BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: **THURSDAY, 2015 JULY 09**

TIME: **1:00 PM**

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

A G E N D A

1. CALL TO ORDER **PAGE**

2. MINUTES

3. APPEAL APPLICATIONS

(a) APPEAL NUMBER: B.V. 6174 1:00 P.M.

APPELLANT: Jordan Van Dijk

REGISTERED OWNER OF PROPERTY: Jordan Van Dijk on behalf of owners

CIVIC ADDRESS OF PROPERTY: 7868 Government Road

LEGAL DESCRIPTION OF PROPERTY: Lot A; District Lot 42; Plan EPP45856

APPEAL: An appeal for the relaxation of Sections 101.6(1)(b), 101.7(b) and 6.14(5)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single home with attached garage and detached accessory building at 7868 Government Road. The following variances are being requested:

a) a principal building height of 31.28 feet, measured from the rear average elevation; and of 26.31 feet, measured from the front average elevation where a maximum height of 24.3 feet is permitted; and

b) the depth of the principal building of 120.92 feet where a maximum depth of 60.0 feet is permitted; and

c) varying fence heights up to a maximum of 8.0 feet in the required

front yard facing Government Road, where the maximum permitted height is 3.28 feet; and

d) varying fence heights up to a maximum of 8.0 feet in the required front yard facing Kentwood Street where the maximum permitted height is 3.28 feet. (Zone R-1a)

(b) APPEAL NUMBER: B.V. 6175 1:15

APPELLANT: Richard Su

REGISTERED OWNER OF PROPERTY: Ho Ying-Muoi

CIVIC ADDRESS OF PROPERTY: 8210 Burnlake Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 202; District Lot 40; Plan 48688

APPEAL: An appeal for the relaxation of Section 101.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for an addition and interior alterations to the main and upper floor to an existing family home at 8210 Burnlake Drive. The front yard setback on Winston Street, to the foundation, would be 72.62 feet where a minimum front yard setback of 85.24 feet is required based on front yard averaging. Beyond the foundation of the addition, the roof overhang would project 2.5 feet at all sides except with 3 feet where the 2 roofs meet. (Zone R-1)

(c) APPEAL NUMBER: B.V. 6176 1:15 P.M.

APPELLANT: Raffaele and Associates

REGISTERED OWNER OF PROPERTY: Anthony Ricci and Carie Woods

CIVIC ADDRESS OF PROPERTY: 7284 Braeside Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 63; District Lot 216; Plan 10936

APPEAL: An appeal for the relaxation of Section 6.6(1)(c) of the Burnaby Zoning Bylaw which, if permitted, would allow for an addition to the cellar, a new rear covered deck to the main floor, and a new accessory building at 7284 Braeside Drive. The following variances are being requested:

a) the distance measured from the accessory building to the lane (north property line) of 1.25 feet where a minimum distance of 3.94 feet is required; and

b) the distance measured from the accessory building to the lane (east property line) of 3.25 feet where a minimum distance of 3.94 feet is required. (Zone R-2a)

A previous Board of Variance (December 5, 2014; BOV#6136) allowed a rear fence height of 12.0 feet along the north property line, where a maximum 5.91 feet is permitted.

(d) APPEAL NUMBER: B.V. 6177 1:30 P.M.

APPELLANT: Belltown Homes Ltd.

REGISTERED OWNER OF PROPERTY: A-Pacific Development Ltd, Inc. and Belltown Homes Ltd

CIVIC ADDRESS OF PROPERTY: 7357 Newcombe Street

LEGAL DESCRIPTION OF PROPERTY: Lot 32; District Lot 25; Plan 14945

APPEAL: An appeal for the relaxation of Section 110.8 of the Burnaby Zoning Bylaw which, if permitted, which would allow for the construction of a new single family home at 7357 Newcombe Street, with a front yard setback to the foundation of 24.93 feet where a minimum front yard setback of 40.63 feet is required based on front yard averaging. The canopy overhang would project 3.94 feet beyond the foundation where a maximum projection of 3.94 feet is permitted. The porch stairs would project 2.0 feet beyond the foundation. (Zone R-10)

(e) APPEAL NUMBER: B.V. 6178 1:30 P.M.

APPELLANT: Helen Soderholm

REGISTERED OWNER OF PROPERTY: Peter Buchanan and Helen Soderholm

CIVIC ADDRESS OF PROPERTY: 5724 Eglinton Street

LEGAL DESCRIPTION OF PROPERTY: Lot 79; District Lot 83; Plan 24961

APPEAL: An appeal for the relaxation of Section 6.14(5)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the retention of a fence to an existing family home at 5724 Eglinton Street. The fence height, in the required side and rear yard, is of varying heights of up to 10.13 feet where a maximum height of 5.91 feet is permitted. (Zone R-2)

(f) APPEAL NUMBER: B.V. 6179 1:45 P.M.

APPELLANT: Sean Moonie

REGISTERED OWNER OF PROPERTY: Wui S. Chong, Vui J. Chong, and Oi Chong

CIVIC ADDRESS OF PROPERTY: 7615 Morley Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 176; District Lot 91; Plan 25478

APPEAL: An appeal for the relaxation of Sections 101.8, and 101.9(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alterations and finishing to the basement and main floor; additions to the main floor including a new deck and enclosure of attached carport; and new detached garage to 7615 Morley Drive. The following relaxations are being requested:

a) a front yard setback, measured from the southeast property line to the principal building (bay window of the front addition), would be 30.91 feet where a minimum front yard setback of 37.82 feet is required based on front yard averaging; and

b) a side yard setback, measured from the northwest property line to the principal building (rear addition), would be 2.95 feet where a minimum side yard setback of 7.90 feet is required; and

c) a sum of both side yards would be 14.04 feet where a minimum of 18.0 feet is required. (Zone R-1)

(g) APPEAL NUMBER: B.V. 6180 1:45 P.M.

APPELLANT: Daljit Dhami

REGISTERED OWNER OF PROPERTY: 1017719 BC LTD

CIVIC ADDRESS OF PROPERTY: 7220 (and 7222) 11th Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot 53; Plan 50735

APPEAL: An appeal for the relaxation of Section 6.6(2)(c) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling at 7220 (and 7222) 11th Avenue. The width of the accessory building would be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted. (Zone R-12)

(h) APPEAL NUMBER: B.V. 6181 2:00 P.M.

APPELLANT: Daljit Dhami

REGISTERED OWNER OF PROPERTY: 1017719 BC Ltd

CIVIC ADDRESS OF PROPERTY: 7224 (and 7226) 11th Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 2; District Lot 53; Plan 50735

APPEAL: An appeal for the relaxation of Section 6.6(2)(c) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling at 7224 (and 7226) 11th Avenue. The width of the accessory building would be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted. (Zone R-12)

(i) APPEAL NUMBER: B.V. 6182 2:00 P.M.

APPELLANT: Daljit Dhami

REGISTERED OWNER OF PROPERTY: 1017719 BC LTD

CIVIC ADDRESS OF PROPERTY: 7228 (and 7230) 11th Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 3; District Lot 53; Plan 50735

APPEAL: An appeal for the relaxation of Section 6.6(2)(c) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling at 7228 (and 7230) 11th Avenue. The width of the accessory building would be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted. (Zone R-12)

(j) APPEAL NUMBER: B.V. 6183 2:00 P.M.

APPELLANT: Daljit Dhami

REGISTERED OWNER OF PROPERTY: 1017719 BC LTD

CIVIC ADDRESS OF PROPERTY: 7232 (and 7234) 11th Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 4; District Lot 53; Plan 50735

APPEAL: An appeal for the relaxation of Section 6.6(2)(c) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling at 7232 (and 7234) 11th Avenue. The width of the accessory building would be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted. (Zone R-12)

(k) APPEAL NUMBER: B.V. 6184 2:00 P.M.

APPELLANT: Daljit Dhami

REGISTERED OWNER OF PROPERTY: 1017719 BC LTD

CIVIC ADDRESS OF PROPERTY: 7236 (and 7238) 11th Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 5; District Lot 53; Plan 50735

APPEAL: An appeal for the relaxation of Section 6.6(2)(c) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling at 7236 (and 7238) 11th Avenue. The width of the accessory building would be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted. (Zone R-12)

(I) APPEAL NUMBER: B.V. 6185 2:15 P.M.

APPELLANT: Avtar Basra

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

CIVIC ADDRESS OF PROPERTY: 6696 Aubrey Street

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

APPEAL: An appeal for the relaxation of Section 6.3.1 of the Burnaby Zoning Bylaw which, if permitted, would 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 would be 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 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 of 6.01 feet where a minimum distance of 14.8 feet is required.

A previous Board of Variance (BOV 6170 2015 June 04) denied an appeal requesting the distance between the principal building and the detached garage of 6.0 feet where a minimum distance of 14.8 feet is required.

CITY OF BURNABY

BOARD OF VARIANCE

NOTICE OF OPEN MEETING

M I N U T E S

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 June 04 at 1:00 PM

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

ABSENT: Mr. B. Pound

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

1. CALL TO ORDER

The Secretary called the Hearing to order at 1:06 p.m.

2. MINUTES

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

THAT the Minutes of the Hearing of the Burnaby Board of Variance held on 2015 May 07 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. 6165

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)

APPELLANT'S SUBMISSION:

Mr. Gargiulo submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for the construction of fences/walls necessary for the safety of his family.

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

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site, zoned R2 Residential District, is located in the Parkcrest-Aubrey neighbourhood in which the age and condition of single family dwellings vary. This corner lot, approximately 69.5 ft. wide and 120 ft. long, fronts onto the north side of Parkcrest Drive and flanks Kensington Avenue to the east. Abutting the subject site to the west, south (across Parkcrest Drive) and east (across Kensington Avenue) are single family dwellings. Vehicular access to the site is provided from the lane to the north. The site observes a downward slope of approximately 8.4 ft. in the northeast-southwest direction. Construction of a new single family dwelling on the lot, including detached garage, is in its final stages with a provisional occupancy permit issued on 2015 April 15. The two requested variances are related to the partially constructed fences/walls along the south (Parkcrest Drive), east (Kensington Avenue) and north (lane) property lines.

The first a) and the second b) appeal is to allow the partially constructed fences/walls to encroach into the vision clearance area at the intersection of Parkcrest Drive and Kensington Avenue, with a varying height of up to 5.13 ft. at the Parkcrest Drive property line and up to 4.0 ft. at the Kensington Avenue property line, where the maximum height of 3.28 ft. is permitted.

The third c) and fourth d) appeal is to allow the partially constructed fences/walls to encroach into the vision clearance area at the intersection of Kensington Avenue and the lane, with a varying height of up to 4.04 ft. at the lane property line and up to 4.69 ft. at the Kensington Drive property line, where the maximum height of 3.28 ft. is permitted.

The Bylaw's intent in providing vision clearance is to facilitate vehicular, pedestrian and cyclist safety at street and lane intersections. The vision clearance is a triangular area formed by the property lines and a line joining two points along the property lines. In reference to the first a) and the second b) appeal, the joining line must be 29.53 ft. distant from the intersection of the streets. In reference to the third c) and fourth d) appeal, the joining line must be 19.69 ft. distant from the intersection of the street and the lane.

In both cases, the vision clearance areas in the southeast and northeast corners are at the higher side of the subject site. To address the sloping terrain, the picket fences/walls are proposed in stepped sections separated by decorative pilaster elements, approximately 0.5 ft. higher than the fencing. This stepped design reflects an effort to address vision clearance requirements in the context of development needs and site topography. The decorative 1 ft. by 1 ft. concrete pilasters and associated low concrete retaining walls are already built. The proposed fencing, which consists of aluminum vertical pickets spaced approximately 0.42 ft. apart, is not yet constructed.

With respect to the first a) and the second b) variance, when viewed from Kensington Avenue, only the top portions of the first three decorative pilasters at the southeast corner of the site, and slivers of the intervening fencing, encroach into the vision clearance zone; the maximum height encroachment is 0.72 ft. When viewed from Parkcrest Drive, only the top areas of the first four decorative pilasters at the southeast corner of the site, and some upper portions of the fencing, encroach into the vision clearance zone; the maximum height of these pilasters is 5.13 ft., which represents a 1.85 ft. height encroachment. The minimal massing of the over height portions of the structure, which consists primarily of widely space pilasters, reduces the impacts of this vision clearance encroachment. Further, it is noted that there is a stop sign for east bound traffic on the south side of Parkcrest Drive, which would help to mitigate safety concerns with respect to the resultant minor reduction in the sightlines to Kensington Avenue and its associated sidewalks.

With respect to the third c) and fourth d) variance, when viewed from Kensington Avenue, again, only the top portions of the first three decorative pilasters at the northeast corner of the site, and minor portions of the fencing, encroach into the vision clearance zone; the maximum height encroachment at this corner is 1.41 ft. When viewed from the lane, the top areas of three decorative pilasters at the northeast corner of the site, and minor portions of the fencing, encroach into the vision clearance zone; with a maximum height encroachment of 0.76 ft. As noted above, the minimal massing of the over height portions of the structure are unlikely to significantly reduce sightlines and traffic safety.

In summary, most of the fence /wall portions would observe heights no greater than 3.28 ft. and the over height portions of the structure would have little impact on sightlines and traffic safety. Therefore, this Department does not object to the granting of all four variances.

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) of this appeal be ALLOWED.

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

(b) APPEAL NUMBER: B.V. 6166

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)

APPELLANT'S SUBMISSION:

Les Keselman and Tammy Chu submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of their new home.

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

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site, zoned R1 Residential District, is located in a stable single-family neighbourhood in the Government Road area. This irregular corner lot, approximately 140 ft. wide (along the west property line) and 100 ft. long (along the north property line) fronts onto Kerrywood Crescent to the west and flanks the undeveloped Kentwood Street right of way to the north. Single family dwellings abut the subject site to the south and across Kerrywood Crescent to the west. Two large R1 District properties, which are currently vacant, abut the subject site to the east and across the Kentwood Street right of way to the north. Vehicular access to the subject site is provided from Kerrywood Crescent; there is no lane access.

Eagle Creek transverses the rear portion of this lot. As such, this proposal is subject to Section 6.23 of the Zoning Bylaw (Streamside Protection and Enhancement Areas) and is currently in a review/approval process by Environmental Review Committee (ERC). A Greater Vancouver Sewerage and Drainage District (GVS&DD) easement, which generally follows the creek alignment, occupies almost half of the subject lot. With the exception of this easement area, which contains the creek ravine, the remainder of the site is relatively flat with an approximately 5 ft. downward slope to the rear. It is noted that the location of the creek and associated easement significantly impact the area available for development and represent a substantial hardship.

This site was the subject of a successful appeal to the Board on at least two occasions. In 1968, two relaxations were allowed to construct a dwelling observing a minimum front yard setback of 20 ft. and a minimum south side yard setback of 6 ft. In 1994, a variance was allowed to construct an addition to the existing dwelling observing a minimum front yard setback of 22 ft., where a minimum front yard setback of 40.45 ft. was required.

A new single family dwelling with an attached garage is proposed for the subject site, for which two variances are requested. These variances are related to front yard setback and side yard setback requirements.

The first a) appeal requests a front yard setback of 16.54 ft., measured to the

proposed single family dwelling, with a further projection for roof eaves of 1.0 ft., where front yard averaging requires a minimum setback of 31.03 ft.

The second b) appeal would permit a side yard setback of 6.13 ft. from the south property line to the proposed single family dwelling, with a further projection for roof eaves of up to 2.5 ft., where a minimum side yard setback of 7.9 ft. is required.

With respect to the first a) appeal, 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 7832 and 7822 Kerrywood Crescent south of the subject site. These front yards are 29.35 ft. and 32.71ft., respectively. The proposed front yard setback is measured to a small portion of the floor that cantilevers out 2.92 ft. from a central part of the building face. The remainder of the dwelling is proposed to be set back further from this face by 2.92 ft. at the southwest portion and 6.92 ft. at the northwest portion, resulting in setbacks of 19.46 ft. and 23.46 ft. respectively.

The proposed siting would place the subject dwelling 12.81 ft. in front of the neighbouring dwelling to the south, or 9.98 ft. in front if the southwest corner is considered; however, considering that this siting is consistent with the placement of the current dwelling, which is set back approximately 20 ft. from the front property line, the requested reduced front yard setback would not change the existing horizontal massing relation. The portion of the dwelling that encroaches into the front yard setback, although it is in a two storey form, would have a limited impact on the neighbouring dwelling to the south, as only one small window facing this residence is proposed at the upper floor. It should be noted that this portion of the proposed dwelling does not encroach into the required south side yard setback, which is the subject of the second variance, as it is placed further away from the south property line.

Similarly, the neighbouring property across Kerrywood Crescent to the west, oriented primary to Kentwood Street to the north and bordered by an approximately 6 ft. high concrete block wall at its side (east) property line, would be minimally affected. The proposed siting would not affect distant neighbouring residences to the northwest across Kentwood Street.

With regard to the broader neighbourhood context, the subject block is crescent

shaped and as such the frontage line is not strongly defined. In addition, the proposed siting of the new dwelling, with the exception of the small staircase projection, is consistent with the placement of the current residence. As such, the proposed residence fits within the existing streetscape.

It is also noted that the neighbouring properties to the south are less impacted by Eagle Creek, which is located a greater distance from their front lot lines.

With respect to the second b) appeal, the intent of the Bylaw is to mitigate the impact of building massing on neighbouring properties.

In this case, the existing dwelling observes a south side yard setback of 5.8 ft., and is legal-non-conforming with respect to the minimum 7.9 ft. side yard setback requirement.

As mentioned under the first a) appeal, the siting of the proposed single family dwelling is similar to the location of the existing dwelling. Further, the proposed side yard encroachment area is limited to a thin wedge, approximately 2.1 ft. deep at the southeast rear corner of the proposed dwelling, and decreasing to zero in approximately 31 ft., at a point 16 ft. to the rear of the front corner of the house. The front corner of the proposed house observes a side yard setback of 9.55 ft. The proposed encroachment area directly overlaps with the neighbouring dwelling to the south, which observes a side yard setback of approximately 5.0 ft.

Considering the negligible scale of encroachment and the fact that there are only small high windows proposed on the overlapping portion of the south elevation, the proposed side yard encroachment is unlikely to create any negative impacts on the neighbouring residence to the south.

In view of the above, and since there is a significant hardship present, this Department does not object to the granting of this first a) and second b) variances.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

DECISION:

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

(c) APPEAL NUMBER: B.V. 6167

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)

APPELLANT'S SUBMISSION:

Ed and Leanne Piendl submitted an application for exemption from Section 911(5) of the Local Government Act to allow for reconstruction of an industrial building damaged by fire.

Ed Piendl and his architect appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site is located in the Big Bend area, in which the age and conditions of buildings vary, as new business centre oriented developments are built around existing older industrial properties and single family lots.

The subject property, which was created in May 2015 by consolidating two existing lots, is split-zoned. The narrower northern portion of the site is zoned R2 Residential District and the wider southern portion is zoned M5 Light Industrial District. In general, the R2 District is intended for medium density single family dwellings and the M5 District is intended for high standard

industrial and business centre developments that can be located in closed proximity to residential areas with a minimum of conflict. According to the Official Community Plan, the R2 zoned portion of the subject site is designated for a future Park and Public use (as a continuation of Boundary Creek Ravine Park) and the M5 zoned portion is designated for a future Big Bend Business Centre use.

This irregular interior through lot, approximately 214 ft. wide at its widest point and 408 ft. deep, fronts onto Keith Street to the south and Marine Drive to the north. Vehicle access is provided from Keith Street. Across Keith Street to the south are industrial developments, containing primarily food wholesaling and warehouse uses. To the north of the subject property, across Marine Drive, is Boundary Creek Ravine Park. To the west, the southern portion of the subject site is bordered by an industrial property containing a sign manufacturer and the northern portion of the property is adjacent to a single family residence. These two properties are separated from each other by an unopened lane right of way. This undeveloped lane right of way runs along the northern edge of the southern portion of the subject site and stops at the point where the subject site narrows. To the east, the subject site is bordered by a split-zoned lot with a single family dwelling in the northern portion (zoned R2) and unlicensed industrial activity, consisting of a truck and other material storage, in the southern portion (zoned M5). It is noted that the 15 ft. wide private easement to allow access and deposition of fill, indicated on the provided survey located along the east side property line, has expired.

The site observes a substantial downward slope of approximately 44 ft. from the north to the south. A ravine containing Boundary Creek traverses the site from the northwest corner to the southeast corner. It is noted that the subject proposal is currently under review by the Environmental Review Committee (ERC) with respect to stream protection setbacks and conditions.

The subject property is improved with a two storey industrial building and related accessory storage buildings and structures. The industrial building contains a seafood processing plant on the ground floor and associated offices on the upper floor. The seafood processing use is a legal non-conforming use.

Based on City records, a brief history of the development on the subject site is as follows: the industrial building was built originally in 1957 and further improved with additions in 1961 and 1965 to accommodate processing of fish eggs for sports fishing bait. In 1966, a second floor was added to accommodate offices and in 1977, washroom facilities were added to the ground floor. In 1973, further expansion of the fish processing plant, in the form of storage area and freezer room additions, was granted through a successful appeal to the Board (BV#738) and subject to consolidation of the two subject lots which was recently completed. In 1992, the addition of two temporary freezer buildings, for a period of two years, was permitted through a

successful appeal to the Board (BV#3799). Subsequently, the property was further improved with additions to the principal building and new accessory buildings and structures without the benefit of a building permit, which became apparent following a fire incident in October 2014. The additions to the principal building are the subject of this appeal. With the exception of one accessory building that is proposed to be relocated, all accessory buildings and structures, are to be removed, and are therefore not included in this appeal.

The appeal is to allow structural additions and alterations in a building containing an existing legal non-conforming use (fish processing plant).

The *Local Government Act* prohibits a structural alteration or addition to a building or other structure while the non-conforming use is continued, except as permitted by a Board of Variance under Section 901(2).

Specifically, the following structural additions and alterations are proposed:

- Relocation of the existing 20.25 ft. wide by 44.25 ft. long accessory storage building to the northeast corner of the existing industrial building;
- Retention of the existing 17.5 ft. wide by 35.5 ft. long cooler #2 (originally permitted as a temporary building in 1992 for a period of two years) immediately west of the proposed accessory storage building noted above;
- Retention of the existing 19.5 ft. wide by 16.5 ft. long cooler #3 and 10.5 ft. wide by 32.5 ft. long refrigerated trailer addition to the southeast corner of the existing industrial building; and
- Addition of a new electrical room (within the existing area) and new 9.5 ft. wide by 12 ft. long compressor enclosure immediately west of cooler/freezer addition in the front of the industrial building.

These structural additions and alterations constitute major extension to the existing legal non-conforming use. As mentioned above, this property was before the Board on two previous occasions. As both cases related to expansion of the processing plant operation, this Department did not support the appeals. As the use of the property continues to enjoy a legal non-conforming status, the purpose of the current proposal is to further expand the processing plant operation and legalize a number of unauthorized structural additions and alterations.

While the existing legal non-conforming use is permitted to remain in operation, this Department must oppose any further expansion of the facility. When the processing of fish products and abattoirs was deleted as a permitted use in the Zoning Bylaw, it was expected that existing uses of this sort would be removed through time. To permit the proposed expansion would strengthen

the economic viability of the non-conforming use and reduce the possibility of its removal at any time in the near future.

In view of the above, this Department objects to the granting of this variance.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

DECISION:

MOVED BY MR. S. NEMETH:
SECONDED BY MR. G. CLARK:

"THAT based on the plans submitted this appeal for exemption from Section 911(5) of the Local Government Act be ALLOWED."

CARRIED UNANIMOUSLY

(d) APPEAL NUMBER: B.V. 6168

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)

APPELLANT'S SUBMISSION:

Hirjan Shawkat submitted an application for exemption from Section 911(5) of the Local Government Act to allow for exterior and interior structural alterations to his client's home, including a closet for the furnace and a stair to connect the main floor to the basement.

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

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site is located in the Richmond Park area, in a mixed-use commercial neighbourhood in which the age and conditions of buildings vary. The site is zoned C4 Service Commercial District, which is intended to accommodate vehicular oriented commercial uses of low intensity. The subject lot measures approximately 33 ft. in width and 103 ft. in depth. This interior site fronts onto the north side of Kingsway and takes vehicle access from a rear lane. There is a single family dwelling to the west and an office building containing a dental clinic to the east of the subject site. Across the lane to the north is a townhouse complex. The site observes a substantial downward slope of approximately 11 ft. from the rear to the front.

The subject property is improved with a two storey residential building and a two storey commercial building. The residential building contains a single family dwelling which is a legal non-conforming use.

The age of the subject buildings is unknown; however, an aerial photograph from 1965 indicates that both buildings existed at that time. In 1960, a detached carport was permitted in the rear yard (this was demolished sometime between 2004 and 2006). In 1964, construction of a recreational room in the basement of the residential building was the subject of a successful appeal to the Board. In 1966, the Board also permitted a second storey office addition to the commercial building. Recently, further improvements were made to the residential building without the benefit of a building permit; these improvements are the subject of this appeal.

The appeal is to allow exterior and interior structural alterations to an existing legal non-conforming single family dwelling.

The *Local Government Act* prohibits a structural alteration or addition to a building or other structure containing a non-conforming use, except as permitted by a Board of Variance under Section 901(2).

The proposed exterior and interior structural alterations include: relocation of an exterior door and addition of a ramp at the rear elevation; renovation of the existing front and rear porch to meet BC Building Code regulations; relocation of an internal stair connection; and addition of a new furnace closet.

The applicant's initial intent was to convert the basement of the single family dwelling into a commercial storage area. However, this proposal failed to meet BC Building Code requirements. The current proposal is to legalize the proposed exterior and interior alterations which have been partially constructed and which will permit the basement to be restored to residential use, specifically as a fitness room for the residents of the house.

The above noted exterior and interior alterations have no negative impacts on neighbouring properties and do not increase the intensity of use on the subject site; rather, the proposal is an attempt to reestablish the previous use and condition of the site prior to the recent unauthorized improvements.

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

ADJACENT OWNER'S COMMENTS:

A letter was received from Mrs. Patricia Grace, 6254 Buckingham Drive, Burnaby expressing no objection to the renovation project provided her concerns regarding rats and mice and the putrid smell from garbage bins are rectified.

No further submissions were received regarding this appeal.

DECISION:

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

"THAT based on the plans submitted this appeal for exemption from Section 911(5) of the Local Government Act be ALLOWED."

CARRIED UNANIMOUSLY

(e) APPEAL NUMBER: B.V. 6169

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;

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)

APPELLANT'S SUBMISSION:

Karmjit Sanghera submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of his new duplex and garage.

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

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject property is located in the Douglas-Gilpin area, in a single and two-family R12 District neighbourhood characterized by smaller lot sizes. The subject site measures 33 ft. in width and 115.6 ft. in depth, with an area of 3,816 sq. ft. The site observes a downward slope of approximately 8.4 ft. from front to rear. This corner lot fronts onto Sprott Street to the south and flanks Godwin Avenue to the east. Immediately west of the subject site and across Sprott Street to the south are single family dwellings; across Godwin Avenue to the east and across the lane to the north are two-family dwellings. Vehicular access to the subject site is via the rear lane. A new two-family dwelling with two detached garages is proposed for the subject site, for which three variances are requested. All three variances relate to the proposed accessory building.

The first a) appeal would permit a distance of 8.25 ft. from the accessory building to the principal building, with the following further projections: a 2.0 ft. roof projection, a 1.5 ft. bay window projection and a 2.0 ft. balcony projection, where a minimum distance of 14.8 ft. is required.

The Bylaw requires a separation between buildings on the same lot to ensure that the overall massing of the building does not have a negative impact on the occupants of the buildings and neighbouring properties, as well as to provide for sufficient outdoor living space.

The second b) appeal would permit an accessory building, observing a width of 22.5 ft., where a maximum width of 22.0 ft. is permitted based on two-thirds of the width of the rear yard.

The intent of this Bylaw provision is to mitigate the massing impacts of accessory buildings and prevent a sense of confinement and crowding.

The third c) appeal would permit an accessory building observing a side yard setback from the west property line of 2.5 ft., with a further 1.0 ft. roof eave projection, where a minimum side yard setback of 3.94 ft. is required.

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

The proposed accessory building would be set back 11.75 ft. from the north property line adjacent to the rear lane and 8 ft. from the east side property line flanking Godwin Avenue, in order to provide the required vision clearance at the intersection of Godwin Avenue and the rear lane. The accessory building would be 22.6 ft. wide and 19.82 ft. long by approximately 12.5 ft. high to the top of the hip roof. The building would contain two side-by-side single car garages, accessed off the rear lane. This building would be consistent with the detached garage directly across the lane north of the subject site and across Godwin Avenue to the east. There is no accessory building on the neighbouring property immediately west of the subject site.

With respect to the first a) appeal, the distance is measured from the proposed detached garages to the portion of the principal dwelling that contains the north unit. The principal building is spilt into two units located front-to-back, with the south unit occupying the front half of the building and the north unit occupying the rear half. The area between the garage and residence would be a green space available to the occupants of the north unit.

The overlap of the garage and residence would be 21 ft., which is almost the entire width of the garage. Although small recessed areas are proposed at the entry porch located at the northwest corner and at the balcony area above, the main living area of the proposed north unit is within the compromised separation zone. Further, the 9 ft. wide and 1.5 ft. deep bay window would effectively reduce the separation distance at the ground level to 6.75 ft., leaving insufficient outdoor living space for the occupants of the north unit.

With respect to the second b) appeal, the excess width of the proposed accessory building is only 0.5 ft. However, in combination with the reduced distance between the garage and residence, the excess width would further contribute to a sense of crowding and confinement. In addition, other design alternatives exist that could eliminate the need for this variance. For example, the internal dividing wall between the two garages could be removed, resulting in a potential width reduction of approximately 2.5 ft.

With respect to the third c) appeal, the proposed detached garage would encroach 1.44 ft. into the required side yard setback over its full length. At the same time, the garage would overlap the neighbouring dwelling to the west by approximately 10 ft. Therefore, some impacts on this residence are expected. In addition, it is not clear how the proposed access to the garage door on the

west elevation is going to be accommodated with only 2.5 ft. available for a pathway. Again, design options exist that could eliminate the need for this variance.

In summary, all three variances are related to the fact that the subject site is only 33 ft. wide, which is restrictive in the case of corner lots, often with little room for alternative placement of accessory buildings. Further, this proposal would not be out of the ordinary within the existing development pattern. However, this proposal would create negative impacts on the occupants of the north unit and the neighbouring property to the west. Moreover, alternatives exist that could minimize these impacts.

In view of the above, this Department objects to the granting of all three variances.

ADJACENT OWNER'S COMMENTS:

An email was received from Ms. Yasmin Kapadia, 5907 Sprott Street, Burnaby noting that adequate street parking should be provided for duplex and multiplex properties in the neighbourhood.

No further submissions were received regarding this appeal.

DECISION:

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

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

FOR: MR. B. BHARAJ

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

DEFEATED

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

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

FOR: MR. B. BHARAJ

OPPOSED: MS. C. RICHTER

MR. S. NEMETH
MR. G. CLARK

DEFEATED

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

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

CARRIED UNANIMOUSLY

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

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

FOR: MR. B. BHARAJ
MR. S. NEMETH
MR. G. CLARK

OPPOSED: MS. C. RICHTER

CARRIED

(f) APPEAL NUMBER: B.V. 6170

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.

APPELLANT'S SUBMISSION:

Vikram Tiku submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of his client's new duplex and detached garage.

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

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

This property was the subject of two recent appeals before the Board regarding siting of the proposed new two-family dwelling and detached garages.

On 2015 January 08, the Board approved the following requests (BV#6140): a) a front yard setback, measured from the east property line to the principal building, of 36.0 ft. where a minimum of 40.0 ft. is required based on front yard averaging; and b) a flanking side yard setback, measured from the north property line to the northernmost of two proposed detached garages, of 16.0 ft. where a minimum of 24.6 ft. is required. On 2015 April 02 (BV#6155) the Board of Variance denied an appeal to relax the required distance between the principal building and two newly proposed detached garages from 14.8 ft. to 6.01 ft. This Department's comments on the 2015 April 02 appeal are included as *Item 1 attached.*

The subject site is currently under construction for the new two-family dwelling. The construction of the originally approved two detached garages has not yet begun.

This appeal requests a relaxation of the distance between the principal building and a proposed detached accessory building containing both a two-car garage and a one-car garage with carport. The proposed distance between this building and the principal building is 6.00 ft., where a minimum distance of 14.8 ft. is required. As a reminder, the Bylaw requires a separation between a principal building and an accessory building (in this case, the detached garages/carport) to ensure that the overall massing of the buildings does not

have a negative impact on the subject property and neighbouring properties, as well as to provide for sufficient outdoor living space.

With the exception of the one-car garage and carport, which replaces what was previously a two-car garage; the current proposal is essentially identical to the 2015 April 02 appeal. In that appeal, the two detached one-car garages that were originally proposed and approved under BV#6140 were replaced by two detached two-car garages, placed side by side in a single building in the southwest corner of the lot.

The overall siting of the detached garages/carport would be the same as the previously proposed detached garage building, with a negligible reduction in the distance to the principle building from 6.01 ft. to 6.00 ft. The overall area of the proposed accessory building is also the same (800 sq. ft.) as proposed in the second appeal, which is significantly larger than the two single garages (totaling 453.6 sq. ft.) approved under the original proposal.

With respect to the massing impacts on subject properties, although the more open carport structure would help reduce overall massing, the western unit of the duplex would still be negatively impacted. The 6 foot separation requested between the garage and the house would occur over a distance of approximately 32 ft. on the western side of the house, with approximately 21 ft. contributed by the garages to the south and approximately 11 ft. contributed by carport to the north. (Again, this Department notes that in the approved proposal, the garages exceeded the required 14.8 ft. separation from the principal building). This narrow separation would adversely affect the living space on the ground floor of the western duplex, in terms of light and views, as the family room, wok kitchen and kitchen all face onto the garage wall and carport space. Also, the garage/carport would continue to occupy almost 40% of the side yard of the western duplex, leaving little room for outdoor recreation for this unit.

With respect to the neighbouring properties, while the proposed garage/carport structure has less overall massing and fewer impacts on the streetscape than the 2015 April 02 proposal, it has significantly greater impacts than the originally approved design. This design, which the Board approved, was less intrusive because it consisted of two single car garages, with significantly less floor area, and the massing was broken up by the driveway which separated them.

In summary, this variance request appears to be the result of a design choice rather than hardship, as alternatives exist to redistribute or reduce the proposed floor area to meet the required separation between two structures. It is noted that the Board has already approved a variance that would permit two smaller garages that would have less of an impact. As design solutions exist,

and an alternative has been approved, this Department cannot support the granting of this variance.

ADJACENT OWNER'S COMMENTS:

No submissions were received regarding this appeal.

DECISION:

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

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

FOR: MR. B. BHARAJ
MR. G.CLARK

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

MOTION LOST

(g) APPEAL NUMBER: B.V. 6171

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).

APPELLANT'S SUBMISSION:

Robin Young submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for retention of a sundeck cover to his client's home. Mr. Young noted the structure was built by a previous owner of the property.

Long Nguyen appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site is located the Cariboo-Armstrong 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. This interior lot, approximately 50 ft. wide and 130 ft. long, fronts onto Coldicutt Street to the northeast. The subject site abuts single family lots to the northwest and southeast. Vehicular access to the subject site is provided via Coldicutt Street; there is no lane access. Green space that is part of Cariboo Hill Secondary School borders the site to the southwest. The site is relatively flat with a downward slope of approximately 3 ft. in the northwest-southeast direction.

The subject site is improved with a single family dwelling, originally built in 1991. The property immediately to the southeast is improved with a similar residence constructed around the same time. Sometime before 2006, the subject site was further improved with alterations to the main floor to accommodate a secondary suite and a roof addition over the rear deck on the upper floor. These improvements were made without the benefit of a building permit. The roof addition only is the subject of this appeal.

The appeal is for a principal building depth of 66.25 ft. where a maximum building depth of 60.0 ft. is permitted.

The Bylaw's intent in limiting building depth is to prevent the creation of dwellings that present a long wall, such that the massing of the building impacts neighbouring properties.

It should be noted that the existing dwelling is approximately 71 ft. deep and is legal non-conforming with respect to the requirements of the Zoning Bylaw. The requested building depth (66.25 ft.), which is measured to the roof addition, is 4.75 ft. less than this existing non-conformity. The roof addition contributes 6.25 ft. to the excess building depth.

The new roof is 13 ft. deep and 21.67 ft. wide and covers the entire rear deck at the southwest corner of the existing dwelling. It consists of a flat aluminum roof, supported on aluminum posts and beams, which connects to the main roof of the dwelling just at the gutter level.

With respect to the neighbouring dwelling to the northwest of the subject property, the new roof projects approximately 25 ft. beyond this residence, which observes a substantial rear yard setback of 70 ft. and side yard setback of 30 ft. However, considering the distance between this residence and the

subject roof addition, and the small massing of the proposed roof within the footprint of the existing dwelling no significant impacts are expected.

The new roof is not visible from the neighbouring dwelling to the southeast of the subject property, as it is set back from the outermost rear face of the subject dwelling on the opposite corner. Many similar deck covers are found in the subject block.

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

ADJACENT OWNER'S COMMENTS:

An email was received from Ms. Antonietta A. Baldonero, 7630 Coldicutt Street, Burnaby in opposition to this appeal.

Ms. Kasper, 7609 Coldicutt Street, Burnaby appeared before members of the Board in opposition to the appeal if the applicant is proposing to construct another suite.

Planning staff noted the subject dwelling contains an existing secondary suite. No additional suite is being proposed for construction.

No further correspondence was received regarding this appeal.

DECISION:

MOVED BY MR. S. NEMETH:
SECONDED BY MR. G. CLARK:

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

CARRIED UNANIMOUSLY

(h) APPEAL NUMBER: B.V. 6172

APPELLANT: Stevan Gavrilovic

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)

APPELLANT'S SUBMISSION:

Stevan Gavrilovic submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of his client's new home.

Stevan Gavrilovic and Marko Markovic appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENTS COMMENT:

The subject site, zoned R2 Residential District, is located in the Parkcrest-Aubrey neighbourhood in which the majority of single family dwellings were constructed in the 1960s. This through lot, approximately 57.5 ft. wide and 123.5 ft. long, fronts Howard Avenue to the east and Heathdale Drive to the west. A large R1 District property, which is currently vacant, abuts the subject site across Heathdale Drive to the west. Single family dwellings abut the subject site to the north and the south. Vehicular access to the site is provided from Heathdale Drive. The site observes a substantial downward slope of approximately 18 ft. in the northeast-southwest direction.

A new single family dwelling with a detached garage is proposed for the subject site, which is the subject of two appeals.

The first a) appeal requests a front yard setback of 39.1 ft., measured to the deck post of the proposed single family dwelling, with no further projection for roof eaves, where front yard averaging requires a minimum setback of 44.57 ft. from the Heathdale Drive property line.

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.

The proposed dwelling would observe a front yard setback from Howard Avenue of 31.53 ft., which exceeds the front yard averaging requirement of 30.06 ft. It is noted that a consistent building edge would be maintained throughout the block, as all the houses have similar front yard setbacks.

The front yard setback from Heathdale Drive is the yard for which a setback relaxation is requested. The front yard averaging calculations on this side of the property are based on the front yard setbacks of the two dwellings immediately north of the subject site at 1625 and 1635 Howard Avenue, and the two dwellings immediately south of the subject site at 1685 and 1725 Howard Avenue. The front yard setbacks for these properties are 37.19 ft., 53.94 ft., 44.17 ft. and 42.98 ft. respectively.

As noted, the front yard setback is measured to the posts of the centrally located uncovered deck, which is raised approximately 5.5 ft. above the adjacent natural grade. With the exception of the deck, the main body of the dwelling would be set back from the post face an additional 8 ft. at its southern portion and an additional 10 ft. at its northern portion. There is also a covered deck proposed at the southwest corner of the upper floor which would project 2.5 ft. from the main body of the dwelling.

The proposed siting would place the subject dwelling 14.84 ft. in front of the neighbouring dwelling to the north, or 4.84 ft. in front if only the northwest corner is considered; however, considering that this siting is consistent with the placement of the current dwelling, which is set back approximately 43 ft. from the front property line, as measured to the existing raised deck at its northwest corner, the requested front yard setback would be consistent with the existing horizontal massing relationship. Also, the generous north side yard setback of 11.12 ft. at the area of encroachment would help mitigate any impacts of the reduced front yard setback on this neighbouring property.

The proposed siting would place the subject dwelling 5.07 ft. in front of the neighbouring dwelling to the south, or 2.93 ft. behind if only the southwest corner is considered. A generous south side yard setback of 7.34 ft., where a minimum side yard setback of 4.9 ft. is required, would be a mitigating factor.

With reference to the broader neighbourhood context, no sense of street frontage exists along the east side of Heathdale Drive, as the adjacent residential frontages function as rear yards, some with detached garages abutting the lane and most with decks, lawn area and other recreational components consistent with this function. The three homes whose frontages

are oriented towards Heathdale Drive are located on the opposite side of the street and approximately 60 m (197 ft.) south of the subject site. As such, the siting of the proposed dwelling fits within the existing neighbourhood context.

In view of the above, this proposal would not create a negative impact on the existing neighborhood. Therefore, this Department does not object to the granting of the first a) variance.

The second b) appeal is for an accessory building in the Heathdale Drive 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 20 ft. long by 22 ft. wide by 14 ft. high, is located at the southwest corner of the front yard, 3.94 ft. away from the front property line and 4.0 ft. away from the south side property line. The proposed siting would place the accessory building in line with the existing detached garages on the neighbouring properties to the south and north of the subject site. The proposed accessory building would be immediately adjacent to the existing garage to the south. The accessory building would serve as a two-car garage accessed directly from Heathdale Drive.

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. It is noted that Heathdale Drive currently functions more as a lane than a street. Although Heathdale Drive is within a right-of-way that is 15.24 m (50 ft.) in width, this right-of-way is not fully developed. In this case, the paved area, approximately 20 ft. wide, is confined to the eastern half of the right-of-way, with the western side remaining as an undeveloped green area. In addition, this right-of way ends approximately 35 m (115 ft.) north of the subject site. However, a fully developed segment of Heathdale Drive begins approximately 70 m (230 ft.) to the north of this terminus. It is expected that the subject section of Heathdale Drive will be improved once the necessary right-of-ways to connect to the northern segment are obtained.

It is also noted that the majority of neighbouring lots in the subject block have garages oriented towards Heathdale Drive, some with reduced setbacks. As noted above, these properties use the Heathdale Drive yards more like rear yards, with less formal and more private arrangements. As such, the proposed similar siting of the accessory building would not be out of ordinary in this case.

Nonetheless, given the age of neighbouring dwellings, most of which were built in 1964, new development should anticipate the redevelopment of the surrounding properties and be designed to meet the intent of the Bylaw rather than existing conditions. As such, this Department objects to the granting of the second b) variance.

ADJACENT OWNER'S COMMENTS:

A letter dated 2015 June 3 was received from F. Kranz, owner of 1660 Nation Way, Burnaby opposing the appeal.

No further correspondence was received regarding this appeal.

DECISION:

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

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

CARRIED UNANIMOUSLY

MOVED BY MR. S. NEMETH:
SECONDED BY MR. G. CLARK:

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

FOR: MR. B. BHARAJ
MR. S. NEMETH
MR. G. CLARK

OPPOSED: MS. C. RICHTER

CARRIED

(i) APPEAL NUMBER: B.V. 6173

CIVIC ADDRESS OF PROPERTY: 8210 Burnlake Drive

This appeal was WITHDRAWN prior to the Hearing.

4. NEW BUSINESS

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

A D J O U R N M E N T

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

"THAT this Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Hearing adjourned at 2:33 p.m.

Ms. C. Richter

Mr. B. Bharaj

Mr. S. Nemeth

Mr. G. Clark

S. Cleave
Deputy City Clerk

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: JORDAN VAN DIJK

Mailing Address: 63 E. CORDOVA ST.

City/Town: VANCOUVER Postal Code: B.C.

Phone Number(s): (H) 604-336-4770 (C) 778-383-6835

Email: jordan@mg-architecture.ca.

Preferred method of contact: ☑ email ☐ phone ☐ mail

Property

Name of Owner: _____

Civic Address of Property: 7868 GOVERNMENT ROAD

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 JUNE 09.
Date

Applicant Signature

Office Use Only

Appeal Date 2015 July 09 Appeal Number BV# 6174

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

Required Documents:

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

June 9, 2015

BOARD OF VARIANCE
City of Burnaby Planning and Building Department
4949 Canada Way,
Burnaby, BC V5G 1M2

c/o Irene Yuen
Senior Building Technologist
Ph: 604.294.7531 Fax: 604.294-7986
irene.yuen@burnaby.ca
www.burnaby.ca

RE: 7868 GOVERNMENT ROAD | Board of Variance Application

Dear Members of the Board of Variance,

Please find our application for Board of Variance for the house at 7868 Government Road. Thank you for the opportunity to describe the project, and explain how the design resolution is informed by carefully addressing the goals of a high quality home that respectfully adds to the character of the neighborhood.

The main design directive is a home that is reflective of the quality of the neighborhood, sited and massed carefully to complement the neighboring houses, and formed and landscaped in a manner that provides maximum privacy to and from adjacent properties.

In order to achieve these goals, the house is planned in a U-shape, arranged around an internalized patio and soft landscape to the south, to which the majority of the glazing faces. The windows on the north, east and west sides of the house are carefully placed to maintain privacy while also contributing to the rich character of the building elevations. The house is set back from the east property line, where most of the houses abut, in order to create a significant buffer.

The house is designed vastly as one-storey, in order to reduce the visual impact from street and neighbors. The main central area of the home is one storey but is double-height, similar in size and arrangement to the neighbouring houses. There is a small mezzanine of 350 square feet in this double-height space; all other floor area is on the main floor or in the basement. Ridgelines of homes directly to the east and west are higher than the proposed house.

Extensive landscaping around the perimeter of the site, including a fence covered by a double row of hedging, offers a natural feel for most of the property, provides visual and acoustic buffer, and conveys an enhanced level of security to deter people from loitering in the area.

As a background, the proposed residence is situated on a lot of approximately 100,000 square feet. As per R1a zoning, the permitted size of building is over 60,000 square feet, with a footprint of over 40,000 square feet. The proposed house has a total gross floor area of approximately 26,000 square feet and footprint of approximately 11,000 square feet.

The house and the landscape have been designed to meet the above objectives, and in turn include the following variances:

Height of house

As per R1a Zoning: 2 1/2 storeys and 7.4 m (24.3 ft.) for a building with a flat roof

Proposed: 1 Storey and 30.75 ft. with a flat roof as per City's definitions

Variance: 6.45 ft. in height, as measured from the average rear grade to top of roof.

Rationale: As described above, the design intent for the massing of the house is to maintain a generally low typical building height, with a one storey house that complements the neighborhood. The east and west wings of the house are very low at typically approx. 13 feet high from floor to top of flat roofs.

The location of Variance is at the center of the house, where the volume is increased to create a visual break to the massing. The roof is considered flat as per City's definitions, however the roof of the high volume slopes at approximately 2:12, opening up toward the south with substantial glazing and clerestorey below to allow light into the building, and provide views to the rear yard of the site. This volume reads as a two-storey house that is complementary to the height and size of houses on adjacent lots as illustrated in the elevation drawings supplied with the rezoning application. From the street, the house reads as 24-foot high as measured from the average front grade.

Additionally due to the sloping grades the house is set down low, approx. 5.5 feet below the street elevation. The roof heights of adjacent houses are higher and more dominant than the roof lines of the proposed home.

If measured from proposed finish grade rather than existing, the building is approximately 29.75 feet above grade. If measured from the main floor, where most of grade meets the building, the roof is 24 feet above grade, and therefore from most views is visually within the maximum permitted under zoning. The finished grades at the lower side of the house will also be adjusted, whereby the finished roof height is 26 feet and also within the allowable by zoning.

Building depth

As per R1a Zoning: the lesser of 50% lot depth (=216.625 ft.) or 60 ft

Proposed: 113 ft.

Variance: 53 ft.

Rationale: as part of the approach to reduce the high volume and to complement the streetscape, the house is arranged with two flanking wings that are set down low compared to the central volume of the house.

The house is situated with the driveway on the east side and generally located toward the west side of the site to create a large separation from the adjacent houses to the east. The massing and materiality of the sides of the house are articulated to provide visual interest and to reduce a long wall effect.

The current plan is a product of working with the City and responding to comments of previous design iterations. Previous submissions show a greater overall depth and a house closer to more neighbors. We are happy that we had the opportunity to locate and shape the house more sensitively to the surrounding neighborhood.

Fence Height

As per Zoning Bylaw: 2.95 ft. in required front yard; 5.91 ft. elsewhere

Proposed: 8 ft. at the north and south of site; 6 ft. at sides

Rationale: In order to provide an appropriate level of security and privacy for the family, a solid fence is proposed surrounding the property. There are a few newer precedents that show high privacy fences at the front of the site, such as a newer house 3 doors to the west.

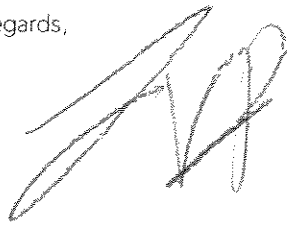
The nature of the fence at the front of the site along Government Road, and at the rear along Kentwood Street, will be of robust quality and design appropriate for the neighborhood, comprised mainly of brick that complements the material palette of the home. There will also typically be hedging along the fencing, such that in most locations the fence will not be noticeable; the fence acts primarily as an increased security provision behind the hedging.

The Development and Rezoning departments at the City of Burnaby are typically concerned that there may be increased noise from a house with a large patio, and have requested solid walls to reduce sound transfer to adjacent properties. We believe noise issues will not be the case with this project, as the family does not intend to have many unusually large outdoor gatherings, and as the patio is surrounded on three sides by the house. Nevertheless we have followed the City's recommendations, and have coordinated with the City that the walls are to be 6 feet high, along the entire length of the property adjacent neighbors. As the fencing extends into the front yards at north and south of the lot, this is part of the requested variance.

The fencing along the east side of the site will typically be 5 feet away from the property line in order for the landscaping to be easily maintained on both sides of the fence, and also to avoid installing a fence directly against the neighbors' yards.

Thank you for reviewing our submission. We appreciate the opportunity to describe the challenges afforded to the project and the design solutions that have been created to address the issues while delivering a high quality home that the owner will be proud to integrate into the neighborhood. We look forward to receiving your response and are eager to continue the process to building permit. If you have any questions, please do not hesitate to call me to discuss anything.

Best Regards,



Jordan van Dijk

Architectural Technologist AIBC LEED®AP

Associate | MGA

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 3, 2015	**DEADLINE: June 9, 2015 for the July 9, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Jordan van Dijk (Michael Green Arch)		
ADDRESS OF APPLICANT: 63 E. Cordova St., Vancouver, BC, V6A 1K3		
TELEPHONE: 604-336-4770 / 778-383-6835		

PROJECT

DESCRIPTION: New single family dwelling with attached garage and detached accessory bldg.

ADDRESS: 7868 Government Road

LEGAL:	**LOT: A**	**DL: 42**	**PLAN: EPP45856**

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) R1a [101.6(1)(b); 101.7(b); 6.14(5)(a)]
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 principal building height measured from the rear average elevation will be 31.28 feet, and measured from the front average elevation will be 26.31 feet. However, the maximum permitted building height is 24.3 feet.

2) The depth of the principal building will be 120.92 feet where a maximum depth of 60.0 feet is permitted.

3) Varying fence heights up to a maximum of 8.0 feet in the required front yard facing Government Road where the maximum permitted height is 3.281 feet.

4) Varying fence heights up to a maximum of 8.0 feet in the required front yard facing Kentwood Street where the maximum permitted height is 3.281 feet.

Note:
1. *This property has been rezoned from R1 to R1a. Rezoning file number: REZ14-00041*
2. *The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law, future appeal(s) may be required*
3. *Driveway crossings are subjected to Engineering Department's approval.*

IY

Kushnir

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

MGA

RECEIVED
MAY 22 2015
BUILDING DEPARTMENT

7795 KENTWOOD RESIDENCE

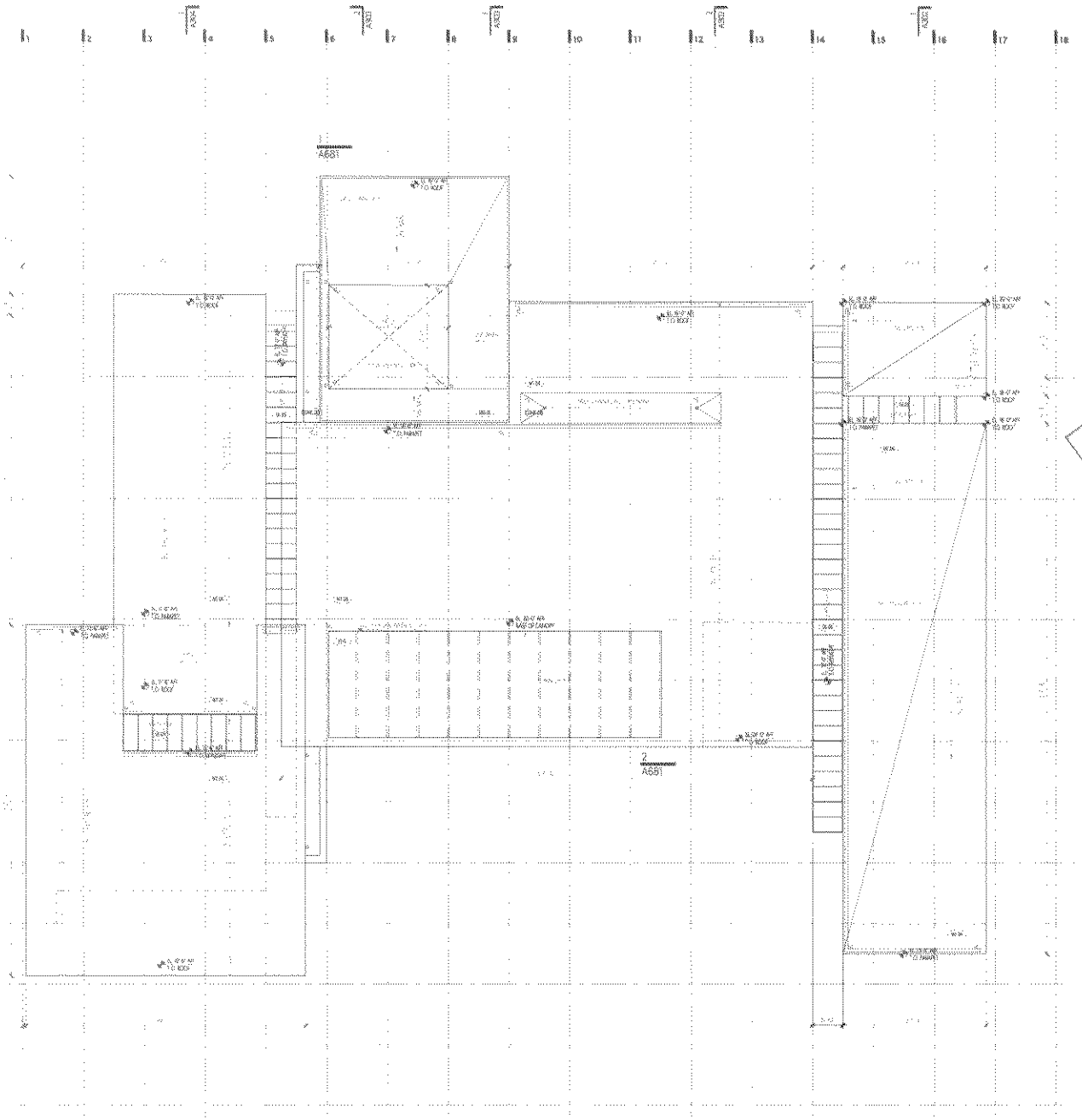
BURNABY, BRITISH COLUMBIA
ISSUED FOR BUILDING PERMIT - APRIL 21, 2015

A000
COVERSHEET

MICHAEL GREEN ARCHITECTURE
1111 ALBERNI STREET
VANCOUVER BC
CANADA V6E 4L3

ISSUED FOR BUILDING PERMIT - APRIL 21, 2015
ISSUED FOR REZONING
DESCRIPTION

7795 KENTWOOD RESIDENCE
BURNABY



1 ROOF PLAN
A102

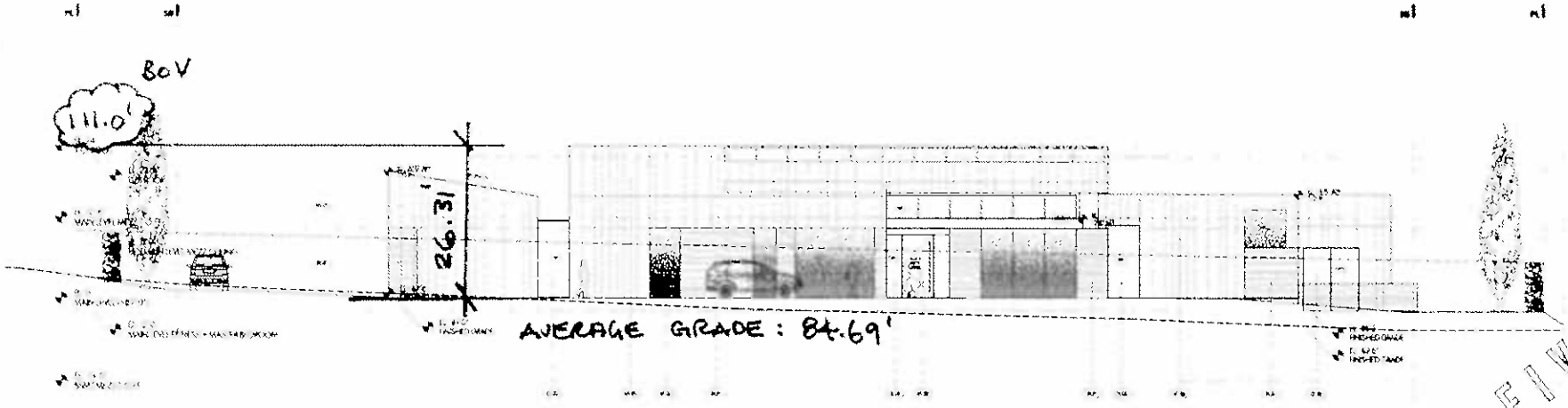
MGA

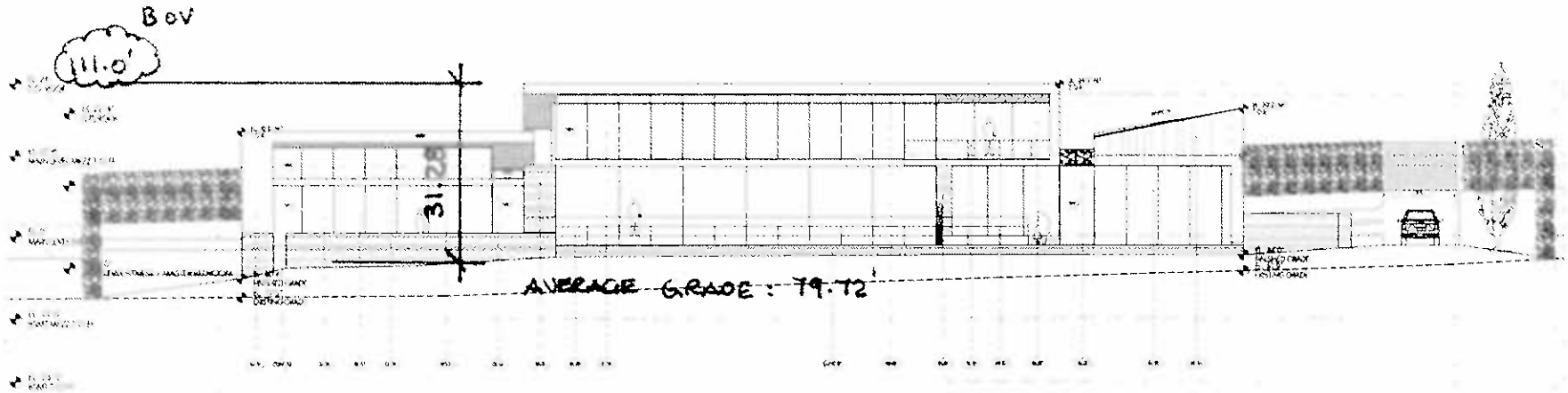
MICHAEL GREEN ARCHITECTURE
611 CORDOVA STREET
VANCOUVER BC
CANADA V6A 1K3

DATE	REVISION	DESCRIPTION
2015 04 21		ISSUED FOR BUILDING PERMIT
2014 10 23		ISSUED FOR REZONING

7795 KENTWOOD RESIDENCE
2014 007

A102
ROOF PLAN





MGA

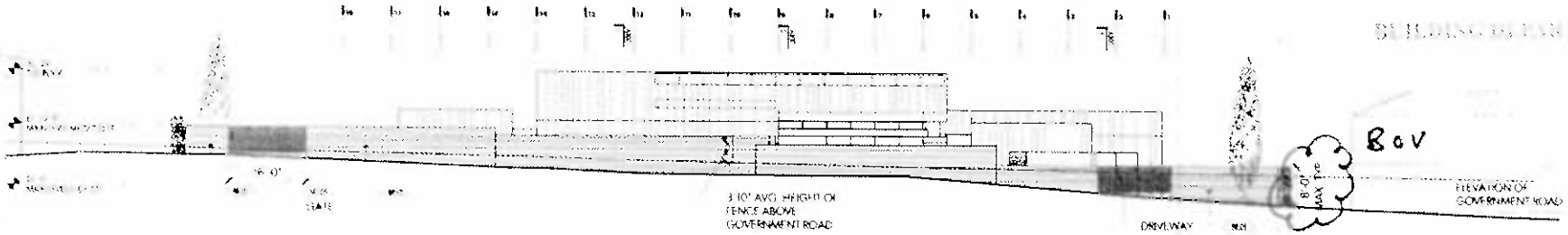
MICHAEL GREEN ARCHITECTURE
575 ECONOMY STREET
VANCOUVER BC
CANADA V6A 1C3

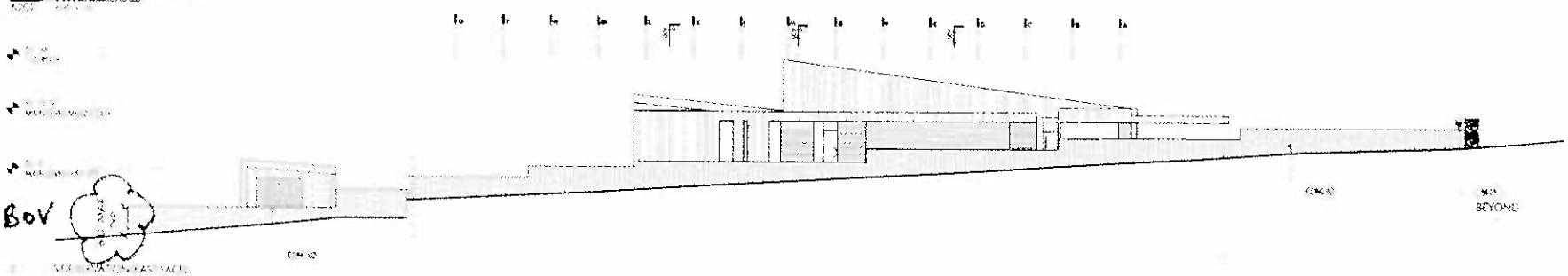
DATE	DIVISION	DESCRIPTION
2015.04.21		ISSUED FOR BUILDING PERMIT
2014.10.23		ISSUED FOR REZONING

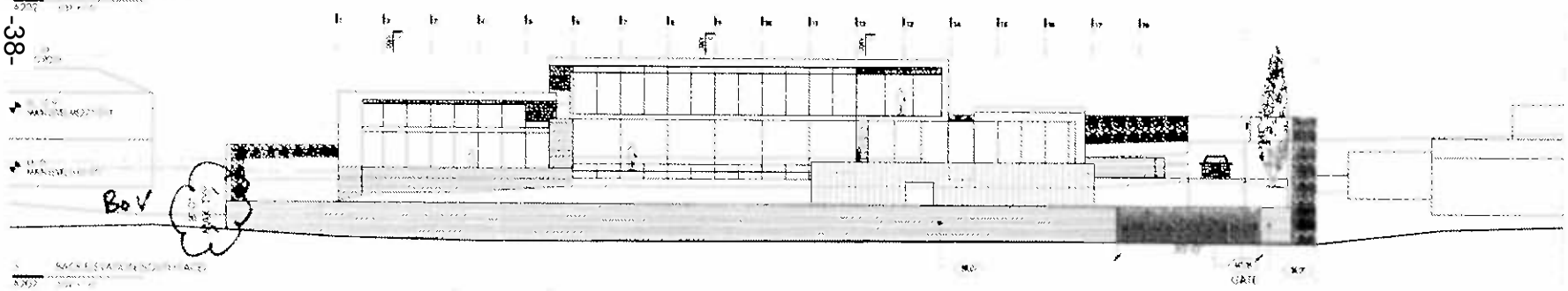
7795 KENTWOOD RESIDENCE
2014.027

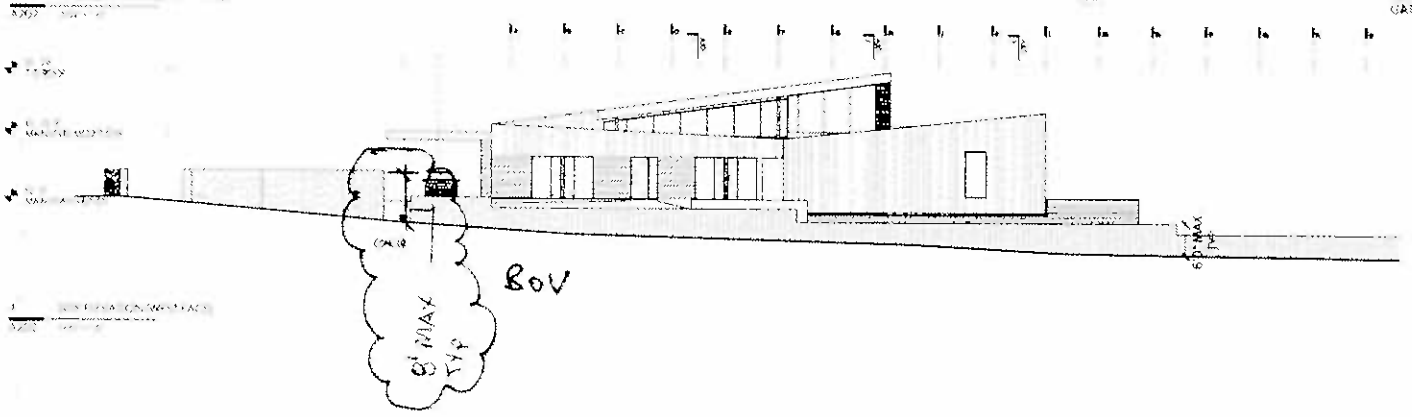
A200
ELEVATION + MATERIALS

MGA
RECEIVED
MAY 22 2015
BUILDING DEPARTMENT
MICHAEL GIRDEN ARCHITECTURE
7795 KENTWOOD RESIDENCE
A201
ELEVATION + MATERIALS
SIDE ELEVATION (EAST FACE)
SIDE ELEVATION (EAST FACE)









MICHAEL GREEN ARCHITECTURE
571 E COLUMBIA STREET
VANCOUVER BC
CANADA V6A 1Y3

DATE	REVISION	DESCRIPTION
2015.05.22		ISSUED FOR DEVELOPMENT PERMIT
2015.05.08		RE-DESIGN UPDATE
2015.04.23		REVISED FOR BUILDING PERMIT
2015.04.21		ISSUED FOR BUILDING PERMIT
2014.05.27		ISSUED FOR REZONING

7795 KENTWOOD RESIDENCE
2014-007

A202
ELEVATIONS

PLAN EPP45856

REFERENCE PLAN OF LOTS 82 AND 83, DISTRICT LOT 42, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 31273

PURSUANT TO SECTION 100(1)(b) OF THE LAND TITLE ACT

B.C.G.S. 92G.026

SCALE: 1:500 (0 5 10 20 30 40)

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN HEIGHT BY 432mm IN WIDTH WHEN PLOTTED AT A SCALE OF 1:500 (C SIZE).

LEGEND:

- ALL DISTANCES ARE SHOWN IN METRES.
- INTEGRATED SURVEY AREA No. 28, THE CITY OF BURNABY, NAD83 (CSRS) 4.0.0.BC.1.CVRD
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 94H1463 AND 94H1498
- THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.
- TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9999985 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 94H1463 AND 94H1498.

FOUND PLACED:

- ▲ DENOTES INTEGRATED CONTROL MONUMENT
- ● O DENOTES STANDARD IRON POST (TYPE S)
- ■ O DENOTES LEAD PLUG
- NF DENOTES EVIDENCE NOT FOUND
- Ha. DENOTES HECTARES.
- WI. DENOTES WITNESS.

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

GOVERNMENT ROAD

LEGAL CENTERLINE OF ROAD

94H1463

94H1498

W. 1/2 "G" EX. PLAN 4648

E. 1/2 "G" EX. PLAN 4648 POSTING PLAN LMP 20223

S.R/W H117894

LOT A 0.936 Ha.

LOT 82 PLAN 31273

LOT 83 PLAN 31273

55 PLAN 26896

56 PLAN 26896 POSTING PLAN EPP 18374

74 PLAN 31113

REM. 75 PLAN 31113

59 PLAN 29659

D.L. 42 GP. 1 N.W.D.

PIPER AVENUE

KENTWOOD STREET

3 PLAN 9505

8 PLAN LMP 45554

2 PLAN LMP 44527

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 6th DAY OF NOVEMBER, 2014 BY WARREN E. BARNARD, BCLS (695)

WATSON & BARNARD
B.C. LAND SURVEYORS
1524-56th STREET
DELTA, B.C. V4L 2A6
TEL 943-9433 FAX 943-0421

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
CITY OF BURNABY

FILE: 23729RP
PLOT: 2014/11/11
MAP: 12H

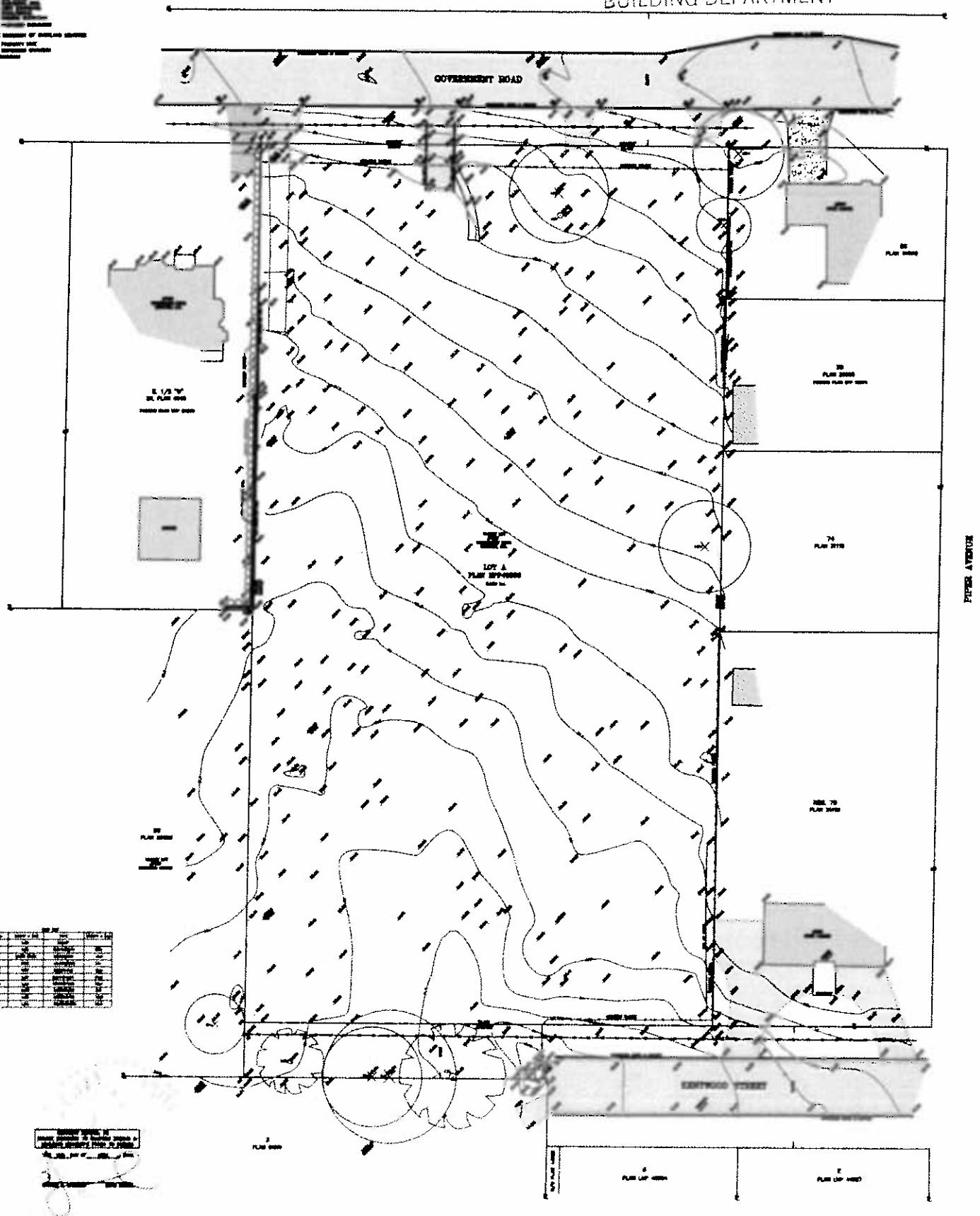
PLAN OF TOPOGRAPHY OVER A PORTION OF
LOT A, DISTRICT LOT 42, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN EPP45856

P.C.G.S. [illegible]

CIVIC: [illegible] GOVERNMENT ROAD, BURNABY, B.C.

[illegible]

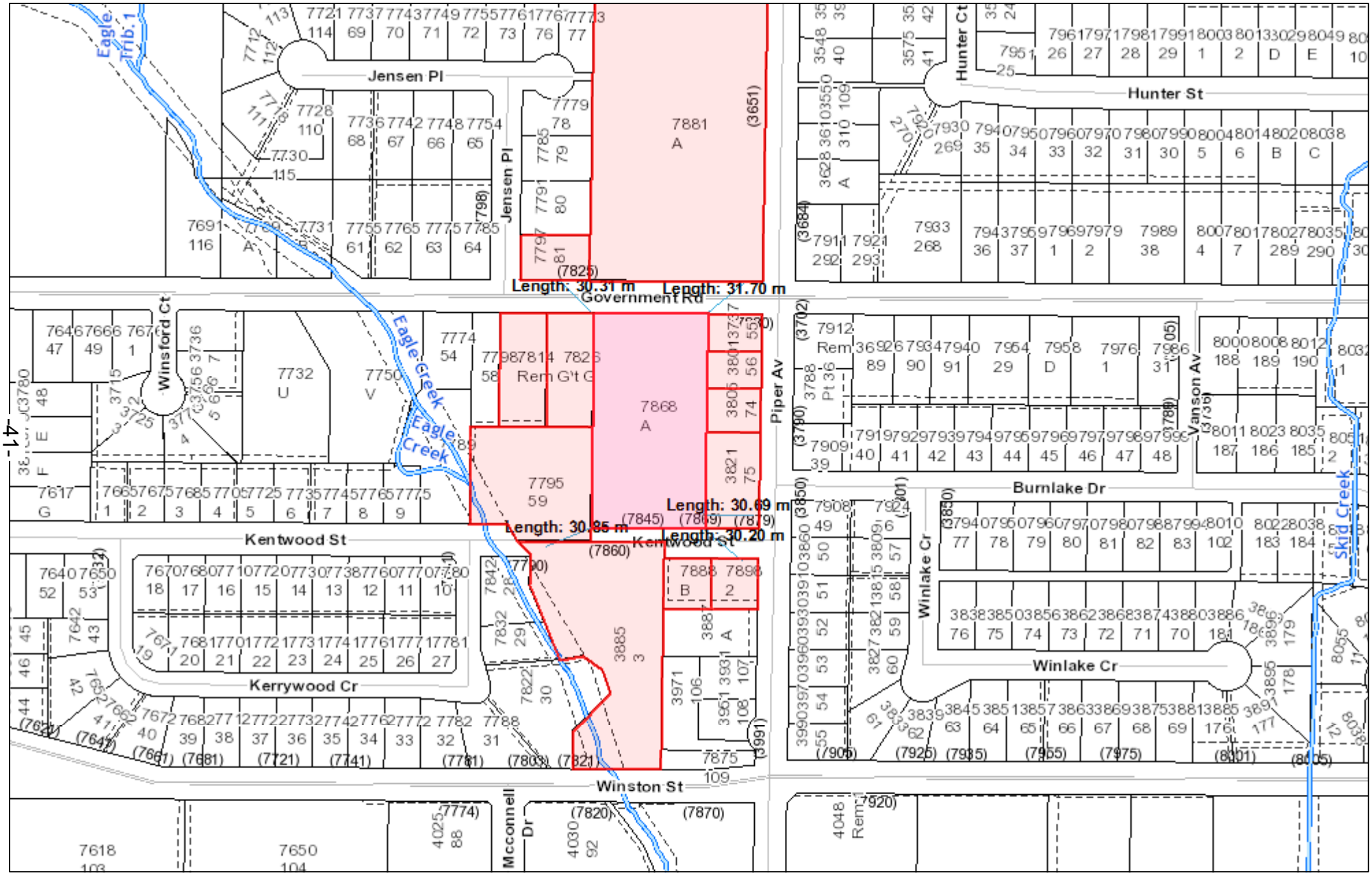
D.L. 42 GP. 1 N.W.D.



7868 Government Road

June 15, 2015

1:3,178



6174

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant (Ho YING MUOI) Richard SU (Designer)

Mailing Address ~~8210 Burnlake DR.~~ 7251 - 16th Ave. Burnaby.

City/Town Burnaby. Postal Code V3N 1N6

Phone Number(s) (H) ~~778-929-8918~~ (C) 604 3676645

Email ~~ifgogelato@163.com~~ / weisupe@gmail.com

Preferred method of contact: ☐ email ☐ phone ☐ mail

Property

Name of Owner Ho Ting MUOI

Civic Address of Property 8210 Burnlak Dr.

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.

8th April 2015
Date

Applicant Signature

Office Use Only

Appeal Date 2015 July 09 Appeal Number BV# 6175

Required Documents:

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

Hardship Letter to:

Burnaby Board of Variance

c/o office of the city Clerk

4949 Canada Way

Address: 8210 Burnlake Dr.

Building Permit No. BLD-15-00197

I am requesting an amendment be made to allow front yard setback to $\frac{74.75}{2}$ feet. Since my neighbour 8192 (Lot 21) has the front setback 73.10 feet.

Ho Ying Mwoi

8th April 2015

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: 03 June 2015	**DEADLINE:** 21 May 2015 for the 09 July 2015 hearing	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Ying Muoi HO		
ADDRESS OF APPLICANT: 8210 Burnlake Drive, Burnaby		
TELEPHONE: (778) 929-8918		

PROJECT			
DESCRIPTION: Addition and interior alternation to main & upper floor to an existing family dwelling			
ADDRESS: 8210 Burnlake Drive			
LEGAL:	**LOT:** 202	**DL:** 40	**PLAN:** 48688

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]
of the Burnaby Zoning Bylaw No. 4742

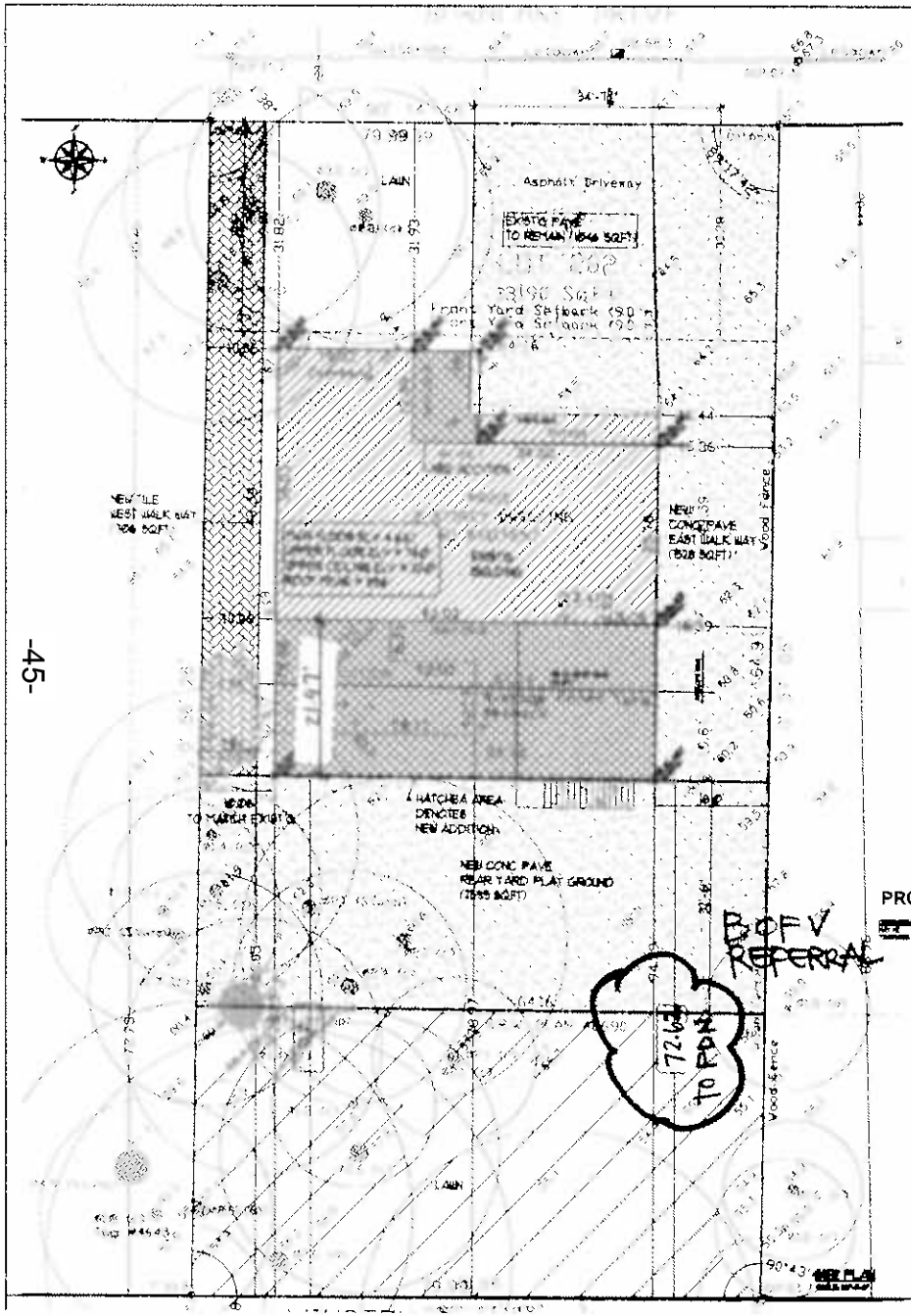
COMMENTS:
The applicant is proposing to build an addition to an existing single family dwelling. The following relaxation is being requested:

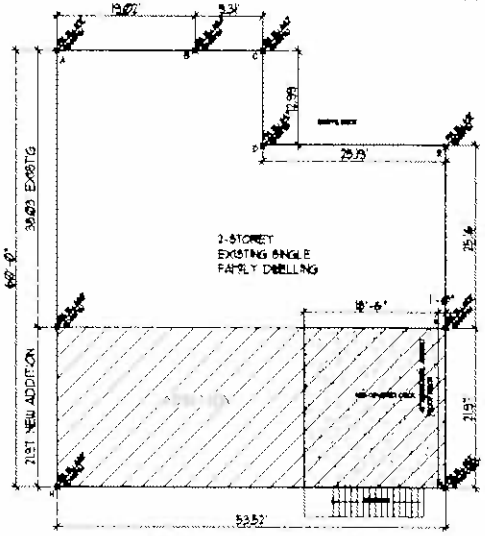
1) The front yard setback on Winston Street will be 72.62 feet to the foundation of the addition where a minimum front yard setback of 85.24 feet is required based on front yard averaging. The roof overhang projects 2.5 feet at all sides except with 3 feet where 2 roofs meet, beyond the foundation of the addition.

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.

KL

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service





AVERAGE EXTERIOR FINISH ELEVATION CAL:

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B-C	66.4	64.7	9.31	610.2705
C-D	64.7	64.7	12.99	840.453
D-E	64.7	64.1	25.19	1622.236
E-F	64.1	62.5	25.16	1592.628
F-G	62.5	60.2	21.97	1347.86
G-H	60.2	63.5	53.52	3310.212
H-A	63.5	67.1	60	3918
			227.16	14511.24
AVERAGE EL:				63.88116

PROJECT DATA		
CIVIC ADDRESS	8219 BURNLAKE DR, BURNABY, BC	
LEGAL DESCRIPTION	LOT 76R DISTRICT LOT 46 GROUP 1	
ZONING	R5	
LOT AREA	12768 SQFT	
LOT WIDTH	79.56 FT / 79.99 FT	
LOT DEPTH	164.9 FT / 164.94 FT	
	PERMITTED/REQD	PROVIDED
SETBACKS FRONT FACE DWELLING DR.	25.0 FT	25.0 FT
SETBACKS SIDE	6 FT FOR EAST SIDE (MIN 18 FT OF SIDES)	6.08 FT EAST SIDE (6.71 MIN SIDE YARD)
SETBACKS REAR FACE DWELLING FT.	24.99 FT	25.19 FT
BUILDING DEPTH	LESSER OF 19.8 % LOT DEPTH OR 24.99 FT	64 FT
BUILDING HEIGHT	29.5 FT	29.1 FT
FLOOR SPACE RATIO	0.6 MAX OR 0.6 X 12768 SQ FT	0.393 (5019.5 SQFT)
MAIN FLOOR	GREATER OF (0.6 MAX OR 0.3 MAX + 2150.4 SQ FT)	2269 SQ FT
UPPER FLOOR		2750.5 SQFT
GARAGE CONTRIBUTION	450 SQFT	750 - 450 = 300 SQFT
TOTAL		5971 SQFT (EST)
BUILDING AREA	6398 SQ.FT - 1278 SQ FT	5693 SQFT
LOT COVERAGE	12768-4471-1278 SQFT	5349 SQFT
BUILDING		3839 SQFT
IMPERMEABILITY SURFACE (sq. ft.)		
	12768-1278-5693 SQFT	5798 SQFT
MAIN BUILDING		3839 SQFT
REAR YARD (NORTH)		
DRIVE MAT		1646 SQFT
EAST WALK WAY		528 SQFT
REAR YARD (SOUTH)		3265 SQFT
NEW WALK WAY		106 SQFT

RECEIVED
JUN 02 2015
BUILDING DEPARTMENT

PROJECT CONTACTS:

GENERAL NOTES

NOTES

ISSUE

DESIGNER:
WEI Z SU STRUCTURAL ENGINEERS LTD.

PROJECT NAME
NEW ADDITION TO RESIDENCE OF 8219 BURNLAKE DR. BURNABY, BC

STRUCTURAL CONSULTANT

S.SU | JUNE, 2015
AS SHOWN | MSC 120

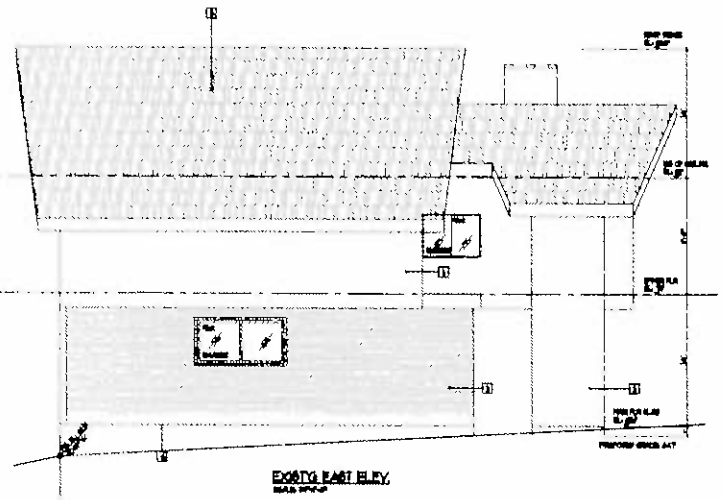
SITE PLAN

A-1

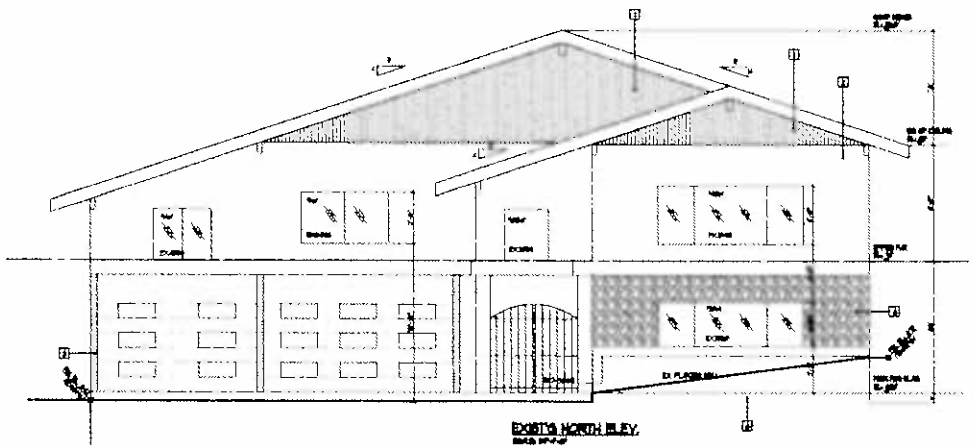
B OF V COPY

-45-

3.(b)



EXIST'G EAST ELEV.



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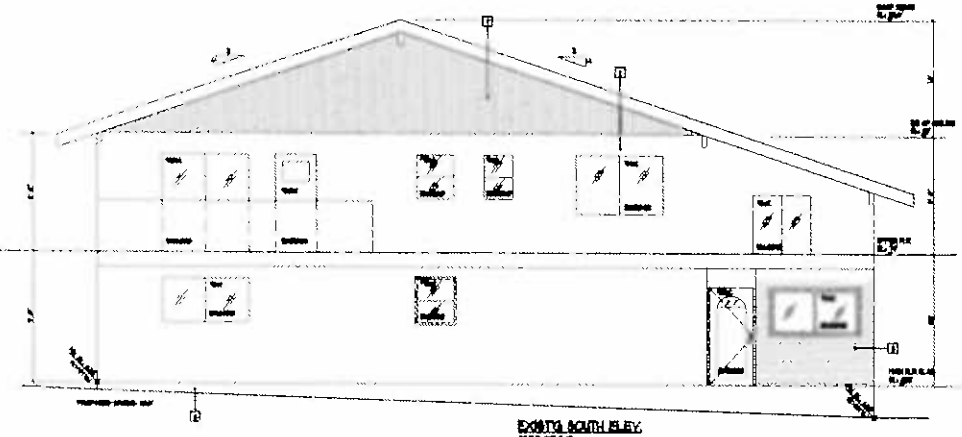

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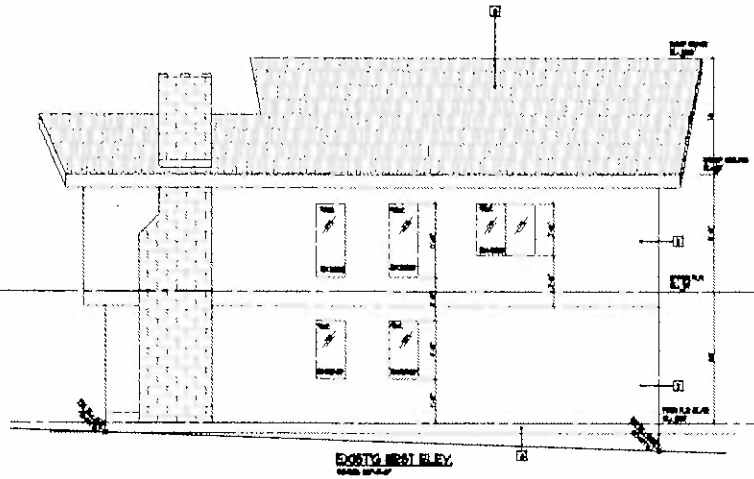


EXIST'G WEST ELEV.

-46-

PROJECT NAME

NEW ADDITION
TO RESIDENCE OF
8210 BURNLAKE DR
BURNABY, BC

DESIGNER:
WEI Z SU STRUCTURAL ENGINEERS LTD

© STRUCTWEAS CONSULTANT

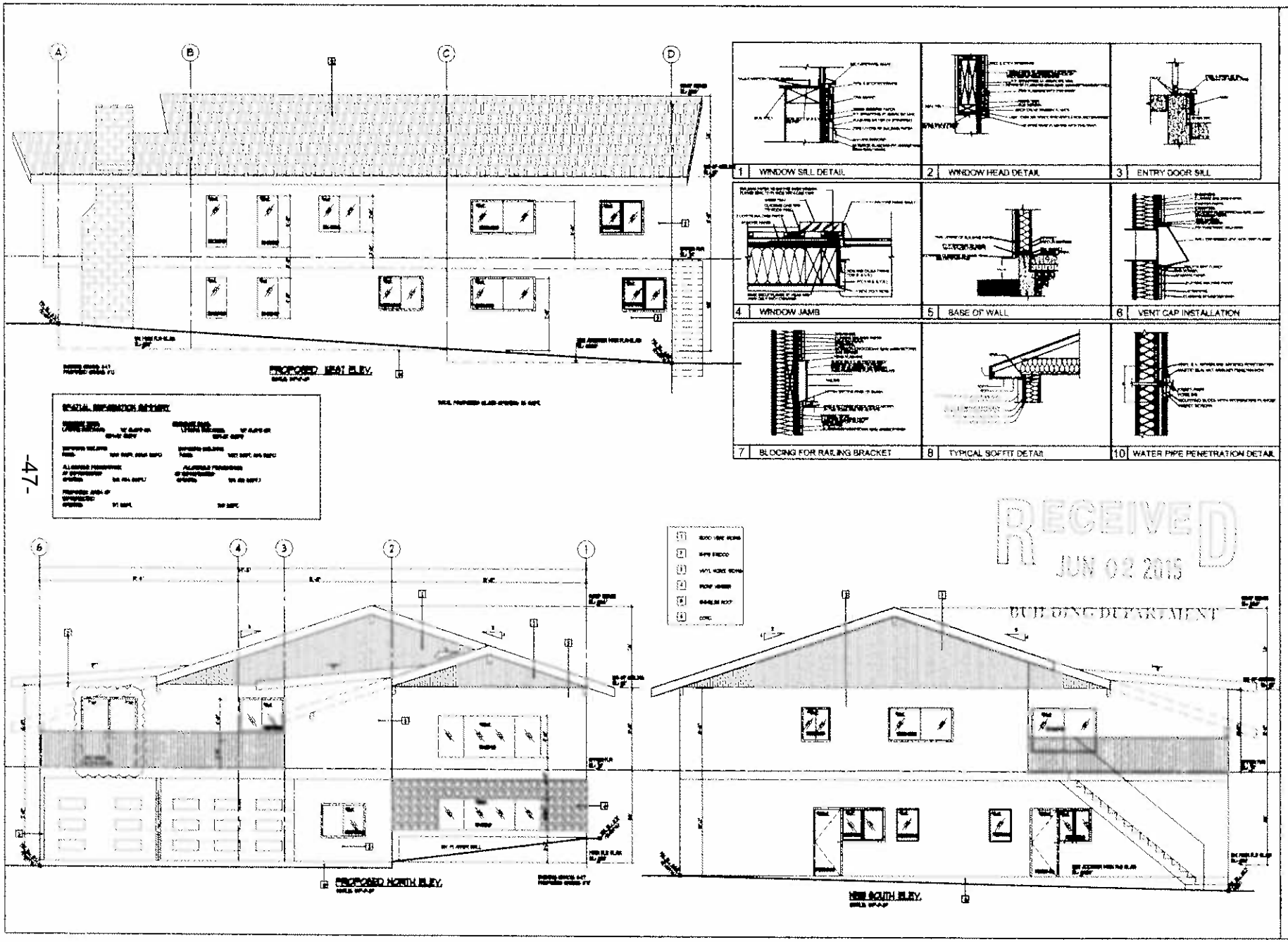
1:50	JUNE, 2015
AS SHOWN	MSC 120

EXIST'G WEST,
ELEVATIONS

A - 4

B OF V COPY

3.(b)



-47-

RECEIVED
JUN 02 2015
BUILDING DEPARTMENT

NOTE:

ISSUE:

DESIGNER:
WEI Y SU STRUCTURAL ENGINEERS LTD

PROJECT NAME:
NEW ADDITION TO RESIDENCE OF
9210 BURNLAKE DR.
BURNABY, BC

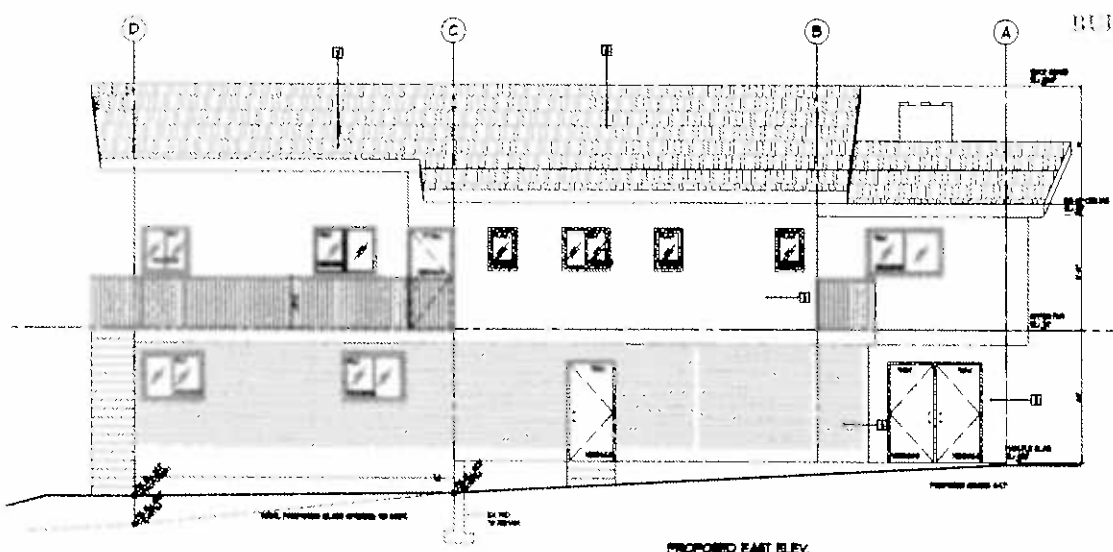
STRUCTURAL CONSULTANT

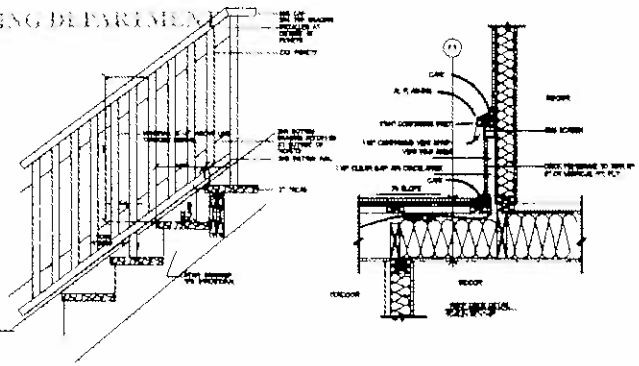
PROPOSED WEST, NORTH,SOUTH ELEV.

A- 5

B OF V COPY

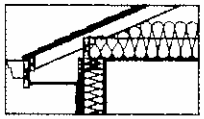
3.(b)

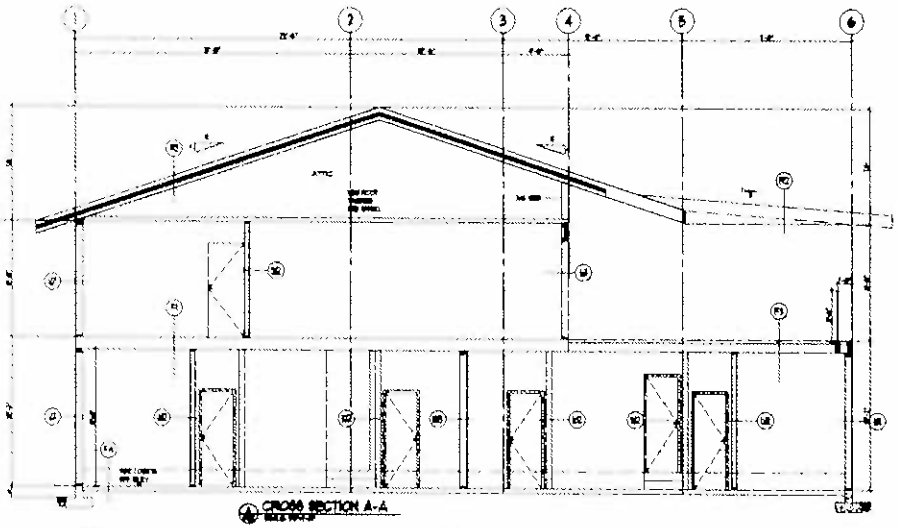




PROPOSED EAST ELEV.

CONSTRUCTION LEGEND





CROSS SECTION A-A

DESIGNER:
MCI 2 SU STRUCTURAL ENGINEERS LTD

PROJECT NAME:
NEW ADDITION TO RESIDENCE OF
6210 BURNLAKE DR
BURNABY, BC

STRUCTURAL CONSULTANT

	JUNE, 2015
AS SHOWN	BSC-150

PROPOSED EAST ELEV. & SEC.

A- 6

B OF V COPY

3.(b)

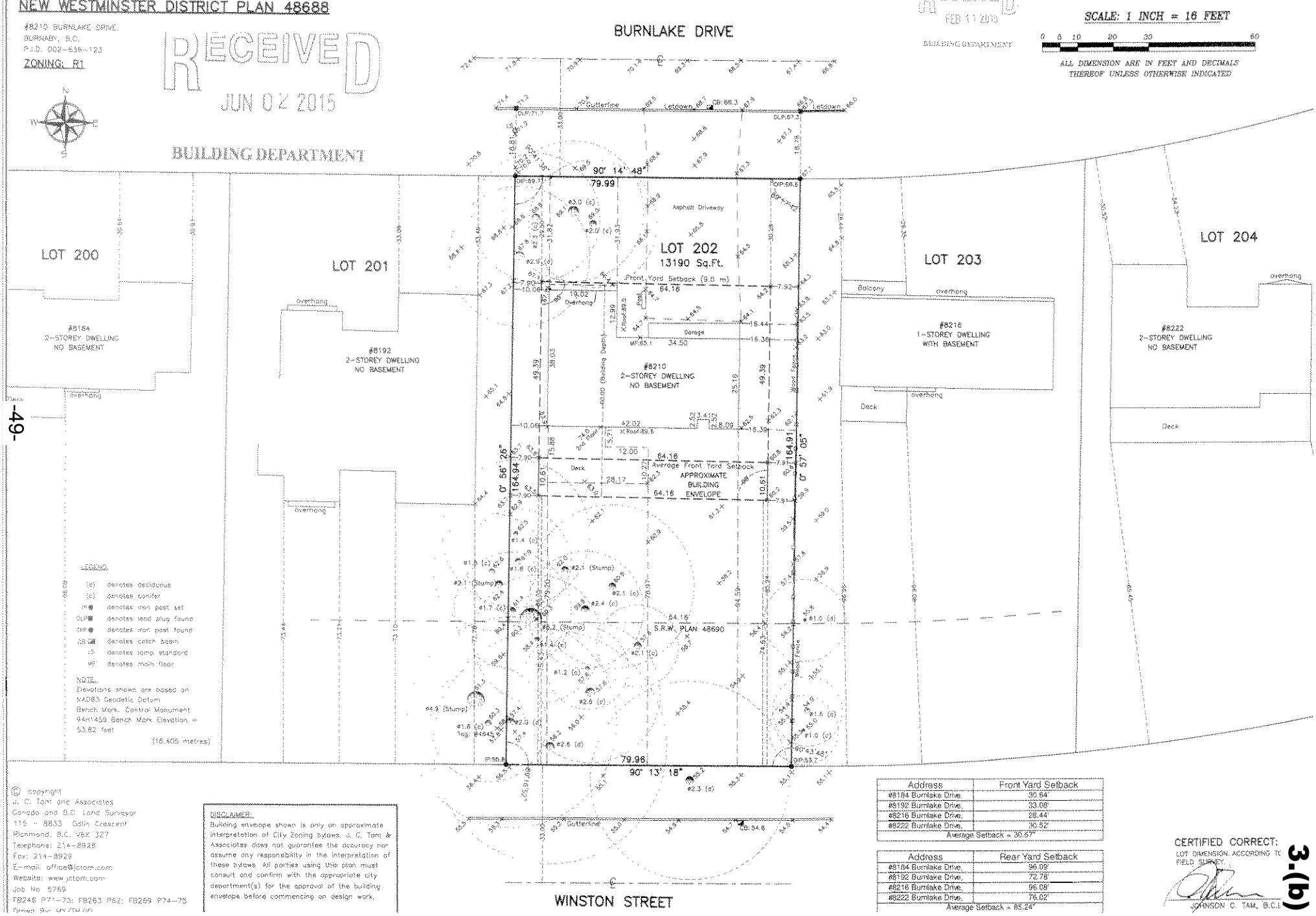
PLAN OF SURVEY OF LOT 202 DISTRICT LOT 40 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 48688

#8210 BURNLAKE DRIVE,
BURNABY, B.C.
P.I.D. 002-536-123
ZONING: R1

SCALE: 1 INCH = 16 FEET

0 8 10 20 30 60

ALL DIMENSION ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND

(d) denotes deciduous
(c) denotes conifer
IP denotes iron post set
CLP denotes lead plug found
IPF denotes iron post found
CB denotes catch basin
sb denotes sump standard
mf denotes main floor

NOTE:
Elevations shown are based on NAD83 Geodetic Datum
Bench Mark: Control Monument 94H1459 Bench Mark Elevation = 53.82 feet
(16.405 metres)

Address	Front Yard Setback
#8184 Burnlake Drive,	30.64'
#8192 Burnlake Drive,	33.06'
#8216 Burnlake Drive,	28.44'
#8222 Burnlake Drive,	30.52'
Average Setback = 30.57'	

Address	Rear Yard Setback
#8184 Burnlake Drive,	96.09'
#8192 Burnlake Drive,	72.76'
#8216 Burnlake Drive,	96.08'
#8222 Burnlake Drive,	76.02'
Average Setback = 85.24'	

DISCLAIMER:
Building envelope shown is only an approximate interpretation of City Zoning bylaws. J. C. Tam & Associates does not guarantee the accuracy nor assume any responsibility in the interpretation of these bylaws. All parties using this plan must consult and confirm with the appropriate city department(s) for the approval of the building envelope before commencing on design work.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

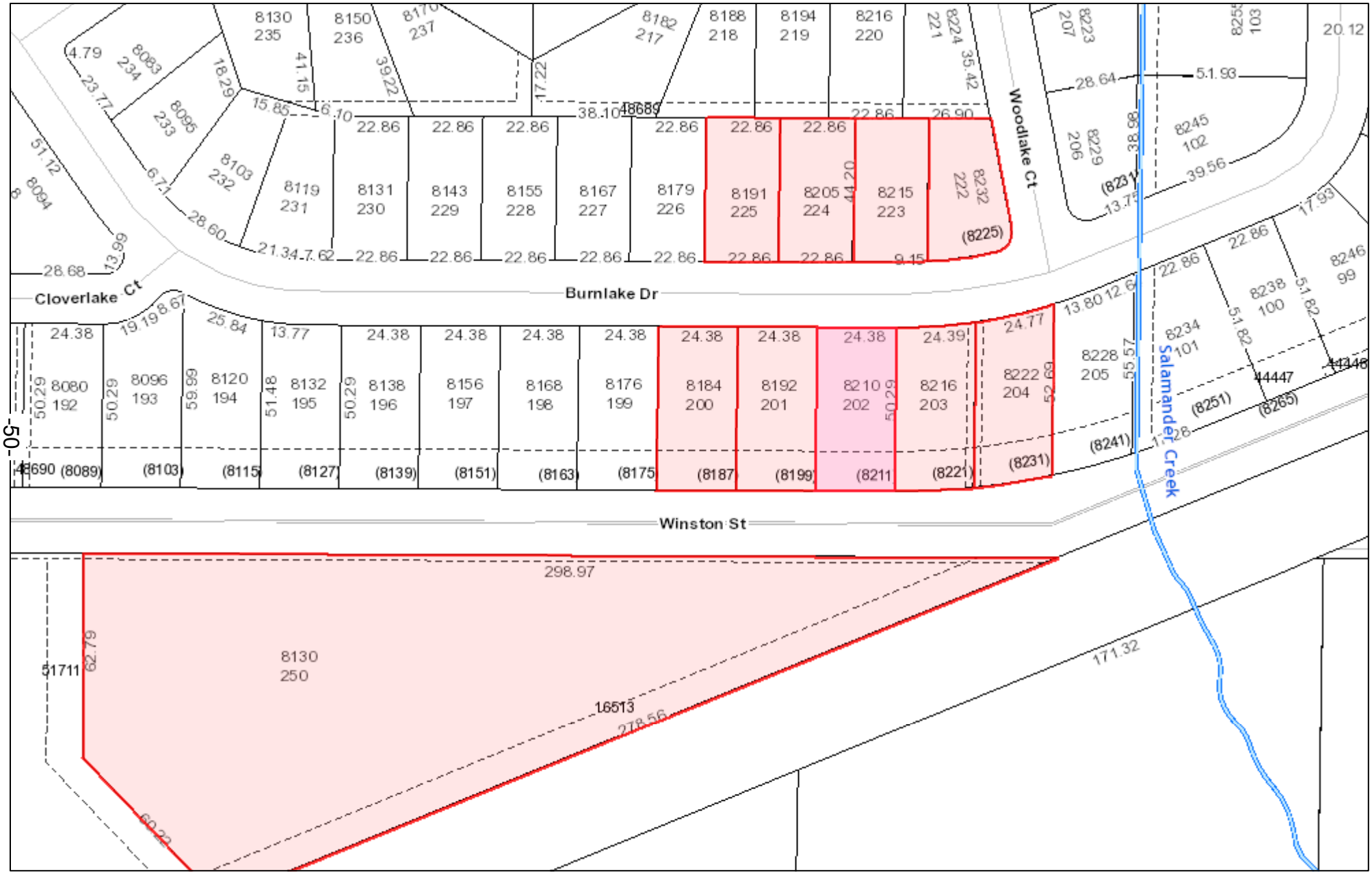
JOHNSON C. TAM, B.C.L.S.

3.(b)

8210 Burnlake Dr

June 15, 2015

1:1,589



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

6175

3.(b)

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant RAFFOELI & ASSOCIATES (MAYUMI

Mailing Address 2642 HASTINGS ST. BBY

City/Town Burnaby Postal Code

Phone Number(s) (H) 604 - 251 4610 (C)

Email office. RAFFOELI@GMAIL

Preferred method of contact: ☐ email ☑ phone ☐ mail

Property

Name of Owner ADRIANNE ROSS CARTERUCK

Civic Address of Property 7284 BRENSIDE DR. 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.

JUNE 9, 2015
Date

Applicant Signature

Office Use Only

Appeal Number BV# 6176

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

Raffaele & Associates Design and Planning Consultants

2642 East Hastings Street, Vancouver, BC V5K 1Z6 p. 604-251-4610 e. office.raffaele@gmail.com

Attn: **Burnaby Board of Variance**

Re: 7284 **Braeside Drive**

Dear Honourable Board Members,

We are writing this letter to request a Variance to allow for a pool shed in the rear yard at 7284 Braeside Drive. The pool shed is 253.5 square feet and holds the Mechanical equipment for the pool and a change room / washroom. This pool shed is utilized and enjoyed by the whole family and is necessary for the pool equipment and maintenance. We feel that the pool shed proximity to the retaining wall helps suppress the impact of the wall on surrounding houses by hiding the wall and stepping the landscaping upward.

The rezoning of this property from an R2 to an R2a zone has been completed. We have received an email from City on May 11, 2015.

The retaining wall height (item#4, BV 6136) has been approved on Board of Variance hearing on December 04, 2014.

We respectfully request a Variance for the location of the pool shed so that there is a maintenance area for the pool equipment and will make the rear yard more livable. We feel that the pool shed adds to the livability of the rear yard and also lightens the impact on the surrounding houses. We hope that you understand our situation and we thank you for your time and consideration.

Regards,

Raffaele & Associates

Item #4 7284 Braeside Drive
BV 6136 Lot 63; District Lot 216; Plan 10936
R2 Raffaele and Associates
Hearing Date 2014 December 04

An appeal for the relaxation of Sections 6.6(1)(c) and 6.14(5)(b) of the Burnaby Zoning Bylaw which, if permitted, will allow for a fence at 7284 Braeside Drive. The following variance is requested: a rear fence height along the north property line of 12.0 feet where a maximum height of 5.91 feet is permitted.

This property was the subject of an appeal before the Board on 2011 October 06 (BV#5937). Eight variances were sought for a proposed in-ground swimming pool and supporting retaining walls and pool fencing in the required front yard of this property. At the same time, a single family dwelling and detached garage was proposed under a separate building permit. This Department objected to the requests and the Board denied all appeals. Currently, the subject site is developed with a new single family dwelling, including attached garage in accordance with Building Permit # BLD12-00048, and with an in-ground swimming pool in the rear yard in accordance with Building Permit # BLD12-00877. Sometime after July 2013, when the Occupancy Permits were issued, the site was further developed with a fence without the benefit of a building permit. The fence addition is the subject of this appeal.

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 irregular lot, approximately 103.64 ft. wide at the west (front) property line and 125.1 ft. long at the south (side) property line, fronts Braeside Drive to the west and faces the lane to the east and north. The two lanes are not connected due to the significant grade level difference. The north lane is a continuation of Bayview Drive and extends over only one block. Single family dwellings abut the subject site to the south. Vehicular access to the subject site is provided from Braeside Drive. The site observes a steep downward slope of approximately 30 ft. from the southeast corner to the northwest corner. This slope is generally negotiated by a series of terraced structures and planters to allow for flat outdoor living spaces, including the in-ground swimming pool in the rear yard of the subject site.

The appeal is for an already constructed fence with varying heights of up to 12 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.

The subject fence runs along the north side property line and continues along the east rear property line. The overheight portion of this fence is located along the north property line, close to the northeast corner of the site where the two lanes intersect. The north lane, which observes at this end section a severe drop of approximately 10 ft., is closed off to vehicular and pedestrian traffic.

The fencing consists of a stepped retaining wall with a solid wooden fence on top. This treatment is similar to the existing fencing on the neighbouring property on the opposite side of the lane to the north.


City of Burnaby
BV 6136
7284 BRAESIDE DRIVE
2014 DEC 04
November 18, 2014
N
1:550
BAYVIEW DR
BRAESIDE DR
7305
7324
7308
7285
R2a
7284
R2
7278
7272
7266
7291

Letter of Support for Board of Variance Application

May, 2015

To: Board of Variance Burnaby City Hall

Re: 7284 Braeside Drive

Dear Honourable Board Members,

We, the residents at 7308 BRAESIDE DR., are writing this letter in support of our neighbours at ***7284 Braeside Drive*** and their Board of Variance Application for ***the location of the pool room in the rear yard.***

Thank you for your time.

Signed,

Letter of Support for Board of Variance Application

May, 2015

To: Board of Variance Burnaby City Hall

Re: 7284 Braeside Drive

Dear Honourable Board Members,

We, the residents at 7278 Braeside, are writing this letter in support of our neighbours at ***7284 Braeside Drive*** and their Board of Variance Application for ***the location of the pool room in the rear yard.***

Thank you for your time.

Signed,

Paolo & Tracy Zuccarello

Letter of Support for Board of Variance Application

May, 2015

To: Board of Variance, Burnaby City Hall

Re: 7284 Braeside Drive

Dear Honourable Board Members,

We, the residents at 7297 Ridge Dr., are writing this letter in support of our neighbours at ***7284 Braeside Drive*** and their Board of Variance Application for ***the location of the pool room in the rear yard.***

Thank you for your time.

Signed,

Pina Zumpano

3.(c)

3.(c)

City of Burnaby
Building Department

(604) 294-7140

BOARD OF VARIANCE REFERRAL LETTER

DATE: May 29th, 2015	**DEADLINE: June 9th, 2015 for the July 9th, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Raffaele and Associates (Mayumi Hasegawa)		
ADDRESS OF APPLICANT: 2642 E. Hastings Street, Vancouver		
TELEPHONE: (604) 251-4610		

PROJECT

DESCRIPTION: Addition to cellar, new rear covered deck to main and new accessory building (work w/o permit) only.			
ADDRESS: 7284 Braeside Drive			
LEGAL:	**LOT: 63**	**DL: 216**	**PLAN: NWP10936**

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-2a]6.6(1)(c)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:
The applicant is proposing to construct an addition to the cellar, a new rear covered deck to the main floor, and a new accessory building only. The following relaxations are being requested:

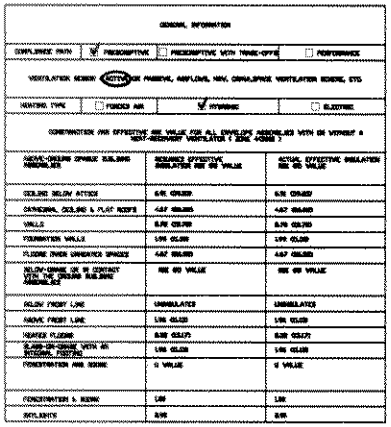
1) The distance measured from the accessory building to the lane (north property line) is 1.25' where a minimum 3.94' is required.
2) The distance measured from the accessory building to the lane (east property line) is 3.25' where a minimum 3.94' is required.

The Board of Variance previously (December 5th, 2014: BV#6136) allowed a rear fence height of 12.0', along the north property line, where a maximum 5.91' 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



GENERAL INFORMATION

COMPLIANCE PATH: ☑ PRESCRIPTIVE ☐ PRESCRIPTIVE WITH TRADE-OFFS ☐ PERFORMANCE

VENTILATION SCHEME: (NOTED) HRV, ERV, OR OTHER MECHANICAL VENTILATION SCHEME, ETC.

HEATING TYPE: ☐ FORCED AIR ☑ HYDRONIC ☐ ELECTRIC

CONFIRMATION (R-VALUE OR EFFECTIVE R-VALUE FOR ALL ENVELOPE ASSEMBLIES WITH OR WITHOUT A HEAT-RECOVERY VENTILATOR (I.E. ERV, HRV))

ASSEMBLY DESCRIPTION (INCLUDE INSULATING MATERIAL USED)	MINIMUM EFFECTIVE INSULATION (RSI OR R-VALUE)	ACTUAL EFFECTIVE INSULATION (RSI OR R-VALUE)
CEILING BELOW ATTICS	R-40 (RSI 7.0)	R-50 (RSI 8.8)
CATHEDRAL CEILING & FLAT ROOFS	R-27 (RSI 4.8)	R-27 (RSI 4.8)
WALLS	R-20 (RSI 3.5)	R-20 (RSI 3.5)
FOUNDATION WALLS	R-20 (RSI 3.5)	R-20 (RSI 3.5)
FLOORS OVER UNHEATED SPACES	R-27 (RSI 4.8)	R-27 (RSI 4.8)
BELOW-GRADE WALLS IN CONTACT WITH THE GROUND (USE SAME MINIMUM AS ABOVE-GRADE WALLS)	SEE RSI VALUE	SEE RSI VALUE
BELOW FROST LINE	UNINSULATED	UNINSULATED
ABOVE FROST LINE	R-20 (RSI 3.5)	R-20 (RSI 3.5)
HEATED FLOORS	R-20 (RSI 3.5)	R-20 (RSI 3.5)
SLABS-ON-GRADE WITH IN-FLOOR HEATING	R-20 (RSI 3.5)	R-20 (RSI 3.5)
FENESTRATION AND DOORS	U VALUE	U VALUE
FENESTRATION % RATIO	0.80	0.80
SKYLIGHTS	0.55	0.55

IMPERVIOUS SITE COVERAGE	
LOT AREA	1693.499 SQ.FT.
ALLOWABLE	1723.5 SQ.FT.
PROPOSED	1736.9 SQ.FT.
SITE COVERAGE	
WALKWAY/DRIVEWAY/PATIO	
FRONT PORCH + STAIR	
SUNKEN PATIO + STAIR	
TOTAL	1736.9 SQ.FT.

PROJECT / ZONING DATA :

LEGAL DESCRIPTION : LOT = 63 PLAN = 10936
GROUP = 1 DISTRICT LOT = 216

CIVIC ADDRESS: 7284 BRAESIDE DRIVE , BURNABY , B.C.

ZONING CALCULATION	R2 - BY LAW	EX. HOUSE	R2a - BY LAW	PROP. HOUSE	DIFFER R2a ALLOWED - PROP. HOUSE	NEW AREA PROP. HOUSE - EX. HOUSE
LOT AREA :	1693.499 SQ.FT.		1693.499 SQ.FT.			
ALLOWED SITE COVERAGE	443.6 SQ.FT.	3691.41 SQ.FT.	443.6 SQ.FT.	3297.6 SQ.FT.		
ALLOWED ABOVE GRADE	443.6 SQ.FT.	4484.78 SQ.FT.	443.6 SQ.FT.	4484.78 SQ.FT.		
ALLOWED GROSS FLOOR AREA	4736.3 SQ.FT.	4736.8 SQ.FT.	64% +6A38.4 SQ.FT.	6,266.88 SQ.FT.	384.38 SQ.FT.	1530.08 SQ.FT.
ALLOWED DECK	378.368 SQ.FT.	376.71 SQ.FT.	8% of GFA =378.63 SQ.FT.	362.71 SQ.FT.	29.92 SQ.FT.	126.0 SQ.FT.
ACTUAL SITE COVERAGE :						
HOUSE:		2488.71 SQ.FT.		2488.71 SQ.FT.		
GARAGE:		491.73 SQ.FT.		491.73 SQ.FT.		
PORCH:		71.66 SQ.FT.		71.66 SQ.FT.		
POOL ROOF:				253.8 SQ.FT.	POOL ROOF: SUBJECT TO BOARD OF VARIANCE APPROVAL	
TOTAL	443.6 SQ.FT.	3691.41 SQ.FT.	443.6 SQ.FT.	3297.6 SQ.FT.		
ACTUAL ABOVE GRADE :						
MAIN FLOOR		2473.48 SQ.FT.		2473.48 SQ.FT.		
SECOND FLOOR		1938.14 SQ.FT.		1938.14 SQ.FT.		
TOTAL	443.6 SQ.FT.	4484.78 SQ.FT.	443.6 SQ.FT.	4484.78 SQ.FT.	5.41 SQ.FT.	8.88 SQ.FT.
ACTUAL G.F.A. :						
CELLAR		388.8 SQ.FT.		1916.1 SQ.FT.		
PORCH (COVER AREA)	31.8 SQ.FT.	31.66 SQ.FT.	31.8 SQ.FT.	31.66 SQ.FT.		
POOL ROOF:				253.8 SQ.FT.	POOL ROOF: SUBJECT TO BOARD OF VARIANCE APPROVAL	
TOTAL	4736.3 SQ.FT.	4736.8 SQ.FT.	64% +6A38.4 SQ.FT.	6,266.88 SQ.FT.	384.38 SQ.FT.	1530.08 SQ.FT.
ACTUAL DECK :						
		67.36 SQ.FT.		67.36 SQ.FT.		
		309.49 SQ.FT.		309.49 SQ.FT.		
TOTAL	378.368 SQ.FT.	376.71 SQ.FT.	8% of GFA =378.63 SQ.FT.	362.71 SQ.FT.	29.92 SQ.FT.	126.0 SQ.FT.

PROPOSED NEW AREA TOTAL

NEW AREA (1)		158.6 SQ.FT.
NEW AREA (2)		1120.98 SQ.FT.
NEW AREA (3)	(POOL ROOF: SUBJECT TO BOARD OF VARIANCE APPROVAL)	253.8 SQ.FT.
TOTAL NEW FLOOR AREA =		1530.08 SQ.FT.

NEW AREA (4)	COVERED DECK	126.0 SQ.FT.
TOTAL NEW DECK AREA =		126.0 SQ.FT.

STRUCTURAL ENGINEER:

MAY. 01, 2015

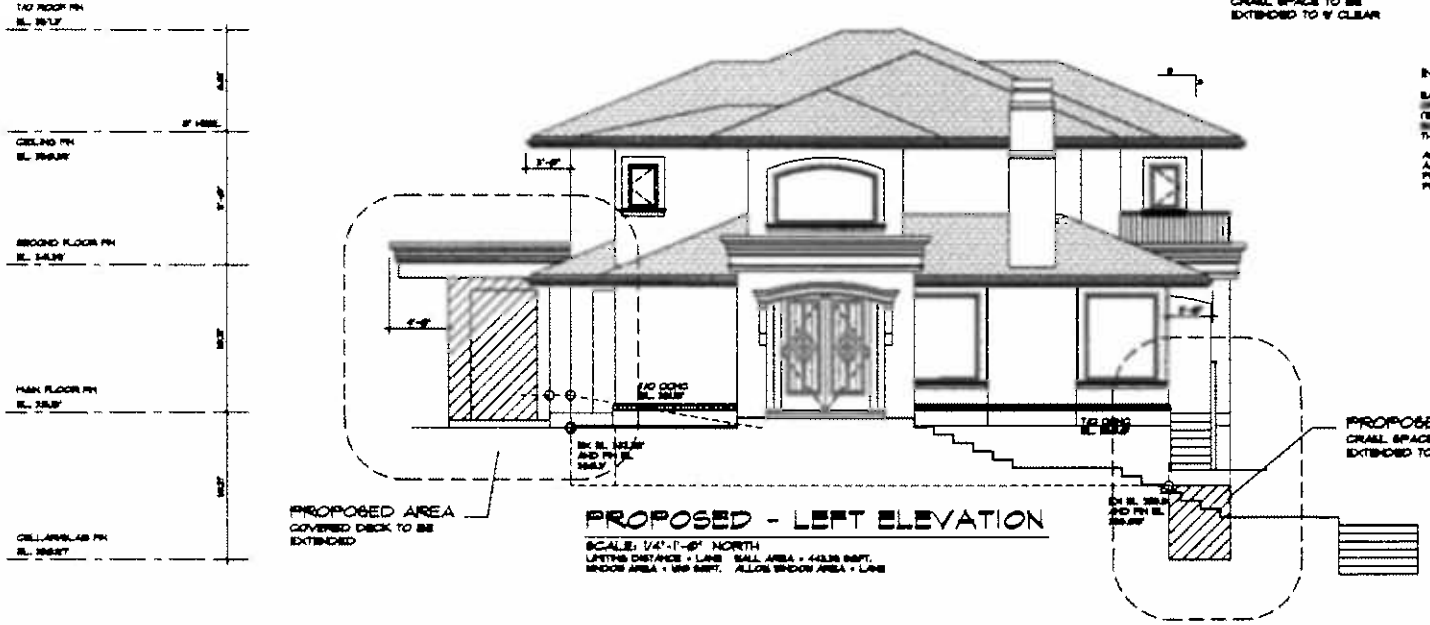
PROJECT NAME: RESIDENTIAL PROJECT
FOR MR.&MRS. T. RICCI
7284 BRAESIDE DRIVE, BURNABY

SHEET NAME: ZONING DATA

DATE: APRIL 2015
SCALE: AS SHOWN
DRAWN: MH
CHECKED:
2

3.(c)

-61-



IN-FLOOR HOT WATER RADIANT HEATING SYSTEM

ALL WINDOWS, DOORS AND SKYLIGHTS MUST COMPLY WITH
PERFORMANCE CLASS R
PERFORMANCE GRADE

RECEIVED
MAY 20 2015
BUILDING DEPARTMENT

RAFFAELE & ASSOCIATES

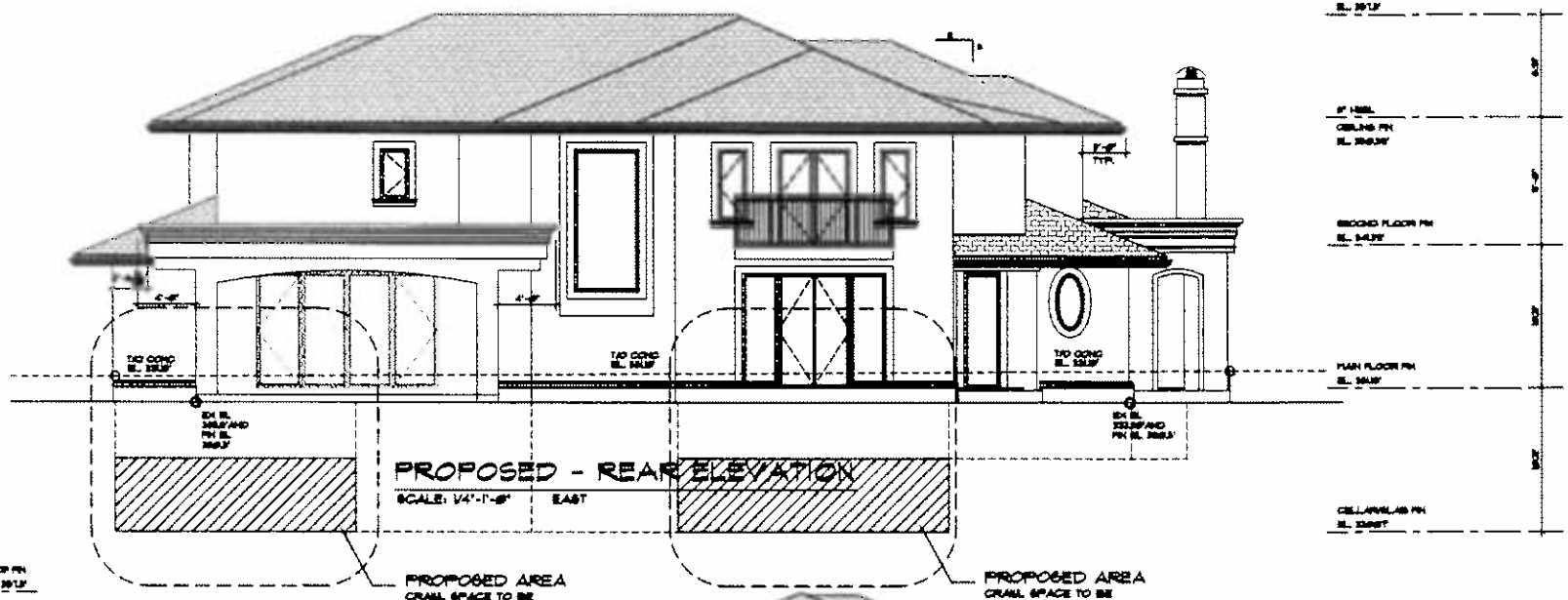
RESIDENTIAL PROJECT

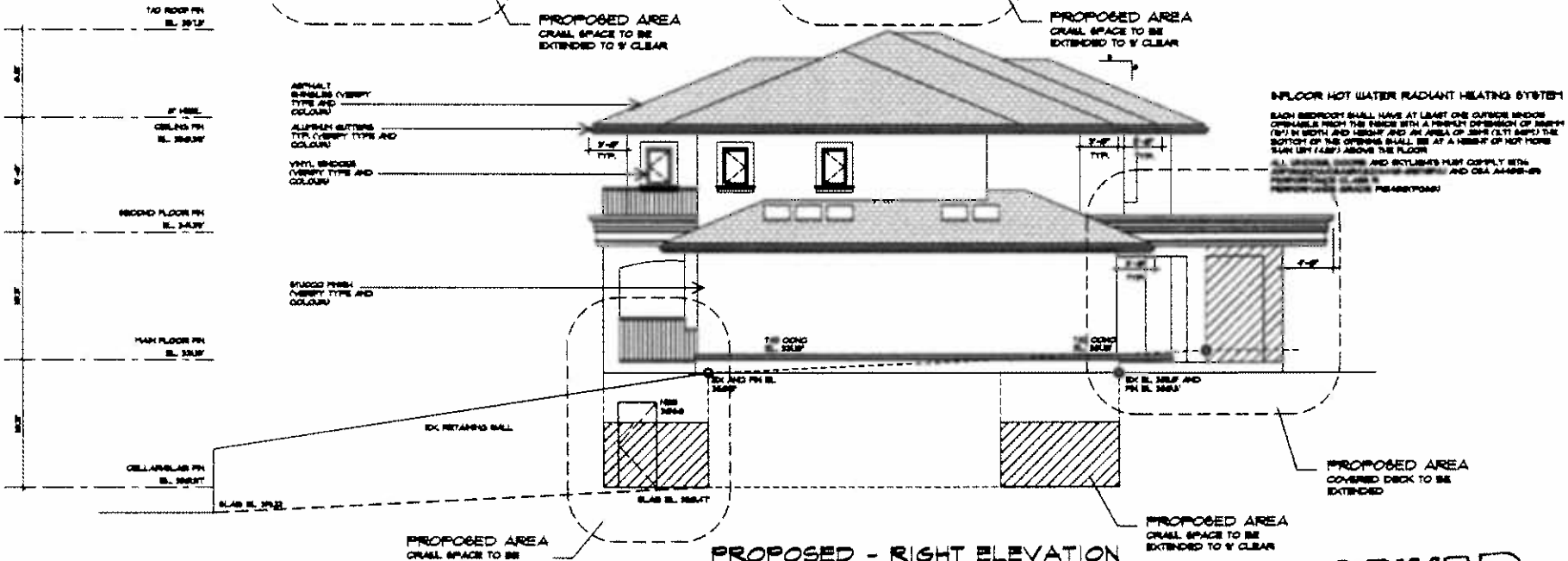
FOR: T. RICCI

PROP. ELEVATION 1

-62-

3.(c)





RECEIVED
MAY 20 2015
BUILDING DEPARTMENT

RAFFAELE & ASSOCIATES
RESIDENTIAL COMMERCIAL INTERIOR DESIGN

RESIDENTIAL PROJECT

PROP. ELEVATION #2

APRIL 2015

1/4" = 1'-0"

6

-63-

3.(c)

RAFFAELE & ASSOCIATES

RESIDENTIAL PROJECT

PROP. DETAILS

SECTION THRU CRAWL SPACE

INT. BEARING WALL DETAIL

FOUNDATION DETAILS

SUNKEN AREA DETAIL

RECEIVED
MAY 20 2015
BUILDING DEPARTMENT

RESIDENTIAL PROJECT
FOR TRUEFAB L. RICCI
7284 RIVERSIDE DRIVE, BURNABY

POOL ROOM PLAN

APR. 2015
1/4" = 1'0"
6

STRUCTURAL ENGINEER

RECEIVED
MAY 20 2015
BUILDING DEPARTMENT

PROP. POOL ROOM FLR PLAN
SCALE: 1/4"-1'-0"
NEW AREA = 253.5 SQ.FT.

** PROPOSED - AS BUILT
FENCE HEIGHT - BOV APPROVED
ON DEC. 04, 2014
ITEM#4
BV 6136

VISION CLEARANCE DOES NOT
APPLY FOR THIS LANE-LANE
CORNER THE LANES DO NOT
MATCH/CONNECT

RAFFAELE & ASSOCIATES

RESIDENTIAL PROJECT

POOL ROOM PLAN

10

RECEIVED
MAY 20 2015
BUILDING DEPARTMENT

ELEVATION 3
SOUTH
SCALE: 1/4"=1'-0"

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

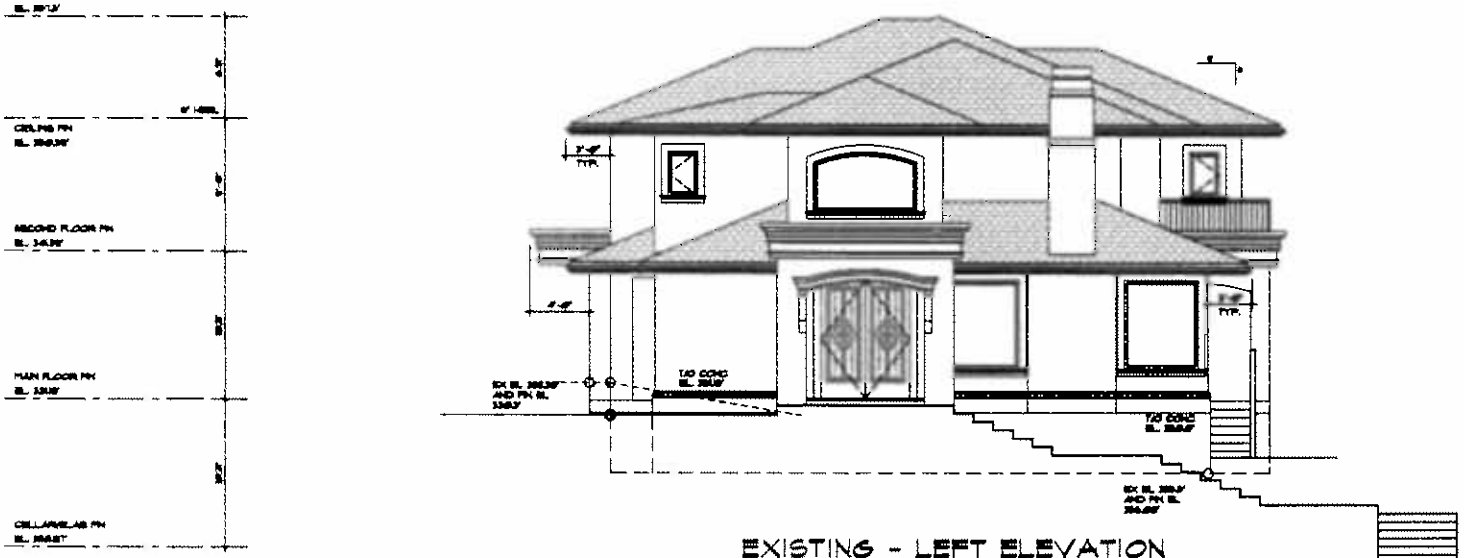
ELEVATION 1
NORTH
SCALE: 1/4"=1'-0"

ELEVATION 2
WEST
SCALE: 1/4"=1'-0"

FENCE HEIGHT - BOV APPROVED
ON DEC. 04, 2014
ITEM#4
BV 6136

EXISTING - FRONT ELEVATION

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



EXISTING - LEFT ELEVATION

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

RECEIVED
MAY 2 0 2015
BUILDING DEPARTMENT

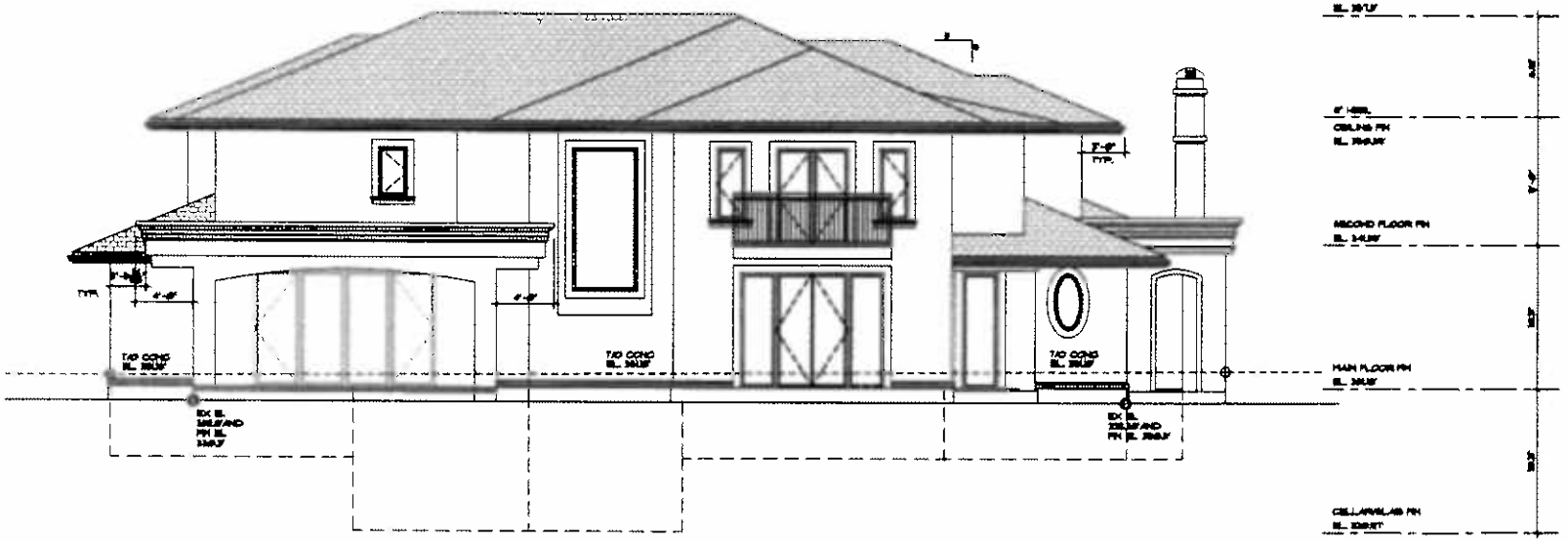
RAFFAELE & ASSOCIATES

RESIDENTIAL PROJECT

EX. ELEVATION #1

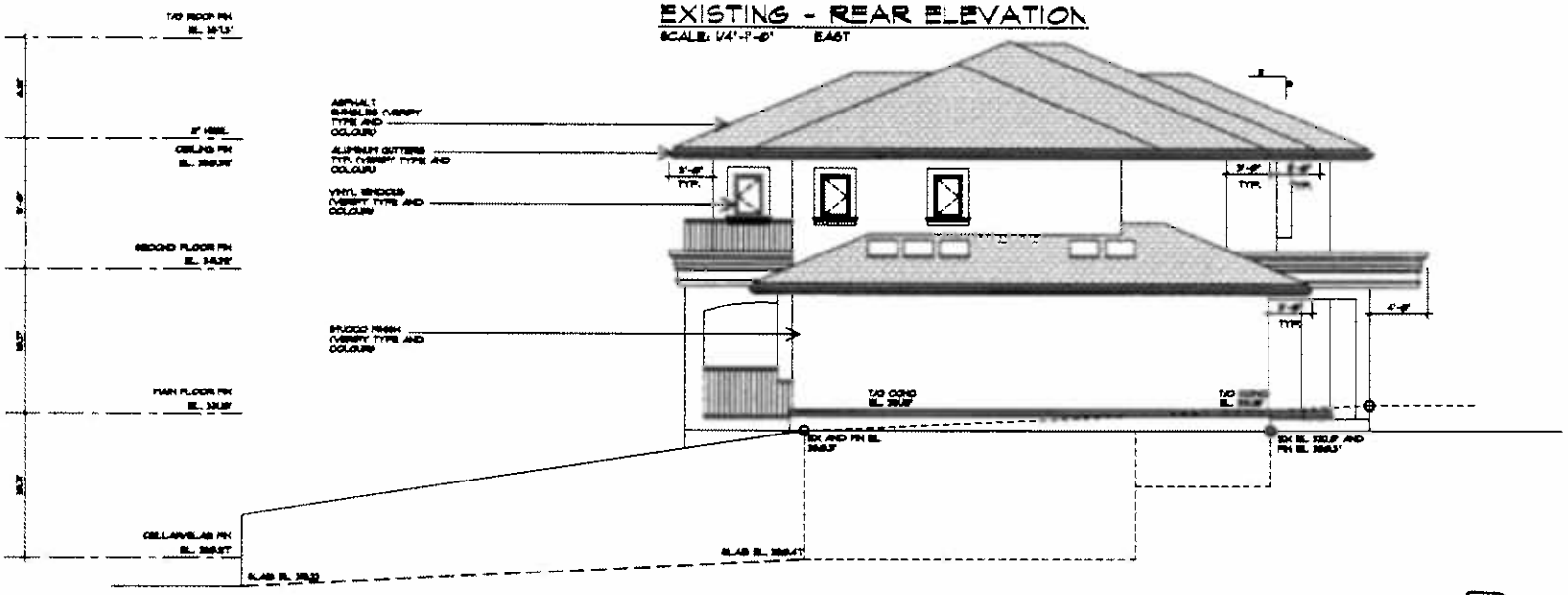
13

3.(c)



EXISTING - REAR ELEVATION

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



EXISTING - RIGHT ELEVATION

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

LIMITING DISTANCE = 9'-9" WALL AREA = 998.11 SQ.FT.

RECEIVED
MAY 20 2015
BUILDING DEPARTMENT

RAFFAELE & ASSOCIATES

RESIDENTIAL PROJECT

EX. ELEVATION #1

14

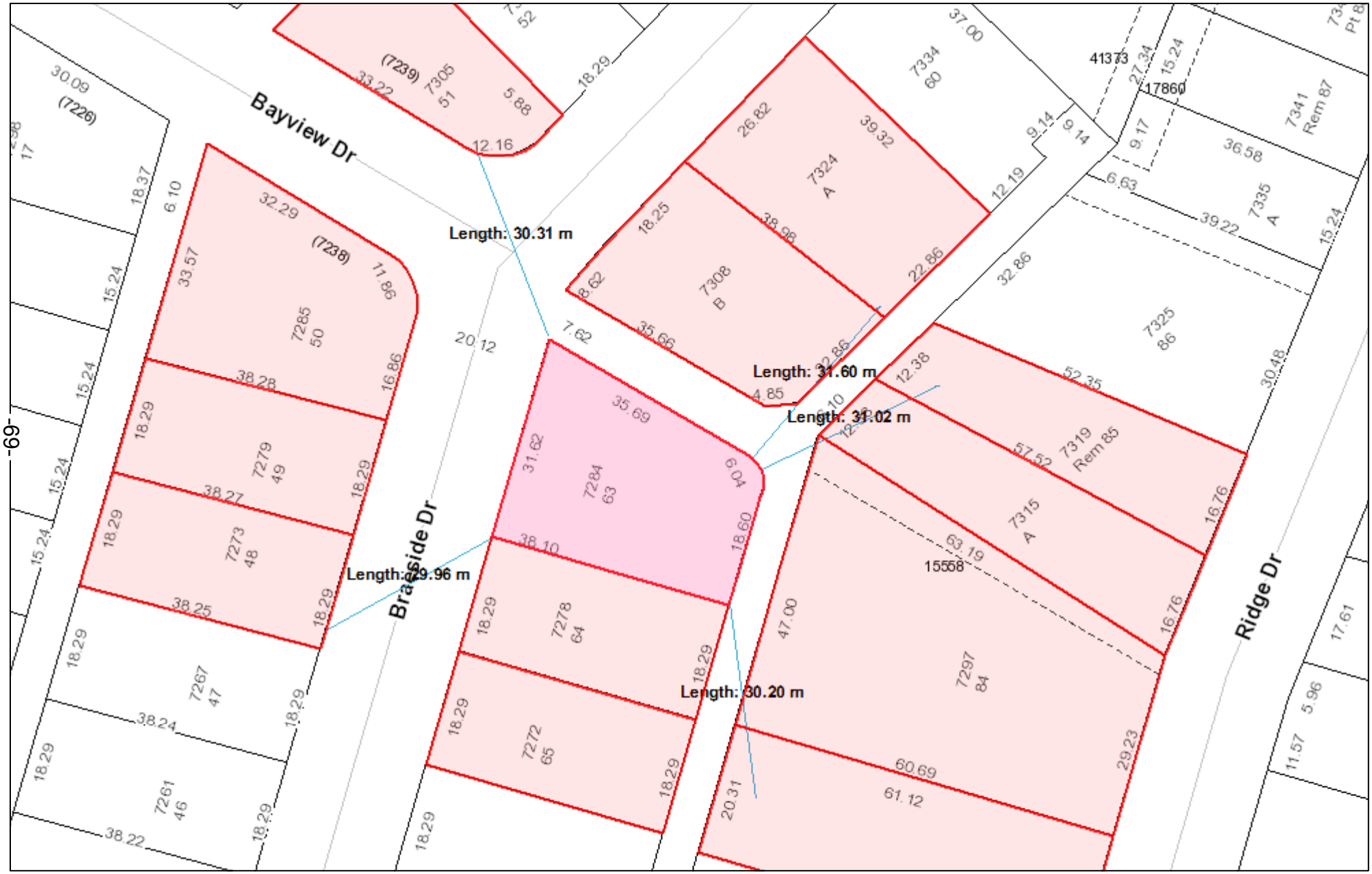
3.(c)

-88-

7284 Braeside Dr

June 15, 2015

1:795



-69-

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

6176

3.(c)

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: BELLTOWN HOMES LTD / TONY GILL

Mailing Address: 9558 - 134 St,

City/Town: SURREY Postal Code: V3V 5S5

Phone Number(s): (H) _____ (C) 604-728-3078

Email: TONYGILLROYALGROUP@GMAIL.COM

Preferred method of contact: ☐ email ☑ phone ☐ mail

Property

Name of Owner: BELLTOWN HOMES LTD / A-PALIAL DEVELOPMENTS

Civic Address of Property: ~~PL NWP 14945 LT 52 BLK D DL 25 LD 36~~ 7357 NEWCOMBE ST.

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.

June 9, 2015
Date

Applicant Signature

Office Use Only

Appeal Number BV# 6177

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

June 09, 2015

Letter of Hardship

The city of Burnaby

4949 Canada way, Burnaby

Belltown Homes Ltd

A-Pacific Developments Ltd

9558-134 st,

Surrey, BC

I am the owner of the property located at 7357-Newcombe St, Burnaby. I am hoping to get an approval for a front yard setback of relaxed to a standard setback of 24.9 ft in an R10 Zoning. Our hardship begins with the lot being an R10 zoning which allows for a second story of the building to be half the size of the main floor. Currently the average setback as assessed by the survey of the property comes in at 39.1 ft. So, as this zoning has various limitations on retaining walls (height and placement) in the front and rear of the lot, it is becoming nearly impossible to have a garage in the back of the house. No new retaining walls are permitted to be built in this zoning further limiting us from making better use of the lot. This lot also slopes quite a bit from the rear to the front and that makes it not possible to have a built in garage in the main building. This property currently has a garage in the back with access through the lane in the back but does not qualify for the minimum garage setback from the main building of 15 ft MIN. So with our new proposal as requested we won't be able to build anything that will meet the rear yard setbacks and meet the existing front yard setbacks as the lot is only 109ft deep. We are further limited to the size of the second floor of the building being only half of the main floor else it would be feasible to build a bit bigger on the second floor and decrease the size of the footprint of the main building. We have made every effort possible to design the house in such a way that would have the minimal impact on the surrounding area but it is not feasible to build a new house with these limitations. If we leave the front yard setback at 39.1 ft then the garage comes in very close to the main building and it won't meet the minimum rear yard setback from the garage. We have spent a lot of time trying to make different styles of plans and none of them work. The zoning is unbelievably difficult to build a house with front yard setbacks at 39.1 ft. So we are requesting to use a minimum yard setback allowed in an R10 zoning to accommodate the new house. I hope everyone can understand the hardship we are facing and make an accurate judgment for this variance application. I would like to thank everyone for their time and consideration in this process and hope to go forward with the proposed building plans.

Tony (simarpreet) Gill

Kanwaljit Khangura

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 2, 2015	**DEADLINE: June 9, 2015 for the July 9, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Tony Gill		
ADDRESS OF APPLICANT: 9558 134 St., Surrey V3V 5S5		
TELEPHONE: 604-728-3078		

PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 7357 Newcombe Street			
LEGAL:	**LOT: 32**	**DL: 25**	**PLAN: 14945**

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) R10 [110.8]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

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

1) The front yard setback, to the foundation, will be 24.93 feet where a minimum front yard setback of 40.63 feet is required based on front yard averaging. The canopy overhang projects 3.94 feet beyond the foundation where a maximum projection of 3.94 feet is pemitted. The porch stairs project 2 feet beyond the foundation.

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

BHS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

7357

Drawing notes:

GENERAL

1. Contractor shall verify all conditions and dimensions on the job before commencing work and shall be responsible for the same.
2. Drawings not to be scaled. Figured dimensions to be taken in preference to scaled dimensions.
3. This plan is not to be used for construction purposes until signed by the owner, engineer, and municipality.
4. Any discrepancies shall be brought to the attention of the designer before proceeding with the work.

CONSTRUCTION

1. Contractor shall verify existing conditions and dimensions prior to commencing work.
2. All construction shall conform to the current B.C. Building Code and all other applicable codes, regulations and by-laws.
3. Contractor shall be responsible for all shoring required during construction.
4. Contractor shall be responsible for all temporary bracing required during construction.
5. Contractor shall be responsible for all underpinning required during construction.
6. Contractor shall be responsible for all protection required during construction.
7. Contractor shall be responsible for all waterproofing required during construction.
8. Contractor shall be responsible for all damp proofing required during construction.
9. Contractor shall be responsible for all flashing required during construction.
10. Contractor shall be responsible for all caulking required during construction.
11. Contractor shall be responsible for all weatherstripping required during construction.
12. Contractor shall be responsible for all insulation required during construction.
13. Contractor shall be responsible for all vapour barrier required during construction.
14. Contractor shall be responsible for all ventilation required during construction.
15. Contractor shall be responsible for all fireproofing required during construction.
16. Contractor shall be responsible for all soundproofing required during construction.
17. Contractor shall be responsible for all thermal insulation required during construction.
18. Contractor shall be responsible for all moisture protection required during construction.
19. Contractor shall be responsible for all roofing required during construction.
20. Contractor shall be responsible for all siding required during construction.
21. Contractor shall be responsible for all soffit and fascia required during construction.
22. Contractor shall be responsible for all eavestrough and downspouts required during construction.
23. Contractor shall be responsible for all gutters required during construction.
24. Contractor shall be responsible for all flashing required during construction.
25. Contractor shall be responsible for all caulking required during construction.
26. Contractor shall be responsible for all weatherstripping required during construction.
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83. Contractor shall be responsible for all gutters required during construction.
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89. Contractor shall be responsible for all ventilation required during construction.
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97. Contractor shall be responsible for all eavestrough and downspouts required during construction.
98. Contractor shall be responsible for all gutters required during construction.
99. Contractor shall be responsible for all flashing required during construction.
100. Contractor shall be responsible for all caulking required during construction.

General Notes:

The building site:

Lot geometry and topographical information has been obtained from sources believed to be reliable by the owner. Iddesign is not responsible for any errors which occur as a result of the use of inaccurate data. It is the owners' responsibility to ensure that the data provided is accurate. Existing grades indicated at the corners of the structure are based on linear interpolation of the topographical data provided to us. A registered land surveyor is required to accurately measure the actual elevations.

The owner or builder is to supply any retaining construction required on the site plan in addition to the legal name of owners, north arrow, and location of services. All dimensions shown on the site plan and the location of any easements or right of ways are to be approved by the building authorities before commencing construction.

Grade is to slope a minimum of 2% away from the structure for surface after runoff. The builder is responsible for the required swales, and to ensure that pre-existing drainage on the site does not accumulate before excavation takes place. This is important to ensure that existing overland water flow patterns are maintained.

Any retaining walls required are to be built according to good building practice, and are entirely the responsibility of the owner and the contractors. The designer shall bear no responsibility for site conditions such as soil bearing capacity. Depth of frost level, water tables, and underground springs, buried structures or buried organic material. Designer is not responsible for foundation slippage due to clay or other materials or foundation cracking due to uneven soil bearing.

Climatic & Site:

Climatic values required for the design of the structure shall be in conformance with the values established by the authority having jurisdiction. These drawings do not factor in snow loads, rain loads, wind loads, seismic zone, soil conditions, frost penetration depth and other factors beyond the scope of these drawings. It is the responsibility of the owner to determine these conditions and to hire professionals where required to make the necessary adjustments to these plans.

LOT CALCULATIONS

LOT AREA = 466.6 SQ M (5,075.8 SQ FT)

LOWER AREA
ALLOWABLE = 3236 SQ FT
PROPOSED
MAIN FLOOR AREA = 1528 SQ FT
UPPER FLOOR AREA = 764 SQ FT
CELLAR AREA = 946 SQ FT
TOTAL = 3224 SQ FT

GARAGE
ALLOWABLE = 462 + 80 SQ FT
PROPOSED = 466 SQ FT

ABOVE GRADE FLOOR AREA
ALLOWED = 2291.90 SQ FT
PROPOSED = 2290.00 SQ FT

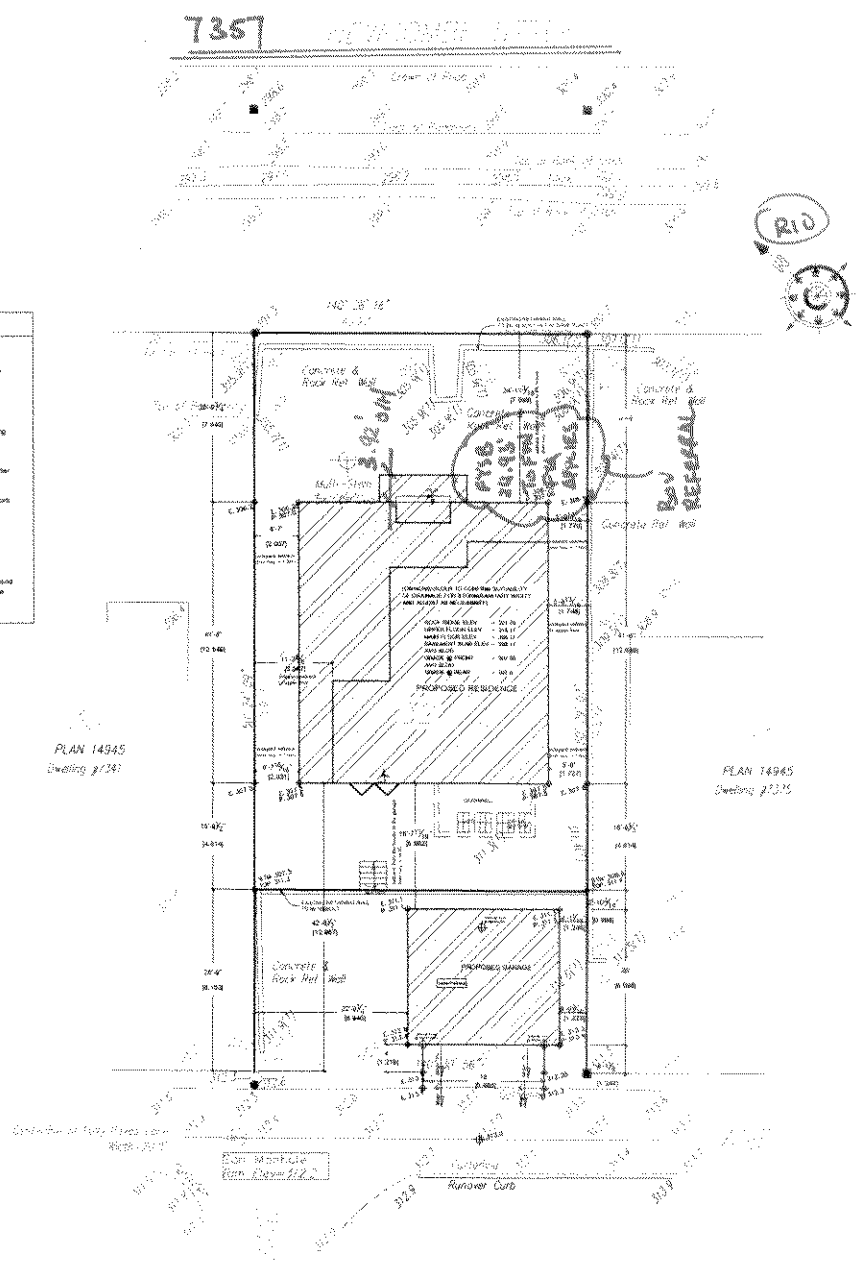
COVERED AREA
ALLOWED @ 10% OF GARAGE = 258.00 SQ FT
(and covered porches upto a max. of 10.0 SQ FT
commensurate, street facing is located on the first floor - does not exceed 12 FT)
TOTAL ALLOWED = 267.94 SQ FT
PROPOSED = 264.00 SQ FT

SITE COVERAGE
MAX ALLOWABLE @ 0.40 = 2180.64 SQ FT
PROPOSED = 2027.00 SQ FT

ADDRESS: 7357 NEWCOMBE ST
BURNABY, BC

ZONING: R10

LEGAL PID: 015-026-293



GENERAL NOTES:

Plans by iddesign.
It is the responsibility of the owner and builder to verify all dimensions and structure before proceeding with construction, to report all errors or omissions to the designer. Failure to report the information will absolve design of all responsibility associated with the construction of the project.

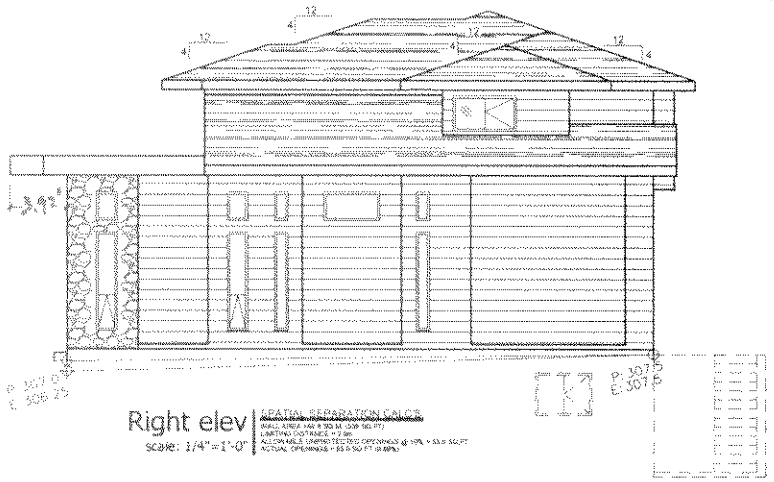
ALL NOTES OF THIS PLAN APPLY TO ALL OTHER PAGES.

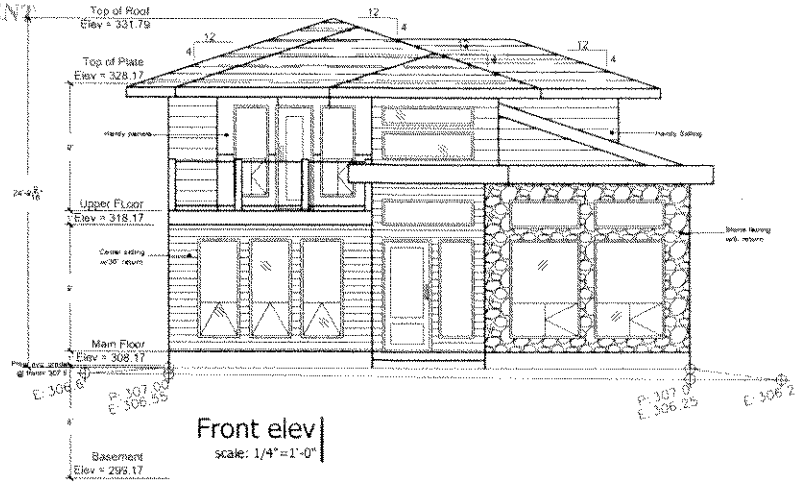
THESE PLANS CONFORM TO BCBC 2012

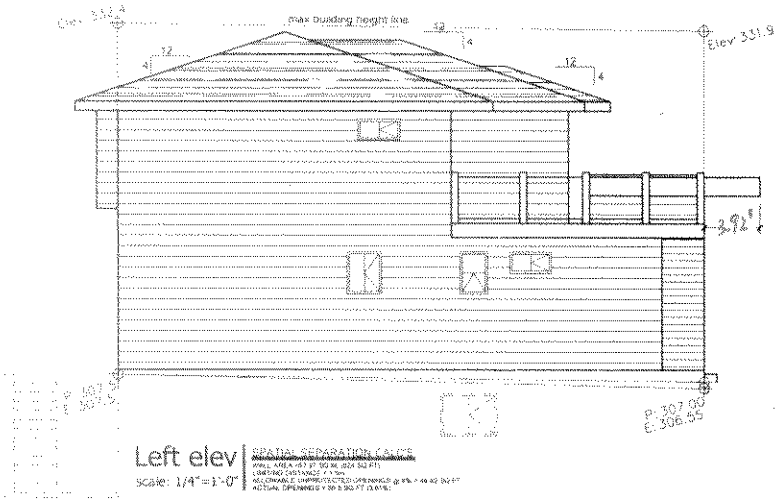
iddesign
Unit 304 - 2148 128 st
Pacific Gateway Centre
Surrey BC

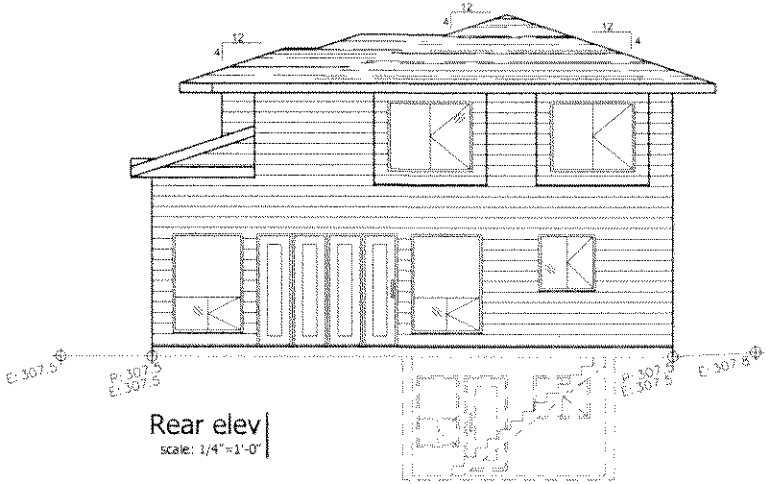
Contact us @:
604-880-8627
info@iddesignbuilders.ca

Project: -
Location: Burnaby B.C.
Address: 7357 Newcombe St
Drawing name: Site Plan
Date: 17 May 2015
Scale: 1:100
Page #: 1 of 6









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ALL NOTES OF THIS PLAN APPLY TO ALL OTHER PAGES.

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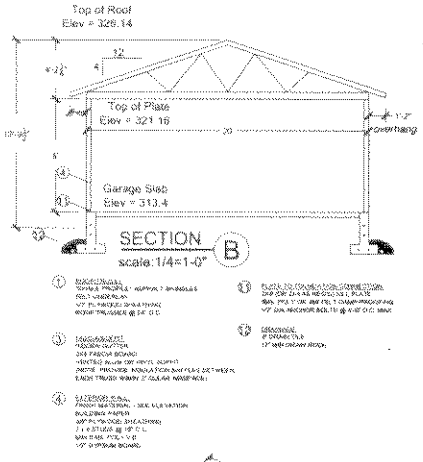
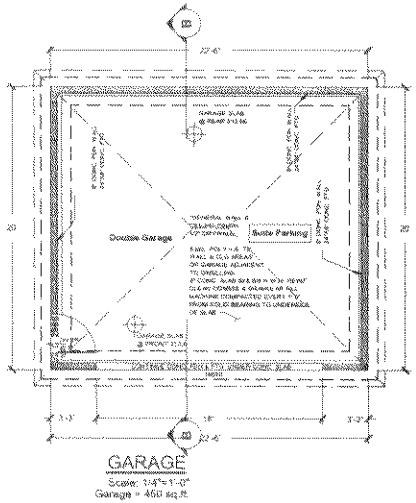
THESE PLANS CONFORM TO BCBC 2012

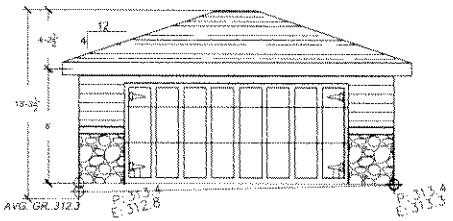
ideasign

ideasign
Unit 304 - 8148 128 st
Royal Buccaneer Centre
Surrey BC
Contact us @:
604-593-5527
info@ideasignhomes.ca

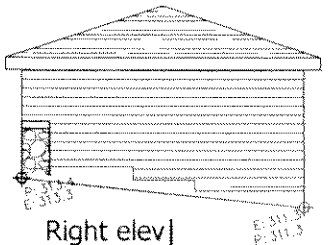
Project: -
Location: Burnaby B.C.
Address: 7357 Newcombe S
Drawing name: Elevations
Date: 17 May 2015
Scale: 1:48
Page #: 4 of 6



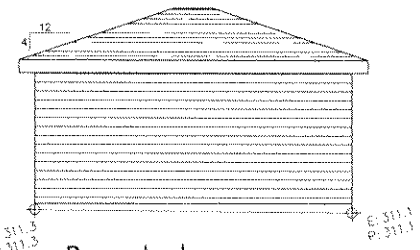




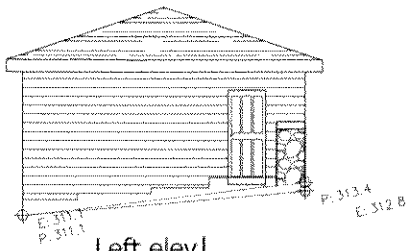
Front elev
scale: 1/4"=1'-0"



Right elev
scale: 1/4"=1'-0"



Rear elev
scale: 1/4"=1'-0"



Left elev
scale: 1/4"=1'-0"

GENERAL NOTES:

Plans by ideasign
It is the responsibility of the owner and builder to verify all dimensions and structure before proceeding with construction, to report all errors or omissions to the designer. Failure to report this information will absolve ideasign of all responsibility associated with the construction of this project.

ALL NOTES OF THIS PLAN APPLY TO ALL OTHER PAGES.

THESE PLANS CONFORM TO BCBC 2012

ideasign
Unit 304 - 6148 120 st
Payal Business Centre
Surrey BC

Contact us @:
604-683-8827
info@ideasignhomes.ca

Project: -

Location: Burnaby B.C.

Address: 7357 Newcombe S

Drawing name: Garage

Date: 17 May 2015

Scale: 1:48

Page #: 6 of 6

TOPOGRAPHICAL PLAN OF LOT 32 BLOCK "D" DISTRICT LOT 25 GROUP 1 NWD PLAN 14945

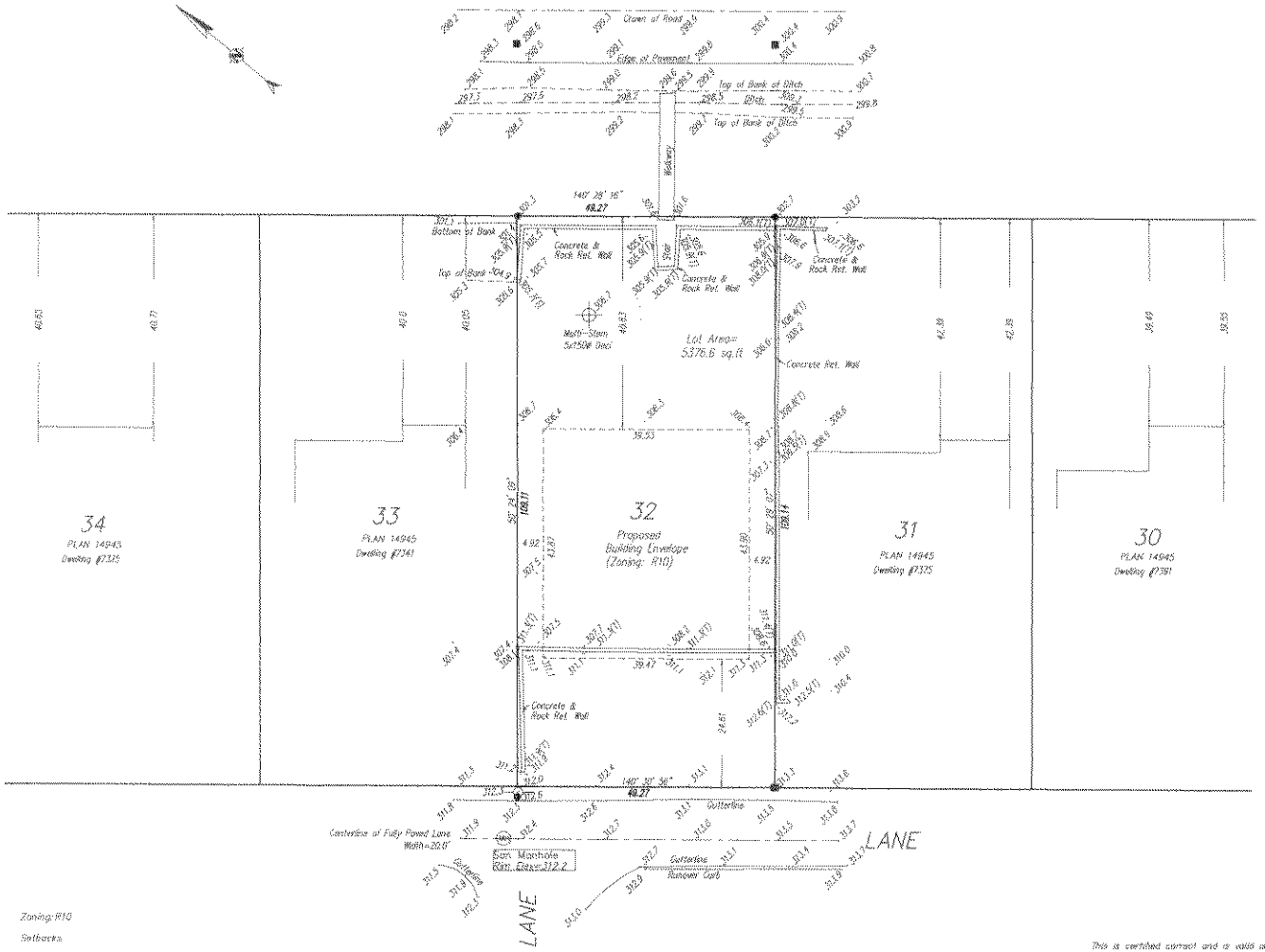
PID: 010-028-293
Civic Address: 7357 Newcombe Street, City of Burnaby

Note: trees pursuant to by tree bylaw 1996 are shown

Scale 1 inch=16 feet

The intended plot size of this plan is 386 wide by 432 in height (C size) when plotted at a scale of 1 inch=16 feet

All Distances And Elevation Are In Feet And Decimals Hereof Unless Otherwise Stated.



Legend:

- Standard Iron Post
- Lead Plug
- Tree (diameter in inch and Species) 750ft Conifer
- Power Pole
- Manhole

Suffix:
1 - Elevation at top of wall

Benchmark Notes:
Elevations Are Geodetic
Referred To Monument P-52-17
Monument Elevation 89.535m

Zoning:R10

Setbacks

Lot	Front	Address
34	40.83	7325
33	40.0	7341
31	42.38	7375
30	39.45	7391

Average =40.63

Grid bearings are derived from observations between geodetic control monuments 84H1432 and P-52-17.

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 22nd day of April, 2015

B.C.L.S. #869

UMPRC YUAN

This Document is Not Valid Unless Originally Signed And Sealed

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

© Ameer Land Surveying Ltd. 2015 #201-5010 Smith Avenue, Burnaby, BC, V5J 2M5 Tel (604)620-5299 Email Address: reception@ameersurveying.com

File No. B1474-PP0

-76-

3.(d)

POSTING PLAN OF LOT 32 BLOCK "D" DISTRICT LOT 25 GROUP 1 NWD PLAN 14945

PLAN EPP51146

Pursuant to Section 68 of the Land Title Act

B.C.G.S. 92G.026

Scale 1:500

0 10 20 30 40 50

The intended plot size of this plan is 432 width by 280 in height (B size) when plotted at a scale of 1:500.

Legend:

- ⊿ – Control Monument Found
- ● – Standard Iron Post Found
- ■ – Lead Plug Found
- ○ – Standard Iron Post Placed
- □ – Lead Plug Placed
- pp – Posting Plan
- Wt – Witness
- U – Unregistered

Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5453194.899
UTM Easting: 505410.868
Point Combined Factor: 0.9995883
Estimated Positional Accuracy: 0.01m

Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5453122.562
UTM Easting: 505324.067
Point Combined Factor: 0.9995881
Estimated Positional Accuracy: 0.01m

19TH AVENUE
NEWCOMBE STREET
LANE
LANE
18TH AVENUE
BK. 34
BK. D
DL 6
BK. 38
PLAN 14945
PLAN 1223
PP BCP38642
PP BCP32215
PP BCP47795
PP Filing No. 58156
Ex. PLAN 14268
P-52-17
94H1432

Integrated Survey Area No.25
City Of Burnaby, NAD83 (CSRS)
4.0.0.BC.1.GVRD

Grid bearings are derived from observations between geodetic control monuments 94H1432 and P-52-17.

Note:

This plan shows one or more witness posts which are set along the production of property boundary unless otherwise stated.

This Plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995883 which has been derived from 94H1432 and P-52-17.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 94H1432 and P-52-17.

This Plan Lies Within The Greater Vancouver Regional District

Note:

Some posts and lines have been exaggerated for clarity.

The field survey represented by this plan was completed on the 23rd day of April, 2015

Liming Yuan, BCLS #869

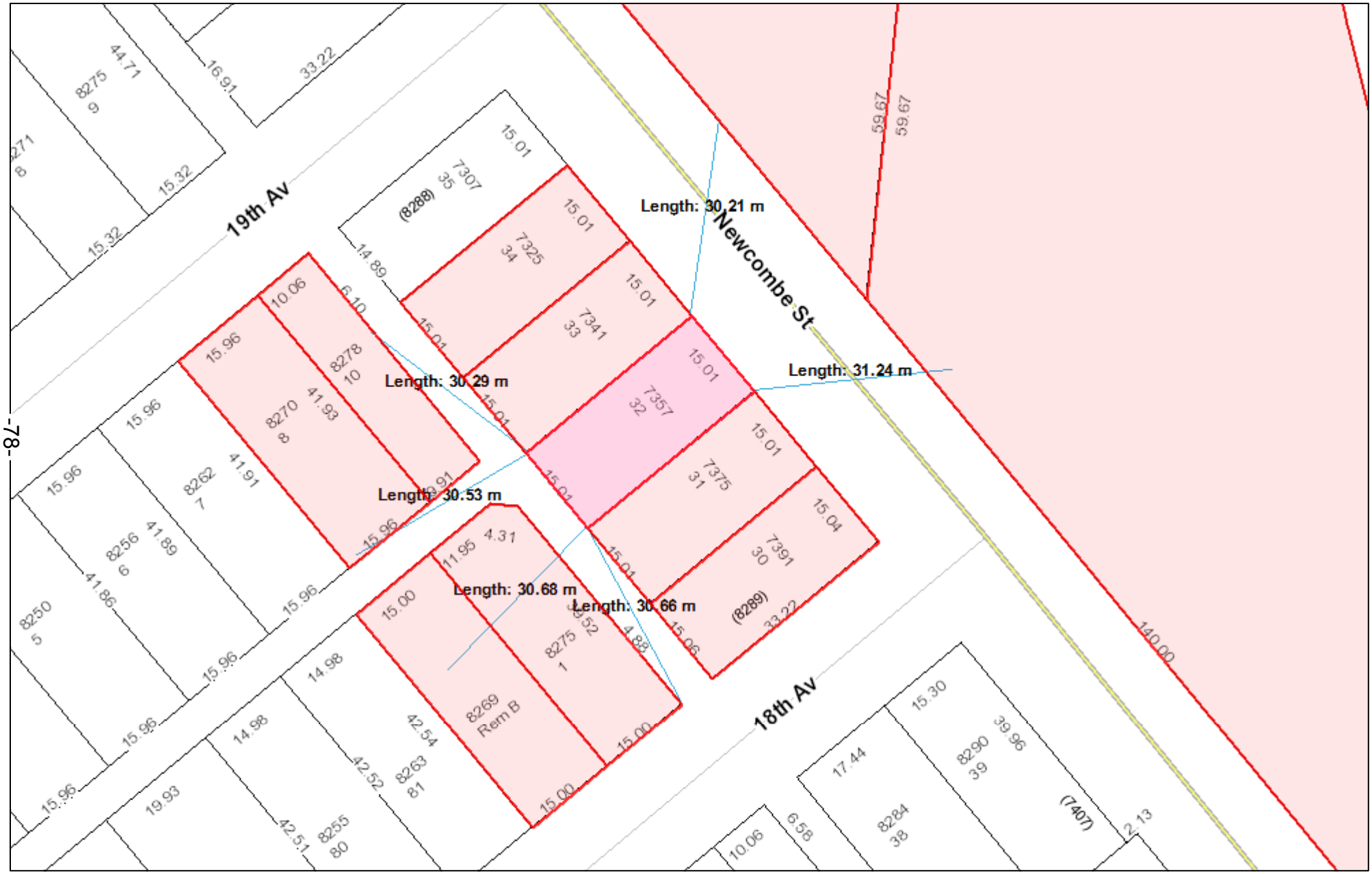
File No. B1474-Posting

#201-5010 Smith Avenue Burnaby, BC V5G 2W5 Tel: 604-620-5299

7357 Newcombe St

June 15, 2015

1:795



BOV 6177

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: Helen Soderholm

Mailing Address: 5724 Eglinton Street

City/Town: Burnaby BC Postal Code: V5G 2B6

Phone Number(s): (H) 604-325-7758 (C) 778-386-7758

Email: hsoderholm@shaw.ca

Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner: Helen Soderholm, Peter Buchanan

Civic Address of Property: 5724 Eglinton St.
Burnaby V5G 2B6

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.

June 9, 2015
Date

Applicant Signature

Office Use Only

Appeal Date 2015 July 09 Appeal Number BV# 6178

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

Helen Soderholm, Peter Buchanan

5724 Eglinton Street
Burnaby, BC
V5H 2B6

City of Burnaby – Board of Variance

Burnaby, BC, Canada

Dear Board Members:

This letter is submitted to support an application for variance for an over height fence built on the western border of our property, 5724 Eglinton Street (Drawing 1).

Description

The fence was erected to replace English laurel and cedar hedges that were approximately 12 feet in height (when trimmed) and up to 12 feet in width, and formed the western boundary of our lot. The laurel hedge ran along the boundary from the front of the lot to a line corresponding approximately to the southern edge of our house, the remainder of the hedging was cedar. The hedges were situated on our property, with some portions of the hedges (estimated 2 to 3 feet in places) extending over to the adjacent property (Air Photos 2004, 2006.)

The present fence consists of eleven 6-foot high solid prefabricated cedar panels topped with vegetation supports consisting of a 2-foot high diagonal lattices and a 10 ½ inch high trellises constructed of 2-inch by 2-inch cross pieces (Drawing 2). The fence was built in three phases starting from the north: five panels in 2007, two panels in 2013 and the final four panels in 2014. Our lot slopes downhill to the south from 4% to 13% , (Drawing 3 shows slopes per panel and year constructed). The greatest slopes are at the panels constructed in 2014: 11% to 14% .

The five panels built in 2007 now support climbing vines and a flower and shrub garden adjacent to the fence. (Photo 1). There is also now a garden of vines and shrubs adjacent to the remaining panels built in 2013 and 2014 (Photos 2 and 3).

Design Rationale and Construction Phases

We purchased our home in 2002. In 2007 we decided to remove the overgrown English laurel hedges. The hedges covered up a significant portion of our side yard, impeded access along the side of the house, and cost hundreds of dollars and many hours of our time every year to trim, (Air Photos 2004, 2006.) We paid for all costs associated with trimming and maintaining the hedges. English laurel is an extremely vigorous growing plant and required extensive trimming, sometimes as much as 3 feet of growth per year. The English laurel will regenerate after a close trimming, while cedar hedges continue to expand in width as they cannot be trimmed further than the green outer leaves.

The 2007 work proceeded as follows: we removed the laurel from the northern end of our lot to a point approximately coincident with the southern edge of our house, leaving a large holly tree in place. We erected five 6-foot high panels with vegetation support of the lattice and trellis at a cost of approximately $4000. The fence was placed on the boundary between the houses, and the remaining boundary north of the houses was planted with a new garden (Air Photo 2008).

The vegetated over height portion of the fence was included to replicate the privacy of the removed hedges and shields our view of the basement windows of the adjacent house from our kitchen window (Photo 4), a concern expressed by the residents of that house. In addition, the more porous lattice and trellis would provide more light penetration, especially during the winter. We also planned to improve the appearance and habitat value of our side yard from an unsightly mono species hedge under grown with lawn to a varied and productive strip of flowering vines and shrubs and perennials, providing an increase in plant variety, foraging and refuge.

We stained our side of the new fence a natural colour, the residents next door offered to stain their side; we provided them with stain.

In 2013, approximately 20 feet of the cedar hedge fell over as it was being displaced by a large tree in the adjacent property and when snow accumulated in the top and middle of the hedge (Air Photo 2010, also seen in Air Photo 2004)). We erected two additional panels to replace this piece of the cedar hedge, following the style described above and, at the request of the residents next door, repaired one of the panels constructed in 2007. The total cost was $1500. At that time, we planted a temporary garden adjacent to these two new panels of the fence (Photos 5 and 6). Photo 5 shows the extent of the tree from the adjacent property (which has since been cut back extensively as seen in Photo 3).The lateral extent and poor condition of the remaining portion of the hedge can also be seen in Photo 6 and in Air Photo 2010.

In 2014 we undertook a remodeling of our back yard and removed the remaining 35 feet of hedge which was some 12 feet wide and was primarily bare branches, posing a fire hazard and an eyesore. We extended the fence in the style of the previous sections, and built and planted a large border garden with vines, shrubs, perennials and native shade plants (Photo 7).

Hardship to Remove

Our primary intent in replacing the overgrown hedges with this style of fence was to maintain the privacy afforded by the hedges while constructing a more attractive and easily maintained boundary. The footprint of the fence and vegetation is a reduction in the height and width from that of the previous hedges. In addition, we have added vegetation that now provides improved habitat and diversity of flowering plants and shrubs.

The steep slope of the southern portion of our yards, the heights of our houses, and the lack of another form of boundary (alley, buildings etc.), means a strictly 6-foot fence, i.e without the lattice and trellis, would mean a significant loss of privacy (Photo 8). If the lattice and trellis were removed, the scale of the fence would be disproportionate to the surrounding houses, hedges and trees, which can also be seen in Photo 8 (the fence is still lower that the existing and removed hedge heights). In addition, removing the entwined vines and lattice could damage the structure and integrity of the fence, necessitating more costs to us in repair and/or replacement.

When the lattice and trellis become vegetated with the planted vines and shrubs, the sight lines of the previous hedge will be restored with a much more attractive and diverse boundary and will provide much needed shade in our south facing lots. The fence does not interfere with the primary views of both properties, which is to the south over Deer Lake Park and Metrotown (Photo 8).

We constructed this fence and the adjacent gardens entirely at our own cost and with our own effort, and in good faith. We designed the fence in response to the concerns and requests of the residents of the adjacent property, and repaired a portion when asked to do so. We supplied them with stain when they told us they would rather apply it themselves than allow us access to their side of the fence. It was only late in 2014, when the construction of the remaining four panels was contracted out and underway, that they decided that the entire fence was not to their liking.

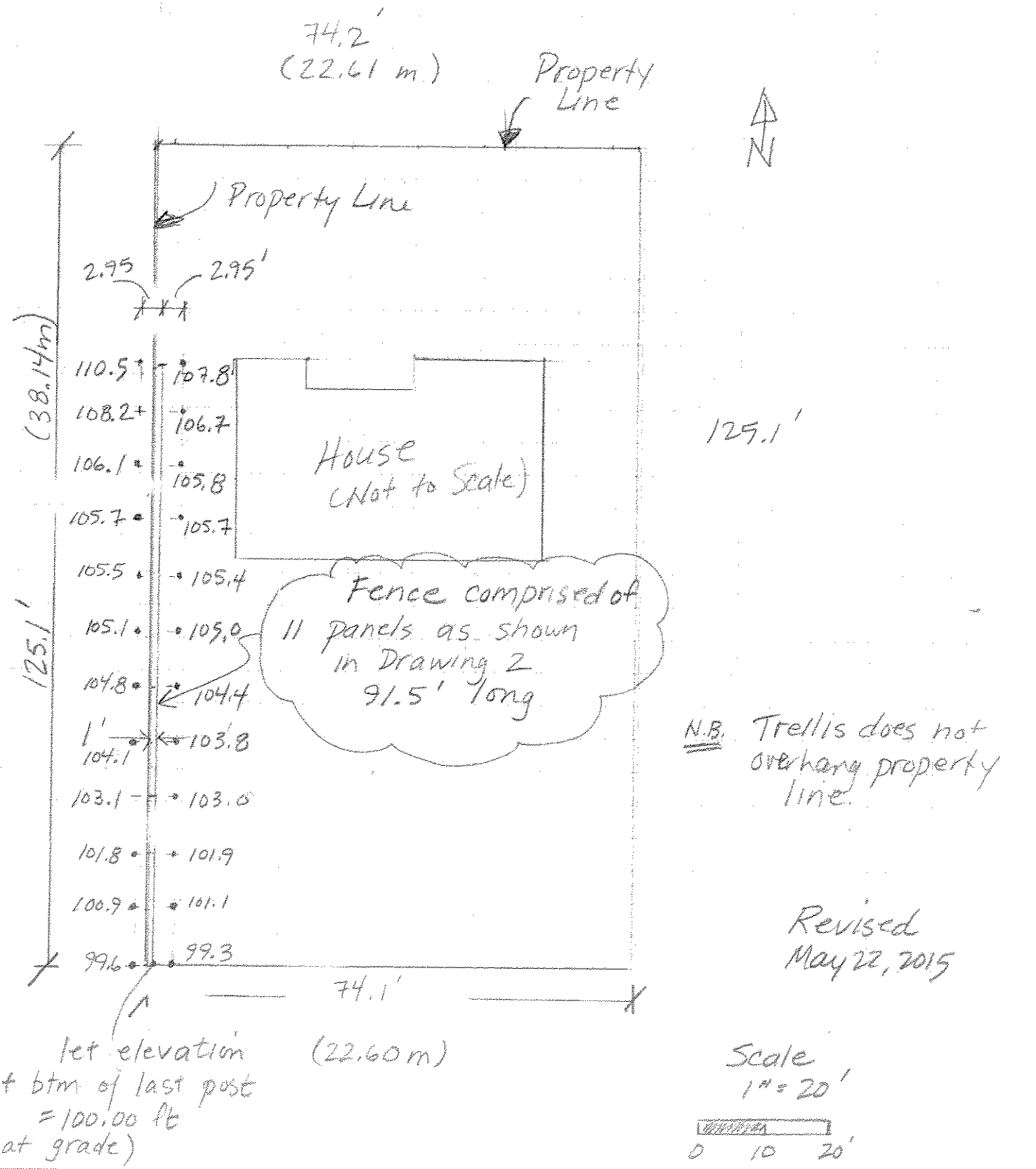
We ask that we be granted a variance to the 6-foot height by-law in that; the solid portion of the fence does adhere to those height restrictions, and that the additional height of the lattice and trellis are in proportion to the surrounding buildings, hedges and trees and help to replace the privacy provided by the removed hedges as described above. If we are permitted the variance, we will trim the posts to the top of the trellis to reduce the maximum height of the fence to 8 feet 7 inches.

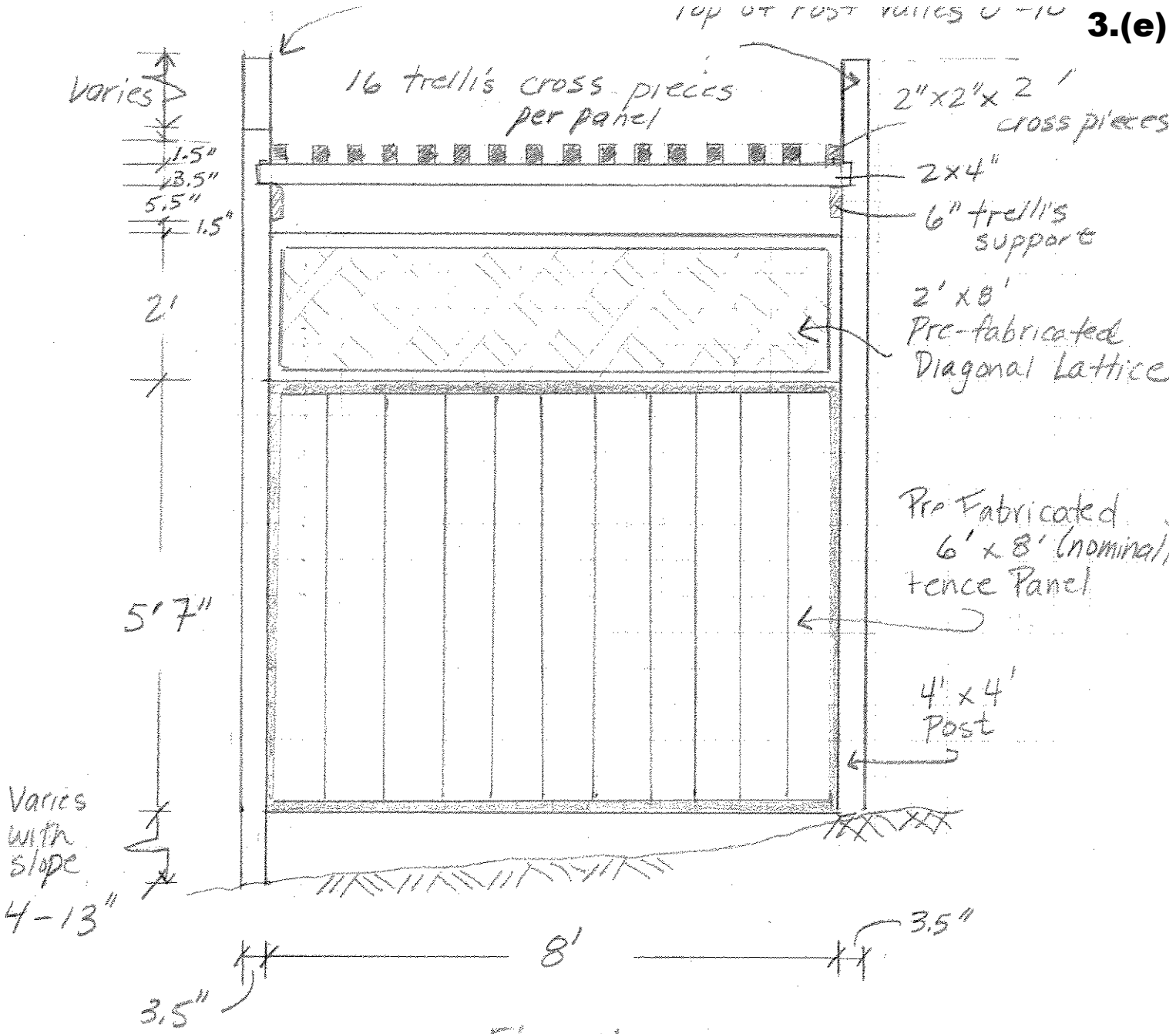
Thank you for your consideration.

Sincerely

Helen Soderholm, Peter Buchanan
Property Owners
5724 Eglinton Street

5724 Eglinton St
Drawing 1





Elevation

Typical Fence Panel, Lattice Trellis and Posts

5724 Eglinton St Drawing 2

Revised May 22, 2015

Scale
1" = 2'

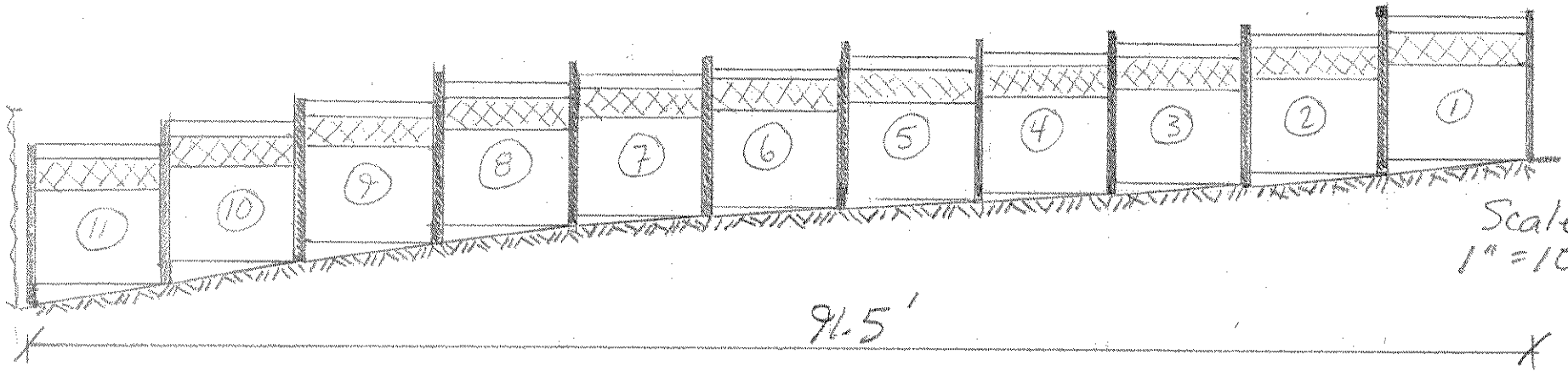
0 1' 2'

5724 Eglinton St. Fence Elevation Looking West

Showing Grade Per Panel

Drawing 3

Panel No.	11	10	9	8	7	6	5	4	3	2	1
Year Built	2014	2014	2014	2014	2013	2013	2007	2007	2007	2007	2007
Grade (%)	13 %	11 %	14 %	11 %	6 %	6 %	4 %	4 %	6 %	5 %	9 %
Top of Post ht (in)	0	0	0	8"	8"	8"	10"	10"	10"	8"	8"	6"



Air Photo 2004
PL
5724
79
5714
78


Air Photo 2006
PL
5714
78
5724
79
Property
Line

Air Photo 2008
New Garden 2007
New Fence-2008
5724 79
5714 78

Air Photo 2010
5724
79
5714
78
Hedge
Tree

3.(e)

Photo 1

Photo 2

Photo 2

3.(e)

Photo 5
23.09.2021 08:27:10

3.(e)

Photo 6

Photo 7

3.(e)

Photo 8

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: May 29th, 2015	**DEADLINE: June 9th, 2015 for the July 9th, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Helen Soderholm		
ADDRESS OF APPLICANT: 5724 Eglinton St, Burnaby, V5G 2K3		
TELEPHONE: 604.325.7758		

PROJECT

DESCRIPTION: Fence for existing single family dwelling.			
ADDRESS: 5724 Eglinton Street			
LEGAL:	**LOT: 79**	**DL: 83**	**PLAN: NWP24961**

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 [6.14(5)(b)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant has constructed a fence to an existing single family dwelling. The following relaxation is being requested.

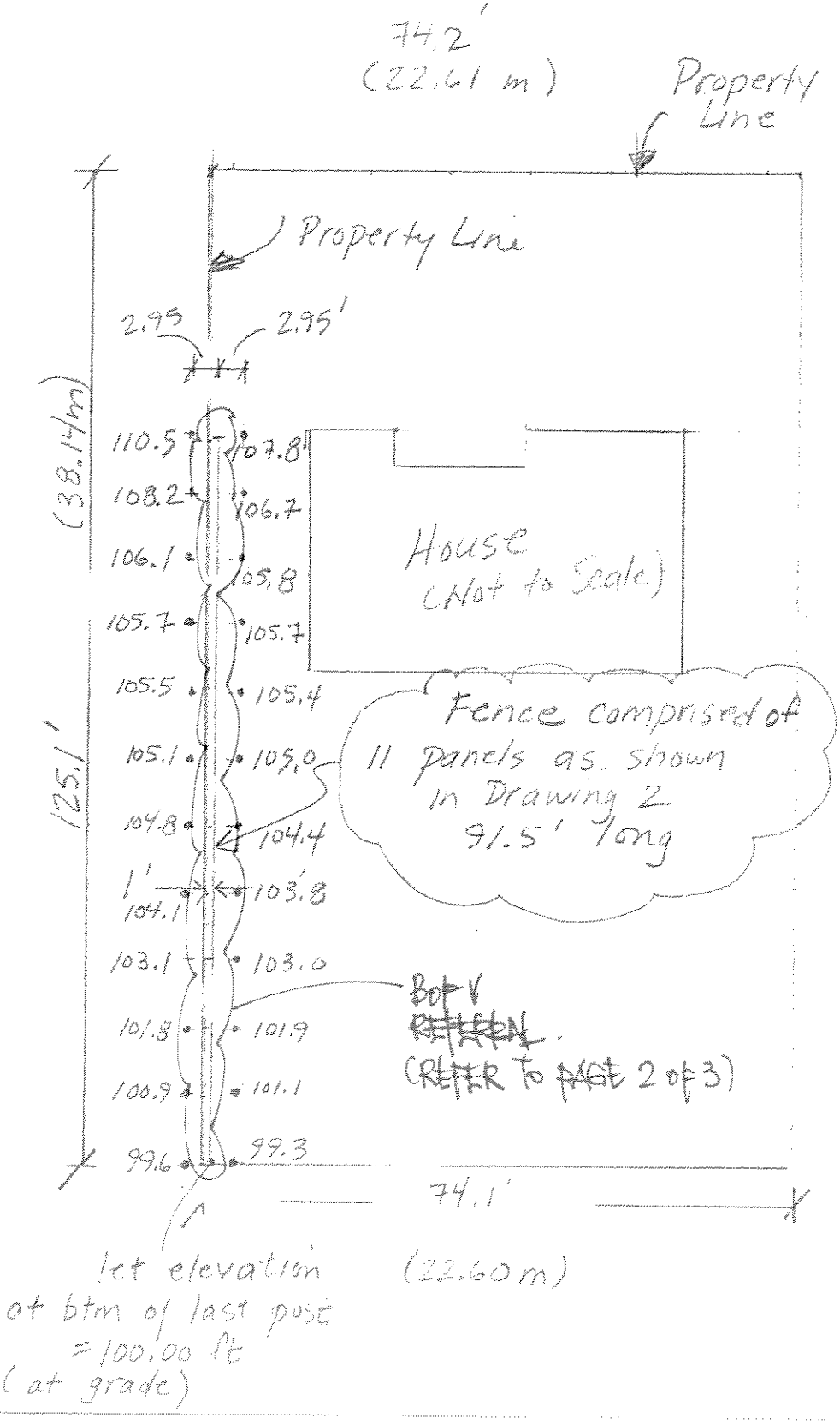
1) The fence height, in the required side yard and rear yard, is of varying heights of up to 10.13' where a maximum 5.91' is permitted.

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

5724 Eglinton St
Drawing 1



RECEIVED
MAY 22 2015
BUILDING DEPARTMENT

N.B. Trellis does not overhang property line.
ANY OVERHANG MUST BE REMOVED.

Revised
May 22, 2015

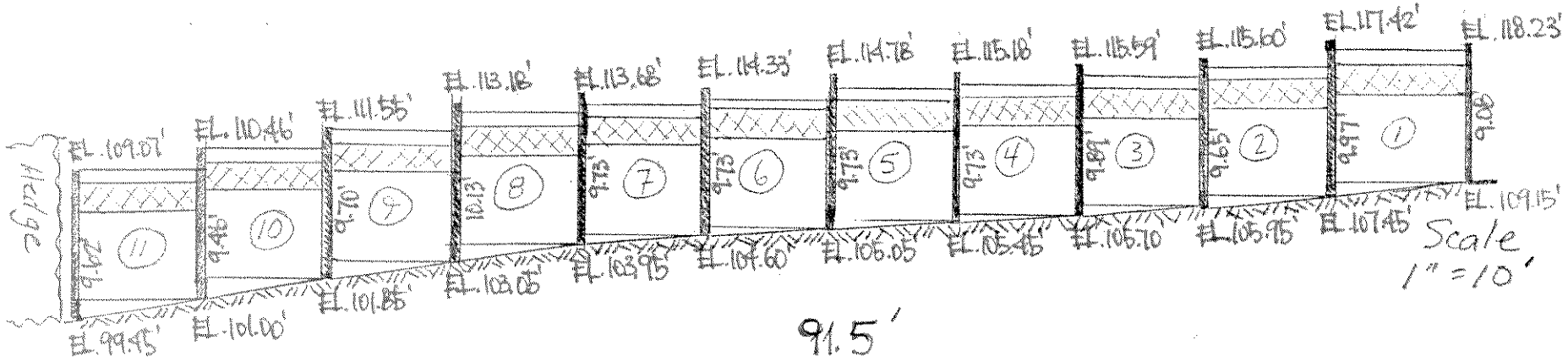
Scale
1" = 20'
0 10 20'

Bot V
COPY
ONLY

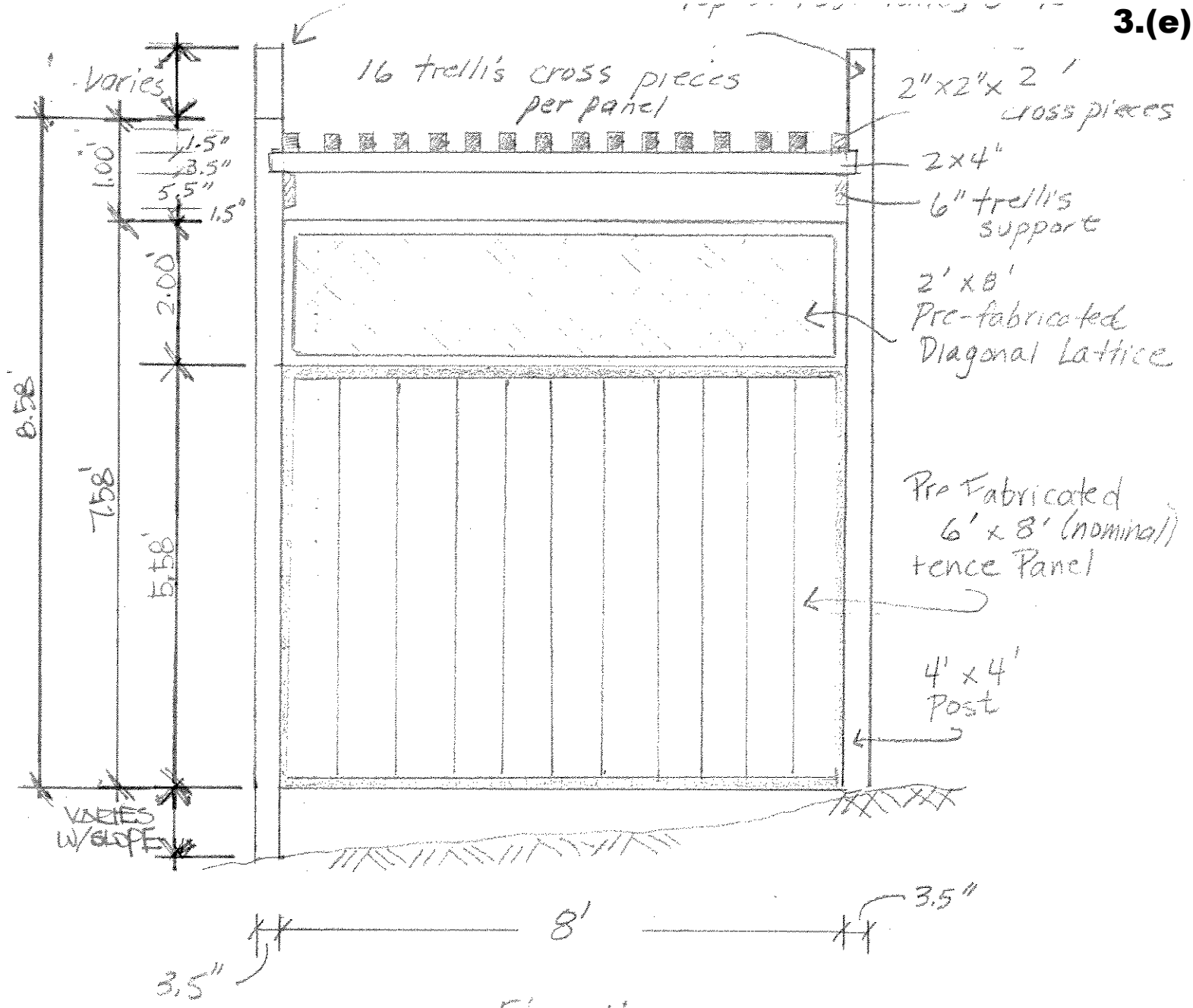
Showing Grade Per Panel

Drawing 3

Panel No.	11	10	9	8	7	6	5	4	3	2	1
Year Built	2014	2014	2014	2014	2013	2013	2007	2007	2007	2007	2007
Grade (%)	13%	11%	14%	11%	6%	6%	4%	4%	6%	5%	9%
Top of Post ht (in)	0	0	0	8"	8"	8"	10"	10"	10"	8"	8"	6"



3.(e)



Elevation

Typical Fence Panel, Lattice Trellis and Posts

5724 Eglinton St Drawing 2

Revised May 22, 2015

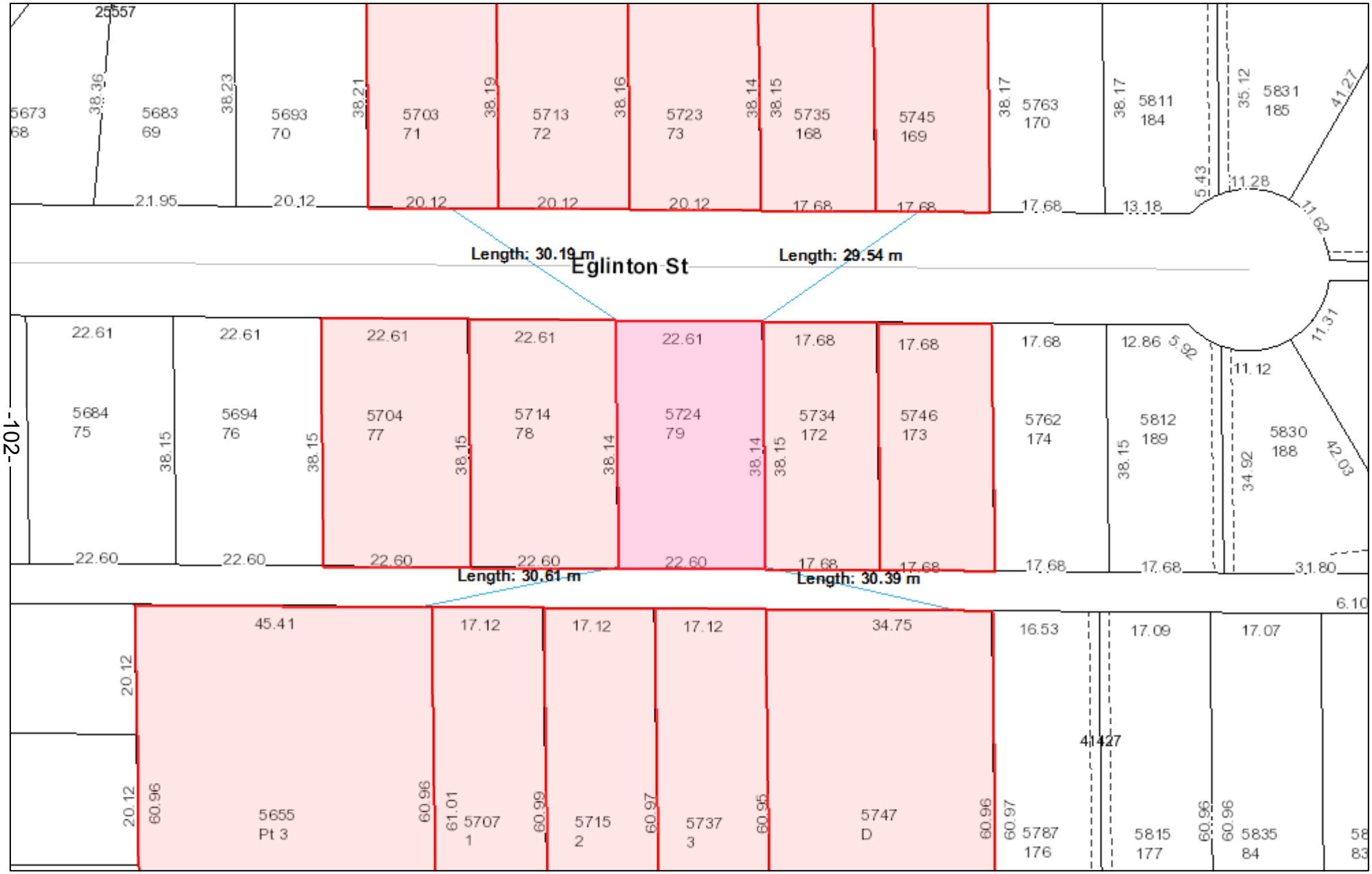
Scale
1" = 2'

0 1' 2'

5724 Eglinton St

June 15, 2015

1:795



-102-

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

BOV 6178

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: Oi Len Chong

Mailing Address: 5080 Rugby Ave

City/Town: Burnaby BC Postal Code: V5E 2M8

Phone Number(s): (H) 604-524-1750 (C) 604-836-0828

Email: sleepy-daydreamer@hotmail.com

Preferred method of contact: ☑ email ☐ phone ☐ mail

Property

Name of Owner: Oi Len Chong

Civic Address of Property: 7615 Morley Dr.

Burnaby BC V5E 2K3

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.

June 9/2015
Date

Applicant Signature

Office Use Only

Appeal Number BV# 6179

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

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

May 19, 2015

Re: 7615 Morley Drive
Legal Description: Lot 176, BlockDL91, Plan NWP 25478

To Whom It May Concern:

The property at the address above is currently undergoing renovation. We have recently obtained a building permit to modernize the home. Doing this we are also bringing home up to the current building code requirements. In an attempt to make the home more livable and proportionate the homeowner would like to increase the size of the kitchen and also add a front foyer. These two small changes would have a minor impact on the appearance and the footprint of the home.

The homeowner is requesting a variance for a west side setback from 7.75 feet, (2.40m) to 4.0 feet (1.23m)The existing west side setback is grandfathered in at 4.0 feet(1.23m) this edition would not intrude any further on the setback allowance only would match the existing home as shown in the lot plan we have provided. We request to extend the kitchen area by 8.0 feet this would allow us to move utilities such as the hot water tank the main floor rather than in the crawlspace. It would also provide a laundry area which currently does not exist.

We would also like permission to create a Foyer for the front of the home. This would require a variance to build a room where the front door exists. The current home is built closer to the setback than the average of the neighboring homes. This is the setback from the road way to the front of the home the home is currently 29.5 feet(9.00m)from the South property line. We would not intrude any further onto the frontage simply just matching the existing structure and adding 12'10"of living space under the current eaves of the home.

Approval of these requests would permit the homeowner to have a home that is more livable and modern. The requests would have a very minor impact on the homes of parents and we wouldn't affect the neighbors. We appreciate your consideration of these changes and trust the above will meet your approval thank you.

Yours truly,

Sean Moonie

City of Burnaby
Building Department

(604) 294-7140

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 1st, 2015	**DEADLINE: June 9th, 2015 for the July 9th, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Sean Moonie		
ADDRESS OF APPLICANT: 20300 46th Avenue, Langley, BC		
TELEPHONE: (604)825-2883		

PROJECT

DESCRIPTION: Interior alt/fin to basement, interior alt/fin to main floor, additions to main floor, new deck to main floor, enclosed attached carport to main floor and new detached garage only.

ADDRESS: 7615 Morley Drive

LEGAL:	**LOT: 176**	**DL: 91**	**PLAN: NWP25478**

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-1 [101.8,101.9(1)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:
The applicant is proposing to revise the building permit to construct interior alteration & finishing to basement, interior alteration & finishing to main floor, additions to main floor, new deck to main floor, enclosed attached carport to main floor and new detached garage only. The following relaxations are being requested:

1) The front yard setback, measured from the southeast property line to the principal building (bay window of the front addition), will be 30.91' where a minimum 37.82' is required based on front yard averaging. There will be no further overhang beyond the principal building (bay window of the front addition).
2) The side yard setback, measured from the northwest property line to the principal building (the rear addition), will be 2.95' where a minimum 7.90' is required.
3) The sum of both side yards will be 14.04' where a minimum 18.0' 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.

BY

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

ADDITIONS & RENOVATIONS FOR OWNER

CIVIC ADDRESS: 7615 MOXLEY DRIVE, BURNABY, B.C.
LEGAL ADDRESS: LOT 176, BLOCK 0191, PLAN NWP 25478

CASS PANEL LIMITED
SCHEDULE 'B'
Phone 604 531 2224
Fax 604 531 2224

PROJECT No. BCH-136 Sheet No. A01
SITE PLAN
FOUNDATION PLAN
Sheet Title
SCHEDULE 'B'
DESIGN BUILDER LICENSE CERTIFICATE
Scale: As indicated
A

FOUNDATION PLAN 1/4" = 1'0"

SITE PLAN 1 : 100m

GENERAL SPECIFICATIONS
These drawings are the exclusive property of Cass Panel Design and may not be reproduced in whole or in part without the expressed permission of:

CASS PANEL LIMITED
15277 - 28 Avenue
Surrey, B.C. V4P 0G3
Tel: 604-531-2224 or 778-865-8766

Our drawings have been prepared to conform to current residential standards of the British Columbia Building Code 2012. IT IS THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS 2012

IN SOME CASES THE LOCAL BUILDING DEPARTMENT MAY REQUIRE CERTIFICATION FROM A STRUCTURAL ENGINEER FOR PARTS OR ALL OF THE STRUCTURE. ANY ENGINEERING FEES AND SERVICES THAT MAY BE REQUIRED ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.

We have made every effort to ensure accuracy and completeness in our plan packages. However it is the responsibility of the builder to check and verify all dimensions, materials, and specifications prior to the commencement of construction. Any errors or omissions shall be brought to our attention immediately so that corrections can be made and plans updated.

Dimensions take precedence to scale drawings.

CASS PANEL LIMITED is not responsible for site conditions including frost, water table, slope, bearing capacity, nor will be responsible for departures from and/or changes to our plans.

All construction and installation of materials and equipment shall be done in accordance with good building practice and manufacturers' instructions.

STRUCTURAL SPECIFICATIONS

CONCRETE/FOUNDATIONS/FOOTINGS
All footings must be placed on undisturbed or compacted soil and be below the frost line.

Adjustments in footing sizes and/or reinforcement in footing and foundation walls may be required to suit the soil bearing capacity of the site, or if backfill exceeds 48". Required engineering services are the responsibility of the owner or builder.

All concrete work to conform to CAN 3-A23.1-04/A23.3 standards (As per B.C.B.C.)

Grade levels shown on plans may differ from the actual site conditions. Foundation wall heights and footing/strip may need to be adjusted to suit grade and to conform to B.C.B.C. Standards.

Damproofing of 2" rigid extruded insulation or 6mil/10mil poly shall be applied to outside concrete walls below grade. Damproofing of 6 mil Polyethylene or approved equivalent shall be applied to interior basement concrete slabs. A Perimeter weeper system of perforated pipe and drain rock shall be placed where slab and foundation walls meet.

Foundation drainage consisting of 4" drainage pipe covered with a minimum of 6" of crushed stone shall be placed around the perimeter of the structure.

WOOD FRAMING
Structural wood materials to be #2 Douglas Fir or better, unless otherwise stated. Application of materials must conform to the rules provided in the B.C.B.C. Residential standards.

Building framing shall be anchored to the foundation walls by fastening a sill plate to foundation wall with ½" anchor bolts spaced at 4 ft on centre.

Floor joists to be fastened to sill plate or supported on footing brackets as per Engineer's recommendations.

All wood in contact with concrete shall be impregnated with 6 mil poly, 45 lb. felt or other approved membrane.

Caulking and flashing to be provided as per B.C.B.C.

Floor joist spanning more than 7'0" are to be bridged at each span or at 7'0" on centre by 2"x 2" diagonal bridging. Floor joists spanning more than 10'0" require engineered joists with manufacturer stamped drawings and/or to be glued and screwed to 3/4" plywood subfloor.

Partition walls parallel to floor joists shall be supported by double joist or blocking between joists. Partition walls, supporting kitchen cabinets, parallel to floor joists shall be supported by double joists.

All floors to be 2-hr fire rated unless otherwise stated, and shall be supported on a minimum 3 ½" bearing.

Laminated beams will require an engineer's certification and is the builder's obligation to obtain.

Builders to check snow load and size load girder/joists for their municipality prior to construction.

INSULATION AND VENTILATION
Roof space shall be vented with roof tiger, eave type and/or gable type vents to a minimum of 1/300 of the insulated ceiling area.

Crawlspaces shall be naturally vented to a minimum of 1/500, vents shall be uniformly placed around the building. Crawlspaces may also be heated by a forced air heating system or vents to an adjacent basement.

MINIMUM INSULATION REQUIREMENTS
Foundation walls to finish 4'0" right insulation to a minimum of 24" below grade.
Roof/Ceiling/Cathedral Beams R-40
Walls 2x6 studs R-24
with 6 mil poly vapour barrier installed on the warm side of the insulation.

Ceiling insulation shall be installed so as not to restrict air flow through roof vents to attic spaces. Attic spaces and crawlspaces to have a minimum 20" x 28" access hatchway.

MISCELLANEOUS
The installation of plumbing, heating and electrical equipment and material shall be in accordance with manufacturer's specifications and the applicable sections of the B.C.B.C. Standards.

All balcony railings to be a min. 42" in height and 4" vertical spacing.

All exterior and interior finishes shall be specified by the owner. Finishes specified on our plans shall be substituted by the owner prior to construction.

Due to varying stove and refrigerator, lighting and electrical layouts to be specified by the owner or builder, said items are N.I.C. Requirements.

CONFORMANCE

THESE DRAWINGS COMPLY WITH THE 2012 EDITION OF THE BRITISH COLUMBIA BUILDING CODE.

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL WORK COMPLIES TO THIS CODE AND ALL LOCAL AUTHORITY BY-LAWS.

ADDITIONS & RENOVATIONS FOR OWNER

CIVIC ADDRESS: 7615 MORLEY DRIVE, BURNABY, B.C.
LEGAL ADDRESS: LOT 176, BLOCK DL91, PLAN NWP 35478

PROJECT No. BCH-1797 Sheet No. A01
ELEVATIONS
REVISIONS
DESIGN PREPARED EXTERIOR COPIES A

CASS PAREL LIMITED
architectural

EAST ELEVATION 1/4" = 1'0"

WEST ELEVATION 1/4" = 1'0"

SOUTH ELEVATION 1/4" = 1'0"

NORTH ELEVATION 1/4" = 1'0"

TOPOGRAPHICAL SURVEY PLAN OF LOT 176
DISTRICT LOT 91 GROUP 1
NWD PLAN 25478

PID: 003-146-499

RECEIVED
MAR 27 2015
BUILDING DEPARTMENT

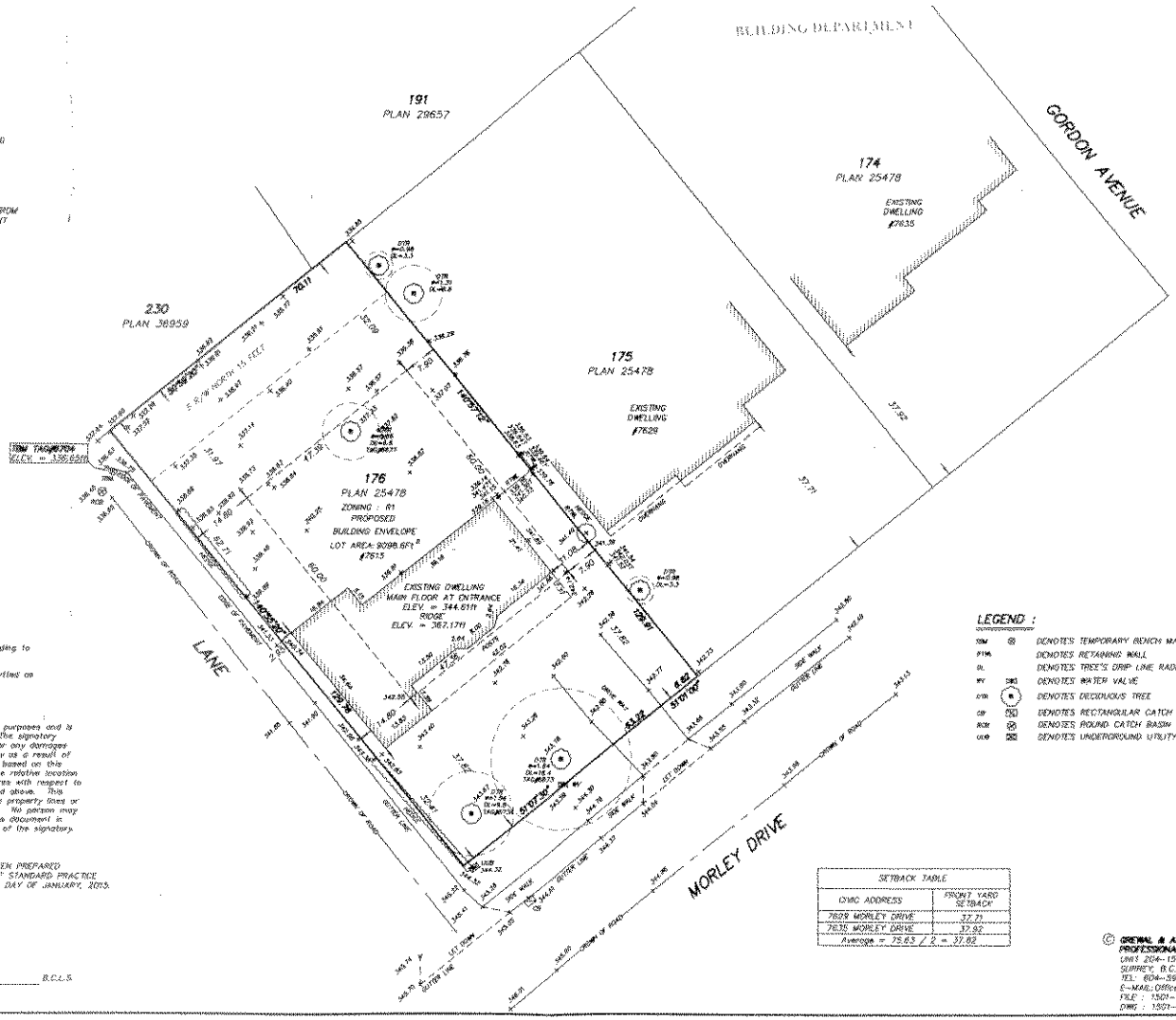
SCALE 1"=16'

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

CIVIC ADDRESS :
7615 - MORLEY DRIVE
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. 94H1397 ELEVATION=284.461ft DATUM CVD28GVRD 2005



LEGEND :

TBM	⊗	DENOTES TEMPORARY BENCH MARK
RTWL		DENOTES RETAINING WALL
D.L.		DENOTES TREE'S DRIP LINE RADIUS
WV	WV	DENOTES WATER VALVE
DTR	✱	DENOTES DECIDUOUS TREE
CB	CB	DENOTES RECTANGULAR CATCH BASIN
RCB	RCB	DENOTES ROUND CATCH BASIN
U/G	U/G	DENOTES UNDERGROUND UTILITY BOX

Lot dimensions and clearances according to Field Survey.

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 30th DAY OF JANUARY, 2015.

B.C.L.S.
LARS/GOT S. GREWAL

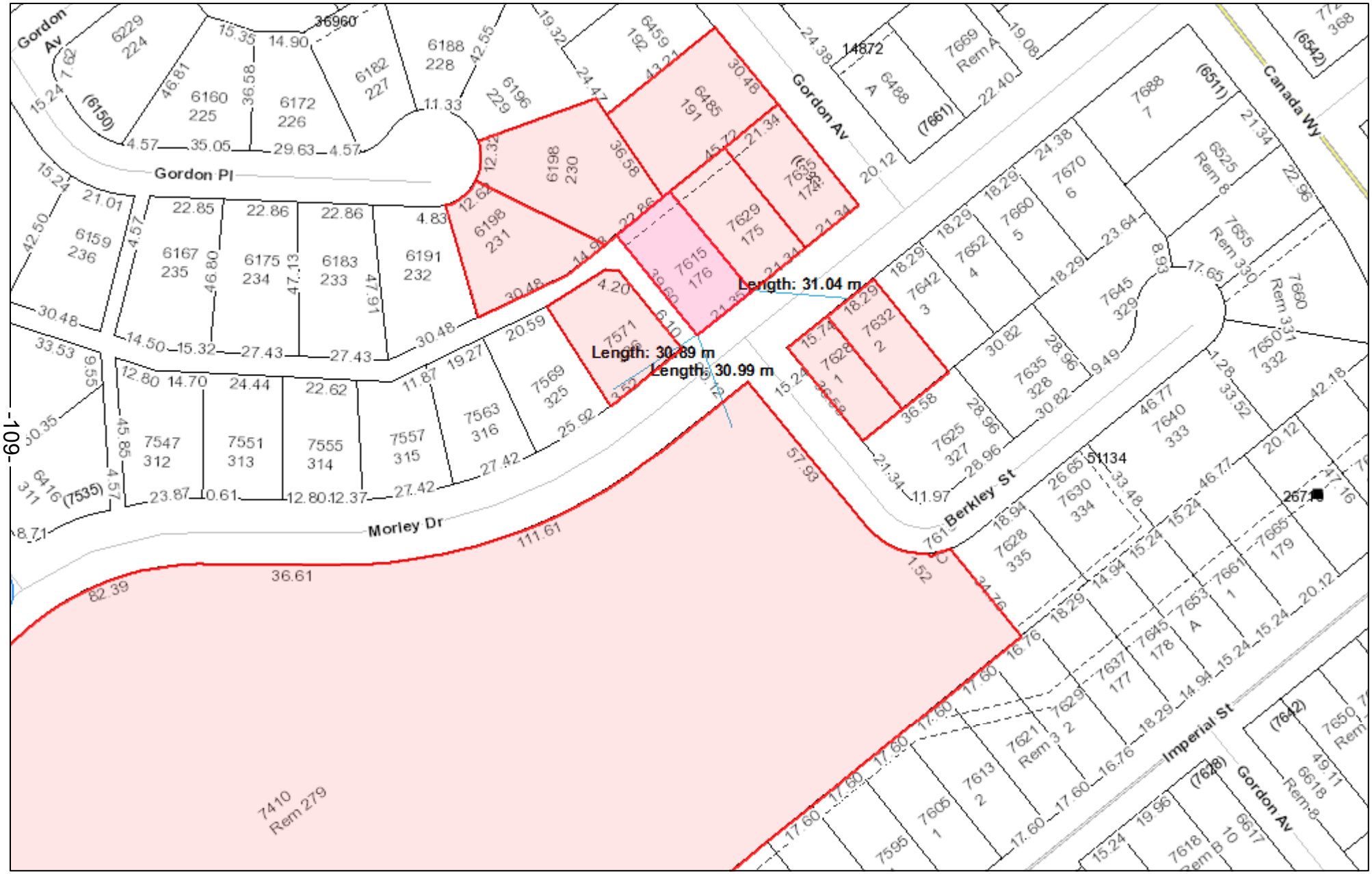
SETBACK TABLE	
CIVIC ADDRESS	FRONT YARD SETBACK
7629 MORLEY DRIVE	37.71
7635 MORLEY DRIVE	37.92
Average = 75.63 / 2 =	37.82

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
Unit 204-15299 68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
E-MAIL: Office@GrewalSurveys.com
FILE : 1501-044
DWG : 1501-044 11 IMPERIAL

7615 Morley Dr

June 15, 2015

1:1,589



-109-

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

BOV 6179

3.(f)

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: BALWINDER DHAMI 1017719BC LTD.

Mailing Address: 1025 W 58th Ave.

City/Town: Van, B.C. Postal Code: V6P-1W9.

Phone Number(s): (H) 604-767-9143. (C) 604-767-9143.

Email: daljitdhami@live.com

Preferred method of contact: ☐ email ☑ phone ☐ mail

Property

Name of Owner: 1017719BC LTD. DALJIT DHAMI

Civic Address of Property: 7220 & 7222 – 11th Ave. Bby.

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 05, 15.
Date

Balwinder Dhami
Applicant Signature

Office Use Only

Appeal Number BV# 6180

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

May 29, 2015

Balwinder Dhami
1017719 BC Ltd.
1025 West 58th Ave
Vancouver, BC V6P 1V9

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

Re: 7220-7222, Eleventh Ave Burnaby

To whom it may concern,

Our proposed plan is to build a duplex dwelling with a two car garage on each of the lot mentioned above. Our proposed garage width is 22' in order to meet the minimum garage width requirement which is 10.5' per parking stall. The calculation is shown here: 4" wall + 10.5' parking stall + 4" separation wall + 10.5' parking stall + 4" wall = 22'

According to the Planning and Building Department at the City of Burnaby, the allowable garage width is 2/3 of the lot width. The calculation is show here: 2/3 X 31.79' = 21.19'

We would like to request for relaxation of the bylaw for the difference of 0.81' on the garage width so we may build 22' wide garage on each of these properties.

Sincerely,

Balwinder Dhami

Balwinder Dhami
604-767-9143

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 2, 2015	**DEADLINE: June 9, 2015 for the July 9, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Daljit Dhami		
ADDRESS OF APPLICANT: 1025 West 58 Avenue, Vancouver V6P 1V9		
TELEPHONE: 604-767-9143		

PROJECT			
DESCRIPTION: New two family dwelling			
ADDRESS: 7220/22 11th Avenue			
LEGAL:	**LOT: 1**	**DL: 53**	**PLAN: EPP50735**

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) R12 [6.6(2)(c)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

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

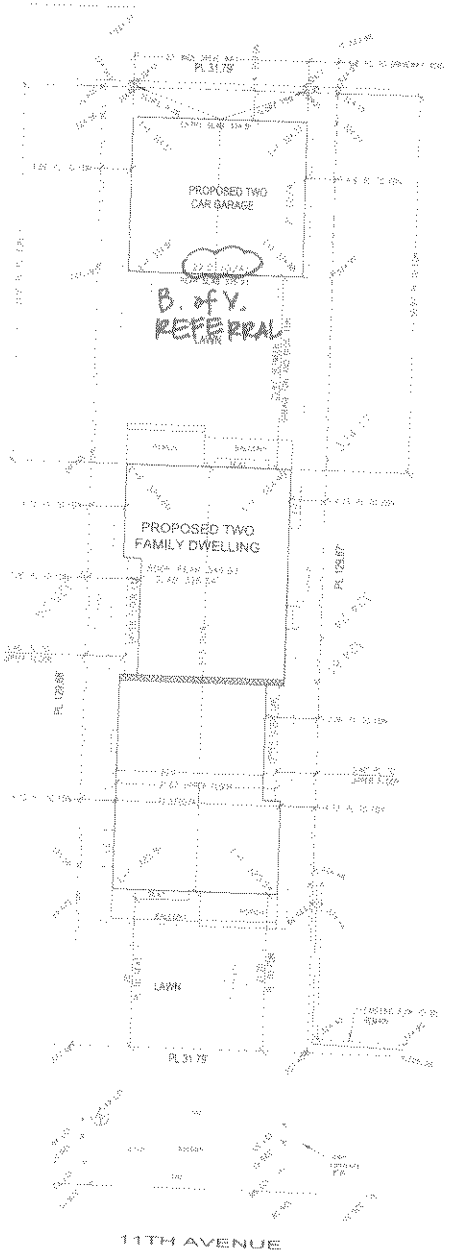
1) The width of the accessory building will be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted.

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

DS

Kushnir

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service



SITE PLAN
SCALE 1/8" = 1'

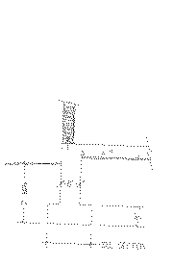
LEGAL DESCRIPTION
...OT 1, CURRENTLY
LOTS 50, 50 AND 51 ALL OF DISTRICT LOT 52, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 12662

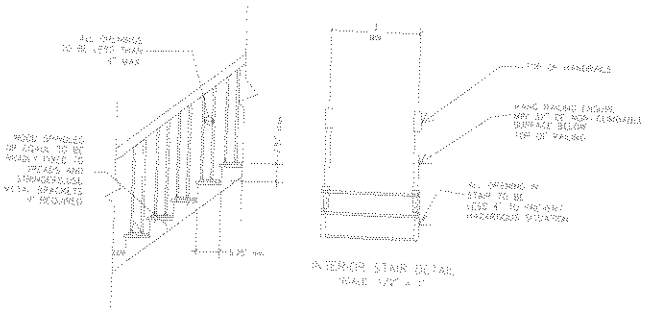
CIVIC ADDRESS
7220/7226/7232 11TH AVENUE
BURNABY, B.C.

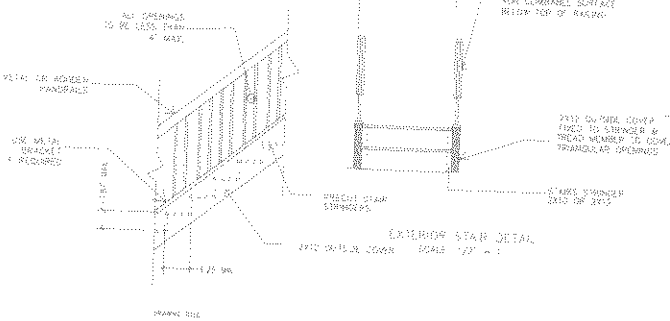
ZONING
R1/S3

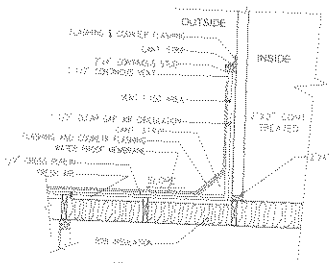
LOT AREA: 4132.0 SQ.FT.	ALLOWED	PROPOSED
OT A BOX	2477.2	2474
I.S. BOX	1653	1662
BACK BOX	192	96
GARAGE	452	452

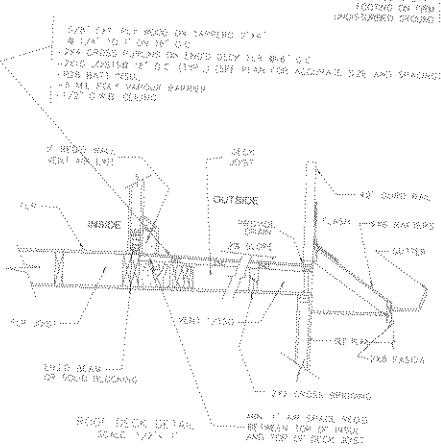
GENERAL NOTES
1) All building construction to conform to the 2012 B.C. Building Code, the City of Burnaby zoning and subdivision by-laws.
2) All structural lumber to be grade No.#2 or better, unless otherwise noted.
3) All beams to be 3-2x10 unless otherwise noted.
4) Wood framing and all connecting devices.
5) All flame retardant to extend insulation.
6) Safety glass in tempered glass and exterior door surfaces.
7) Manufactured residential building elements to ensure property and services.
8) All work subject final air leakage inspection.
9) All doors to be min. 36" x 80" and not less than 6'-8" height in min. 1 door must be 6'-8" head room clearance and have steps down.
10) All smoke alarms to be electronic type & to be wired and interconnected.
11) Fire flow information required when less than 6m clearance required.
12) Gross building exposed area shall not exceed 75% of glass & for panel subfloor.
13) Guards to unless one be removable to an open area ornamental and allowing visibility.
14) All dimensions to face of concrete and stud walls or piers, footings and grade.

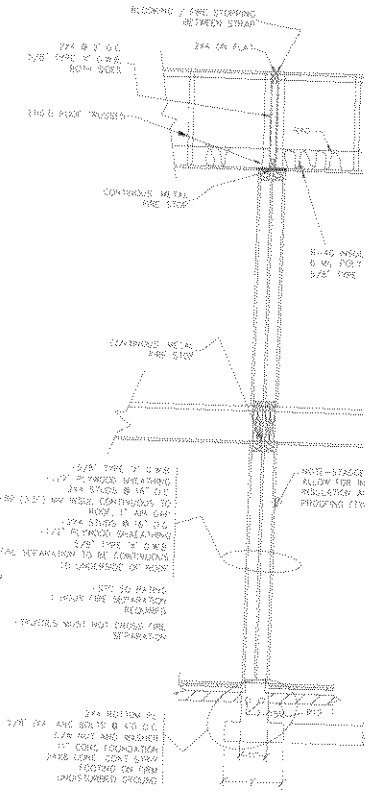


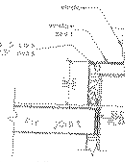












RECEIVED
MAY 05 2015
BUILDING DEPARTMENT

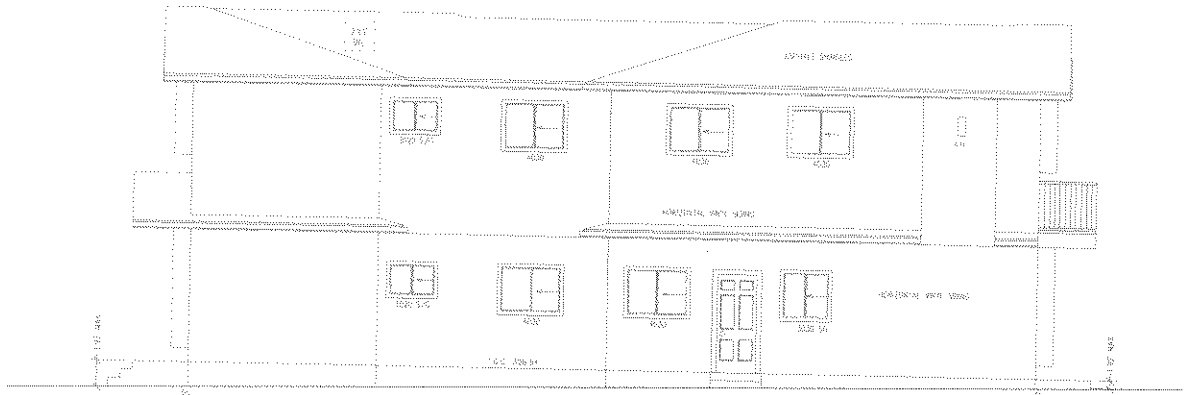
SITE PLAN & CONSTRUCTIONS DETAILS
7220/7226/7232 11TH AVENUE (Lot 1)
BURNABY, B.C.
7220/22

7220/7226/7232 11TH AVENUE	SA	04/05/20'5	
1/4" = 1'-0" EXCEPT NOTED	1 OF 4		

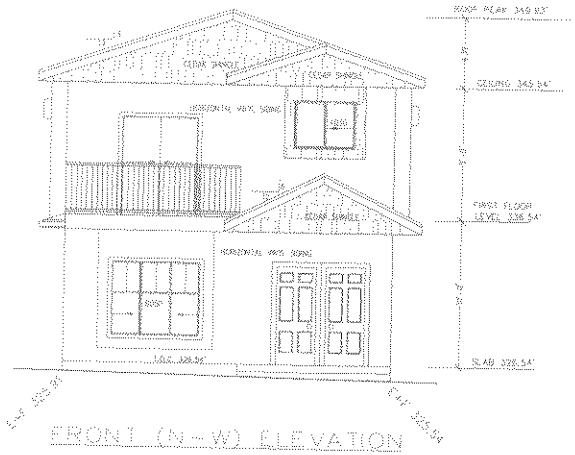
SDD
SHIKDER DESIGN & DRAF
UNIT-135, 4395 FRASER STREET
Vancouver, BC V5V 4G4
Phone: 778 689 3740

-113-

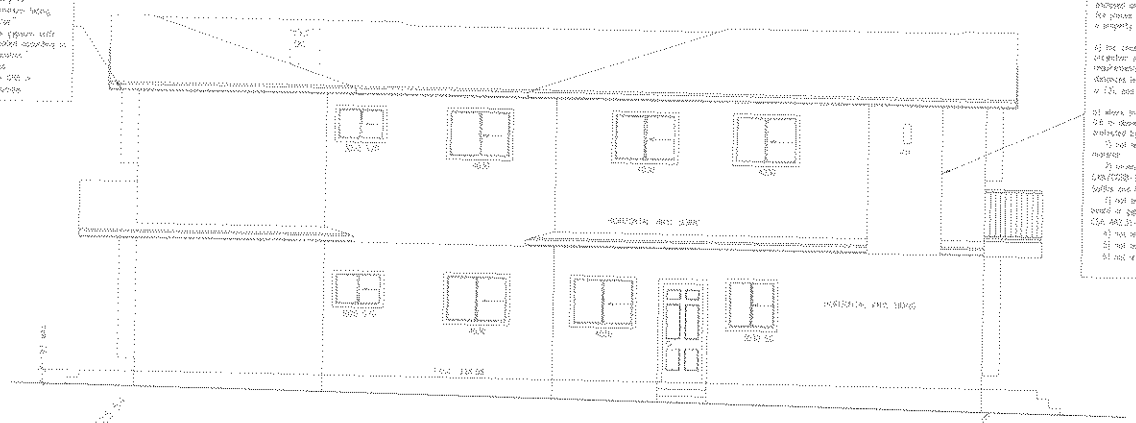
3.(g)



LEFT (N–E) ELEVATION



FRONT (N–W) ELEVATION



RIGHT (S–W) ELEVATION

REAR (S–E) ELEVATION

RECEIVED
MAY 05 2015
BUILDING DEPARTMENT

ELEVATIONS

7220/22

11131 AVENUE (LOT 1)
BURNABY, B.C.

JOB NUMBER

SCALE: 1/4" = 1'

DRAWN BY: SA

DATED: 11/03/2015

3 OF 4

SDD

SHIKDER DESIGN & DRAFTING
205–525 EAST 8TH AVE
Vancouver, BC V5T 1T6
Phone: 604 876 2994

-114-

3.(g)

SUBDIVISION PLAN OF LOTS 59, 60 AND 61
ALL OF DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

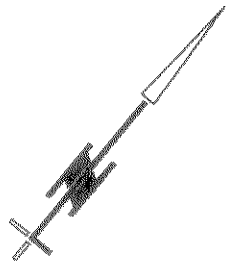
BCGS 92G.026

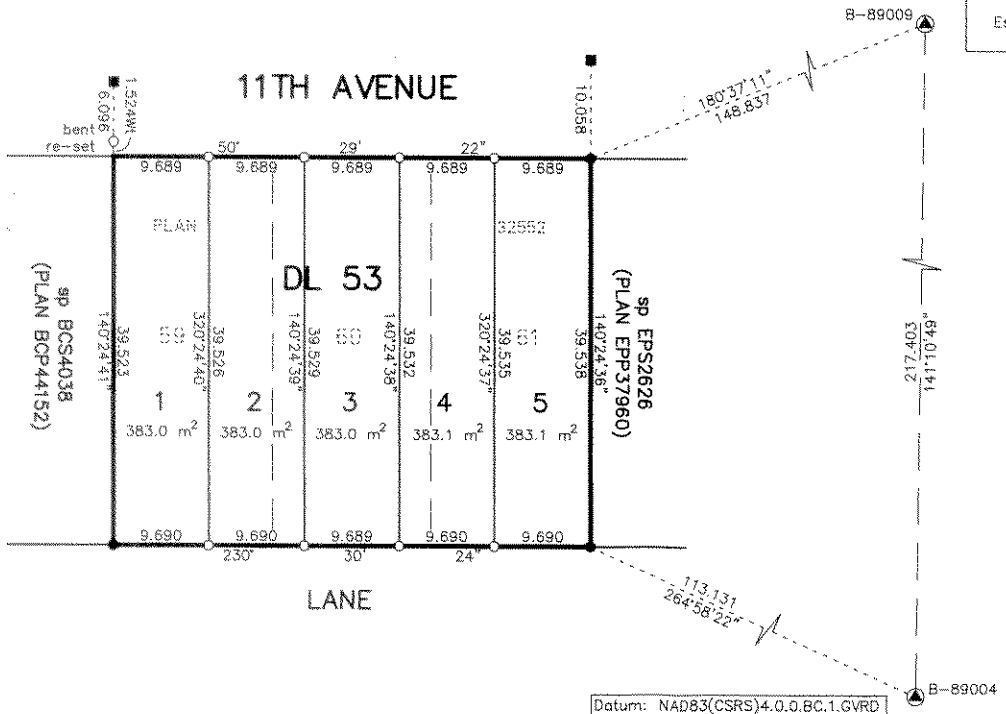
SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1 : 500.





Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
Estimated horizontal positional accuracy 0.01 metres.

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional accuracy 0.01 metres.

LEGEND:

Integrated survey area No. 25, Burnaby, NAD83(CSRS)4.0.0.BC.1.GVRD
Grid bearings are derived from observations between geodetic control monuments B-89009 and B-89004.
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995874 which has been derived from geodetic control monumentS B-89004 and B-89009.

▲ denotes control monument found.
● denotes standard iron post found.
○ denotes standard iron post placed.
■ denotes lead plug found.
sp denotes strata plan.

Note:
This plan shows one or more witness posts which are not set on the true corner(s). Unless otherwise shown, witness posts are on the production of the property lines.

This plan lies within the jurisdiction of the Approving Officer for City of Burnaby.

The field survey represented by this plan was completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

This plan lies within the Greater Vancouver Regional District

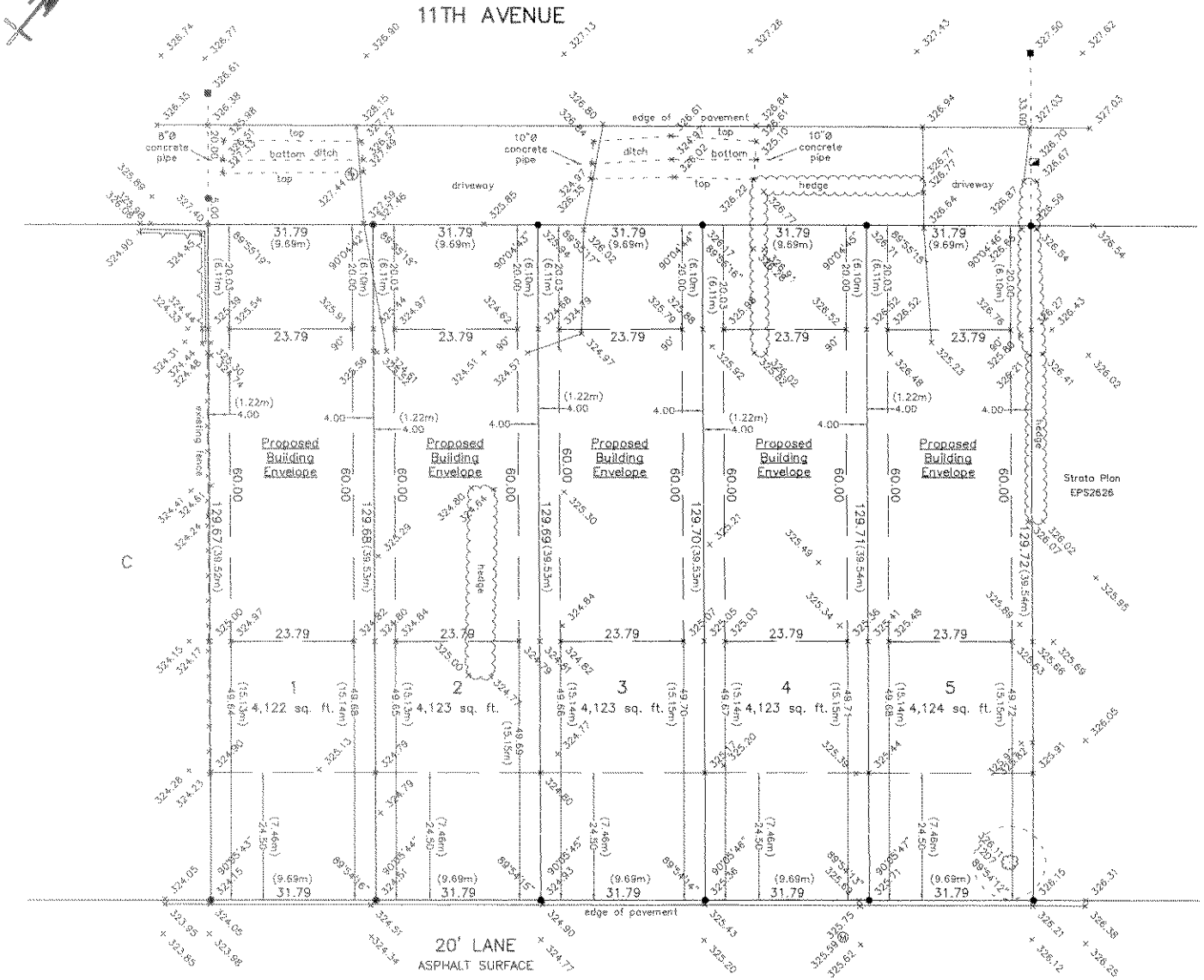
L N L S METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

SURVEY PLAN OF LOTS 1 TO 5
DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN EPP50735

SCALE 1" = 16'
All distances are in feet

Applicable Adjacent House	Depth of Front Yard
7210 11th Avenue	21.04 ft
7216 11th Avenue	21.07 ft
7238 11th Avenue (Vacant)	20.00 ft
7244 11th Avenue (Vacant)	20.00 ft
Total	82.11 ft
Average	20.53 ft



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument B-89009 situated at the intersection of 15th Street and 12th Avenue. Elevation = 330.28 feet.
- For elevation control, use control monument only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees have been plotted as required by Burnaby Bylaw 1996.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

denotes hydro pole.
tw denotes top of wall.
bw denotes bottom of wall.
denotes manhole
denotes catch basin.
denotes tree.
BG10-1234(tree tag number)
10 drip line radius (feet)
C=coniferous
D=deciduous
1234 diameter (inches)

CIVIC ADDRESS
7220/7226/7232 11TH AVENUE
BURNABY, B.C.

ZONING: R12

LEGAL DESCRIPTION REVISED
DATED THIS 31ST DAY OF MAR., 2015
CERTIFIED CORRECT.
DATED THIS 3RD DAY OF OCT., 2014

LOUIS NGAN B.C.L.S.

L N L S METRO VANCOUVER LAND SURVEYORS

SUBDIVISION PLAN OF LOTS 59, 60 AND 61 ALL OF DISTRICT LOT 53, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

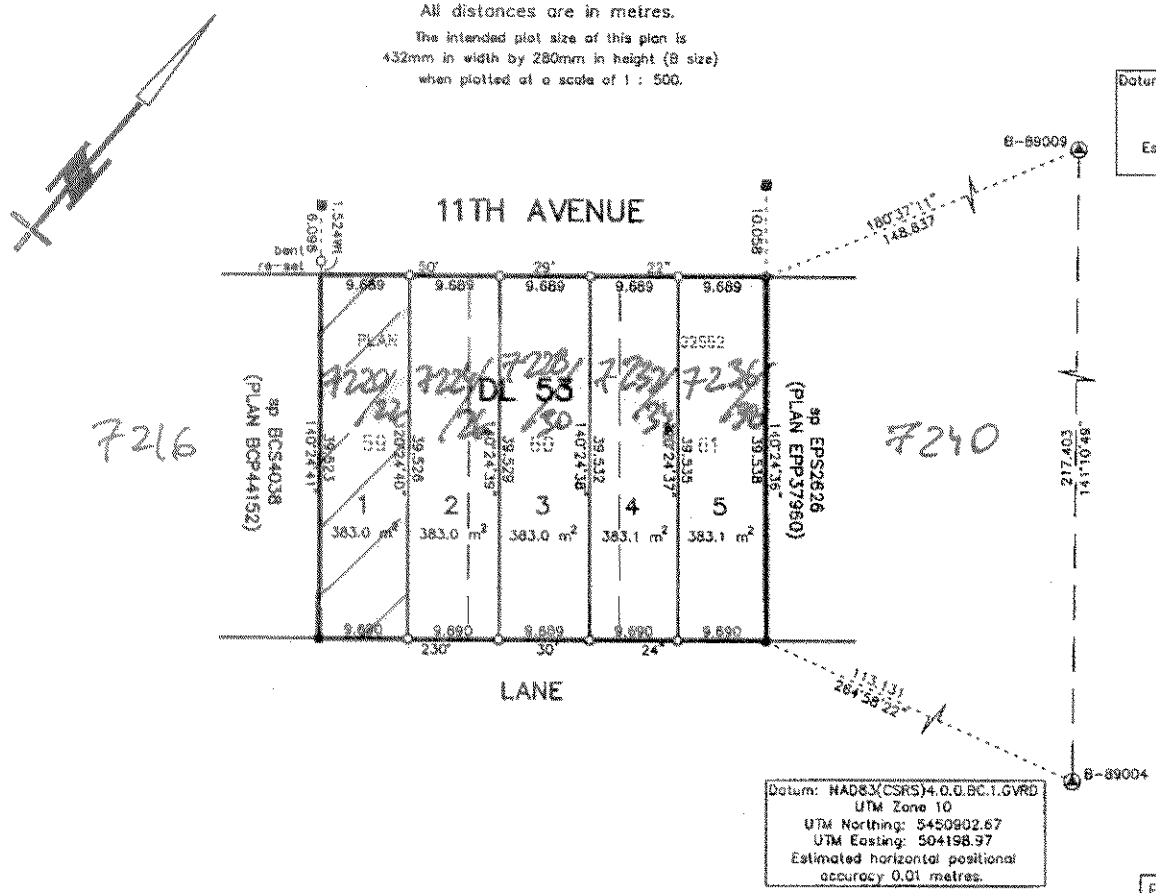
BCGS 92G.026

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1 : 500.



Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
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Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
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UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional accuracy 0.01 metres.

LEGEND:

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Note:
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The field survey represented by this plan was completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

This plan lies within the Greater Vancouver Regional District

L N L S METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

7220/7222 11th Ave

June 16, 2015

1:795

BOV 6180

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: BALWINDER DHAMI 1017719BC LTD.

Mailing Address: 1025 W 58th Ave.

City/Town: Van, B.C. Postal Code: V6P-1V9

Phone Number(s): (H) 604-767-9143. (C) 604-767-9143.

Email: daljitdhami@live.com

Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner: 1017719BC LTD. DALJIT DHAMI

Civic Address of Property: 72244 7226 – 11th Ave. Bby.

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 25, 15.
Date

Balwinder Dhami
Applicant Signature

Office Use Only

Appeal Number BV# 6181

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

May 29, 2015

Balwinder Dhami
1017719 BC Ltd.
1025 West 58th Ave
Vancouver, BC V6P 1V9

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

Re: 7224-7226, Eleventh Ave Burnaby

To whom it may concern,

Our proposed plan is to build a duplex dwelling with a two car garage on each of the lot mentioned above. Our proposed garage width is 22' in order to meet the minimum garage width requirement which is 10.5' per parking stall. The calculation is shown here: 4" wall + 10.5' parking stall + 4" separation wall + 10.5' parking stall + 4" wall = 22'

According to the Planning and Building Department at the City of Burnaby, the allowable garage width is 2/3 of the lot width. The calculation is show here: 2/3 X 31.79' = 21.19'

We would like to request for relaxation of the bylaw for the difference of 0.81' on the garage width so we may build 22' wide garage on each of these properties.

Sincerely,

Balwinder Dhami

Balwinder Dhami
604-767-9143

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 2, 2015	**DEADLINE: June 9, 2015 for the July 9, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Daljit Dhami		
ADDRESS OF APPLICANT: 1025 West 58 Avenue, Vancouver V6P 1V9		
TELEPHONE: 604-767-9143		

PROJECT

DESCRIPTION: New two family dwelling			
ADDRESS: 7224/26 11th Avenue			
LEGAL:	**LOT: 2**	**DL: 53**	**PLAN: EPP50735**

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) R12 [6.6(2)(c)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

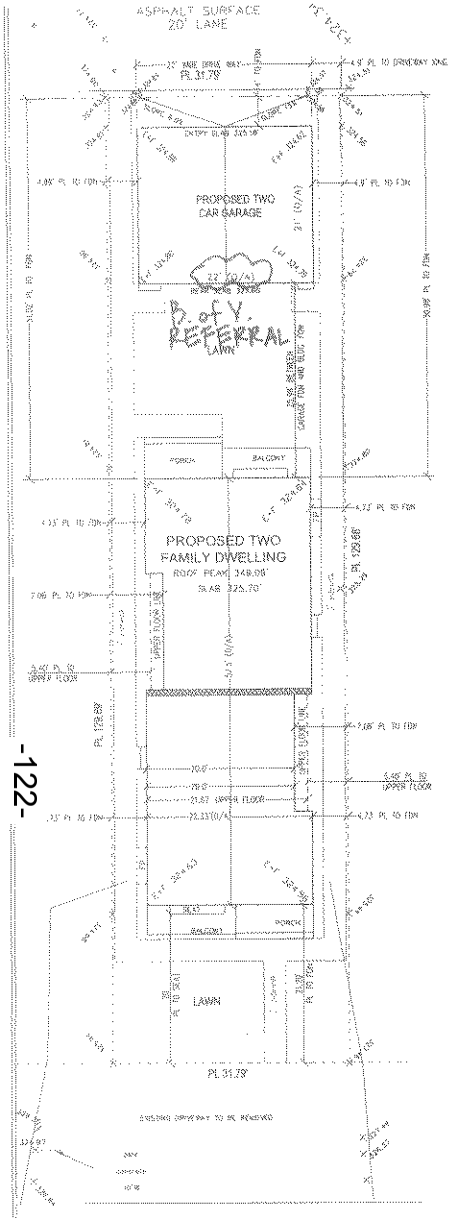
The applicant is proposing to build a new two family dwelling. The following relaxation is being requested.

1) The width of the accessory building will be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted.

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

DS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service



SITE PLAN

SCALE 1/8" = 1'

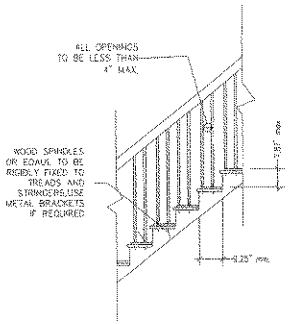
LEGAL DESCRIPTION
LOTS 2. CURRENTLY:
LOTS 59, 60 AND 61, ALL OF DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

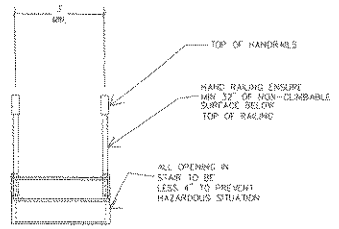
CIVIC ADDRESS
~~7220/7226/7232~~ 11TH AVENUE
BURNABY, B.C 7224/26

ZONING
R-12

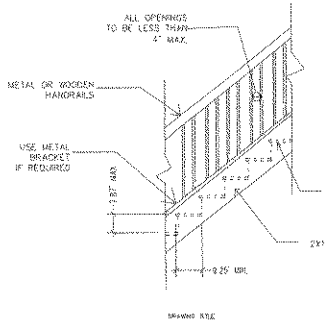
LOT AREA: 4123.0 SFT		
	ALLOWED	PROPOSED
G.F.A 60%	2473.8	2474
L.C 45%	1855	1662
DECK 8%	198	94
GARAGE	452	452

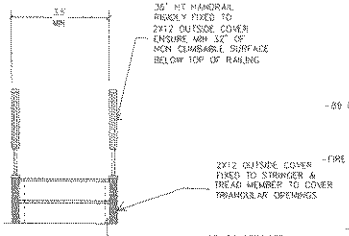
GENERAL NOTES
1) All building construction to conform to the 2012 B.C. building code, the city of Burnaby zoning and development by laws.
2) All structural lumber to be douglas fir #2 or better, unless otherwise noted.
3) All joists to be 2"x10", unless otherwise noted
4) Metal flashing over all unprotected openings.
5) 1/2" frame clearance for exterior finishes
6) Safety glass on shower doors and windows over bathtubs.
7) Moisture resistant backing behind ceramic tile around showers and bathtubs.
8) Attic access must be weather stripped
9) All risers to be max. rise = 7.87" min run is 9.1". Add 1" nosing to run on each. Provide min. 6'-8" head room clearance over stairs where req'd
10) All smoke alarms to be interconnected type & to be wired and inter-connected.
11) R12 Rigid insulation required under entire slab with radiant heating
12) Cross bridging required @7'6"o/c Max. of glue & nail panel subfloor
13) Builder to check and be responsible for all grades, levels, dimensions, and structural adequacy
14) All dimensions to take precedence over scale shown on plans, sections and details.



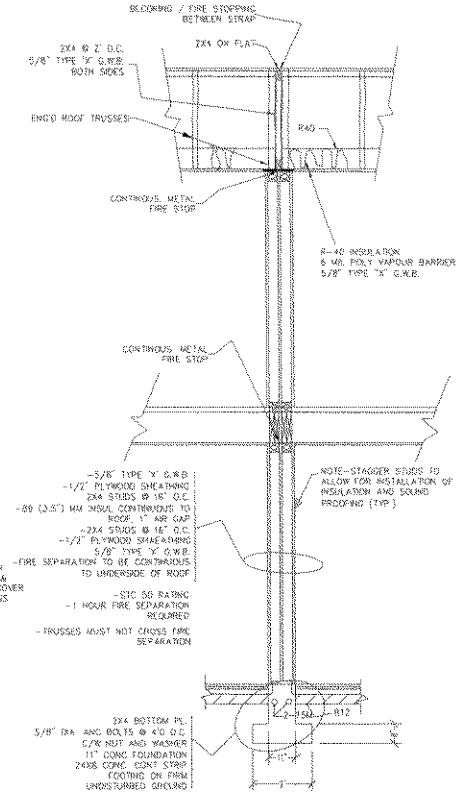


INTERIOR STAIR DETAIL
SCALE: 1/2" = 1'

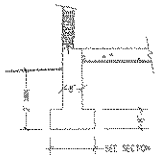




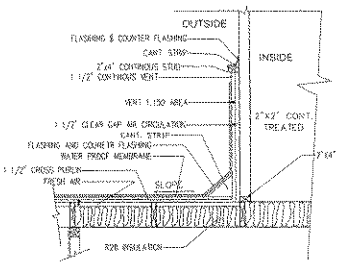
EXTERIOR STAIR DETAIL
SCALE: 1/2" = 1'



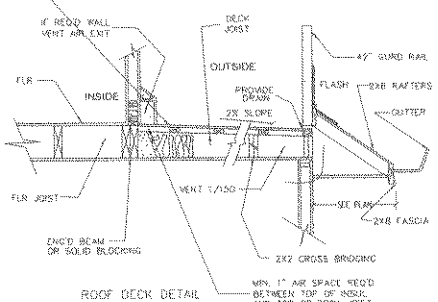
PARTY WALL DETAIL
SCALE: 1/2" = 1'
WALL W13C - (DIVISION B - appendix A) BCBC 2012



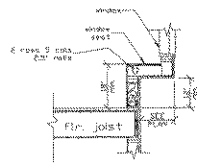
FOOTING & FOUNDATION DETAIL
SCALE: 1/2" = 1'



CROSS-VENTILATION DETAIL FOR ENCLOSED ROOFS
SCALE: 1/2" = 1'
(RE: B.C.B.C.-9.19.1.2)



ROOF DECK DETAIL
SCALE: 1/2" = 1'



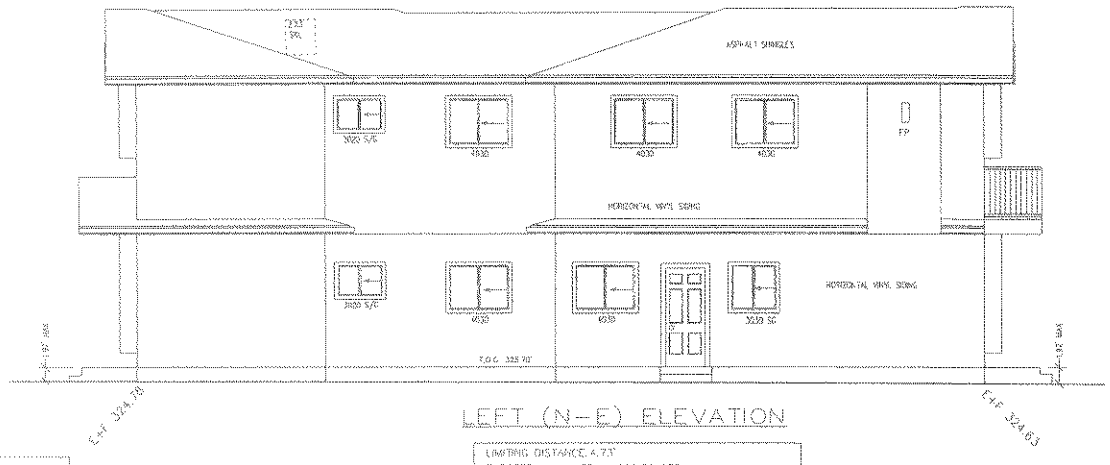
BAY / SEAT WINDOW DETAIL
SCALE: 1/2" = 1'

RECEIVED
MAY 05 2015
BUILDING DEPARTMENT

DRAWING TITLE: SITE PLAN & CONSTRUCTIONS DETAILS	JOB NUMBER: V-20-7220/7226/7232 11TH AVENUE	DRAWN BY: SA	DATED: 04/05/2015	SHIKDER DESIGN & DRAFTING UNIT-135, 4395 FRASER STREET Vancouver, BC V5V 4G4 Phone: 778 889 3740	
OWNER: ADDRESS: ~~7220/7226/7232~~ 11TH AVENUE (LOT 2) 7224/26 BURNABY, B.C	SCALE: 1/4" = 1' EXCEPT NOTED	1 OF 4			

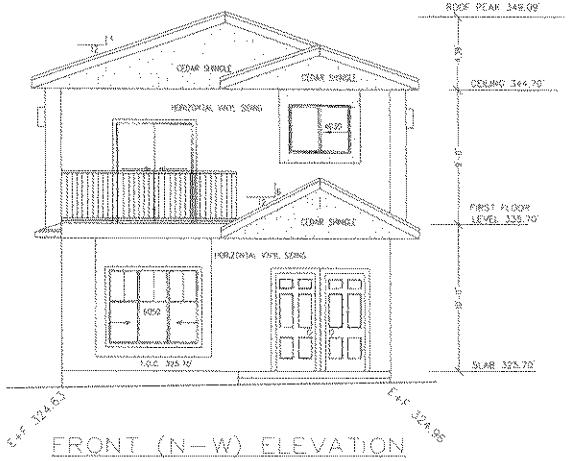
-122-

3.(h)



LEFT (N-E) ELEVATION

LIMITING DISTANCE 4.73'
EXPOSED WALL AREA: 1092.50 SF1
PERMITTED UNPROTECTED OPENING: 87.42% = 81.06 SF
PROPOSED OPENING: 81.0 SF



FRONT (N-W) ELEVATION

Fire Place Protection:

7) Where combustible projections on an exposing building face are permitted by sentence (5) are totally enclosed and constructed with solid faced, such as for fire places and chimneys, and extend within 1.2 m of a property line

a) the construction of the face and soffit of the projection shall comply with the corresponding requirements for exposing building faces for limiting distances less than 1.2 m as stated in sentence (7) or (3), and

b) where the underside of the projection is more than 0.6 m above finished ground level, it shall be protected by

1) not less than 0.38 mm thick noncombustible material,

2) concealed aluminum conforming to CAN/CGSB-93.2-M "Prefinished Aluminum Siding, Soffits and Fascia for Residential Use,"

3) not less than 12.7 mm thick gypsum soffit board or gypsum ceiling board installed according to CSA A82.31-M "Gypsum Board Application,"

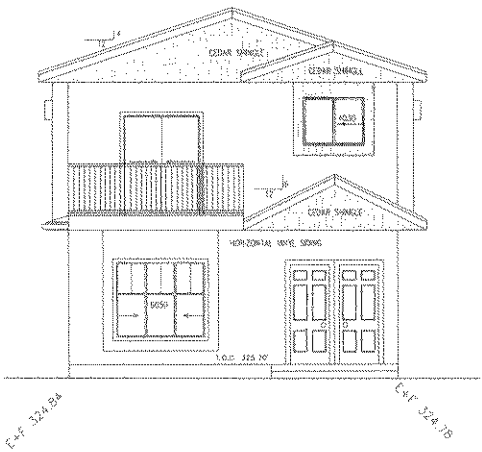
4) not less than 11 mm plywood,

5) not less than 12.5 mm thick OSB or

6) not less than 11 mm thick lumber

RIGHT (S-W) ELEVATION

LIMITING DISTANCE: 4.73'
EXPOSED WALL AREA: 1092.50 SF1
PERMITTED UNPROTECTED OPENING: 87.42% = 81.06 SF
PROPOSED OPENING: 81.0 SF



REAR (S-E) ELEVATION

-123-

ELEVATIONS	JOB NUMBER: V-2D-7220/7226/7232 11TH AVENUE	DRAWN BY: SA	DATE: 11/03/2015	SHIKDER DESIGN & DRAFTING
ADDRESS: ~~7220/7226/7232~~ 11TH AVENUE (LOT 2) 7224/26 BURNABY, B.C.	SCALE: 1/4" = 1'	3 OF 4		SDD 205-825 EAST 8TH AVE Vancouver, BC V5T 1T6 Phone: 604 876 2064

RECEIVED
MAY 05 2015
BUILDING DEPARTMENT

3.(h)

SUBDIVISION PLAN OF LOTS 59, 60 AND 61
ALL OF DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

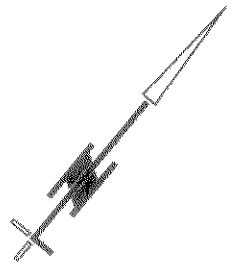
BCGS 92G.026

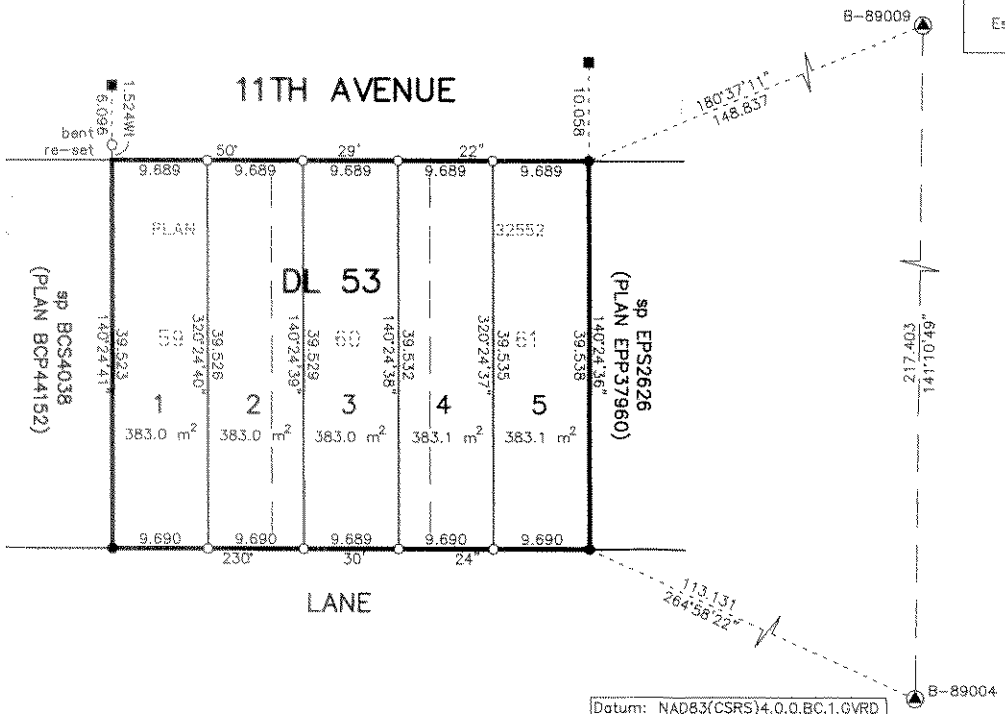
SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1 : 500.





Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
Estimated horizontal positional accuracy 0.01 metres.

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional accuracy 0.01 metres.

LEGEND:

Integrated survey area No. 25, Burnaby, NAD83(CSRS)4.0.0.BC.1.GVRD
Grid bearings are derived from observations between geodetic control monuments B-89009 and B-89004.
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995874 which has been derived from geodetic control monumentS B-89004 and B-89009.

▲ denotes control monument found.
● denotes standard iron post found.
○ denotes standard iron post placed.
■ denotes lead plug found.
sp denotes strata plan.

Note:
This plan shows one or more witness posts which are not set on the true corner(s). Unless otherwise shown, witness posts are on the production of the property lines.

This plan lies within the jurisdiction of the Approving Officer for City of Burnaby.

The field survey represented by this plan was completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

This plan lies within the Greater Vancouver Regional District

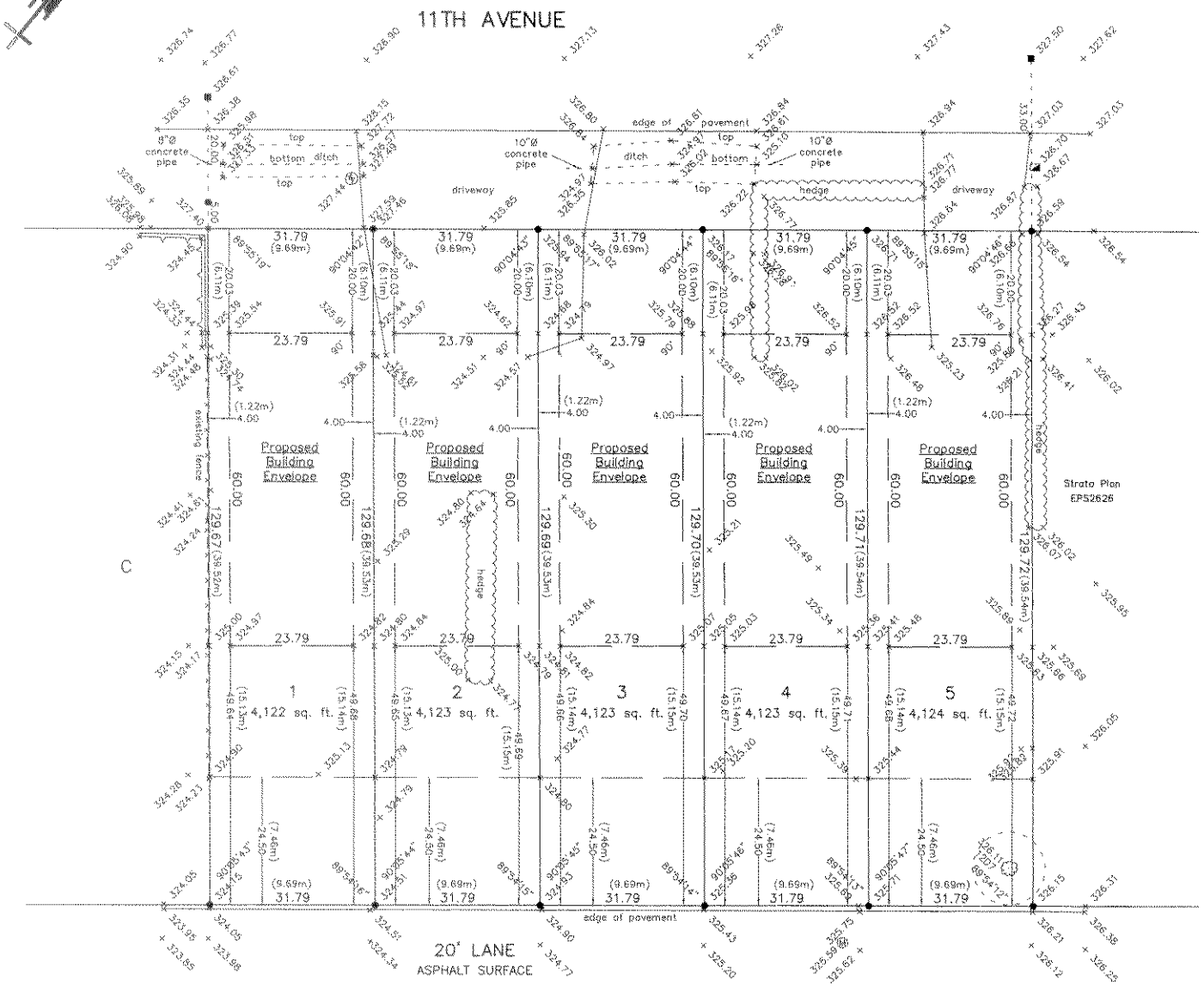
LNLS METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

SURVEY PLAN OF LOTS 1 TO 5
DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN EPP50735

SCALE 1" = 16'
All distances are in feet

Applicable Adjacent House	Depth of Front Yard
7210 11th Avenue	21.04 ft
7216 11th Avenue	21.07 ft
7238 11th Avenue (Vacant)	20.00 ft
7244 11th Avenue (Vacant)	20.00 ft
Total	82.11 ft
Average	20.53 ft



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument B-89009 situated at the intersection of 15th Street and 12th Avenue. Elevation = 336.28 feet.
- For elevation control, use control monument only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees have been plotted as required by Burnaby Bylaw 1996.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

(Ø) denotes hydro pole.
tw denotes top of wall.
bw denotes bottom of wall.
(M) denotes manhole.
denotes catch basin.
denotes tree.
BC10-1234(tree tag number)
10=drip line radius (feet)
C=coniferous
D=deciduous
1234=diameter (inches)

RECEIVED
MAY 05 2015
BUILDING DEPARTMENT

CIVIC ADDRESS
7220/7226/7232 11TH AVENUE
BURNABY, B.C.

ZONING: R12

LEGAL DESCRIPTION REVISED
DATED THIS 31ST DAY OF MAR., 2015
CERTIFIED CORRECT.
DATED THIS 3RD DAY OF OCT., 2014

LOUIS NGAN B.C.L.S.
LNLS METRO VANCOUVER LAND SURVEYORS

SUBDIVISION PLAN OF LOTS 59, 60 AND 61 ALL OF DISTRICT LOT 53, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

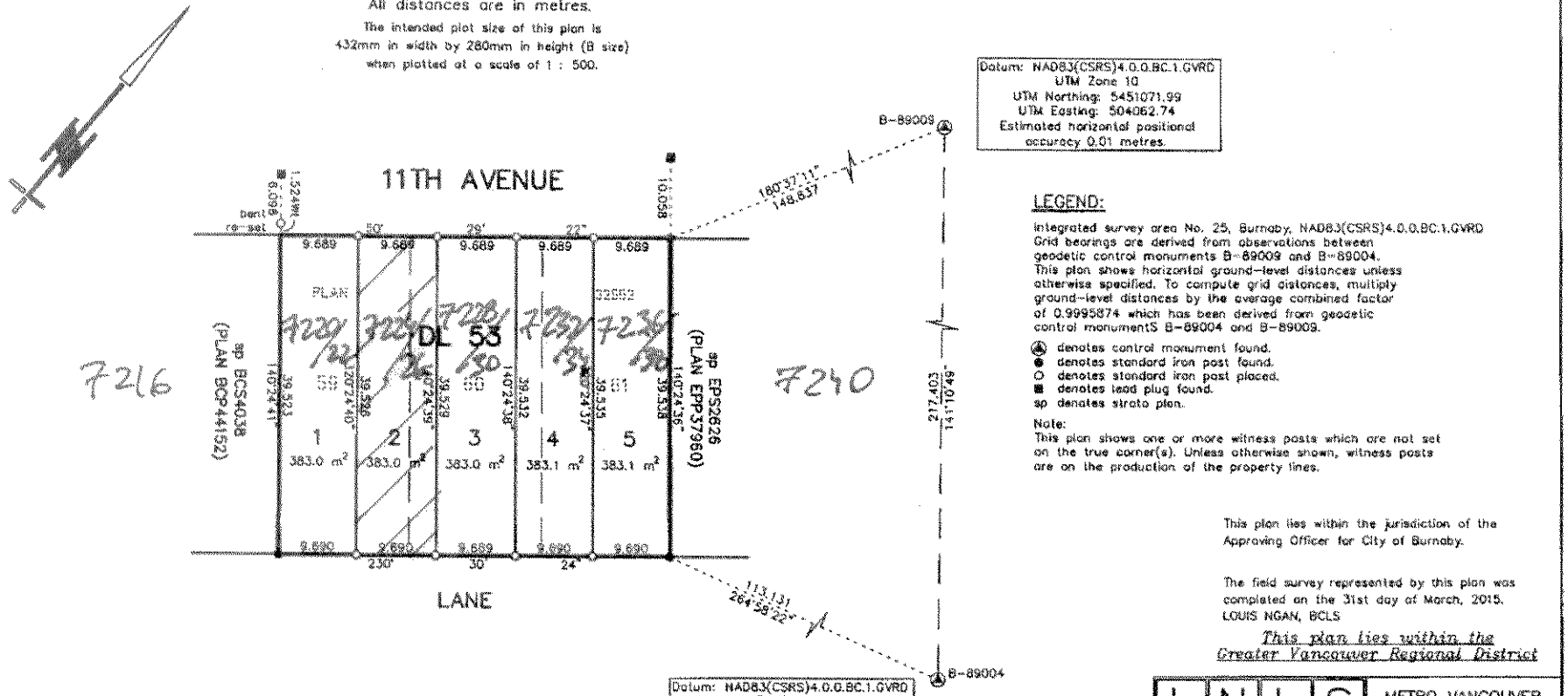
BCGS 92G.026

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1 : 500.



Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
Estimated horizontal positional accuracy 0.01 metres.

LEGEND:

Integrated survey area No. 25, Burnaby, NAD83(CSRS)4.0.0.BC.1.GVRD
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- denotes control monument found.
- denotes standard iron post found.
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Note:
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The field survey represented by this plan was completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

This plan lies within the Greater Vancouver Regional District

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional accuracy 0.01 metres.

L N L S METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

7224/7226 11th Ave

June 16, 2015

1:795

-127-

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

BOV 6181

3.(h)

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: BALWINDER DHAMI 1017719BC LTD.

Mailing Address: 1025 W 58th Ave.

City/Town: Van, B.C. Postal Code: V6P-1W9

Phone Number(s): (H) 604-767-9143. (C) 604-767-9143.

Email: daljitdhami@live.com

Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner: 1017719BC LTD. DALJIT DHAMI

Civic Address of Property: 72284 7230 – 11th Ave. Bby.

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 05, 15.
Date

Balwinder Dhami
Applicant Signature

Office Use Only

Appeal Number BV# 6182

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERKS OFFICE

May 29, 2015

Balwinder Dhami
1017719 BC Ltd.
1025 West 58th Ave
Vancouver, BC V6P 1V9

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

Re: 7228 – 7230, Eleventh Ave Burnaby

To whom it may concern,

Our proposed plan is to build a duplex dwelling with a two car garage on each of the lot mentioned above. Our proposed garage width is 22' in order to meet the minimum garage width requirement which is 10.5' per parking stall. The calculation is shown here: 4" wall + 10.5' parking stall + 4" separation wall + 10.5' parking stall + 4" wall = 22'

According to the Planning and Building Department at the City of Burnaby, the allowable garage width is 2/3 of the lot width. The calculation is show here: 2/3 X 31.79' = 21.19'

We would like to request for relaxation of the bylaw for the difference of 0.81' on the garage width so we may build 22' wide garage on each of these properties.

Sincerely,

Balwinder Dhami

Balwinder Dhami
604-767-9143

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 2, 2015	**DEADLINE: June 9, 2015 for the July 9, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Daljit Dhami		
ADDRESS OF APPLICANT: 1025 West 58 Avenue, Vancouver V6P 1V9		
TELEPHONE: 604-767-9143		

PROJECT

DESCRIPTION: New two family dwelling			
ADDRESS: 7228/30 11th Avenue			
LEGAL:	**LOT: 3**	**DL: 53**	**PLAN: EPP50735**

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) R12 [6.6(2)(c)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

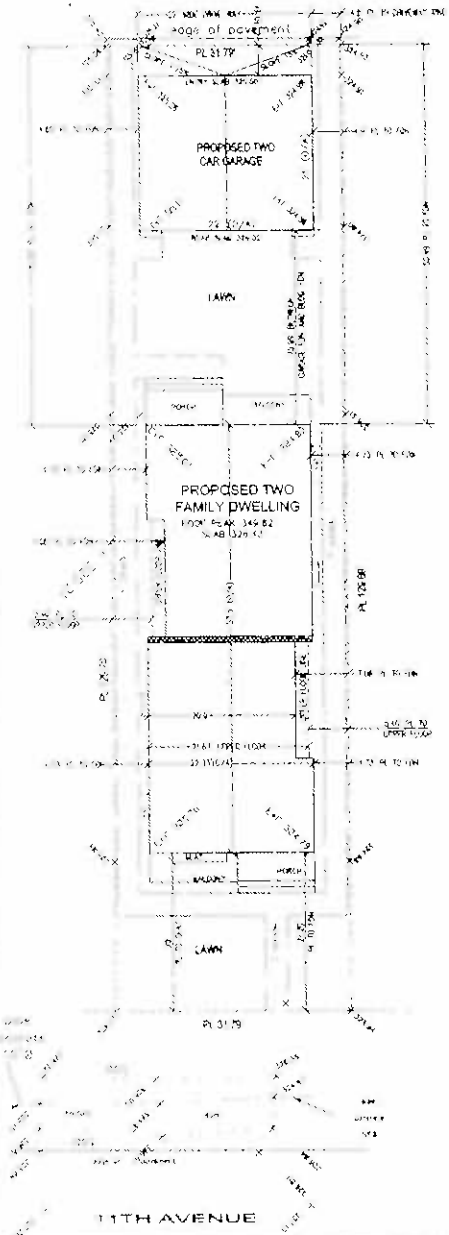
The applicant is proposing to build a new two family dwelling. The following relaxation is being requested.

1) The width of the accessory building will be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted.

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

DS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service



LOTS 59, 60 AND 61, ALL OF DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

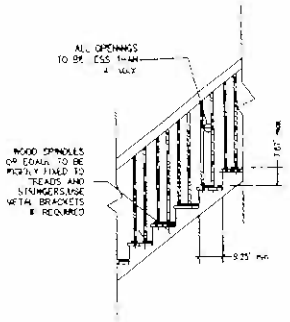
CIVIC ADDRESS
~~7220/7226/7232~~ 11TH AVENUE
BURNABY, B.C. 7228/30

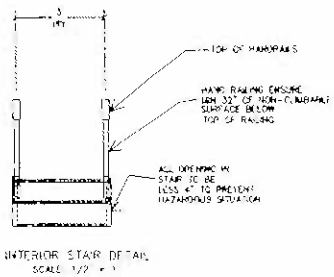
ZONING
R-12

LOT AREA 4123.0 SF	ALLOWED	PROPOSED
S.F.A. 60%	2473.8	2474
L.C. 45%	1855	1662
DECK 8%	198	94
GARAGE	452	452

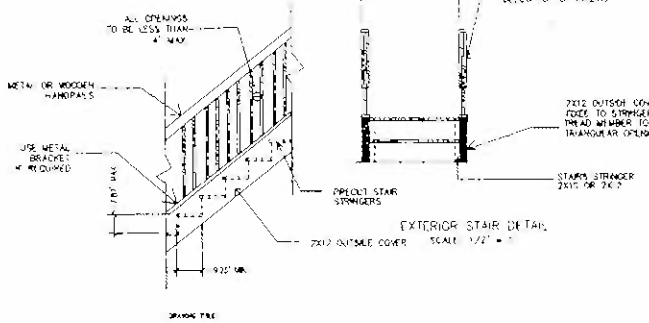
GENERAL NOTES
1) All building construction to conform to the 2012 B.C. building code, the city of Burnaby zoning and development by-laws.
2) All structural lumber to be douglas fir #2 or better unless otherwise noted.
3) All beams to be 2-2x10, unless otherwise noted.
4) Water proofing under all uncovered decks.
5) 1/2" frame insulboard for exterior locations.
6) Safety glass on shower doors and windows near bathtubs.
7) Moisture resistant sheeting behind ceramic tile around showers and bathtubs.
8) Attic access must be weather stripped.
9) All stairs to be max. rise of 7.87" run not < 9.11". Add 1" overhang to run as req'd. Provide min. 6'-8" head room clearance over stairs and landings.
10) All smoke detectors to be approved type & to be wired and interconnected.
11) 42" high guardrails required under entire deck with horizontal bracing.
12) Cross bridging required @7'0 o/c max. or glue & nail panel subfloor.
13) Builder to check and be responsible for all grades, levels, dimensions, and structural members.
14) All dimensions to take precedence over scale shown on plans, sections and details.

SITE PLAN
SCALE 1/8" = 1'

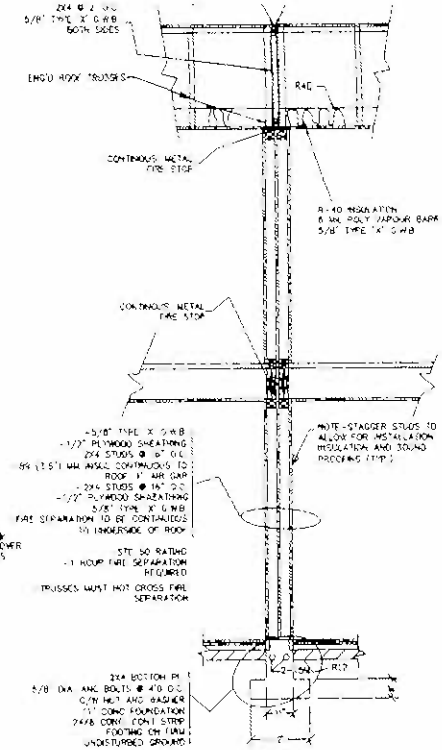




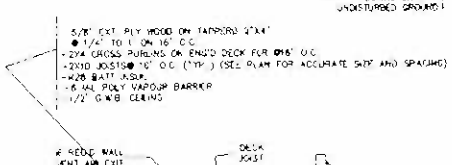
INTERIOR STAIR DETAIL
SCALE 1/2" = 1'

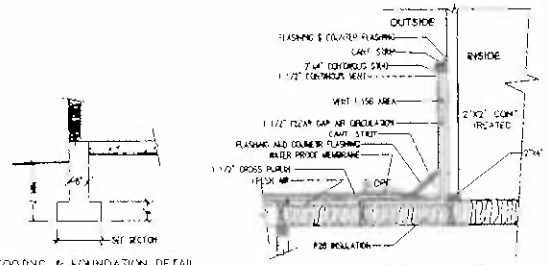


EXTERIOR STAIR DETAIL
SCALE 1/2" = 1'

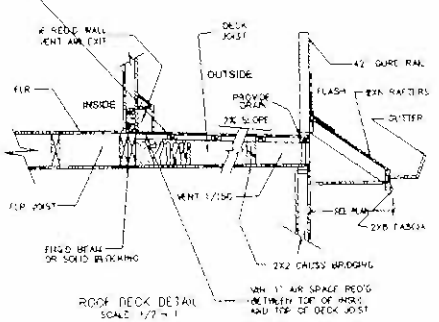


PARTY WALL DETAIL
SCALE 1/2" = 1'
WALL WSC- (DIVISION B - Appendix A) 9.36.C

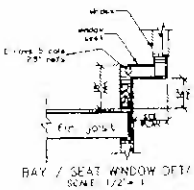




CROSS-VENTILATION DETAIL FOR ENCLOSED ROOFS
SCALE 1/2" = 1'
(Ref. B.C.B.C. - 9.19.1.2)



ROOF DECK DETAIL
SCALE 1/2" = 1'



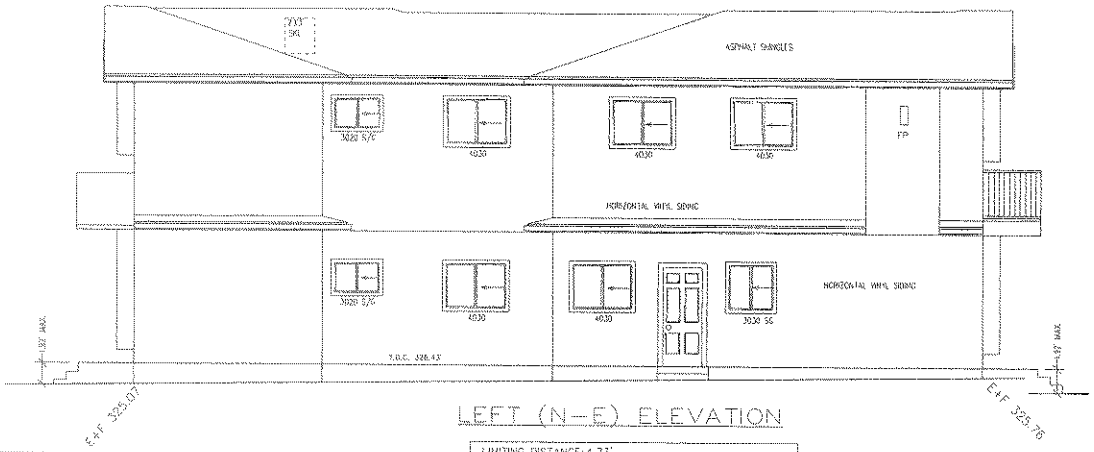
BAY / SEAT WINDOW DETA
SCALE 1/2" = 1'

FOOTING & FOUNDATION DETAIL
SCALE 1/2" = 1'

SITE PLAN & CONSTRUCTIONS DETAILS	V-20-7220/7226/7232 11TH AVENUE	SA	04/05/2015
~~7220/7226/7232~~ 7228/30 11TH AVENUE (LOT 3) BURNABY, B.C.	1/4" = 1' EXCEPT NOTED	1 OF 4	

SDD
SHIKDER DESIGN & DRAFTI
UNIT-135, 4395 FRASER STREET
Vancouver, BC V5V 4G4
Phone: 778 888 3740

RECEIVED
MAY 05 2015
BUILDING DEPARTMENT



LEFT (N-E) ELEVATION

UNITING DISTANCE: 4.73'
EXPOSED WALL AREA: 1092.50 SFT
PERMITTED UNPROTECTED OPENING: @7.42% = 81.06 SF
PROPOSED OPENING: 81.0 SF

FRONT (N-W) ELEVATION

Spatial separation

10) Where roof overhang projects to less than 1.2 m from the property line the overhang line of a home or thereupon or an imaginary line between two buildings on the same property then shall

a) have no openings, and

b) be protected by

1) not less than 0.38 mm thick sheet steel

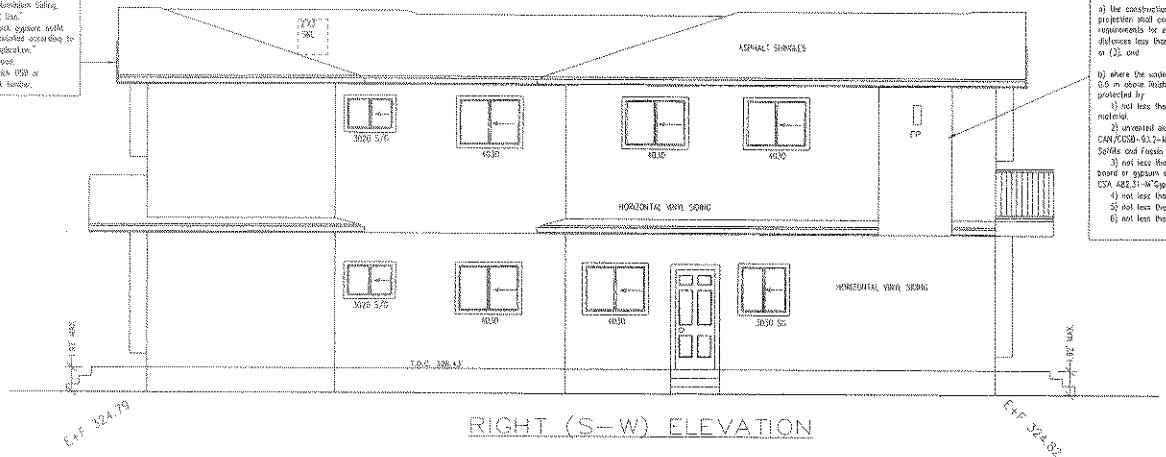
2) unvented aluminum conforming to CAN/CGSB-93.2-M "Prefinished Aluminum Siding, Soffits and Fascia for Residential Use."

3) not less than 12.7 mm thick gypsum wallboard or gypsum ceiling board installed according to CSA A82.31-M "Gypsum Board Application."

4) not less than 11 mm plywood.

5) not less than 12.5 mm thick OSB or

6) not less than 11 mm thick lumber.



RIGHT (S-W) ELEVATION

UNITING DISTANCE: 4.73'
EXPOSED WALL AREA: 1092.50 SFT
PERMITTED UNPROTECTED OPENING: @7.42% = 81.06 SF
PROPOSED OPENING: 81.0 SF

Fire Place Protection

7) Where combustible projections on an exposing building face are permitted by sentence (6) are totally enclosed and constructed with solid faces, such as for fire places and chimneys, and extend within 1.2 m of a property line.

a) the construction of the face and sides of the projection shall comply with the corresponding requirements for exposing building faces for limiting distances less than 1.2 m as stated in sentence (2) or (3), and

b) where the underside of the projection is more than 0.6 m above finished ground level, it shall be protected by

1) not less than 0.38 mm thick noncombustible material.

2) unvented aluminum conforming to CAN/CGSB-93.2-M "Prefinished Aluminum Siding, Soffits and Fascia for Residential Use."

3) not less than 12.7 mm thick gypsum soffit board or gypsum ceiling board installed according to CSA A82.31-M "Gypsum Board Application."

4) not less than 11 mm plywood.

5) not less than 12.5 mm thick OSB or

6) not less than 12 mm thick lumber.

REAR (S-E) ELEVATION

-132-

DRAWING: ELEVATIONS		JOB NUMBER: V-20-7220/7226/7232 11TH AVENUE	DRAWN BY: SA	DATED: 11/03/2015	SHIKDER DESIGN & DRAFTING
ADDRESS: ~~7220/7226/7232~~ 7228/36 11TH AVENUE (LOT 3) BURNABY, B.C.		SCALE: 1/4" = 1'	3 OF 4		205-825 EAST 8TH AVE Vancouver, BC V5T 1T8 Phone: 604 876 2064

RECEIVED
MAY 05 2015
PLANNING DEPARTMENT

3.(i)

SUBDIVISION PLAN OF LOTS 59, 60 AND 61
ALL OF DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

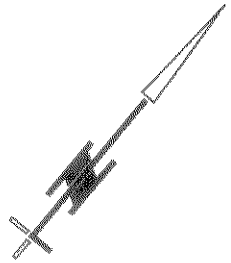
BCGS 92G.026

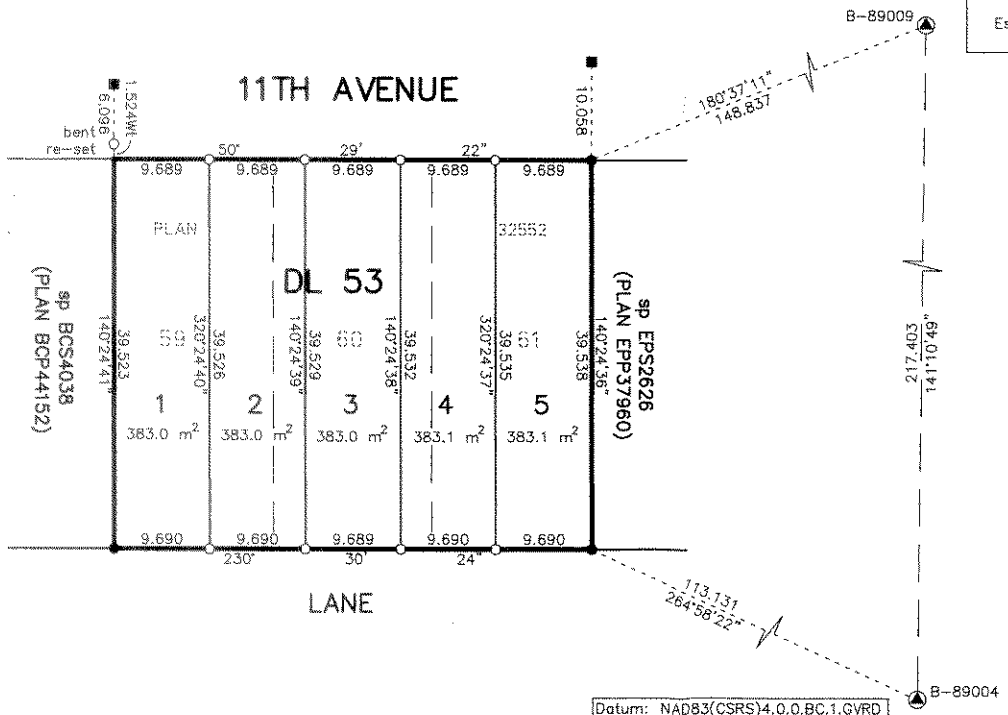
SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1 : 500.





Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
Estimated horizontal positional accuracy 0.01 metres.

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional accuracy 0.01 metres.

LEGEND:

Integrated survey area No. 25, Burnaby, NAD83(CSRS)4.0.0.BC.1.GVRD
Grid bearings are derived from observations between geodetic control monuments B-89009 and B-89004.
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995874 which has been derived from geodetic control monumentS B-89004 and B-89009.

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● denotes standard iron post found.
○ denotes standard iron post placed.
■ denotes lead plug found.
sp denotes strata plan.

Note:
This plan shows one or more witness posts which are not set on the true corner(s). Unless otherwise shown, witness posts are on the production of the property lines.

This plan lies within the jurisdiction of the Approving Officer for City of Burnaby.

The field survey represented by this plan was completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

This plan lies within the Greater Vancouver Regional District

LNLS METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

SURVEY PLAN OF LOTS 1 TO 5
DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN EPP50735

SCALE 1" = 16'
All distances are in feet

Applicable Adjacent House	Depth of Front Yard
7210 11th Avenue	21.04 ft
7216 11th Avenue	21.07 ft
7238 11th Avenue (Vacant)	20.00 ft
7244 11th Avenue (Vacant)	20.00 ft
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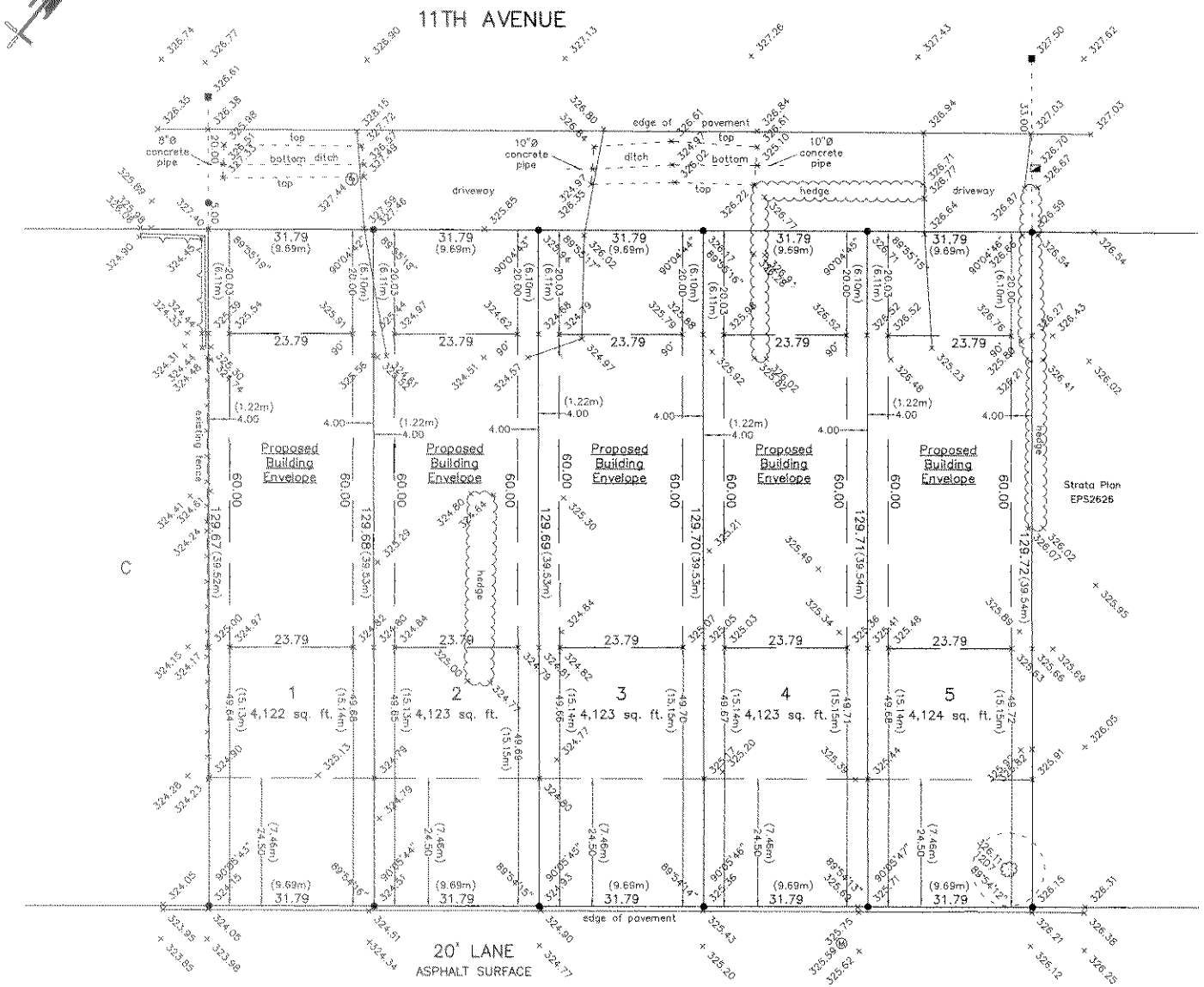
Average	20.53 ft



NOTES:

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- For elevation control, use control monument only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
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- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

Ⓗ denotes hydro pole.
tw denotes top of wall.
bw denotes bottom of wall.
Ⓜ denotes manhole
denotes catch basin.
denotes tree.
BC10-1234(tree tag number)
- drip line radius (feet)
- C=coniferous
- D=deciduous
- diameter (inches)

CIVIC ADDRESS
7220/7226/7232 11TH AVENUE
BURNABY, B.C.

ZONING: R12

LEGAL DESCRIPTION REVISED
DATED THIS 31ST DAY OF MAR., 2015
CERTIFIED CORRECT.
DATED THIS 3RD DAY OF OCT., 2014

LOUIS NGAN B.C.L.S.

LNLS METRO VANCOUVER LAND SURVEYORS

SUBDIVISION PLAN OF LOTS 59, 60 AND 61 ALL OF DISTRICT LOT 53, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

BCGS 92G.026

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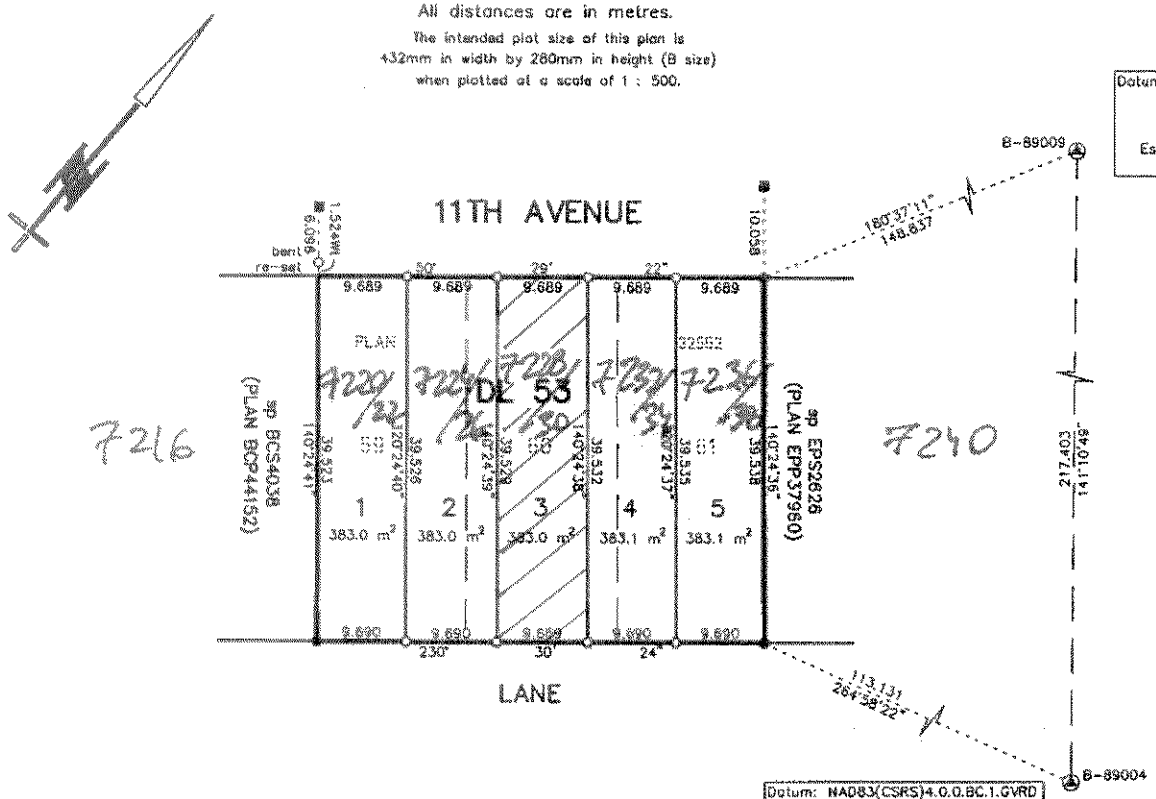

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
Estimated horizontal positional accuracy 0.01 metres.

LEGEND:

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The field survey represented by this plan was completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

This plan lies within the Greater Vancouver Regional District

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional accuracy 0.01 metres.

L N L S METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

7228/7230 11th Ave

June 16, 2015

1:795

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

BOV 6182

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: BALWINDER DHAMI 1017719BC LTD.

Mailing Address: 1025 W 58th Ave.

City/Town: Van, B.C. Postal Code: V6P-1V9

Phone Number(s): (H) 604-767-9143. (C) 604-767-9143.

Email: daljitdhami@live.com

Preferred method of contact: ☐ email ☑ phone ☐ mail

Property

Name of Owner: 1017719BC LTD. DALJIT DHAMI

Civic Address of Property: 7232 & 7234 – 11th Ave. Bby.

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 05, 15.
Date

Balwinder Dhami
Applicant Signature

Office Use Only

Appeal Number BV# 6183

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

May 29, 2015

Balwinder Dhami
1017719 BC Ltd.
1025 West 58th Ave
Vancouver, BC V6P 1V9

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

Re: 7232-7234, Eleventh Ave Burnaby

To whom it may concern,

Our proposed plan is to build a duplex dwelling with a two car garage on each of the lot mentioned above. Our proposed garage width is 22' in order to meet the minimum garage width requirement which is 10.5' per parking stall. The calculation is shown here: 4" wall + 10.5' parking stall + 4" separation wall + 10.5' parking stall + 4" wall = 22'

According to the Planning and Building Department at the City of Burnaby, the allowable garage width is 2/3 of the lot width. The calculation is show here: 2/3 X 31.79' = 21.19'

We would like to request for relaxation of the bylaw for the difference of 0.81' on the garage width so we may build 22' wide garage on each of these properties.

Sincerely,

Balwinder Dhami

Balwinder Dhami
604-767-9143

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 1, 2015	**DEADLINE: June 9, 2015 for the July 9, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Daljit Dhami		
ADDRESS OF APPLICANT: 1025 W.58 Ave., Vancouver V6P 1V9		
TELEPHONE: 604-767-9143		

PROJECT			
DESCRIPTION: New two family dwelling			
ADDRESS: 7232 / 34 11th Ave.			
LEGAL:	**LOT: 4**	**DL: 53**	**PLAN: EPP50735**

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) R12 [6.6(2)(c)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

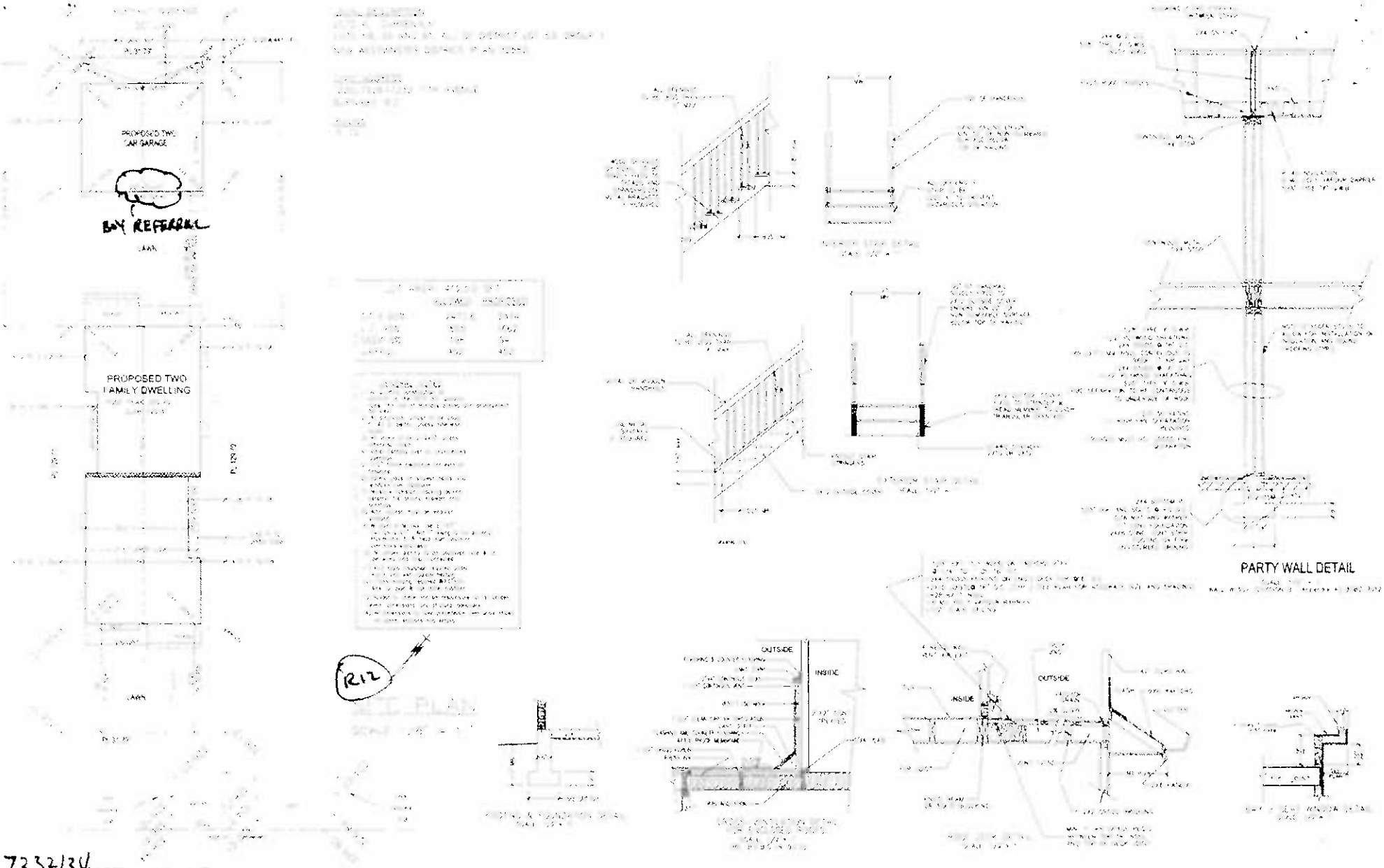
The applicant is proposing to build a new two family dwelling. The following relaxation is being requested.

1) The width of the accessory building will be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted.

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

BHS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service



7232/34 11TH AVENUE

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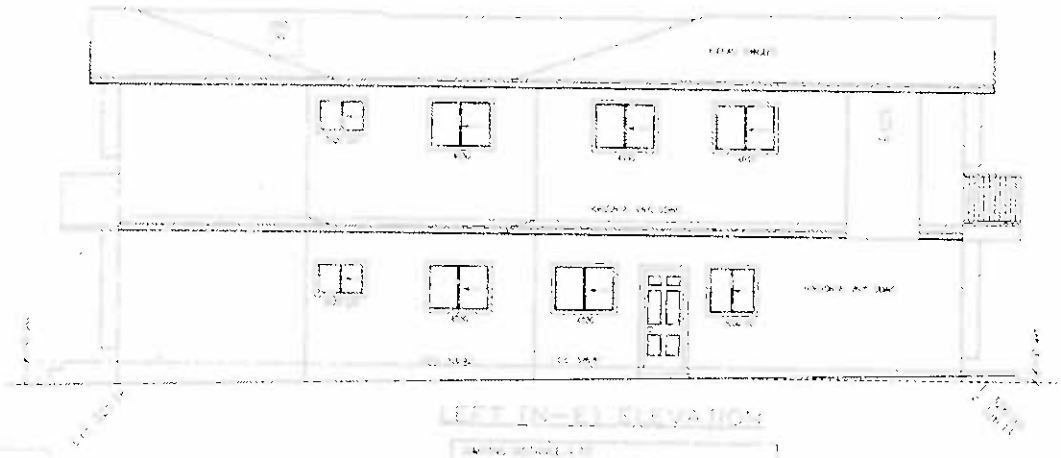
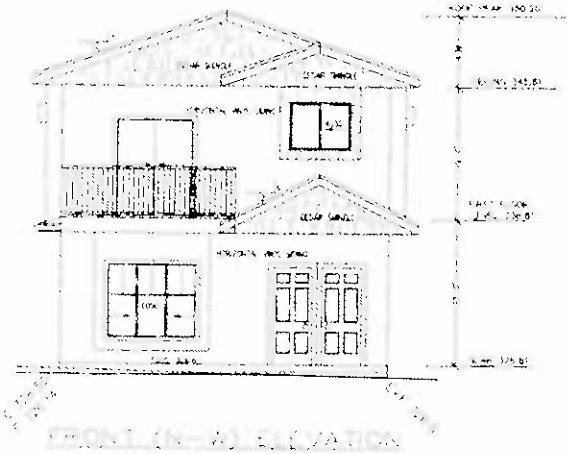
MAY 05 2015

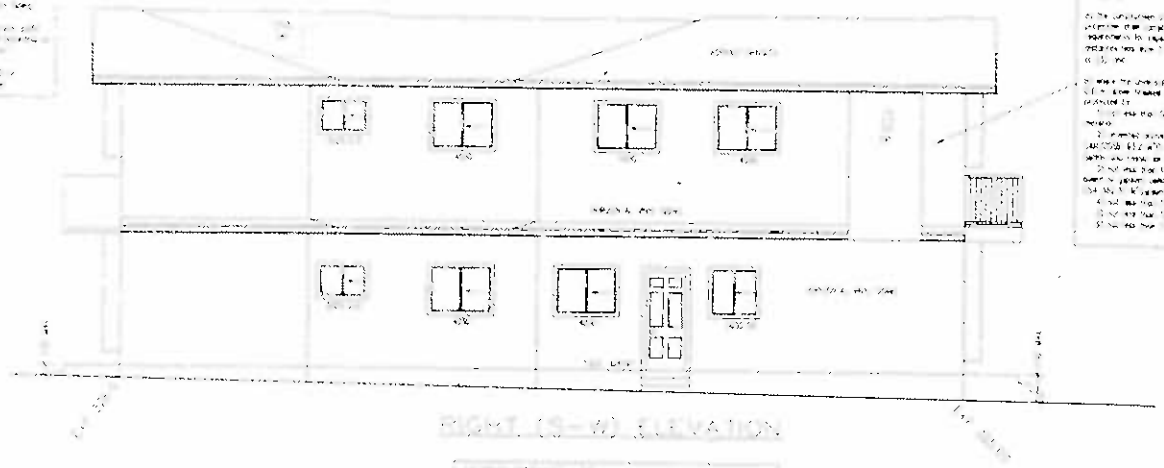
SDD SHIKDER DESIGN & DRAFTING
Phone 778 889 3740

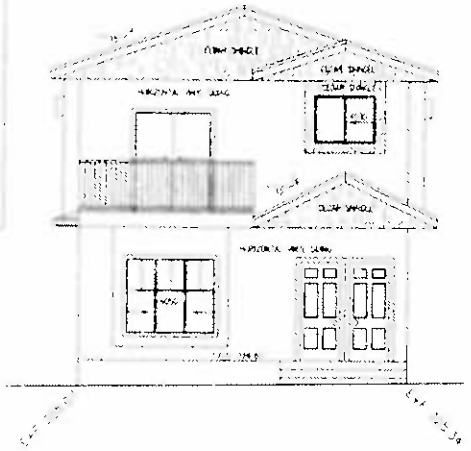
-140-

3.(j)









SDD

SHIKDER DESIGN & DRAFTING

Phone: 604 676 2064

RECEIVED

MAY 05 2015

-141-

3.(i)

SUBDIVISION PLAN OF LOTS 59, 60 AND 61
ALL OF DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

BCGS 92G.026

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

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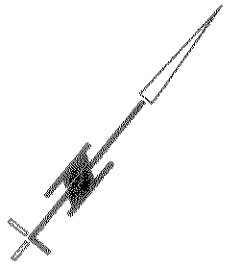

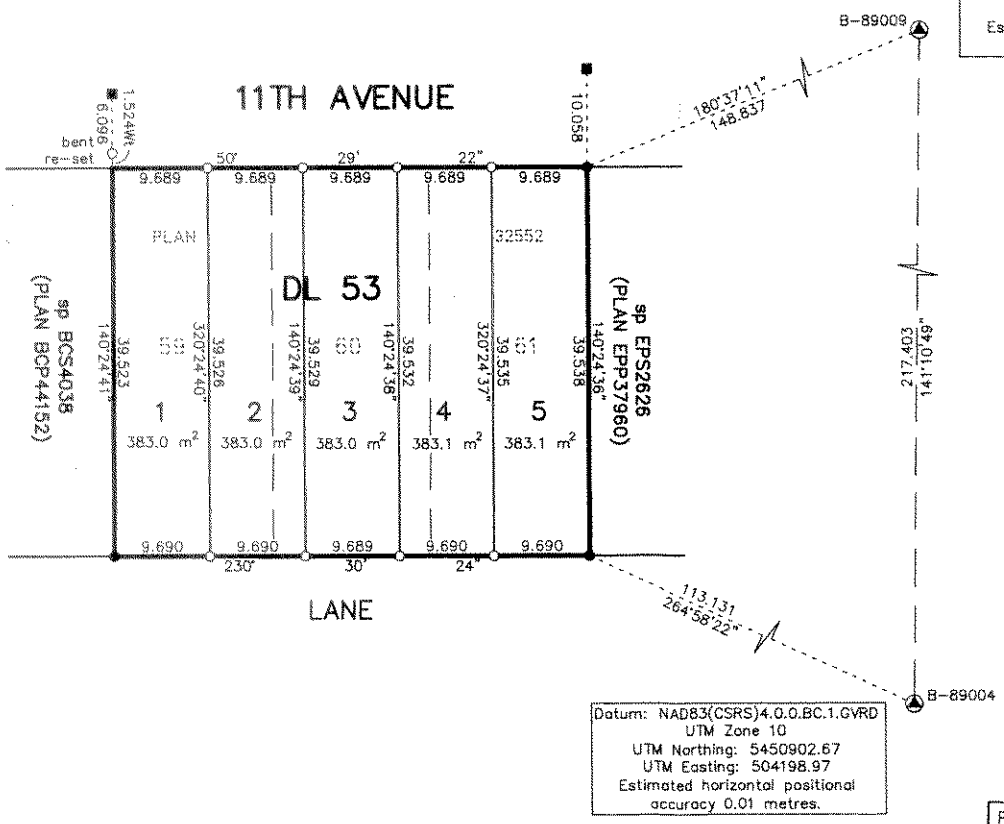

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
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LEGEND:

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LOUIS NGAN, BCLS

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L N L S METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

SURVEY PLAN OF LOTS 1 TO 5
DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN EPP50735

SCALE 1" = 16'

All distances are in feet

Applicable Adjacent House	Depth of Front Yard
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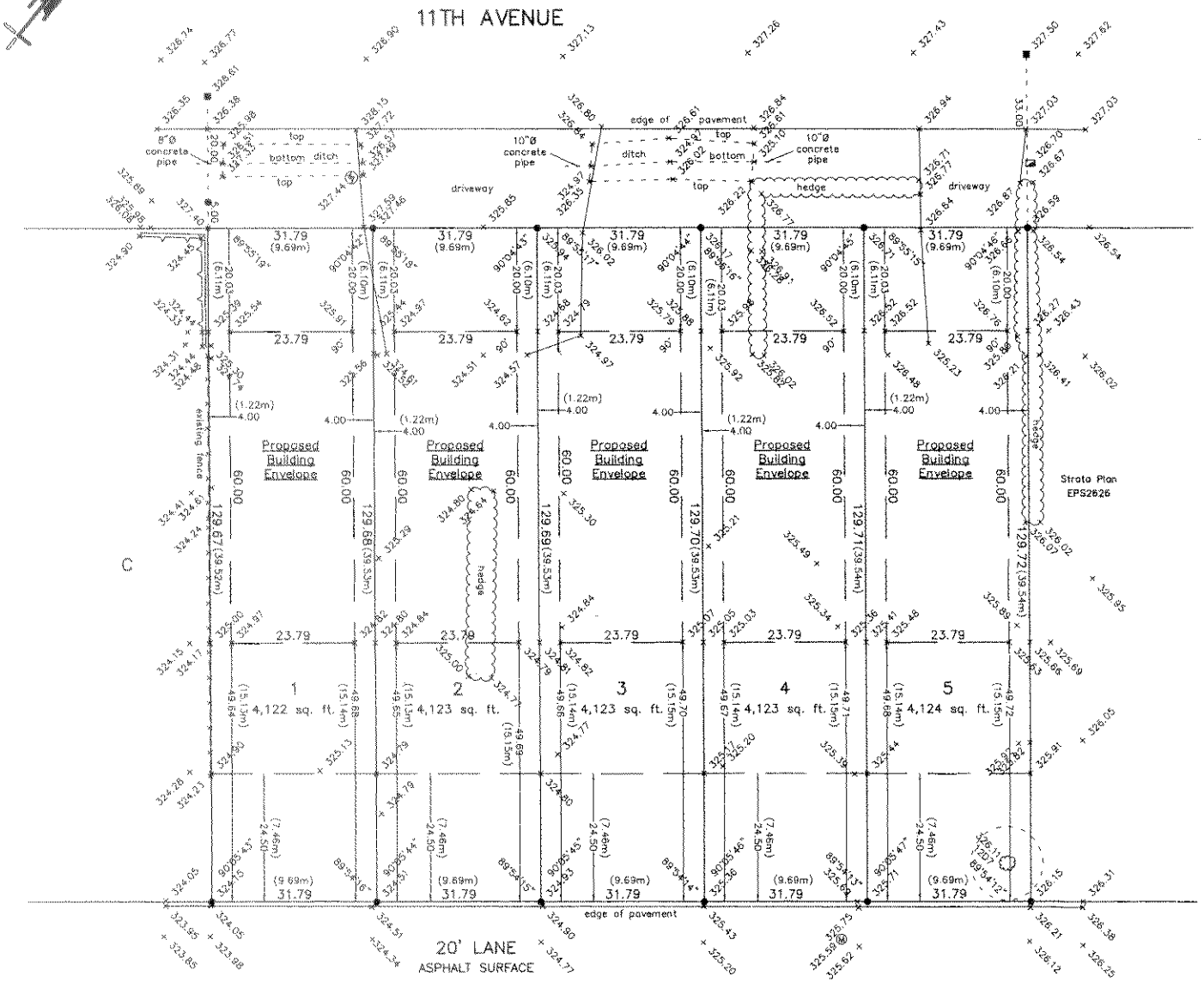

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8C10-1234(tree tag number)
drip line radius (feet)
C=coniferous
D=deciduous
diameter (inches)

RECEIVED
MAY 05 2015
BUILDING DEPARTMENT

CIVIC ADDRESS
7220/7226/7232 11TH AVENUE
BURNABY, B.C.

ZONING: R12

LEGAL DESCRIPTION REVISED
DATED THIS 31ST DAY OF MAR., 2015
CERTIFIED CORRECT.
DATED THIS 3RD DAY OF OCT., 2014

LOUIS NGAN B.C.L.S.

LNLS METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P

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BCGS 92G.026

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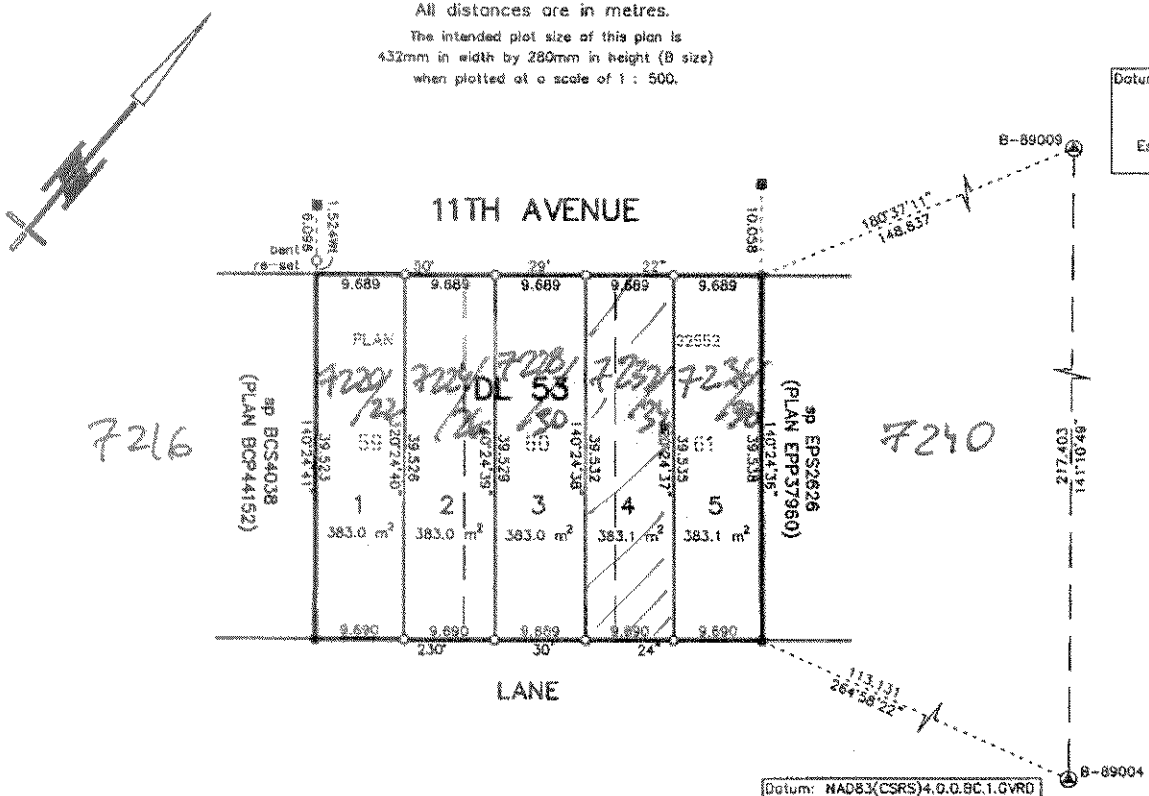

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4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-722050

7232/7234 11th Ave

June 16, 2015

1:795

BOV 6183

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: BALWINDER DHAMI 1017719BC LTD.

Mailing Address: 1025 W 58th Ave.

City/Town: Van, B.C. Postal Code: V6P-1W9.

Phone Number(s): (H) 604-767-9143. (C) 604-767-9143.

Email: daljitdhami@live.com

Preferred method of contact: ☐ email ☑ phone ☐ mail

Property

Name of Owner: 1017719BC LTD. DALJIT DHAMI

Civic Address of Property: 72364 7238 – 11th Ave. Bby.

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 05, 15.
Date

Balwinder Dhami
Applicant Signature

Office Use Only

Appeal Number BV# 6184

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

May 29, 2015

Balwinder Dhami
1017719 BC Ltd.
1025 West 58th Ave
Vancouver, BC V6P 1V9

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

Re: 7236 – 7238, Eleventh Ave Burnaby

To whom it may concern,

Our proposed plan is to build a duplex dwelling with a two car garage on each of the lot mentioned above. Our proposed garage width is 22' in order to meet the minimum garage width requirement which is 10.5' per parking stall. The calculation is shown here: 4" wall + 10.5' parking stall + 4" separation wall + 10.5' parking stall + 4" wall = 22'

According to the Planning and Building Department at the City of Burnaby, the allowable garage width is 2/3 of the lot width. The calculation is show here: 2/3 X 31.79' = 21.19'

We would like to request for relaxation of the bylaw for the difference of 0.81' on the garage width so we may build 22' wide garage on each of these properties.

Sincerely,

Balwinder Dhami

Balwinder Dhami
604-767-9143

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 1, 2015	**DEADLINE: June 9, 2015 for the July 9, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Daljit Dhami		
ADDRESS OF APPLICANT: 1025 W.58 Ave., Vancouver V6P 1V9		
TELEPHONE: 604-767-9143		

PROJECT			
DESCRIPTION: New two family dwelling			
ADDRESS: 7236 / 38 11th Ave.			
LEGAL:	**LOT: 5**	**DL: 53**	**PLAN: EPP50735**

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) R12 [6.6(2)(c)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

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

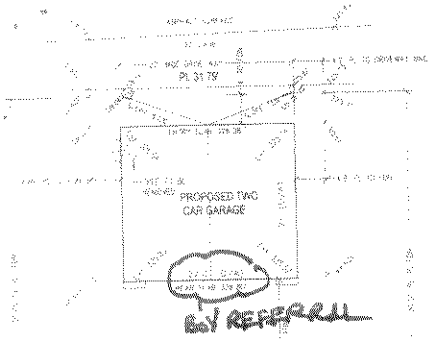
1) The width of the accessory building will be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted.

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

BHS

Kushnir

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service



LEGAL DESCRIPTION
LOTS 5, CURRENTLY
LOTS 59, 60 AND 61, ALL OF DISTRICT LOT 52, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

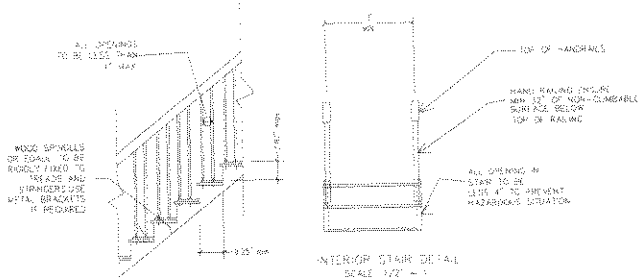
CIVIC ADDRESS
7220/7226/7232 11TH AVENUE
BURNABY, B.C.

ZONING
R-1 F

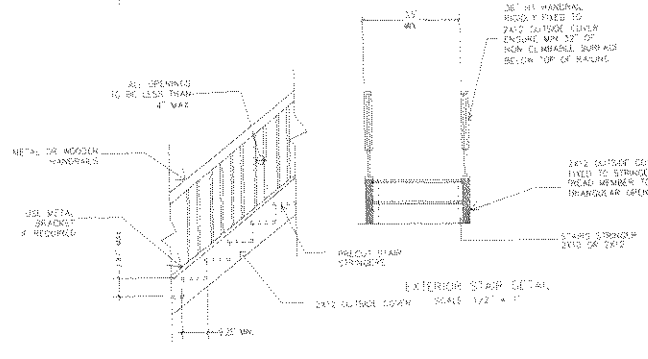
LOT AREA: 4124.0 SFT	ALLOWED	PROPOSED
LOT AREA	2474.4	2474
F.S.R. 45%	1855	1602
DECK AREA	185	94
COVERAGE	462	452

GENERAL NOTES
1) All building construction to conform to the 2012 B.C. Building Code, the City of Burnaby zoning and development by-laws.
2) All structural lumber to be SPF#2 or better unless otherwise noted.
3) All beams to be 2-2x10 unless otherwise noted.
4) Wood framing shall be independent of masonry.
5) 1/2" fibre insulation to exterior sheathing.
6) Gables, eaves and sloped roofs are vented over ceilings.
7) Moisture resistant backing behind ceramic tile around showers and bathtubs.
8) Attic access shall be provided.
9) All doors to be min. 1'-8" (min.) and 6'-8" high. Provide min. 6'-6" head room clearance over stairs where req'd.
10) All plumbing fixtures to be fabricated type & to be water and drain connected.
11) Attic floor insulation required under areas used with radiant heating.
12) Guard railing required @ 2'-11" max. or less & to be picket railings.
13) Builder to check and be responsible for all grades, levels, dimensions & conditions prior to construction.
14) All dimensions to have precedence over scale shown or scaled, written and stated.

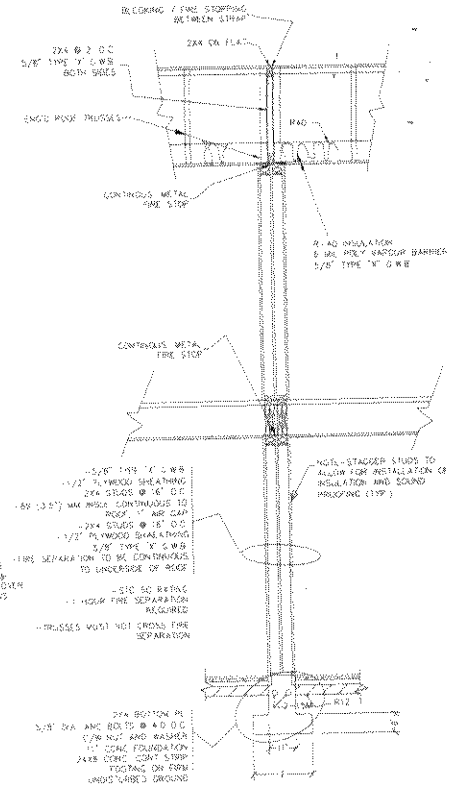
SITE PLAN
SCALE: 1/8" = 1'-0"



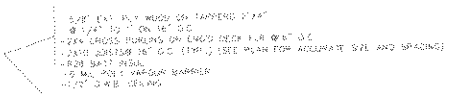
INTERIOR STAIR DETAIL
SCALE: 1/2" = 1'

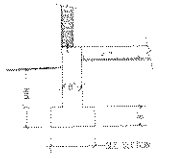


EXTERIOR STAIR DETAIL
SCALE: 1/2" = 1'

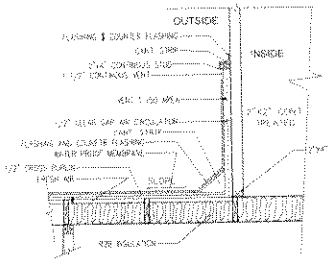


PARTY WALL DETAIL
SCALE: 1/2" = 1'
WALL MUST COMPLY WITH SECTION 9 (Appendix A) BCBC

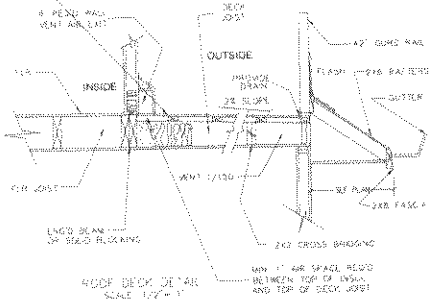




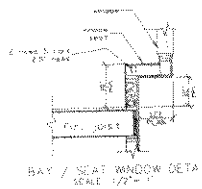
FOOTING & FOUNDATION DETAIL
SCALE: 1/2" = 1'



CROSS-VENTILATION DETAIL FOR ENCLOSED ROOFS
SCALE: 1/2" = 1'
(RE: B.C.B.C. 9.19.1.2)



ROOF DECK DETAIL
SCALE: 1/2" = 1'



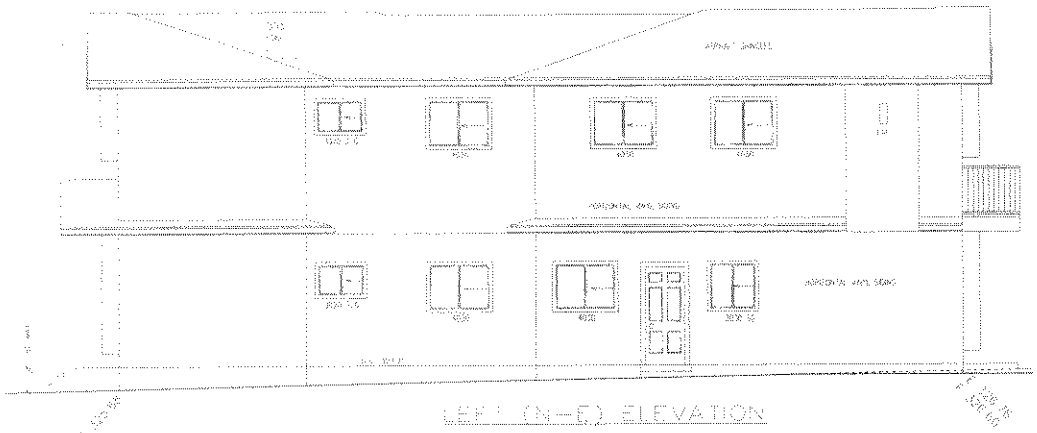
BAY / SEAT WINDOW DETA
SCALE: 1/2" = 1'

7236/38 11TH AVENUE

	SITE PLAN & CONSTRUCTIONS DETAILS	JOB NUMBER: 19-7220/7226/7232 11TH AVENUE	DRAWN BY: SA	DATE: 04/05/2019	SDD SHIKDER DESIGN & DRAFTI
	7220/7226/7232 11TH AVENUE (LOT 61) BURNABY, B.C.	SCALE: 1/8" = 1' EXCEPT NOTED	1 OF 4		UNIT-135, 4360 FRASER STREET Vancouver, BC V5V 4G4 Phone: 778 889 3740

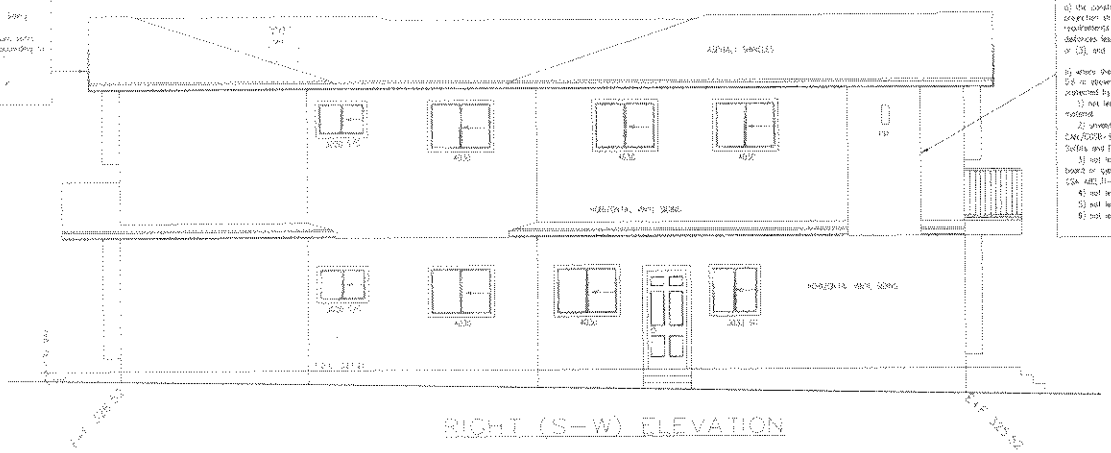
RECEIVED
MAY 05 2019
BUILDING DEPARTMENT

3.(k)

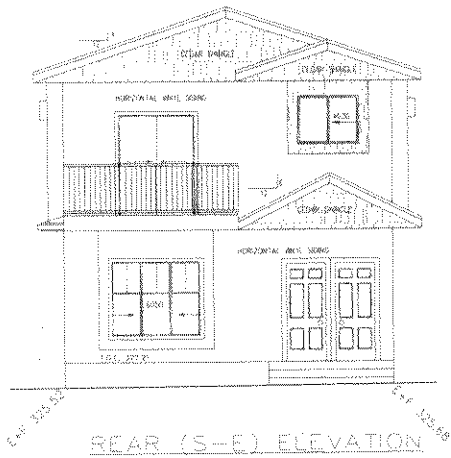


LEFT (N-E) ELEVATION

FRONT (N-W) ELEVATION



RIGHT (S-W) ELEVATION



REAR (S-E) ELEVATION

-150-

DRAWING TITLE: ELEVATIONS	JOB ADDRESS: 7220-7226/7232 - 11TH AVENUE	DRAWN BY: SA	DATE: 11/03/2015	SDD SHIKDER DESIGN & DRAFTING 205-825 EAST 6TH AVE Vancouver, BC V6T 1B
ADDRESS: 7220/7226/7232 - 11TH AVENUE (LOT 5) BURNABY, BC	SCALE: 1/4" = 1'	SHEET: 3 OF 4		

RECEIVED
MAY 15 2015
BUILDING

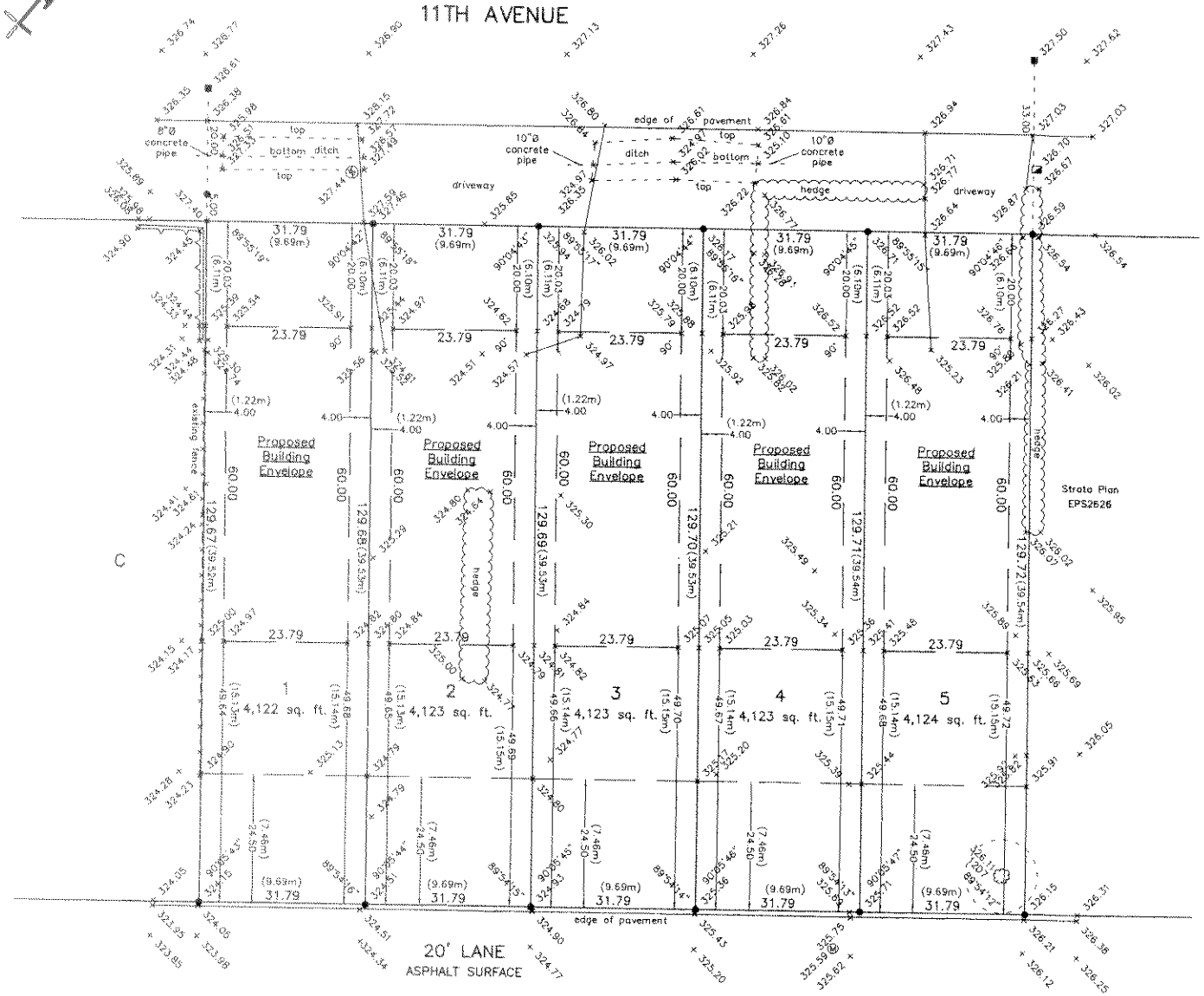
3.(k)

SURVEY PLAN OF LOTS 1 TO 5
DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN EPP50735

SCALE 1" = 16'

All distances are in feet

Applicable Adjacent House	Depth of Front Yard
7210 11th Avenue	21.04 ft
7216 11th Avenue	21.07 ft
7238 11th Avenue (Vacant)	20.00 ft
7244 11th Avenue (Vacant)	20.00 ft
Total	82.11 ft
Average	20.53 ft



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument B-89009 situated at the intersection of 15th Street and 12th Avenue. Elevation = 330.28 feet.
- For elevation control, use control monument only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees have been plotted as required by Burnaby Bylaw 1996.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

Ⓗ denotes hydro pole.
tw denotes top of wall.
bw denotes bottom of wall.
Ⓜ denotes manhole.
denotes catch basin.
denotes tree.
BC10-1234(tree tag number)
- drip line radius (feet)
- C=coniferous D=deciduous
- diameter (inches)

RECEIVED
MAY 05 2015
BUILDING DEPARTMENT

CIVIC ADDRESS
7220/7226/7232 11TH AVENUE
BURNABY, B.C.

ZONING: R12

LEGAL DESCRIPTION REVISED
DATED THIS 31ST DAY OF MAR., 2015
CERTIFIED CORRECT.
DATED THIS 3RD DAY OF OCT., 2014

LOUIS NGAN B.C.L.S.

LNLS METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE VANCOUVER BC V5P

SUBDIVISION PLAN OF LOTS 59, 60 AND 61 ALL OF DISTRICT LOT 53, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

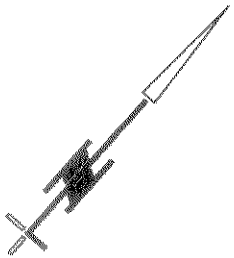
BCGS 92G.026

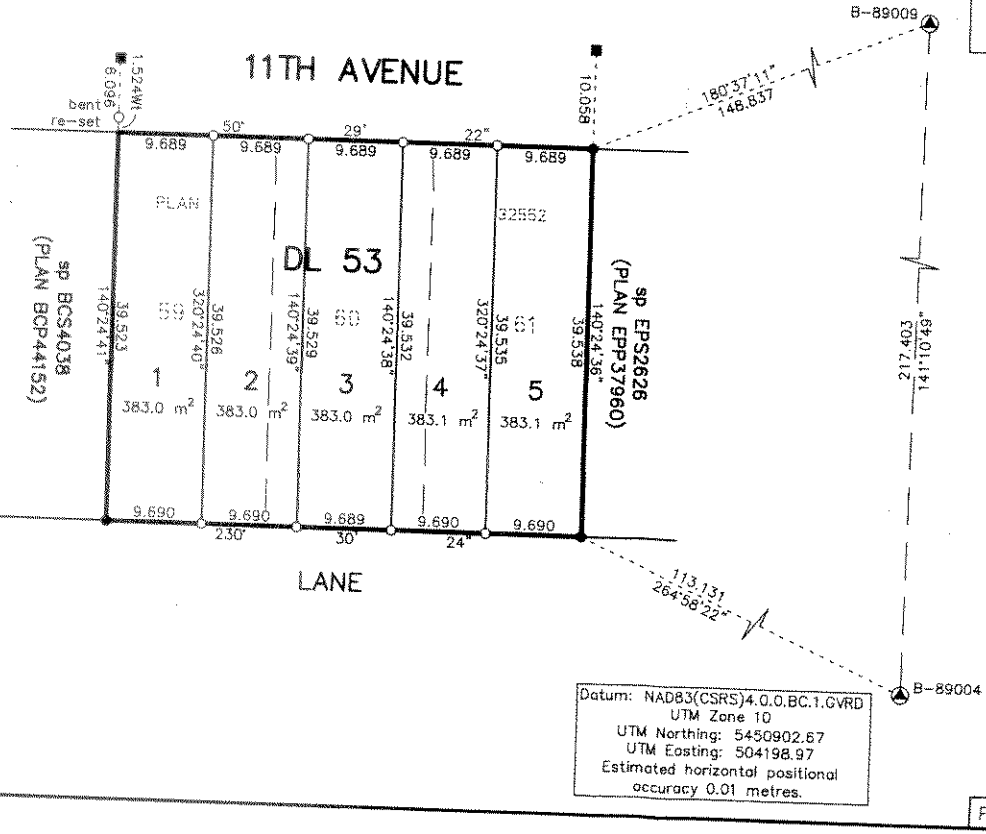
SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1 : 500.





Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
Estimated horizontal positional accuracy 0.01 metres.

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional accuracy 0.01 metres.

LEGEND:

Integrated survey area No. 25, Burnaby, NAD83(CSRS)4.0.0.BC.1.GVRD
Grid bearings are derived from observations between geodetic control monuments B-89009 and B-89004.
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995874 which has been derived from geodetic control monumentS B-89004 and B-89009.

▲ denotes control monument found.
● denotes standard iron post found.
○ denotes standard iron post placed.
■ denotes lead plug found.
sp denotes strata plan.

Note:
This plan shows one or more witness posts which are not set on the true corner(s). Unless otherwise shown, witness posts are on the production of the property lines.

This plan lies within the jurisdiction of the Approving Officer for City of Burnaby.

The field survey represented by this plan was completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

This plan lies within the Greater Vancouver Regional District

L N L S METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

SUBDIVISION PLAN OF LOTS 59, 60 AND 61 ALL OF DISTRICT LOT 53, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

BCGS 92G.026

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

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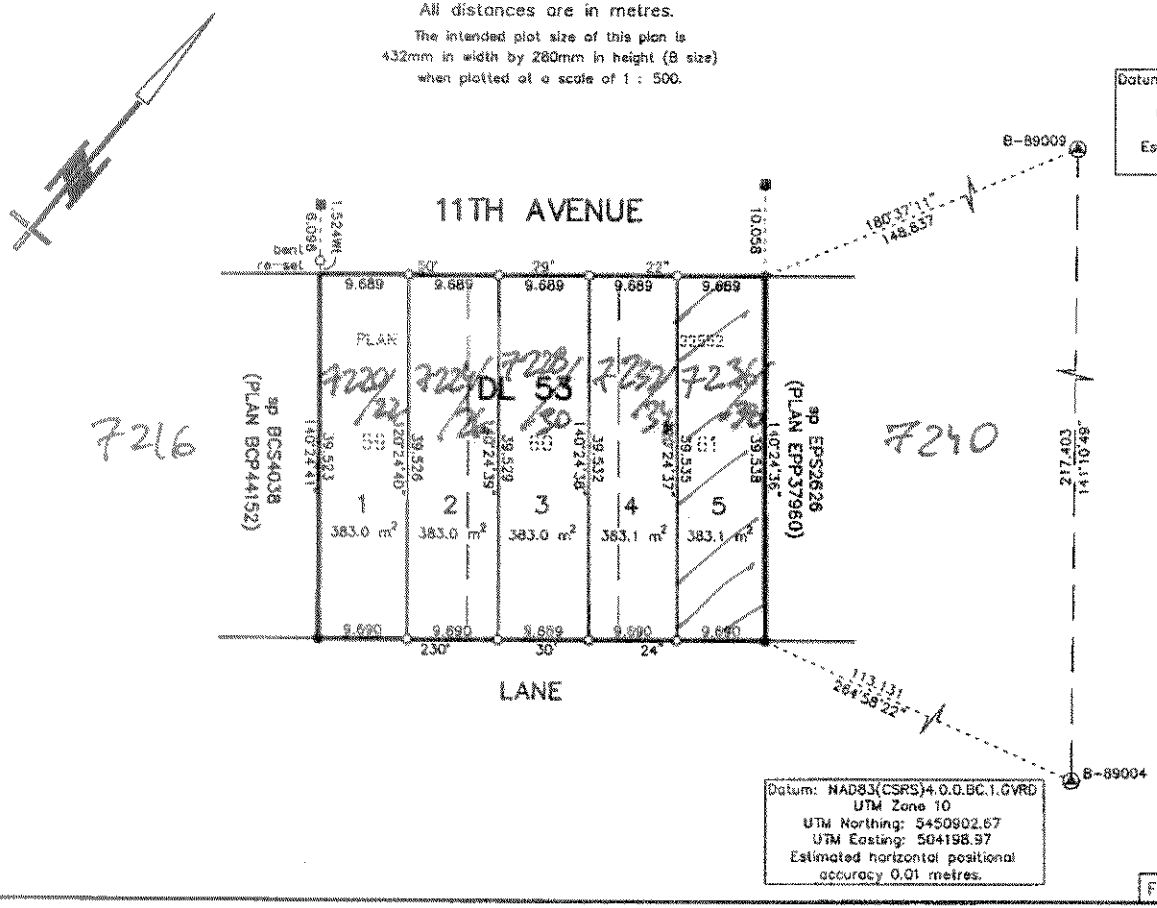

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UTM Zone 10
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UTM Northing: 5450902.67
UTM Easting: 504198.97
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- denotes control monument found.
- denotes standard iron post found.
- denotes standard iron post placed.
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Note:
This plan shows one or more witness posts which are not set on the true corner(s). Unless otherwise shown, witness posts are on the production of the property lines.

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This plan lies within the Greater Vancouver Regional District

L N L S METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

7236/7238 11th Ave

June 16, 2015

1:795

BOV 6184

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: Avtar Basra

Mailing Address: 7357 Ridge Drive

City/Town: Burnaby Postal Code: V5A 1B4

Phone Number(s): (H) 604-537-5608 (C) _____

Email: _____

Preferred method of contact: ☐ email ☐ phone ☐ mail

Property

Name of Owner: A. & T. FEI CONT AVTAR BASRA

Civic Address of Property: 6696 Aubrey Street, Burnaby
Lot 3, DL 132 Plan 20814

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.

2015/06/8
Date

Applicant Signature

Office Use Only

Appeal Date 2015 July 09 Appeal Number BV# 6185

Required Documents:

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

CITY OF BURNABY
JUN 09 2015
CLERK'S OFFICE

The Secretary,

Board of Variance,

City of Burnaby,

4949 Canada Way,

V5G 1M2

June 9, 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.

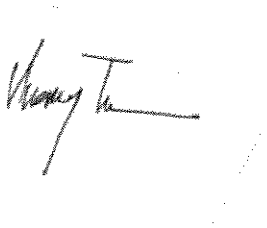
He had approached the Board previously with a request for variance to the front yard setback based on front yard averaging requirement and for a flanking side yard setback for a detached garage. Both of those appeals had been granted by the Board. Earlier this year, a further appeal to the Board for varying the minimum distance between the detached garages & the principle building was denied at a meeting in April, 2015.

Further to that meeting, the design of the detached garage was revised and one of the parking bays was converted into a carport with skylights. The revised design was presented to the Board but was not approved by the Board at their meeting in May 2015.

The developer has now proposed significant changes to the previous design and reduced the size of the detached garage to 2 parking bays only. This will significantly reduce any massing impact to the adjacent duplex unit. The carports have been deleted as well and replaced with parking pads. The single enclosed detached garage per unit is in line with the original proposal which was previously approved by the Board. The current proposed design allows for a meaningful open recreational space for the adjacent unit and the now substantially reduced massing will alleviate any negative impact of the proposed garage.

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 now made significant design changes to address the previous concerns raised at the earlier meetings.

Thanks,



Vikram Tiku

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

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 8, 2015	**DEADLINE: May 09, 2015 for the July 09, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Avtar Basra		
ADDRESS OF APPLICANT: 7357 Ridge Drive		
TELEPHONE: (604) 537-5602		

PROJECT

DESCRIPTION: New two family dwelling with a detached garage

ADDRESS: 6696 Aubrey Street

Legal:	**LOT: 3**	**DL: 132**	**PLAN: 20814**

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

Zone/Section(s) R-4 [6.3.1]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:
The applicant is proposing to construct a new two family dwelling with a detached garage 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 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: A previous Board of Variance (B.V. 6170) denied an appeal requesting the distance between the principal building and the detached garage to be 6.00 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

JQ

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service