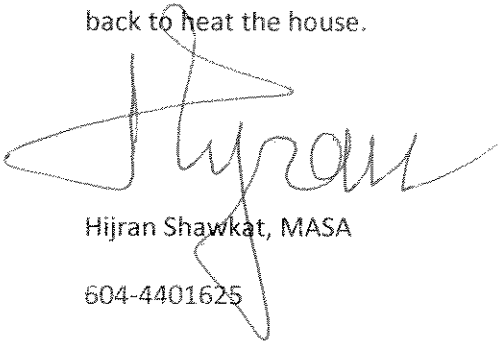
4949 Canada Way

Burnaby, B.C. V5G 1M2

Re: 6953 Kings Way

Dear Board Members

The owners have started unauthorized work in the Basement of the house with the intention to turning it to a storage area for their store. Following City inspectors stoppage of the work, We started to examine the various options available and their implications. At the end they have decided to return the Basement to be part of the main house. This plan shows steps to be taken in order to realize that, including providing a stair connecting the main floor to the Basement and a closet to host the Furnace back to heat the house.

A handwritten signature in black ink, appearing to read 'Hijran', with a large, stylized flourish extending from the bottom left.

Hijran Shawkat, MASA

604-4401625

**BOARD OF VARIANCE REFERRAL LETTER**

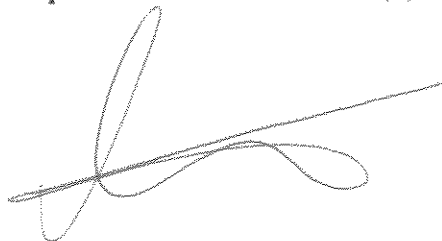
<b>DATE:</b> 2015 May 03	<b>DEADLINE:</b> 2015 May 12  <b>Date of Hearing:</b> 2015 June 04	<i>This is <u>not</u> an application.</i>  <i>Please take referral letter to Board of Variance. (Clerk's office)</i>
<b>NAME OF APPLICANT:</b> Hijran Shawkat		
<b>ADDRESS OF APPLICANT:</b> 8043 Lucas Road Richmond, BC V6Y 1G2		
<b>TELEPHONE:</b> 604-440-1625		

<b>Preliminary Plan Approval Application: PPA #14-336</b>			
<b>DESCRIPTION:</b> Exterior and interior structural alterations (built w/o permit) to the existing legal non-conforming single family dwelling.			
<b>ZONING:</b> C4			
<b>ADDRESS:</b> 6953 Kingsway			
<b>LEGAL:</b>	<b>LOT:</b> 16	<b>DL:</b> 95	<b>PLAN:</b> NWP7592

The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to Section 911 (5) of the *Local Government Act*.

**COMMENTS:**

The applicant is proposing to construct exterior and interior structural alterations in a building containing an existing legal non-conforming use, for which a Board of Variance ruling is required pursuant to Section 911 (5) of the *Local Government Act*.



Margaret Malysz  
Supervisor, Development Plan

The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from 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.







# 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 KARMJIT SANGHERA  
 Mailing Address 7069 125A ST SURREY  
 City/Town SURREY BC Postal Code V3W 1T5  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604-537-1851  
 Email karmjit\_80@hotmail.com  
 Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner KARMJIT SANGHERA  
 Civic Address of Property 3785 GODWIN 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.

MAY 11 / 2015  
 Date

[Signature]  
 Applicant Signature

### Office Use Only

Appeal Number BV# 6169

#### Required Documents:

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

CITY OF BURNABY  
 MAY 11 2015  
 CLERK'S OFFICE

April 21<sup>st</sup>, 2015

To the Board of Variance  
City of Burnaby

Subject: Vision clearance line & site setbacks  
for proposed duplex at 3785 Godwin Avenue, Burnaby

In regards to the property at the address above, we are requesting that you please allow a variance for the minimum required distance of 14'10" (4.5m) between principle building and detached garage. We are also requesting that the min. side yard setback of 4' for the garage be relaxed to 2'-6" at the west property line in order to avoid reducing the garage width

Because our property is located between 2 streets and a lane, we are required to keep a 6m vision clearance, no build zone at the north-east corner of the property as well as a 9m vision clearance, no build zone at the south-east corner. This no-build zone at the front of the property has forced us to keep a 7.16m setback (rather than the minimum required setback of 6.0m) therefore leaving only 8' 3-3/4" (2.52m).

Reducing the length of the house by 6'6" (the difference required to maintain 14'10" clearance between buildings) will not allow us to achieve the maximize floor area ratio for the R12 zoning and therefore will greatly affect our resale value as the house is already very narrow.

We greatly appreciate your consideration for this variance.

Many thanks,

Sincerely,



Karamjit Sanghera  
Company: 0902372 BC Ltd.  
Tel. 604-537-1851


**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> May 8, 2015		<b>DEADLINE:</b> May 12, 2015 for the June 4, 2015 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Karmjit Sanghera				
<b>ADDRESS OF APPLICANT:</b> 7069 – 125A Street, Surrey V3W1T5				
<b>TELEPHONE:</b> (604) 537-1851				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New two family dwelling with a detached garage				
<b>ADDRESS:</b> 3785 Godwin Ave				
<b>Legal:</b>	<b>LOT:</b> B	<b>DL:</b> 76	<b>PLAN:</b> 70205	

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-12 [6.3.1; 6.6(2)(c); 6.6(2)(d)]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

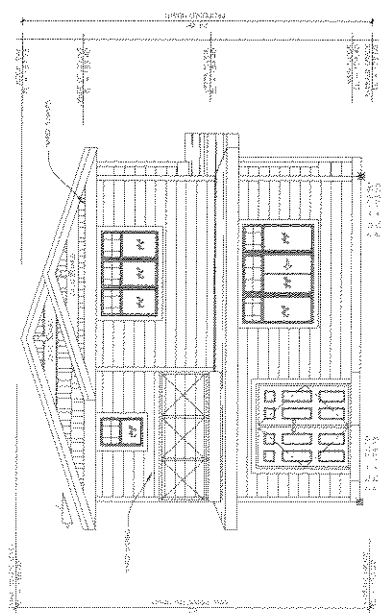
The applicant is proposing to construct a new two family dwelling with a detached garage. The following relaxations are being requested:

- 1) The distance between the principal building and detached garage is 8.25 feet where a minimum distance of 14.8 feet is required.
- 2) The width of the detached garage is 22.5 feet where a maximum width of the detached garage is 22.0 feet is permitted.
- 3) The setback between the detached garage and west property line is 2.5 feet where a minimum distance of 3.94 feet is required.

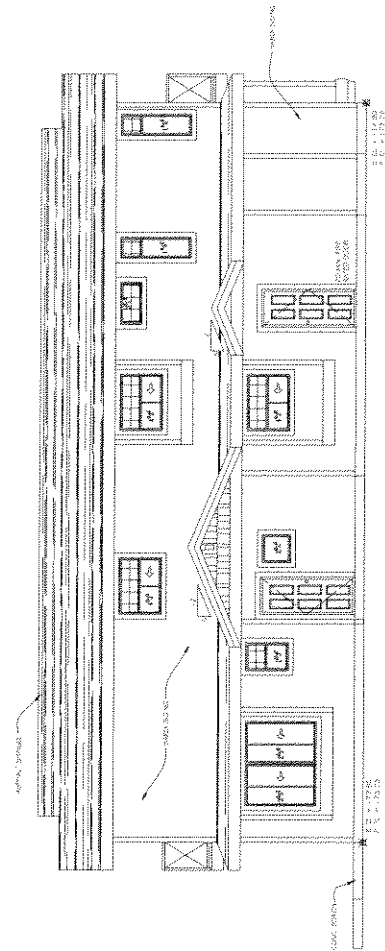
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required*

BHS

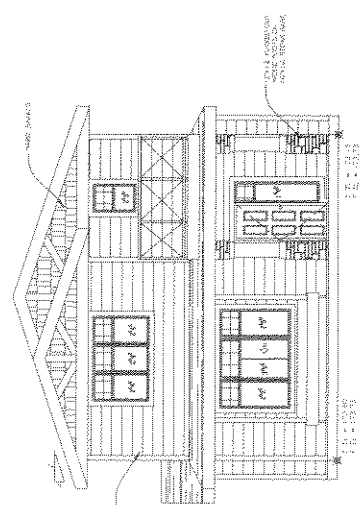
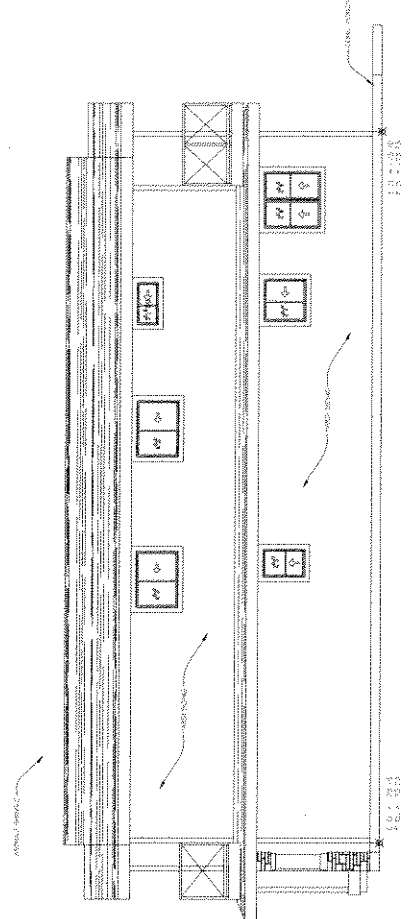
Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service



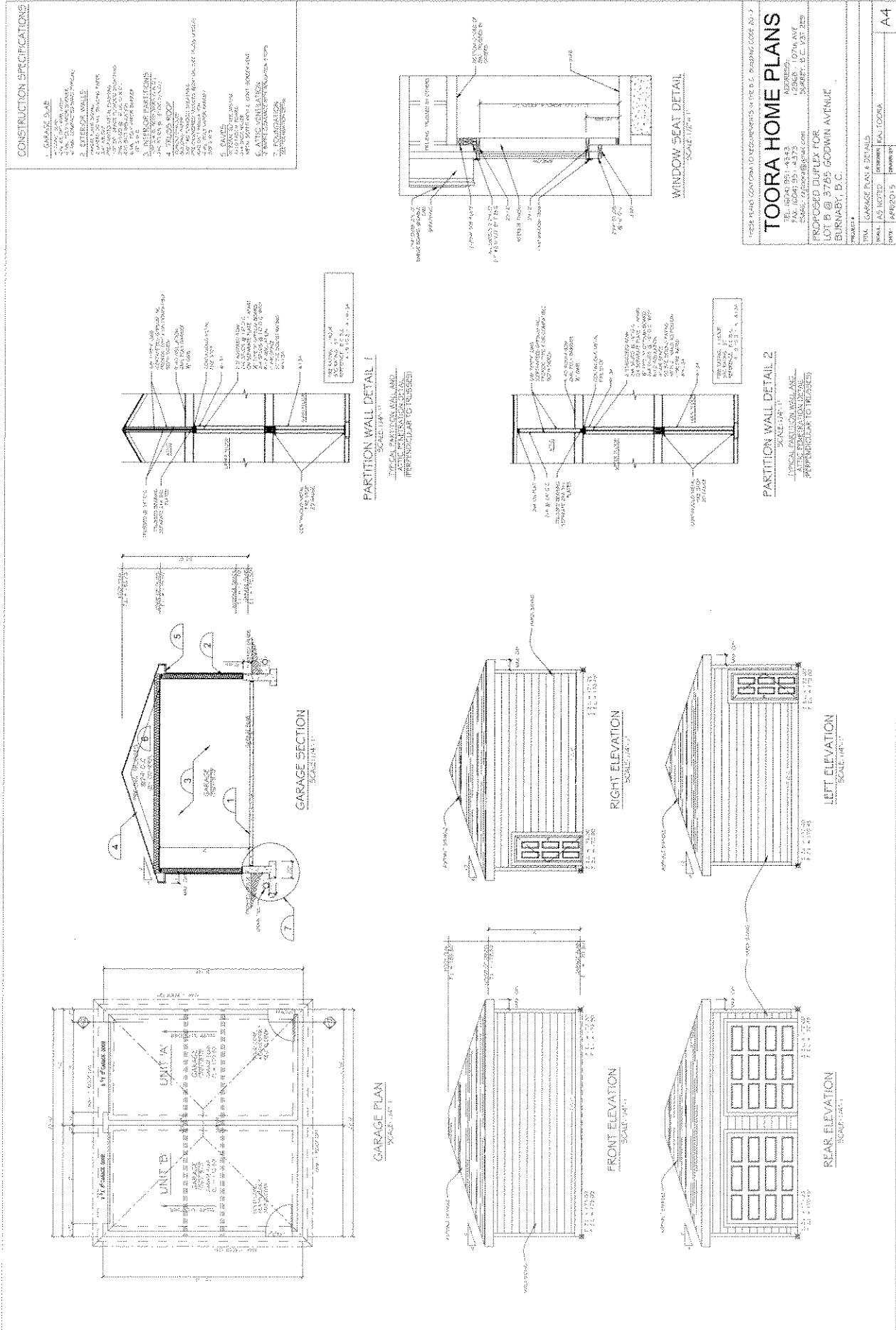
FRONT ELEVATION - UNIT "A"  
SCALE: 1/4" = 1'



RIGHT ELEVATION - UNIT 'A' & 'B'  
SCALE: 1/4" = 1'-0"

REAR ELEVATION - UNIT 'B'  
 2005/08/24 14:00LEFT ELEVATION - UNIT 'A' & 'B'  
SCALE: 1/4" = 1'-0"

LIFTING DISTANCE = 50'  
 TOTAL OPENED WALL AREA = 957 SQ. FT.  
 PERMITTED OPENING = 67 SQ. FT.  
 EXPOSED OPENING = 67 SQ. FT.



**BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF  
LOT B DISTRICT LOT 76 GROUP 1 N.W.D. PLAN 70205**

P.I.D. 002-120-216

**For Building Design Purposes**  
**Scale: 1 inch = 16 feet**

Current Civic Address:  
3785 Godwin Street  
Burnaby, B.C.

**Notes:**

- All dimensions are in feet.
- This Site Plan adheres to city's Tree By-law.
- Elevations are based on City of Burnaby integrated monument 357 elevation = 169.35 ft (51.618m).
- property dimensions are derived from Land Title Office records and are subject to change upon field survey

**RECEIVED**  
**APR 24 2015**

**Building Envelope in R12 zoning**

- adjacent lot average:
- House 5863 setback = 23.49 ft
- House 5873 setback = 19.71 ft
- Front yard average = 21.60 ft
- Front yard = minimum = 20.00 ft
- Rear yard minimum = 24.5'
- Rear yard = remainder = 30.69'
- Building depth = maximum = 65.00 feet
- Side yard = 4.0 ft. min.
- = 6.0 ft. min. (flanking street)

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

**LEGEND**

- IP ● ...denotes iron post
- LP ■ ...denotes lead plug
- (172.8) ...denotes gutter
- +999.9 ...denotes spot elevation
- ⊙COWF ...denotes tree
- ⊙ ...denotes sanitary manhole
- CB ⊙ ...denotes lawn basin
- LS ☀ ...denotes lamp standard
- WV ⊙ ...denotes water valve

NW537

A

**PLAN 70205**

(SEE POSTING PLAN EPP50424)  
SITE AREA = 3816 sq ft

APPROX.  
BUILDING  
ENVELOPE

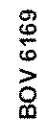
**SPROTT STREET**

**GODWIN AVENUE**

© 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: 1503141-701

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

Date of Survey: 30th day of March, 2015  
PAUL M. DHALIWAL  
BRITISH COLUMBIA  
LAND SURVEYOR  
SEAL  
GEN. REG. NO. 803  
C.L.S. 803





# 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 BC Postal Code V5A 1B4  
Phone Number(s) (H) 604-294-9395 (C) 604-537-5602  
Email A.BASRA5@LIVE.COM  
Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner A.C. TEL CONT  
Civic Address of Property 6696.98 AUBREY ST  
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.

2015/05/11  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2015 June 04 Appeal Number BV# 6170

#### Required Documents:

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

CITY OF BURNABY

MAY 11 2015

OFFICE



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

May 12, 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. Earlier this year, a further appeal to the Board for varying the minimum distance between the detached garages & the principle building was denied at a meeting in April, 2015.

At that meeting, some members of the Board were concerned about the impact of the massing of the detached garage on the adjacent dwelling unit. In response to those issues that were raised at that previous meeting, the developer has modified the design and:

- Reduced the size of the detached garage and replaced one parking bay with a carport.
- A skylight has been added to the carport roof.
- An additional door has been added to the side of the adjacent unit.

The reduced footprint of the garage towards the kitchen window of the adjacent unit will allow for ample natural light and directly address the concern raised by some Board members at the last meeting.

On behalf of the owner I would like to request the members of the board to give our appeal their due consideration as the developer has responded to their earlier concerns by making the necessary changes to the proposed design.

Thanks,

A handwritten signature in black ink, appearing to read 'Vikram Tiku', with a stylized flourish at the end.

Vikram Tiku

**TD Studio**

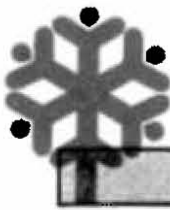
180 - 2250 Boundary Road,

Burnaby, B.C, V5M 3Z3

ph: 604.299.3821

fax: 604.299.3826

e: [tdstudio.vancouver@gmail.com](mailto:tdstudio.vancouver@gmail.com)



City of  
Burnaby

BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> May 8, 2015		<b>DEADLINE:</b> May 12, 2015 for the June 4, 2015 hearing		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Avtar Basra				
<b>ADDRESS OF APPLICANT:</b> 7357 Ridge Drive				
<b>TELEPHONE:</b> (604) 537-5602				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New two family dwelling with a detached garage / carport				
<b>ADDRESS:</b> 6696 Aubrey Street				
<b>Legal:</b>	<b>LOT:</b> 3	<b>DL:</b> 132	<b>PLAN:</b> 20814	

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

**Zone/Section(s) R-4 [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 / carport which the two family dwelling is currently under construction. The following relaxation is being requested:

- 1) The distance between the principal building and detached garage / carport is 6.00 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: A previous Board of Variance (B.V. 6155) denied an appeal requesting the distance between the principal building and the detached garage to be 6.01 feet where a minimum distance of 14.8 feet 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*

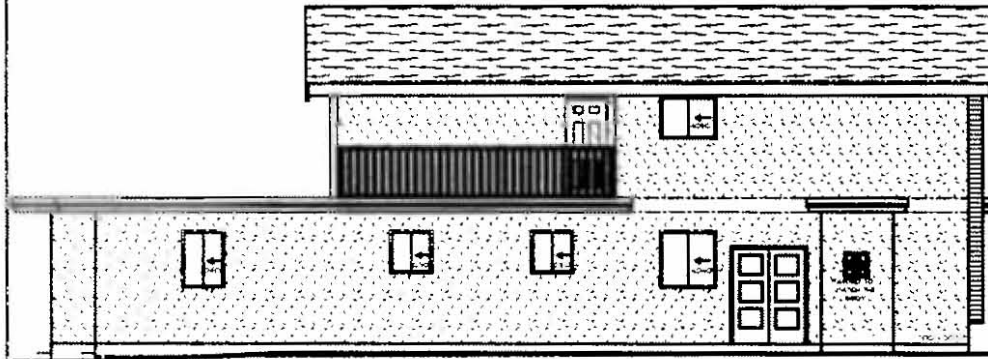
BHS

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service



RECEIVED  
APR 09 2015

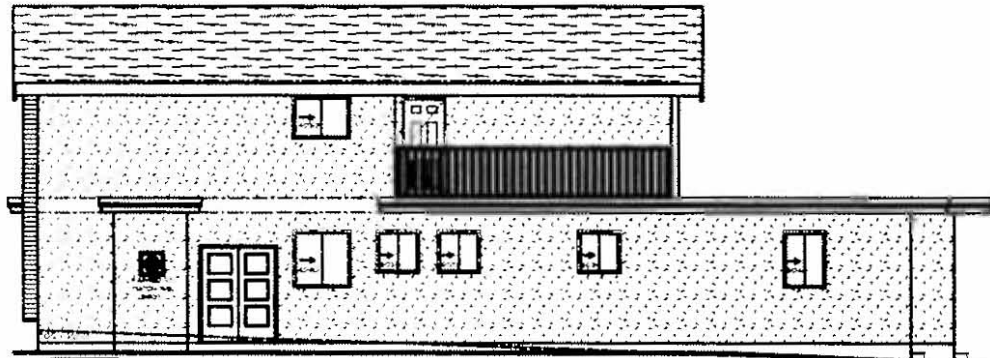
BUILDING DEPARTMENT



EAST ELEVATION



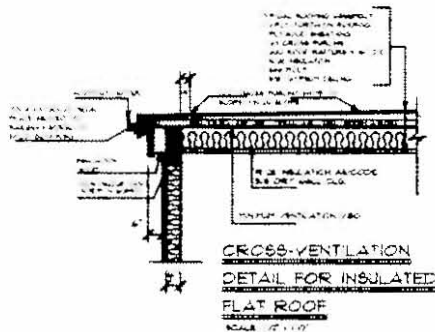
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



CROSS-VENTILATION  
DETAIL FOR INSULATED  
FLAT ROOF  
SCALE: 1/4\"/>

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

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SIMPLEX HOME DESIGN Ltd. and is not to be used  
or reproduced without the written approval  
from SIMPLEX HOME DESIGN Ltd.

SCALE: 1/4\"/>

PAGE 10 4 OF 36 14  
DATE: SEP. 2014  
DRAWING BY:

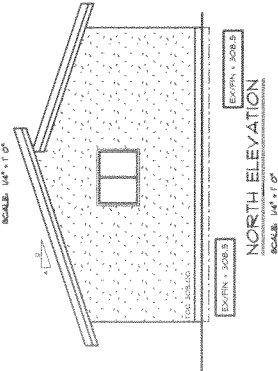
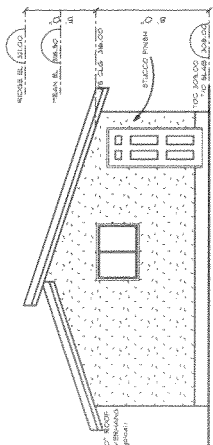
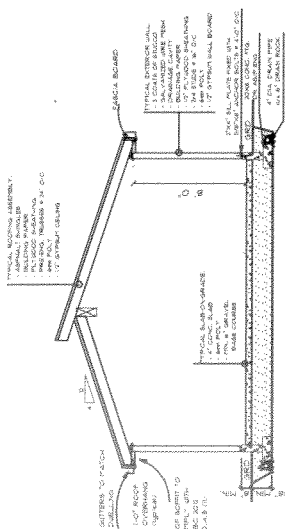
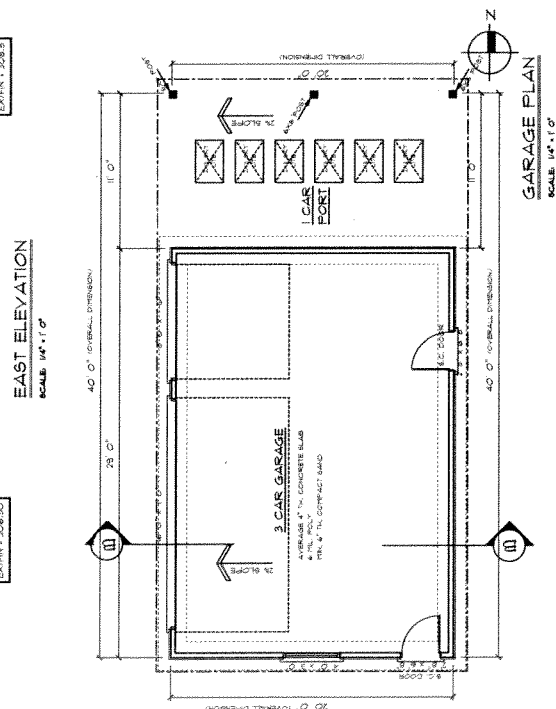
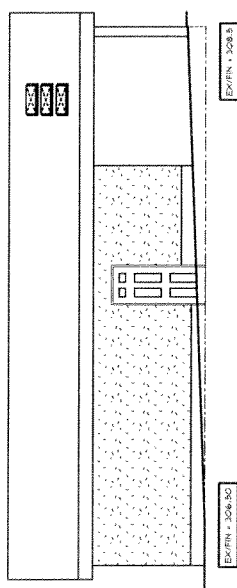
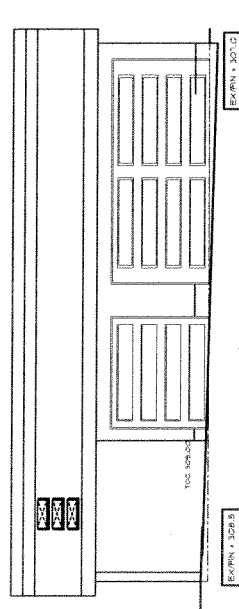
3 simplex home design  
1205 SPERLING AVENUE, BURNABY, BC V5C 2Y1  
TEL: (604) 537-5602 FAX: (604) 537-5603  
WWW.SIMPLEXHOMEDSIGN.COM

**3.(f)**

# RECEIVED

MAY 20 2015

BUILDING DEPARTMENT



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

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

PLUN: 10-4-2-32-14  
DAPLUN: 14

7

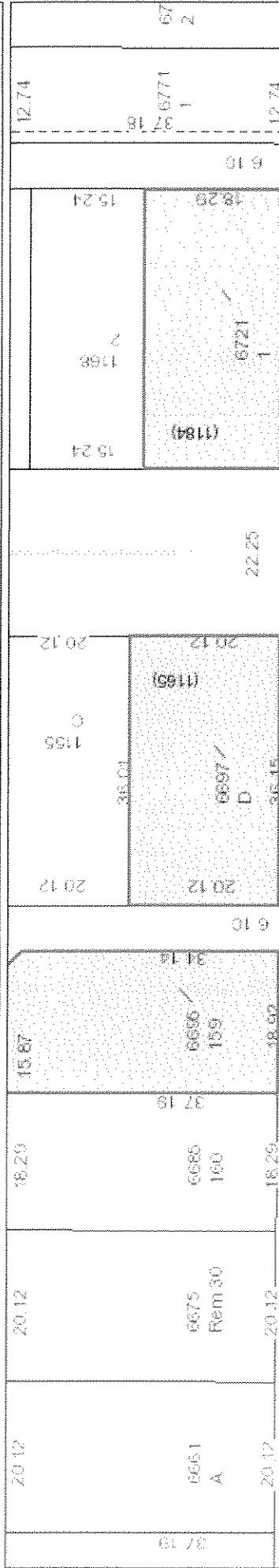
**simpler**  
home design  
770-597-5562  
www.simplerhome.com  
1001-1002



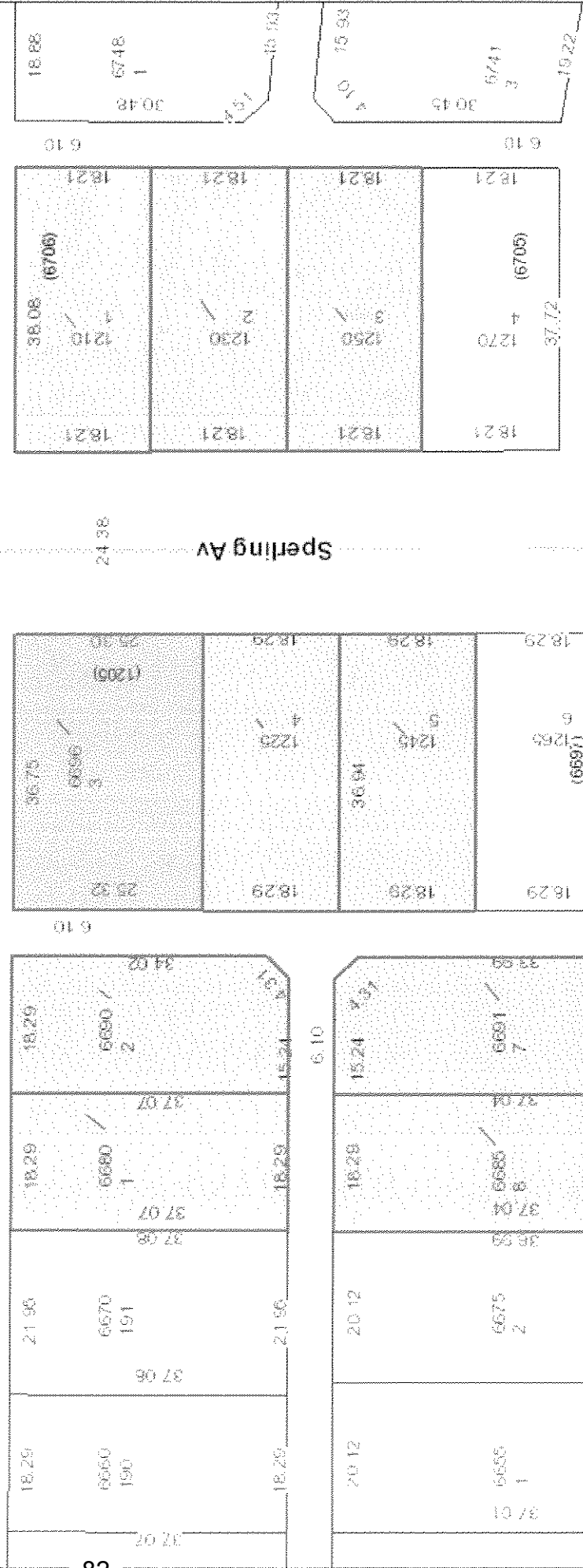
# 6696 Aubrey Street

May 12, 2015

1:795



## Aubrey St



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from 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 6170

3.(f)



# 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 LONG NGUYEN  
 Mailing Address #393 - 2242 KINGSWAY  
 City/Town VANCOUVER Postal Code V5N 5X6  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604 783-1269  
 Email NPT 604 @ YAHOO. CA  
 Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner ANNA - MARIA WIJESINGHE  
 Civic Address of Property 7615 Coldicutt St  
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.

MAY 12 2015  
Date

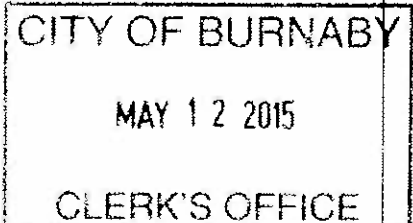
[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2015 June 04 Appeal Number BV# 6171

#### Required Documents:

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





**YOUNG ENGINEERING CORPORATION**

Consulting Professional Engineers

Hastings Plaza, 385 Boundary Rd., Vancouver, BC, V5K4S1

TEL: 604-828 8822 FAX: 604-291 7225

Email: [cpo@telus.net](mailto:cpo@telus.net)

---

April 23, 2015

The Board of Variance  
City of Burnaby  
3456 Canada Way, Burnaby, BC

Re: Propose to Retain Existing Sundeck Cover  
7615 Coldicutt Street, Burnaby, BC

---


The existing house and the sundeck were built under approved building permit plans in 1991 conforming to the then building code. The site is 50 ft.x 130 ft. The existing front yard is 20 ft., the existing building depth is 71 ft. and the existing rear yard is 39 ft. Under the current building code, the maximum building depth is 50% of length of lot (which is 65 ft.) or 60 ft. whichever is less. As such the existing building together with its existing sundeck becomes non-conforming by 11 ft.

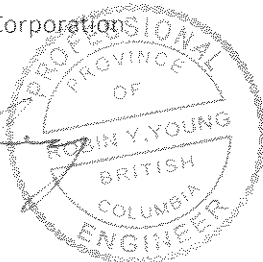
During the period between 1992 and 2007, a cover was built without permit over the sundeck following the configuration of the existing sundeck. Under the current building bylaw, the sundeck and its roof now protrudes past the 60 ft. allowable building depth although the sundeck and its roof are entirely within the 71 ft. building depth that was permitted at the time. The whole house and its covered deck are now projecting 11 ft. past its currently permissible building depth.

We have applied unsuccessfully for a building permit to legalize the addition of the deck roof. In view that the roof was not built by the current owner and in view that deck structure was within the building depth permitted when the deck was first built, we request the Board to allow variance to the building depth as required by the current code.

Allowing this variance to the deck roof does not affect adversely the neighbours nor neighbourhood in any significance. Had the previous owner(s) applied for the permit to add the roof, it would mostly likely have been given the permit. We request relaxation to the building depth to enable to keep the deck roof that was already existing.

Yours truly,  
Young Engineering Corporation

  
Robin Young, P.Eng.





(604) 294-7140

**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> May 1 <sup>st</sup> , 2015	<b>DEADLINE:</b> May 12 <sup>th</sup> , 2015 for the June 4 <sup>th</sup> , 2015 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Long Nguyen			
<b>ADDRESS OF APPLICANT:</b> 393 – 2242 Kingsway, Vancouver			
<b>TELEPHONE:</b> (604) 783-1269			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New rear deck cover (work w/o permit) to upper floor and new secondary suite (work w/o permit) to bottom floor only.			
<b>ADDRESS:</b> 7615 Coldicutt Street			
<b>LEGAL:</b>	<b>LOT:</b> 1	<b>DL:</b> 11	<b>PLAN:</b> NWP88412

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) R3 [103.7(b)]**

**COMMENTS:**

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

1. The building depth will be 66.25' where a maximum 60.00' 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.*

BY

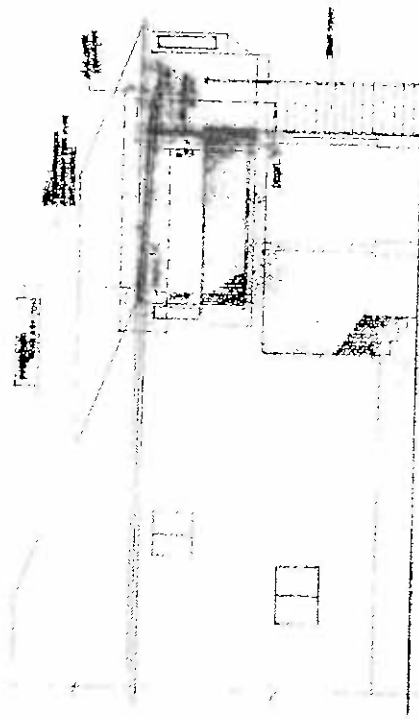
Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service

RECEIVED  
APR 23 2015

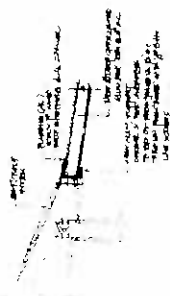
BUILDING DEPARTMENT



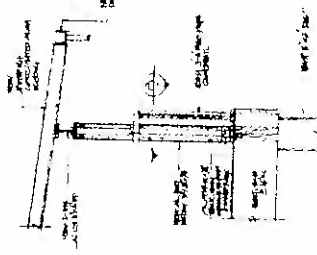
SOUTH (ROAD) ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"



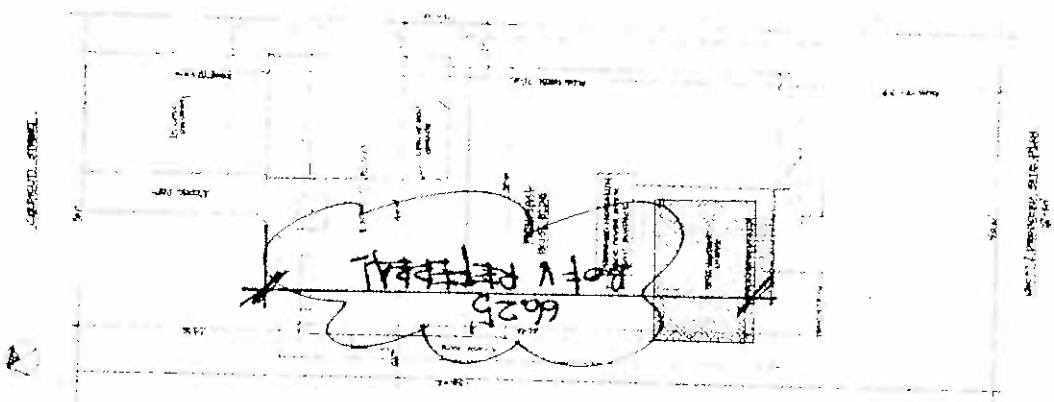
DETAIL A  
1/2" = 1'-0"



DETAIL B  
1/2" = 1'-0"

STRUCTURAL DESIGN SUMMARY

Project Name	6625
Client Name	6625
Design Date	11/11/14
Design By	6625
Checked By	6625
Approved By	6625
Scale	1/4" = 1'-0"
Notes	6625

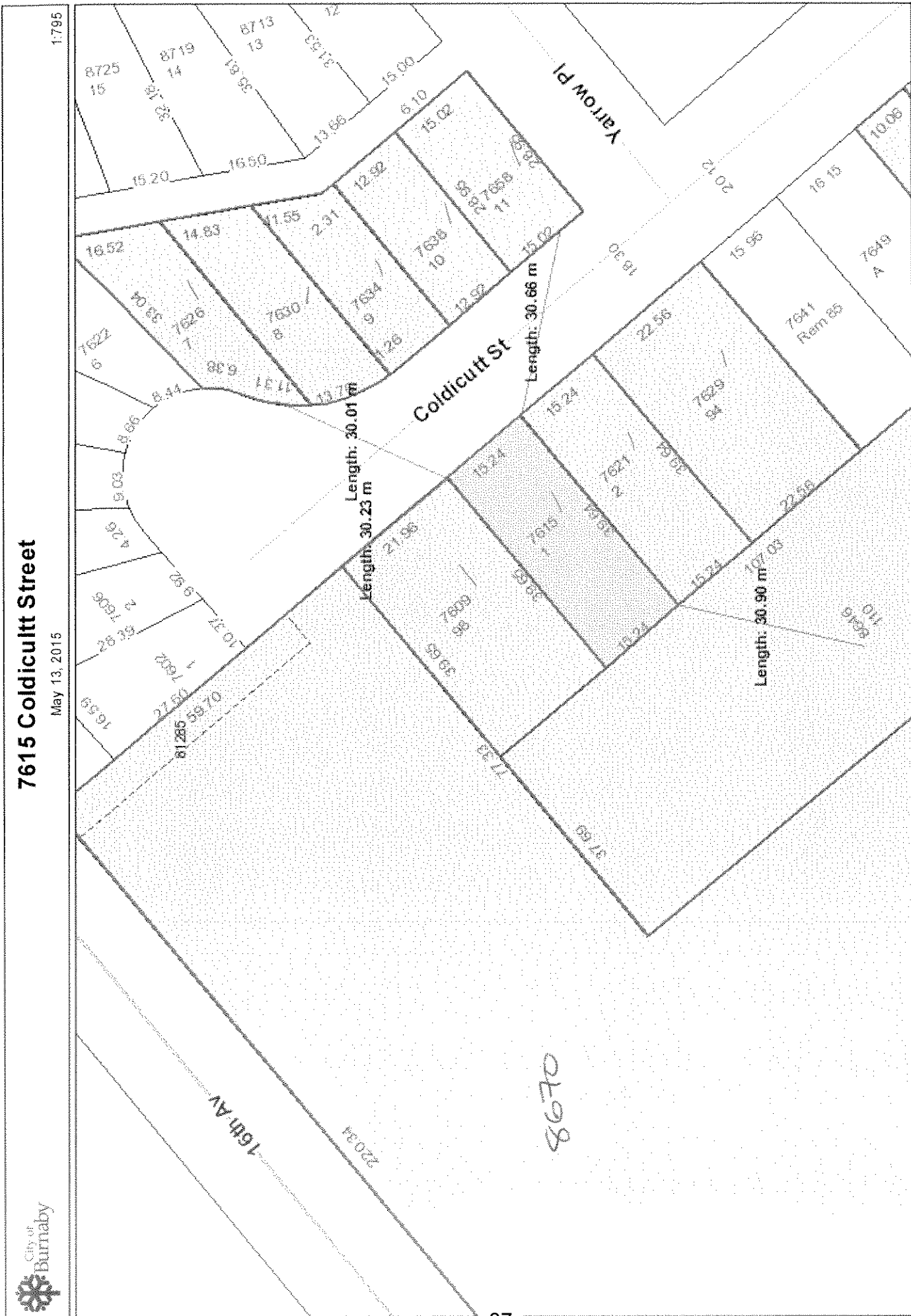


6625  
1/4" = 1'-0"

6625  
1/4" = 1'-0"

3.(g)  
YOUNG ENGINEERING CORPORATION  
1000 1st Avenue, Suite 100  
San Francisco, CA 94103  
Tel: 415.774.8800  
Fax: 415.774.8801  
www.yec.com

The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from 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.





# 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 Marko Markovic  
 Mailing Address #89-1280 Richards St  
 City/Town Vancouver Postal Code V6B 1S2  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604 339 9733  
 Email markomarkovic1980@hotmail.com  
 Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner Marko Markovic  
 Civic Address of Property 1655 Howard 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.

May 12 2015  
 Date

[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date 2015 June 04 Appeal Number BV# 6172

#### Required Documents:

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



Stevan Gavrilovic, MASC, EIT  
 Four Points Design Build Ltd.  
 2097 Dawes Hill Rd.  
 Coquitlam, BC  
 V3K 1M8

Marko and Jelena Markovic,  
 Owners  
 1655 Howard Ave.  
 Burnaby, BC

May 8, 2015

To the City of Burnaby Board of Variance,

**RE: 1655 Howard Ave., Appeal for Front Yard Averaging Setback Variance**

1655 Howard Avenue is a 7102 ft<sup>2</sup> parcel located in R2 zoning classified under the city of Burnaby bylaws as a through lot. As such, front yard averaging is applicable to both the west and east sides of the property. This causes undue hardship by restricting both the buildable dimensions and character of the development. As a result, we are requesting to vary the minimum front yard setback from 44.67 ft. to 39.0 ft.; this is in relation to the west yard fronting onto Heathdale Dr. as to increase the allowable lot building extents that is typical for a lot of that size in R2 zoning. In addition, we propose construction of an accessory building within the Heathdale front yard as to maintain the character and appearance of the neighborhood; a design similar the adjacent lots. Refer to **Figure 1** below for the site plan with proposed setbacks.

2097 Dawes Hill Rd.  
 Coquitlam, BC  
 V3K 1M8

FourPointsDB@gmail.com  
 788-874-6858  
 FPCR-1655HS | Page 1 of 5

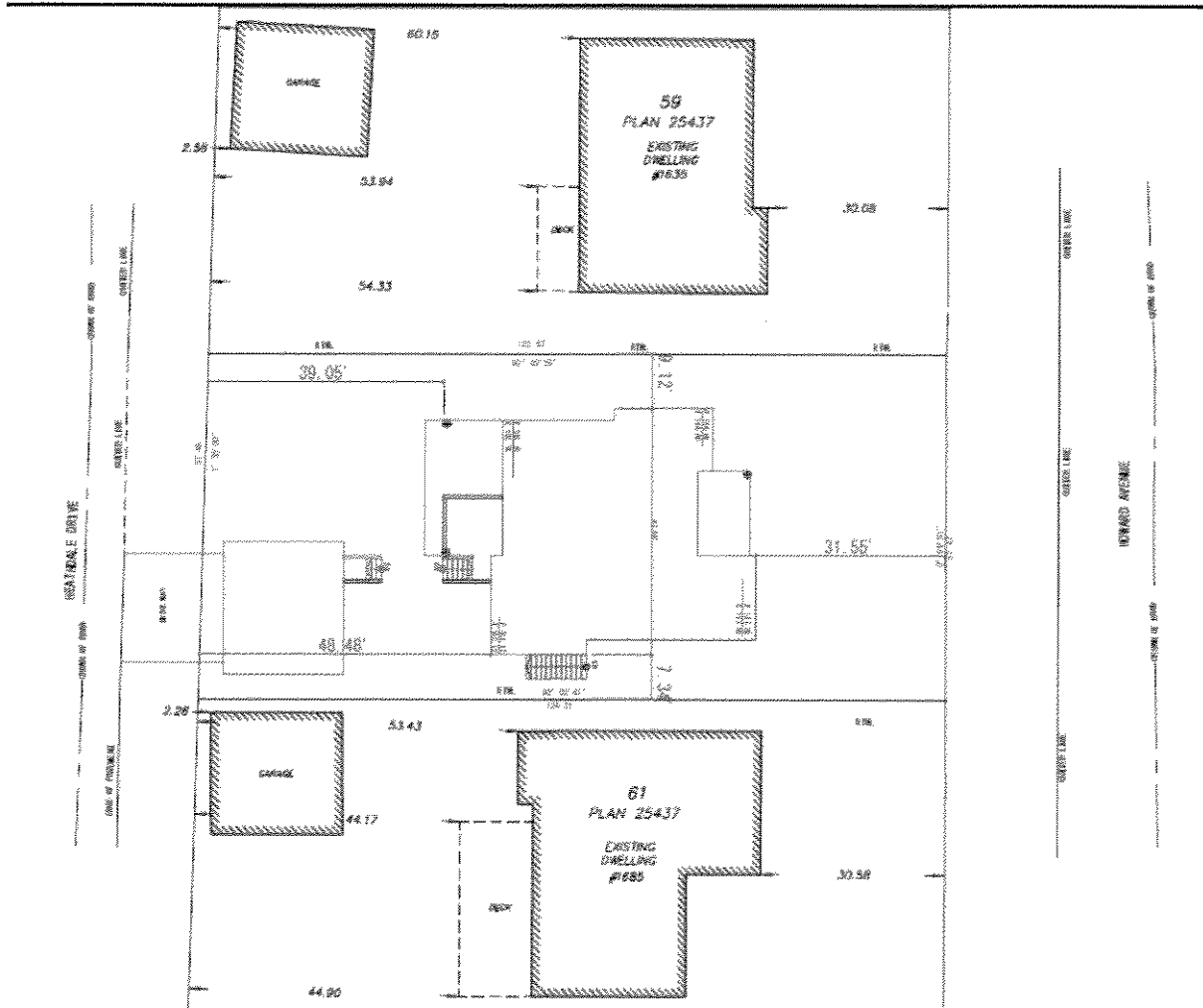


Figure 1. Site plan with setbacks

Using the front yard average distance of 44.67 ft. onto Heathdale Drive reduces the area of the buildable footprint by almost 25%. From the allowable 2920 ft<sup>2</sup> using typical front and rear yard setbacks to 2214 ft<sup>2</sup> using both road frontages and applicable front yard setbacks. Also, the lot length of 123.59 ft. is reduced drastically when taking into account both the Howard front yard setback of 30.06 ft. and the Heathdale setback of 44.67 ft.; leaving only 48.86 ft. or 39% of the available lot length for construction.

Figure 2 below outlines the restricted building envelope using both front yard setbacks.

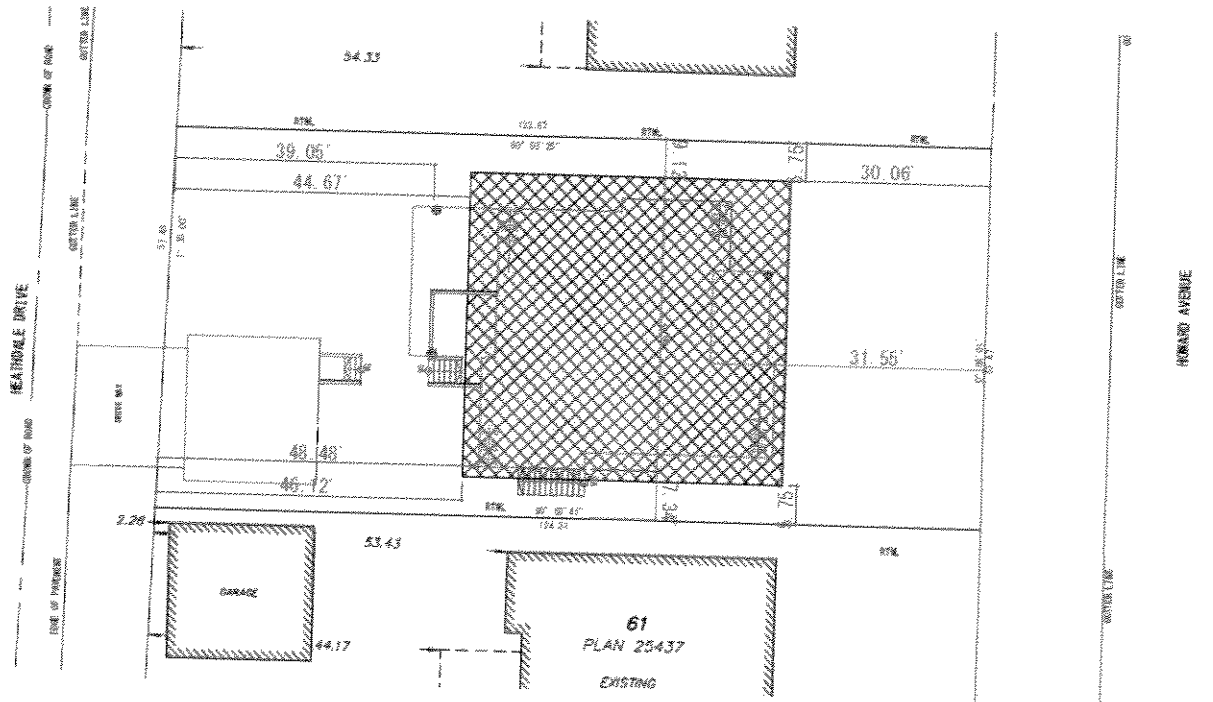
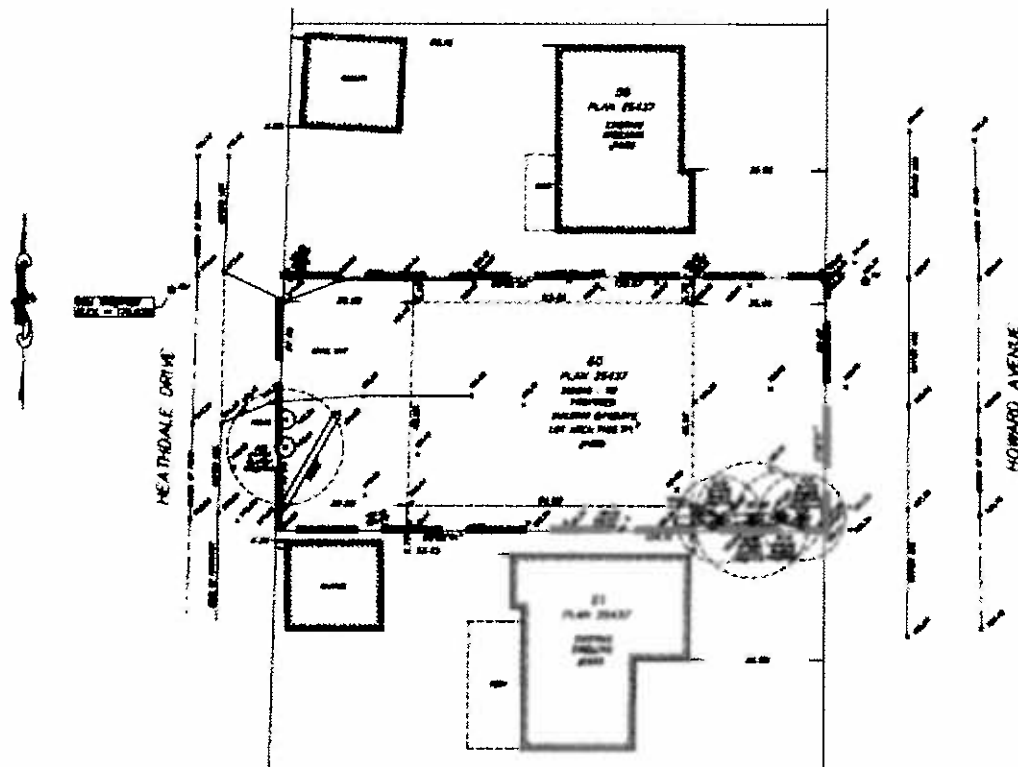


Figure 2. Reduction in buildable area with front yard averaging on both sides

This results in unwarranted restrictions on building design and placement of the proposed structure and accessory building. According to Burnaby City bylaws, both the principle building and accessory building must be within the setbacks. This would take away living area in the cellar, reduce overall square footage, impact building functionality, and negatively influence aesthetics. Using the planned design, with the exception of the front yard averaging requirement along Healthdale Dr., the proposal meets all other applicable city codes and regulations in relation to setbacks and building separations in R2 zoning.



As illustrated in **Figure 3** below, both of the adjacent parcels have accessory buildings directly fronting onto Heathdale Drive less than 3 ft. from their respective property lines.



*Figure 3. 1655 Howard Ave and neighboring structures*

The subject property is highlighted with a dashed and bold line for clarity. The surrounding houses 1635 and 1685 Howard Ave both have detached garages and both of them front onto Howard Ave. The proposed structure would also front onto Howard Ave and adhere to the applicable front yard setbacks on that frontage. In addition to the adjacent houses, 1781 Howard Ave also fronts onto Howard Ave, while having its garage exit onto Heathdale Dr. Similarly, the existing single family dwelling that will be redeveloped also has its entrance onto Howard Ave, and a carport that fronts onto Heathdale Dr.

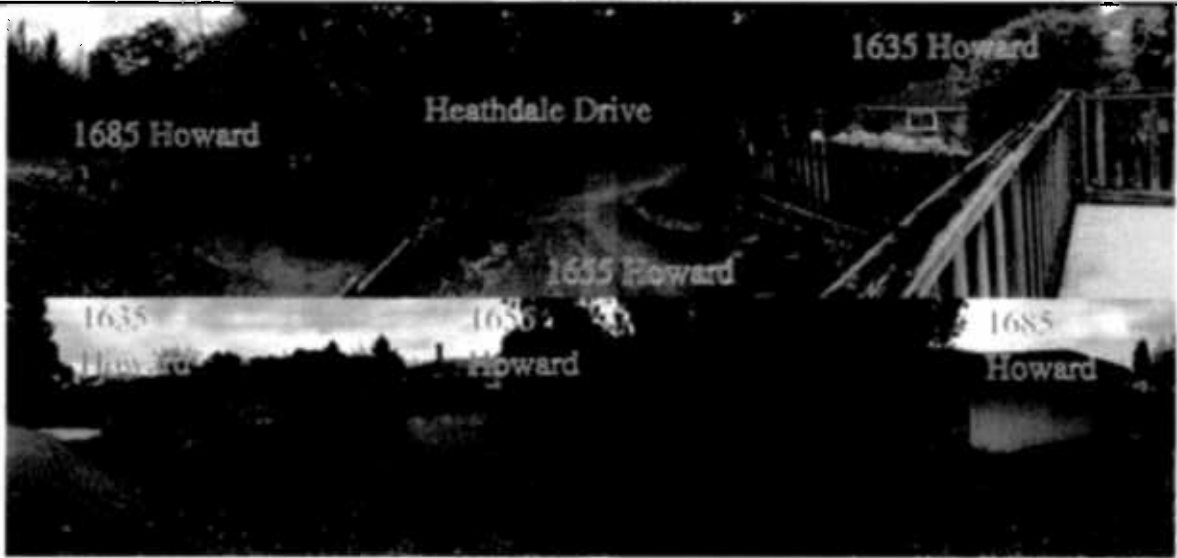


Figure 4. Heathdale Drive Frontage.

As seen in Figure 4 above, having an accessory building fronting onto Heathdale would not be out of character. We hope that you will consider the requested variance.

Regards,

Stevan Gavrilovic, MASc, EIT  
Project Engineer

Marko and Jelena Markovic,  
Owners



# BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> May 1, 2015		<b>DEADLINE:</b> May 12, 2015 for the June 4, 2015 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Stevan Gaurilovic				
<b>ADDRESS OF APPLICANT:</b> 2097 Dawes Hill Rd. Coquitlam, B.C. V3K 1M9				
<b>TELEPHONE:</b> 778.874.6858				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New single family dwelling				
<b>ADDRESS:</b> 1655 Howard Avenue				
<b>LEGAL:</b>	<b>LOT:</b> 60	<b>DL:</b> 126	<b>PLAN:</b> 25437	

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 [6.2(2); 102.8(1); 800.6(1)]**  
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 from Heathdale Drive, to the post, will be 39.10 feet where a minimum front yard setback of 44.57 feet is required based on front yard averaging. The cantilevered deck joists will extend 2.0 feet beyond the post.
- 2) The relaxation of 800.6 of the Zoning By-Law which, if permitted, will allow an accessory building in a required front yard, located 3.94 feet from the West property line abutting Heathdale Drive and 4.0 feet from the South 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

*Kushnir*

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service



**2** **COQUITLAM BC**  
2087 DAVES MILL RD  
COQUITLAM BC  
CANADA  
V3A 1M8  
TEL: 604-686-  
8800 FAX: 604-686-  
8801

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APR 14 1965

The figure consists of 12 small diagrams arranged vertically, labeled A through L. Each diagram depicts a cell in a different stage of the cell cycle. 
 

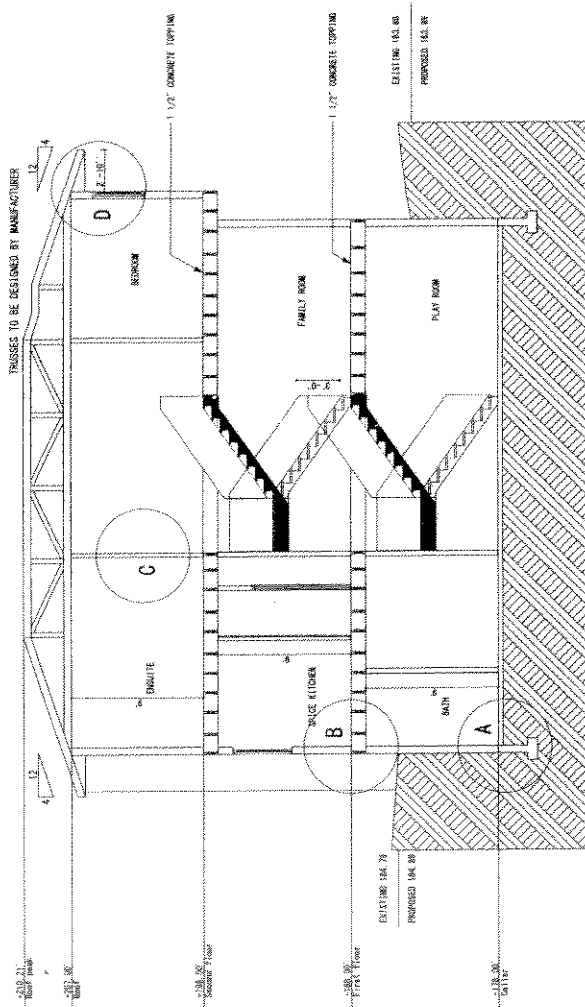
- A:** A cell with a single nucleus containing chromatin.
- B:** The nucleus is still present, but the chromatin is beginning to condense.
- C:** The nucleus is more condensed, and the nucleolus is visible.
- D:** The nucleus is highly condensed, and the nucleolus is prominent.
- E:** The nucleus is breaking down, and the chromosomes are becoming visible.
- F:** The nucleus is completely broken down, and the chromosomes are clearly visible.
- G:** The chromosomes are aligned in the center of the cell.
- H:** The chromosomes are aligned in the center of the cell, and the spindle fibers are visible.
- I:** The chromosomes are aligned in the center of the cell, and the spindle fibers are visible.
- J:** The chromosomes are aligned in the center of the cell, and the spindle fibers are visible.
- K:** The chromosomes are aligned in the center of the cell, and the spindle fibers are visible.
- L:** The cell is dividing, and two daughter cells are forming.

ROOF PLAN  
SCALE 1" = 4'-0"  
SHEET 4: ELEVATION IN 155  
TOTAL ROOF AREA 219.7 SQ. FT.  
EXISTING FLAT ROOF AREA 420.3 SQ. FT.  
PROPOSED FLAT ROOF AREA 402.8 SQ. FT.

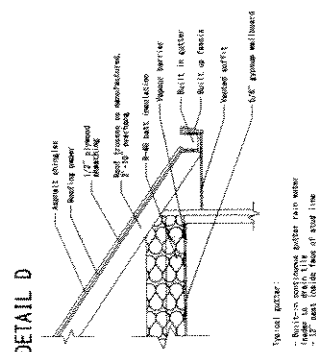
DATE: 04-12-2015  
DRAWN BY: STEVAN G  
MARKOVIC RESIDENCE  
DRAWING TITLE:  
CLIENT: MARKO MARKOVIC  
PROJECT TITLE: 1655 HOWARD AVE  
BURNABY

PROPOSAL  
CHECKED  
SCALE 1/4" = 1'  
TITLE ROOM PLAN  
Project No. 080010  
Sheet No. 01

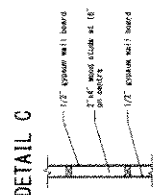
NAME	REMARKS	DATE	SIGN
..	...	...	..
..	...	...	..
..	...	...	..



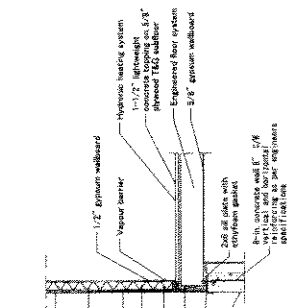
SECTION  
SCALE 1/4" = 1'-0"  
NOTE: ALL DIMENSIONS IN FEET AND INCHES



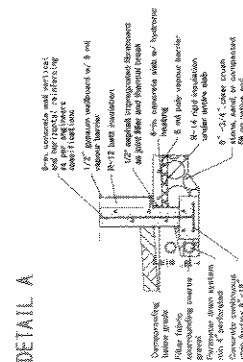
DECLASSIFIED



SECRET



  
 文部科学省  
 教育部  
 文化庁  
 スポーツ庁

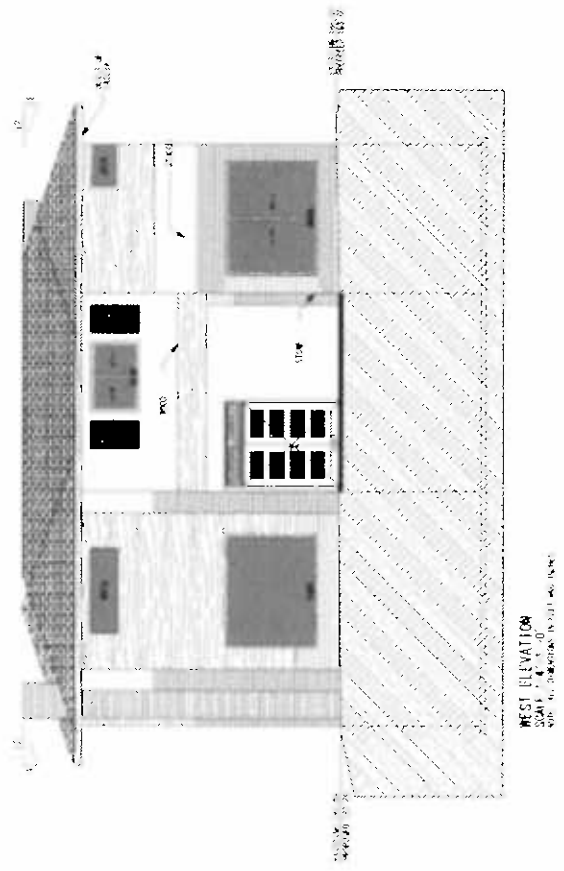
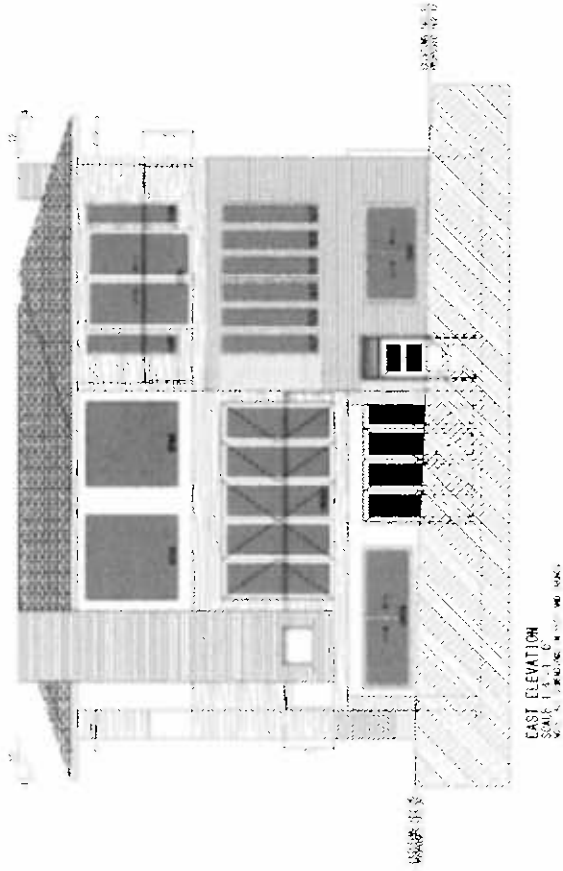


Handwritten musical notation for the first system of 'The Rose Tree'. It consists of a single staff with a treble clef, a key signature of one sharp (F#), and a 2/4 time signature. The melody begins with a quarter note G4, followed by a quarter note A4, then a quarter note B4, and a quarter note C5. The notation is written in ink on aged paper.

CLIENT MARKO MARKOVIC  
PROJECT TITLE 1655 HOWARD AVE  
BURNABY  
DRAWING TITLE  
MARKOVIC RESIDENCE

PROFESSIONAL  
DESIGNER  
ARCHITECT  
1655 HOWARD AVE  
BURNABY BC  
V5C 2H5  
TEL: 604-291-1111

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APR 14 2016  
BUILDING DEPARTMENT

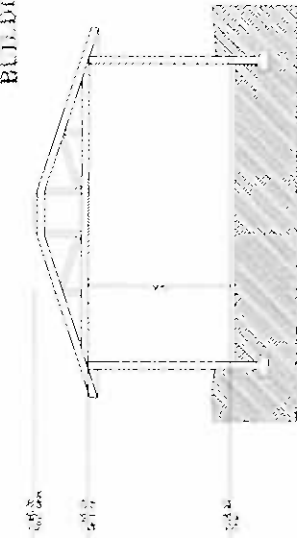




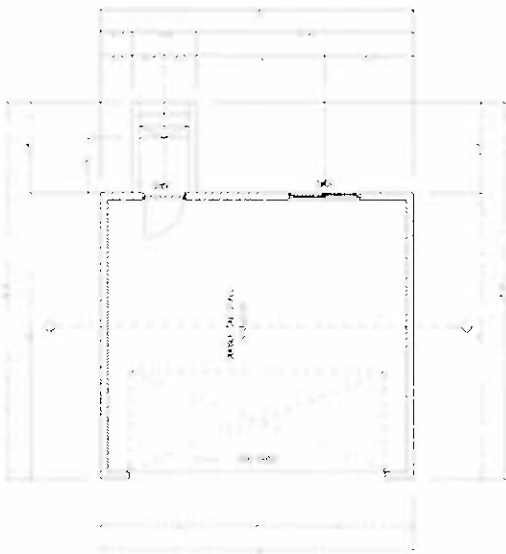


RECEIVED  
APR 14 2015

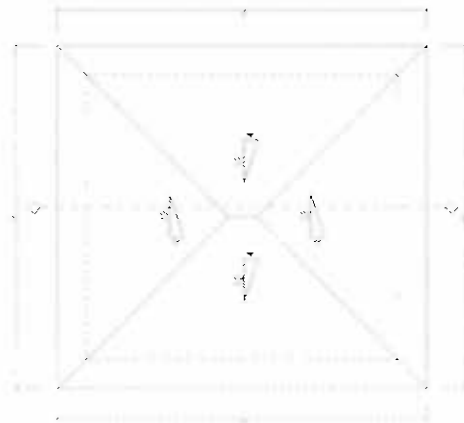
BUILDING DEPARTMENT



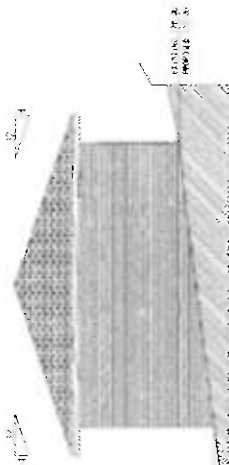
SECTION  
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NOT TO BE USED FOR PERMITS



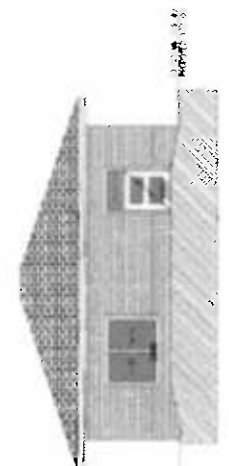
GARAGE FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NOT TO BE USED FOR PERMITS



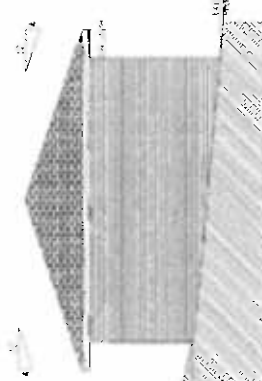
GARAGE ROOF PLAN  
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NOT TO BE USED FOR PERMITS



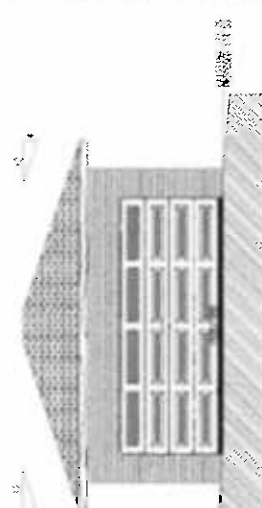
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"  
NOT TO BE USED FOR PERMITS



WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
NOT TO BE USED FOR PERMITS



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
NOT TO BE USED FOR PERMITS



EAST ELEVATION  
SCALE: 1/4" = 1'-0"  
NOT TO BE USED FOR PERMITS

CLIENT: MARKO MARKOVIC  
PROJECT TITLE: 1655 HOWARD AVE  
BURNABY  
DRAWING TITLE: MARKOVIC RESIDENCE

DATE: 04/14/2015  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

# POSTING PLAN OF LOT 60 DISTRICT LOT 126 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 25437

PURSUANT TO SECTION 68, LAND TITLE ACT  
BCGS 926.026

0 10 50

SCALE 1 : 750 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN  
IS 432mm IN WIDTH BY 568mm IN HEIGHT (C SIZE)  
WHEN PLOTTED AT A SCALE OF 1:750

INTEGRATED SURVEY AREA NO. 25,  
CITY OF BURNABY, NAD83 (CSRS) 4.0.0.BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM GEODETIC  
CONTROL MONUMENTS 77H6832 AND 77H6831.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY  
ACHIEVED HAVE BEEN DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS  
TO GEODETIC CONTROL MONUMENTS 77H6832 AND 77H6831.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS  
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY  
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF  
0.9995942 WHICH HAS BEEN DERIVED FROM  
GEODETIC CONTROL MONUMENTS 77H6832 AND 77H6831.

## LEGEND

FOUND PLACED

- DENOTES IRON POST
- DENOTES CONTROL MONUMENT
- PP DENOTES POSTING PLAN
- WT DENOTES WITNESS
- (C) DENOTES CALCULATED
- NF DENOTES NOTHING FOUND

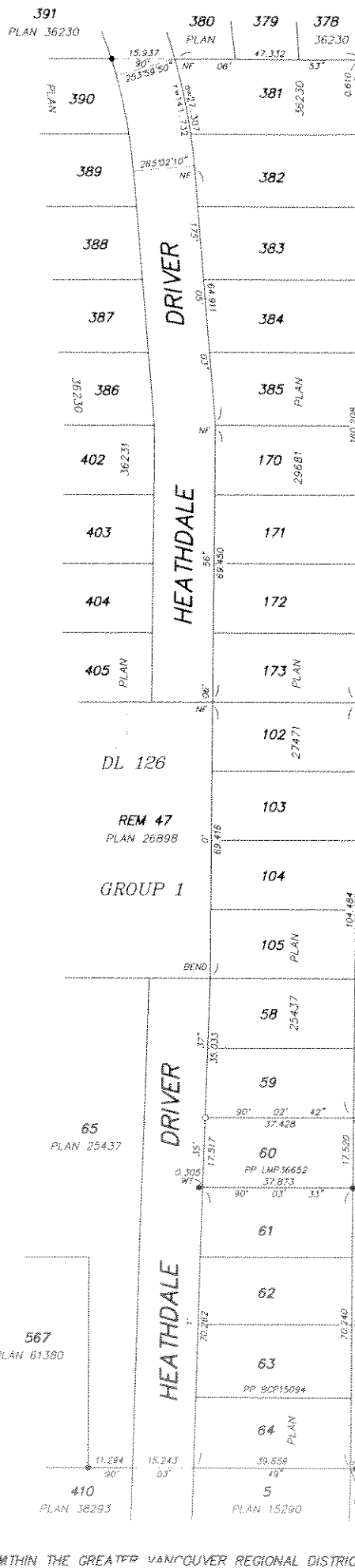
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE  
NOT SET ON THE TRUE CORNER(S).



THE FIELD SURVEY REPRESENTED BY THIS PLAN  
WAS COMPLETED ON THE 10th DAY OF MARCH, 2013.  
LAKHJOT S. GREWAL, R.C.L.S. #809

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

PLAN EPP497 **3.(h)**



UTM ZONE 10 COORDINATES  
DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD  
NORTHING: 5457504.563  
EASTING: 501181.095  
POINT COMBINED FACTOR: 0.9995928  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY  
0.013

UTM ZONE 10 COORDINATES  
DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD  
NORTHING: 5457255.761  
EASTING: 501179.870  
POINT COMBINED FACTOR: 0.9995956  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY  
0.011

GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
SUITE 204, 15299-66TH AVENUE  
SURREY, B.C. V3S 2G7  
TEL: 604-597-8567  
EMAIL: Office@trewalSurveys.com  
FILE: 1412-028  
DWG: 1412-028 P1

# TOPOGRAPHICAL SURVEY PLAN OF LOT 60 DISTRICT LOT 126 GROUP 1 NWD PLAN 25437

PID: 003-253-881

## CIVIC ADDRESS :

1655 - HOWARD AVENUE  
BURNABY, B.C.

## NOTE :

THE BUILDING ENVELOPE SHOWN  
IS AN INTERPRETATION OF THE ZONING  
BYLAW AND MUST BE APPROVED BY  
THE CITY OF BURNABY

## ELEVATION DERIVATION

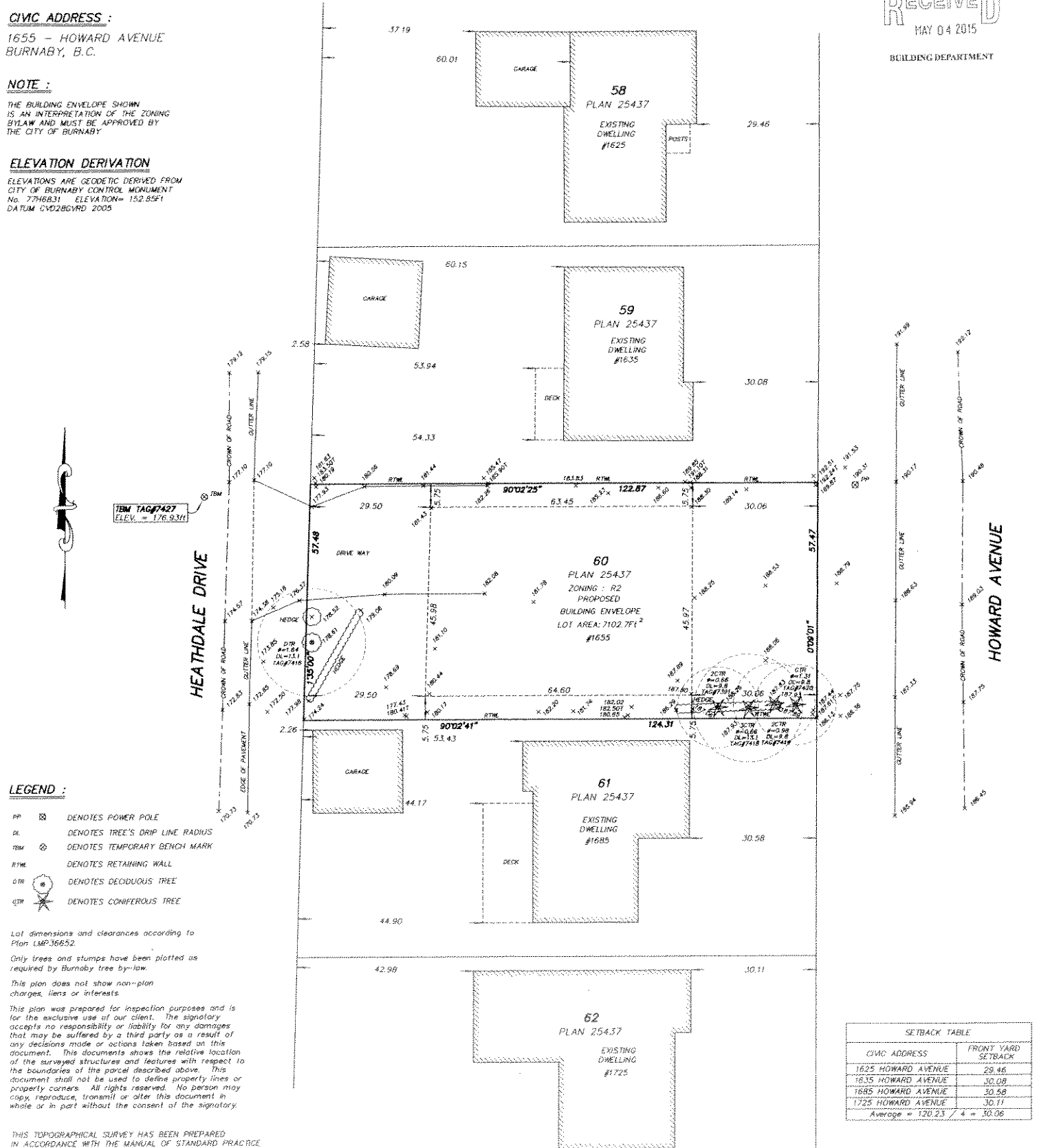
ELEVATIONS ARE GEODETIC DERIVED FROM  
CITY OF BURNABY CONTROL MONUMENT  
No. 77H6B31 ELEVATION= 152.85F1  
DATUM CVD28GVRD 2003

SCALE 1"=13.6(h)

ALL DIMENSIONS ARE IN FEET AND  
THEREOF UNLESS OTHERWISE INDICATED

RECEIVED  
MAY 04 2015

BUILDING DEPARTMENT



Lot dimensions and clearances according to  
Plan LMP36652.

Only trees and stumps have been plotted as  
required by Burnaby tree by-law.

This plan does not show non-plan  
charges, liens or interests.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any decisions made or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED  
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE  
AND IS CERTIFIED CORRECT THIS 16th DAY OF DECEMBER, 2014.

ADDITIONAL TOPOGRAPHICAL SURVEY HAS BEEN COMPLETED  
AND IS CERTIFIED CORRECT THIS 10th DAY OF MARCH, 2015.

SHOUFENG LIO  
B.C.L.S.

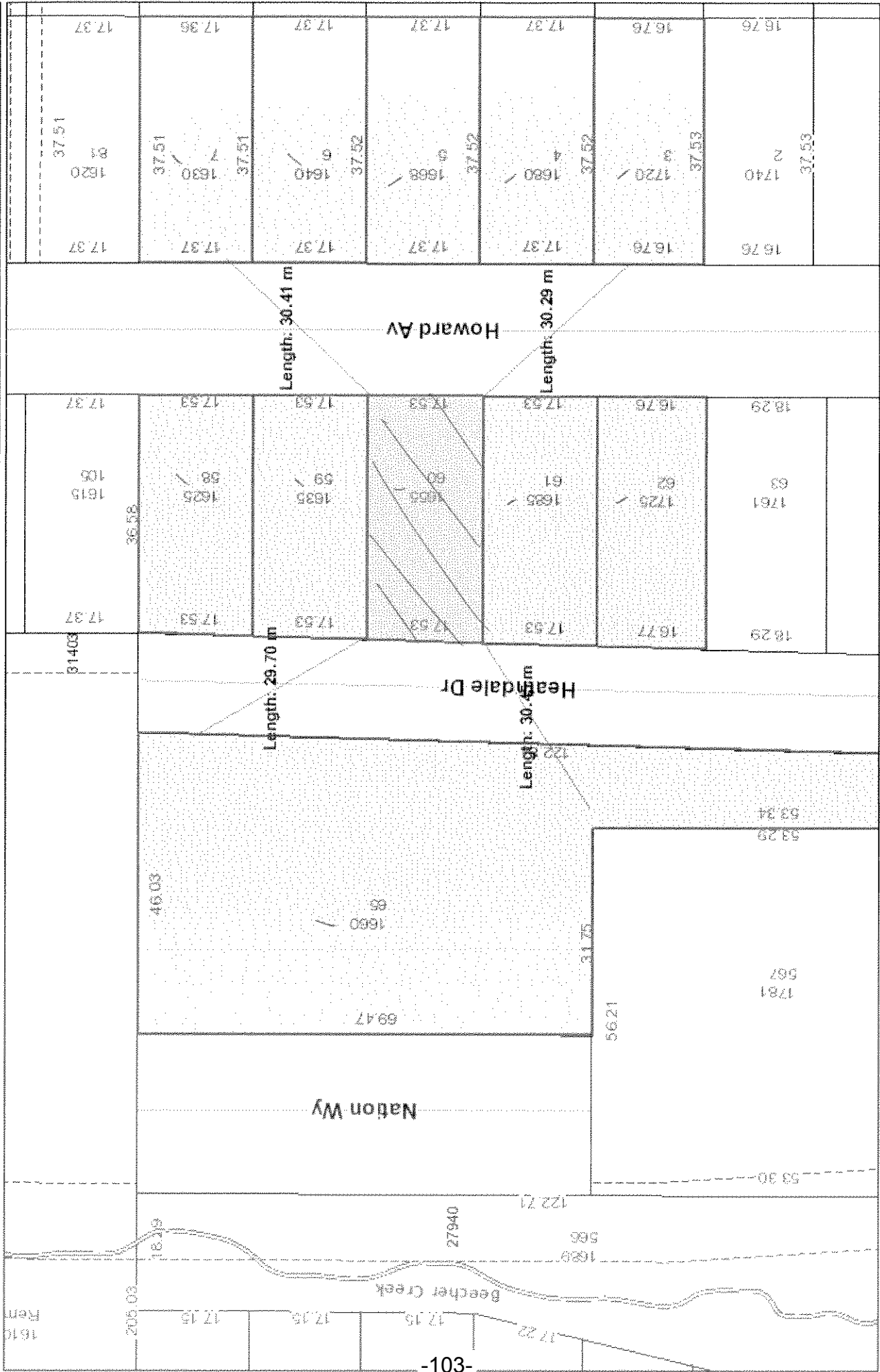
GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204-15296 68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 804-587-8567  
E-MAIL: Office@GrewalSurveyors.com  
FILE: 1412-028  
DWS: 1412-028 T3 IMPERIAL



# 1655 Howard Avenue

May 13, 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 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 6172

3.(h)