



## **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. | <b><u>CALL TO ORDER</u></b>       | <b><u>PAGE</u></b> |
| 2. | <b><u>MINUTES</u></b>             |                    |
| 3. | <b><u>APPEAL APPLICATIONS</u></b> |                    |

(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

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.