



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 SEPTEMBER 03
TIME: 1:00 PM
PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

A G E N D A

- | 1. <u>CALL TO ORDER</u> | <u>PAGE</u> |
|--|--------------------|
| 2. <u>MINUTES</u> | |
| (a) Minutes of the Board of Variance Hearing held on 2015 August 06 | |
| 3. <u>APPEAL APPLICATIONS</u> | |
| (a) <u>APPEAL NUMBER:</u> B.V. B.V. 6188 <u>1:00 p.m.</u> | |
| <u>APPELLANT:</u> Manjit Baughan | |
| <u>REGISTERED OWNER OF PROPERTY:</u> Manjit Baughan | |
| <u>CIVIC ADDRESS OF PROPERTY:</u> 7969 18th Avenue | |
| <u>LEGAL DESCRIPTION OF PROPERTY:</u> Lot 10; District Lot 28; Plan 10459 | |
| <u>APPEAL:</u> An appeal for the relaxation of Section 6.2(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new home at 7969 18th Avenue with an accessory building in a required front yard where an accessory building is not allowed. The accessory building would be located 3.94 feet from the northwest property line abutting 19th Avenue and 4.01 feet from the southwest property line. (Zone R5) | |

(b) APPEAL NUMBER: B.V. B.V. 6189 1:00 p.m.

APPELLANT: Amit K. Mittal

REGISTERED OWNER OF PROPERTY: 1033906 BC LTD. INC

CIVIC ADDRESS OF PROPERTY: 6538 Orchard Place

LEGAL DESCRIPTION OF PROPERTY: Lot 7; District Lot 92; Plan BCP51424

APPEAL: An appeal for the relaxation of Section 102.10 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling at 6538 Orchard Place. The rear yard setback, to the post, would be 4.0 feet where a minimum rear yard setback of 29.5 feet is required. The roof overhang would project 2.0 feet beyond the post. (Zone R2)

(c) APPEAL NUMBER: B.V. B.V. 6190 1:00 p.m.

APPELLANT: Tony Gill

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 Sections 6.3.1 and 110.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 7357 Newcombe Street. The following variances are being requested:

a) the distance between the principal building and the detached garage would be 9.75 feet where a minimum distance of 14.8 feet is required; and

b) the front yard setback, to the foundation, would be 33.86 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 R10)

A previous Board of Variance (BOV 6177 2015 July 09) denied an appeal requesting a front yard setback of 24.93 feet and porch stairs projecting 2.0 feet beyond the foundation.

**CITY OF BURNABY****BOARD OF VARIANCE*****NOTICE OF OPEN MEETING*****MINUTES**

A Hearing of the Board of Variance was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C., on Thursday, 2015 August 06 at 1:00 PM

1. CALL TO ORDER

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

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

The Chair for the Board of Variance called the meeting to order at 1:00 p.m.

2. MINUTES

MOVED BY MR. S. NEMETH:

SECONDED BY MR. B. BHARAJ:

THAT the Hearing of the Burnaby Board of Variance held on 2015 July 09 be adopted as circulated.

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. 6187

APPELLANT: Christian Matifat

REGISTERED OWNER OF PROPERTY: Brian Yang and Angelique Schnerch

CIVIC ADDRESS OF PROPERTY: 6415 Chaucer Place

LEGAL DESCRIPTION OF PROPERTY: Lot 282; District Lot 91; Plan 46431

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 the interior alterations and finishing to the upper floor and upper floor addition at 6415 Chaucer Place. The following relaxations are being requested: a) a principal building depth, measured from the front face of the existing front attached garage to the rear face of the rear addition, would be 65.5 feet where a maximum depth of 60.0 feet is permitted; and b) a rear yard setback of the principal building, measured from the rear (southwest) property line to the rear face of the rear addition, would be 26.0 feet where a minimum rear yard setback of 29.5 feet is required. (Zone R-1)

APPELLANT'S SUBMISSION:

Christian Matifat submitted an application for the relaxation of the Burnaby Zoning Bylaw to allow for interior alterations, addition and finishing to the upper floor at 6415 Chaucer Place.

Christian Matifat and Angelique Schnerch appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

The subject site, zoned R1 Residential District, is located in a stable single-family neighbourhood in the Morley-Buckingham area. This trapezoid shaped interior lot, approximately 74 ft. wide along the front property line and 120 ft. long along the northwest side property line, fronts onto Chaucer Place to the northeast. Single family dwellings abut the subject site to the northwest, southeast and across the rear lane to the southwest. The site observes a downward slope of approximately 6 ft. from front to rear. Vehicular access to the subject site is provided from Chaucer Place.

The site is improved with a single family dwelling with attached carport, originally built in 1976, for which various alterations and a rear addition are proposed. The proposed rear addition is the subject of two appeals, which are co-related.

The first a) appeal is for a rear addition to the existing single family dwelling, which would result in a principal building depth of 65.5 ft. as measured to the rear addition, where a maximum building depth of 60.0 ft. is permitted.

The Bylaw's intent in limiting building depth is to prevent the visual intrusion and sense of confinement that a long building wall can impose on neighbouring properties.

The second b) appeal is for a rear yard setback of 26.0 ft., measured to the proposed rear addition, with a further projection for roof eaves of up to 2.0 ft., where a minimum rear yard setback of 29.5 ft. is required.

The intent of the Bylaw is to mitigate the massing impacts of buildings and structures on neighbouring properties and to ensure sufficient outdoor living area in the rear yard.

The appeal proposes a minor renovation of the upper floor, resulting in a 4.5 ft. deep by 16 ft. wide upper floor overhang in the middle of the rear elevation. This upper floor overhang affects both building depth and the rear yard setback calculations.

The existing dwelling observes a building depth of 61 ft., which is legal non-conforming with respect to the maximum 60 ft. building depth requirement. The existing 30 ft. rear yard setback meets the minimum 29.5 ft. rear yard setback requirement.

With respect to **the first a) appeal**, although the allowable building depth is exceeded by 5.5 ft. (of which 4.5 ft. is contributed by the proposed addition), given the small scale of the proposed upper floor overhang and its placement in the center of the existing building, approximately 34 ft. and 45 ft. from the northwest and southeast (side) property lines respectively, the proposed addition would not result in a long wall effect as viewed from the neighbouring properties to the northwest and southeast.

With respect to **the second b) appeal**, although the required rear yard is reduced by 4.5 ft., the proposed upper floor overhang would not reduce the utility of the rear yard for outdoor living. Further, no impacts are expected with respect to the neighbouring residences across the lane to the southwest, considering the distant siting of these residences approximately 130 ft. from the rear property line.

In summary, given the modest scale of this proposal and its limited impacts on neighbouring properties, this Department **does not object** to the granting of **the first a) and second b) variances**.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

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

5. **ADJOURNMENT**

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

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at _1:06 p.m.

Ms. C. Richter

Mr. B. Bharaj

Mr. G. Clark

Mr. S. Nemeth

Ms. E. Prior
ADMINISTRATIVE OFFICER

Mr. B. Pound



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 MANJIT BAUGHAN

Mailing Address 14343 82 AVE

City/Town SURREY Postal Code V3W 0J4

Phone Number(s) (H) _____ (C) (604) 771-7759

Email _____

Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner ~~MARY~~ MANJIT BAUGHAN

Civic Address of Property 7969 18th AVE
BURNABY, B.C.

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

Aug 10 2015
Date

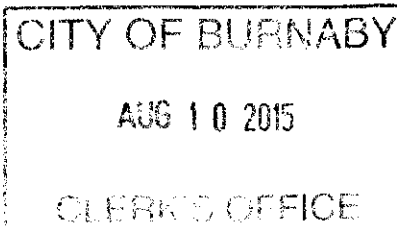
[Signature]
Applicant Signature

Office Use Only

Appeal Number BV# 6188

Required Documents:

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



August 5, 2015

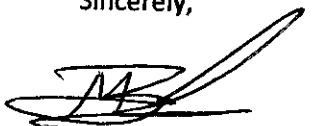
City of Burnaby
Board of Variance

RE: 7969 18th Avenue, Burnaby, BC

To whom it may concern:

We have made a Building permit application for the Board of Variance regarding the above property. We are seeking relaxation with setbacks to the accessory building since this is a double fronting property. The main dwelling is facing 18th Avenue and the accessory building is sitting 4' off 19th Avenue which is the rear of the dwelling. The neighboring properties also have the accessory buildings off 19th Avenue and few houses are oriented the same, treating 19th Avenue as the lane.

Sincerely,




Manjit Singh

PETITION FOR ACCESSORY BUILDING SETBACK AT 18th AVE, BURNABY, BC


<u>PROPERTY ADDRESS</u>	<u>OWNER NAME</u>	<u>AGREE</u>	<u>DISAGREE</u>
7999 18TH Ave, Burnaby, BC			
7997 18TH Ave, Burnaby, BC	ANDREW KUMAR (604) 519-9074	AKumar	
7991 18TH Ave, Burnaby, BC			
7981 18TH Ave, Burnaby, BC			
7975 18TH Ave, Burnaby, BC	Jaswinder to U K Poronob 514 6503		
7969 18TH Ave, Burnaby, BC	MANJIT Baughan 604-	BB 604-771-7759	
7969 18TH Ave, Burnaby, BC	Jade		
7961 18TH Ave, Burnaby, BC			
7955 18TH Ave, Burnaby, BC	CHRIS BROWN (604) 254-0008	Chris Brown	

7949 18TH Ave, Burnaby,
BC

7943 18TH Ave, Burnaby,
BC


BOB ATANCKOVICH
(604) 516-6526 

7937 18TH Ave, Burnaby,
BC

MARIA BERTRAM
DOAKS
(604) 549-0032 

7931 18TH Ave, Burnaby,
BC

7923 18TH Ave, Burnaby,
BC

Gurmeet Singh
(604)-761-5225 

7917 18TH Ave, Burnaby,
BC


BOARD OF VARIANCE REFERRAL LETTER

DATE: Aug 5, 2015		DEADLINE: Aug 11, 2015 for the Sept 3, 2015 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Manjit Baughan				
ADDRESS OF APPLICANT: 14343 82nd Ave., Surrey V3W 0J4				
TELEPHONE: 604-771-7759				
PROJECT:				
DESCRIPTION: New single family dwelling				
ADDRESS: 7969 18 th Ave.				
LEGAL:	LOT: 10	DL: 28	PLAN: 10459	

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) R5 [6.2(2)]
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 relaxation of 6.2(2) of the Zoning By-Law which, if permitted, will allow an accessory building in a required front yard, located 3.94 feet from the Northwest property line abutting 19th Ave. and 4.01 feet from the southwest property line, where siting of an accessory building in a required front yard is not allowed.

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

BHS

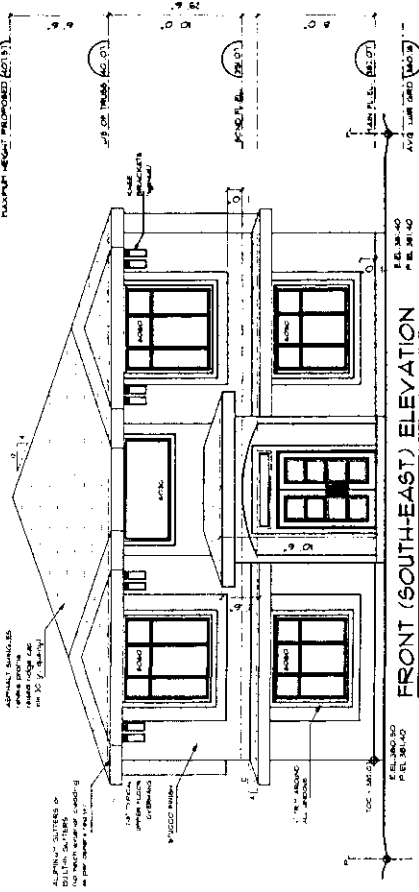
Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

RECEIVED
JUL 23 2015

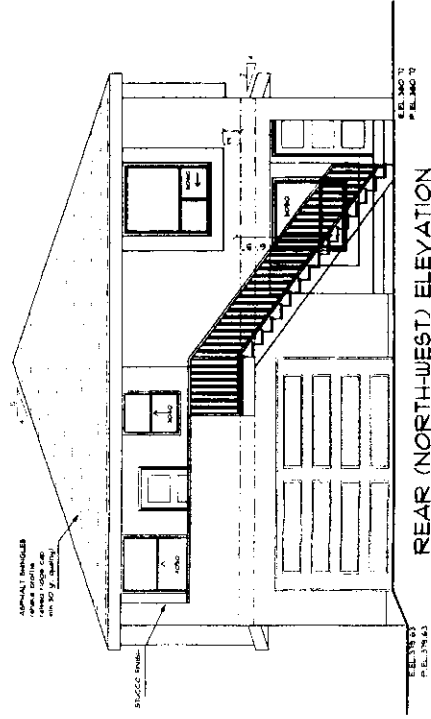
BUILDING DEPARTMENT

PROPOSED RESIDENCE for MANJIT BAUGHAN
ON 7969 18TH AVENUE, BURNABY, B.C.

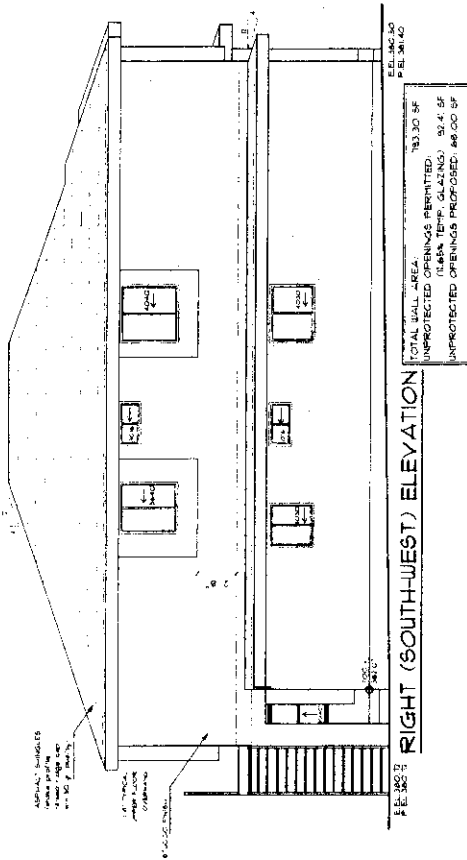
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SIMPLE HOME DESIGN LTD. IT IS TO BE USED ONLY FOR THE PROJECT SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SIMPLE HOME DESIGN LTD.		SCENE 14" = 1' 0" DATE: JAN 16, 2015	PLAN 10: 1/8" = 1' 0" DRAFTER: B.G.	3 simple home design 7969 18TH AVENUE, BURNABY, B.C.
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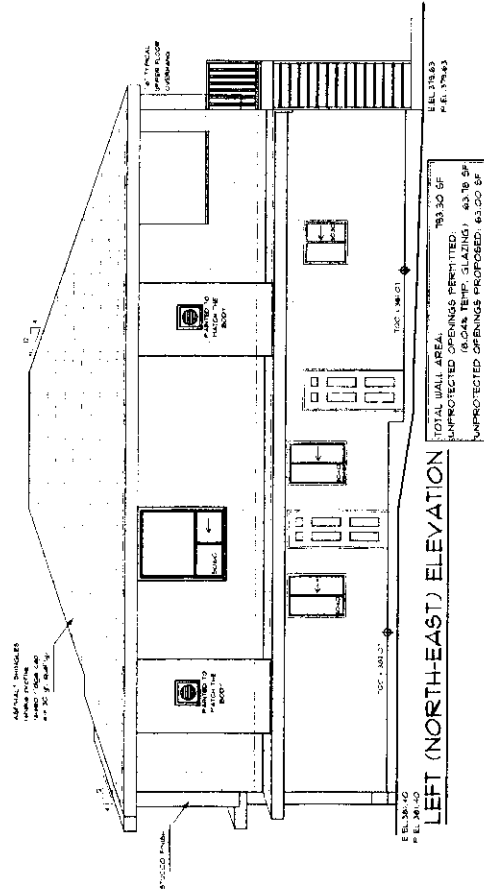
FRONT (SOUTHEAST) ELEVATION



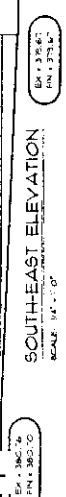
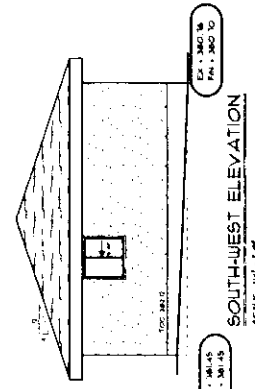
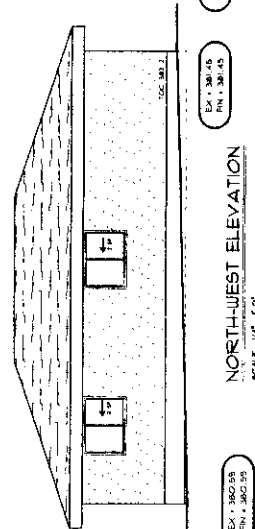
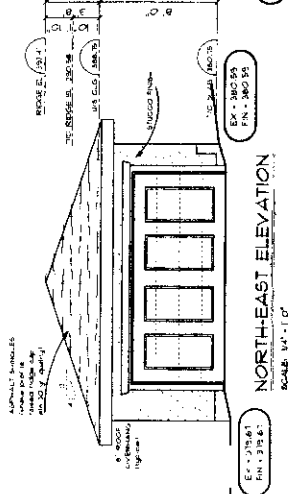
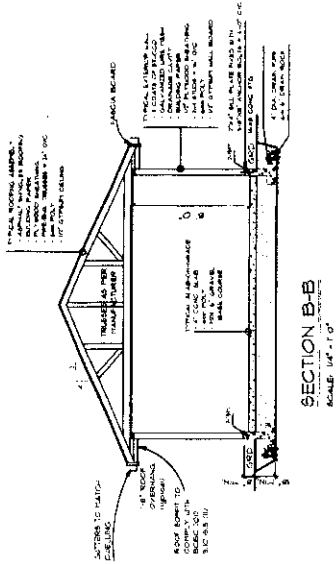
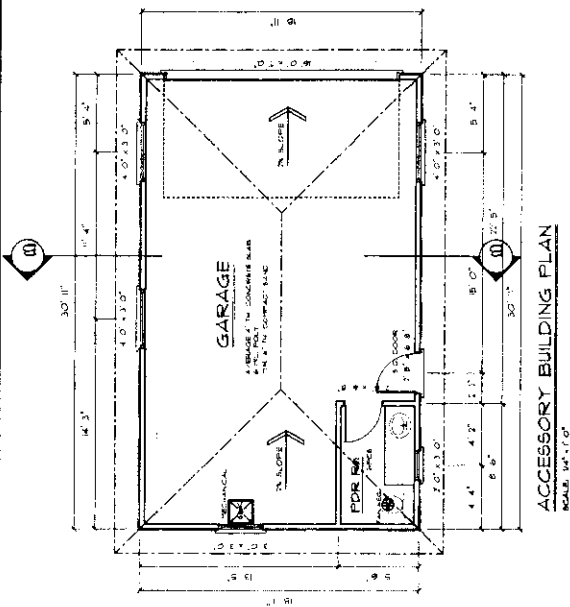
REAR (NORTH-WEST) ELEVATION



RIGHT (SOUTH-WEST) ELEVATION



LEFT (NORTH-EAST) ELEVATION



- 1. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 2. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 3. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 4. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 5. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 6. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 7. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 8. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 9. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE
- 10. NOT LESS THAN 6" MIN. THICK BRICK OR CONCRETE

RECEIVED
JUL 23 2015
BUILDING DEPARTMENT

PROPOSED RESIDENCE for MANJIT BAUGHAN
ON 7969 18TH AVENUE, BURNABY, B.C.

THIS DRAWING IS THE PROPERTY OF
SIMPLE HOME DESIGN LTD. NO PART OF THIS DRAWING
OR ANY INFORMATION CONTAINED HEREIN IS TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SIMPLE HOME DESIGN LTD.

SCALE: 1/4" = 1'-0"
DATE: JUL 16, 2015
DRAWN BY: C. BAUGHAN

4

simple home design
LTD.
100-10150 18TH AVENUE, BURNABY, B.C. V5C 3K1
TEL: 604-291-1348
WWW.SIMPLEHOMEDSIGN.COM

TOPOGRAPHIC SITE PLAN OF LOT 10 DISTRICT LOT 28 GROUP 1 NWD PLAN 10459

CIVIC ADDRESS:
7969 18th Avenue, Burnaby, BC
FILE: 002-450-568

SCALE 1" = 20'
0 10 20
ALL DISTANCES ARE IN FEET



LEGEND

- DENOTES LEAD PLUG FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES CATCH BASIN - ROUND
- DENOTES POWER POLE
- DENOTES STREET LIGHT - DART
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- (14) DENOTES TOP OF RETAINING WALL ELEVATION
- Dec. DENOTES DECIDUOUS
- Con. DENOTES CONIFEROUS

NOTES

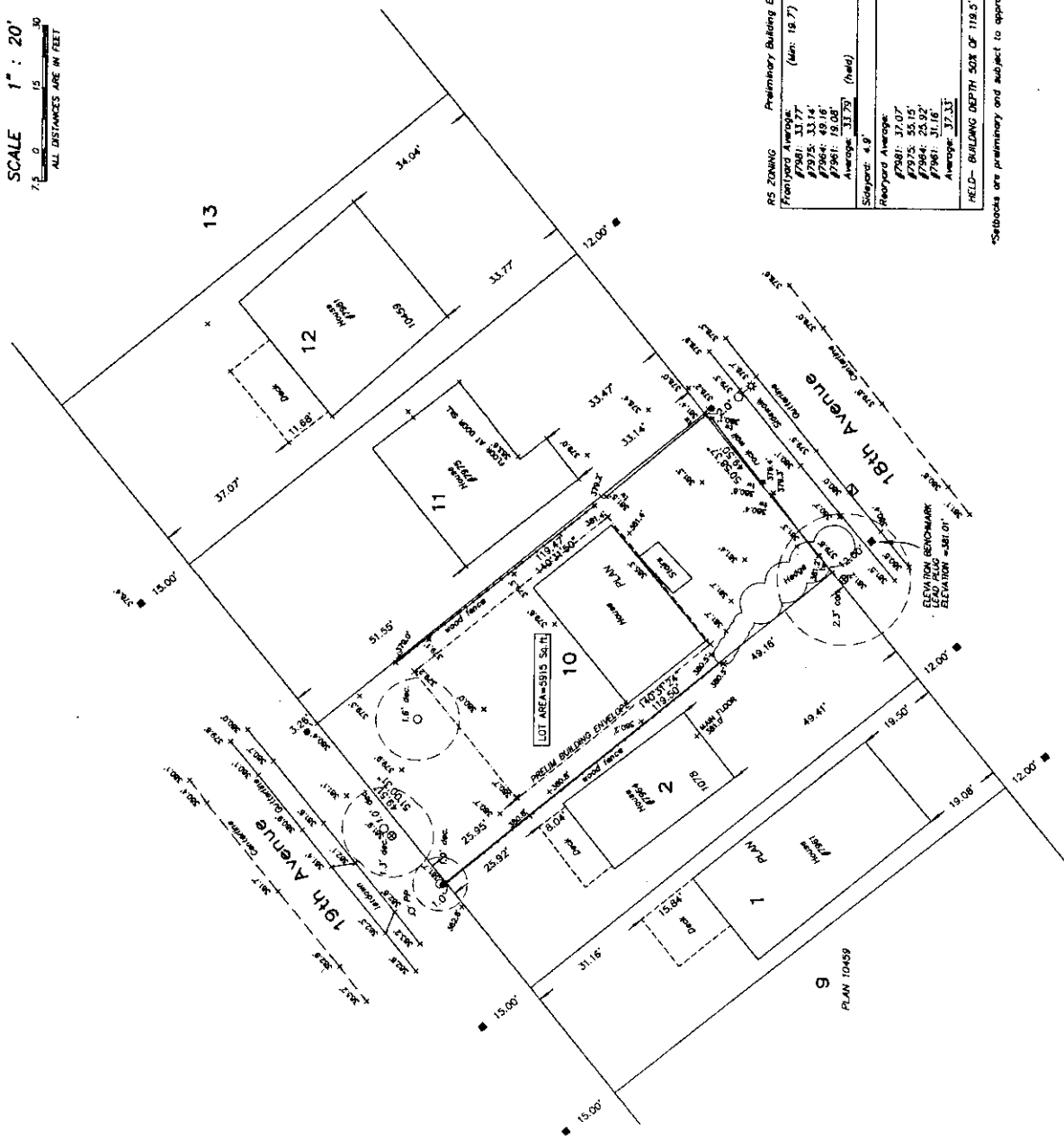
Lot dimensions are derived from Field Survey.
Existing property posts found for all corners.
Measurements shown are to the exterior of building.
Elevations are Gcndals: (GND) 0180-2005 - IN FEET
Derived from Control Monument 8441417
located at the intersection of 6th Street
and 16th Avenue Elevation = 391.302

Spot elevations along curb are taken in gutter

If this plan is used in digital form, Target Land Surveying
will only assume responsibility for information content
shown on original unaltered drawing.

Tree diameters are taken at 4.6ft. above grade and
are shown in feet.

This Plan was prepared for architectural design and
site servicing purposes, and is for the exclusive use
of our client. The signatory accepts no responsibility
for any errors or omissions in the drawing, and any
third party as a result of reliance on the drawing.
attention to this document without consent of the signatory.



RS ZONING		Preliminary Building Envelope
Frontyard Average		(Min. 18.7')
#7969: 31.77'		
#7970: 31.14'		
#7971: 42.04'		
#7961: 19.08'		
Average: 31.79'		(Min. 18.7')
Sideyard Average		
#7969: 37.07'		
#7970: 31.14'		
#7971: 23.92'		
#7961: 31.18'		
Average: 31.33'		
Backyard Average		
#7969: 37.07'		
#7970: 31.14'		
#7971: 23.92'		
#7961: 31.18'		
Average: 31.33'		
REAR - BUILDING DEPTH 50' OF 118.5' (59.75')		

*Setbacks are preliminary and subject to approval by City of Burnaby.

TARGET
LAND SURVEYING
www.targetlandsurveying.ca
FILE: 7664-SITE-IT

CERTIFIED CORRECT
DATED THIS 14th DAY OF JULY, 2013

Adam Furlan

3.(a)



Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant Amit K. Mittal
 Mailing Address 7654 Stanley Crescent
 City/Town Burnaby Postal Code V5E 1W1
 Phone Number(s) (H) 604-777-5681 (C) 604-338-6220
 Email Mittala@shaw.ca
 Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner 1033906 B.C. LTD. INC.
 Civic Address of Property 6538 Orchard Place
V5E 0B6

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.

August 10, 2015
 Date

Amit Mittal
 Applicant Signature

Office Use Only

Appeal Number BV# 6189

Required Documents:

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

CITY OF BURNABY

AUG 11 2015

CITY CLERK'S OFFICE

August 10, 2015

Site Address:
6538 Orchard Place
Burnaby BC

To the members of the Board of Variance,

This letter is to explain the hardship being encountered by zoning bylaws pertaining to rear yard setbacks.

Currently under R2 zoning, which this property falls under, according to section 102.10 a rear yard shall be 9.0m in depth but we are writing to you in hopes you will vary the bylaw and allow for the portion of the building envelop to be set as a side yard setback allowing for a side yard of 1.5m under R2 zoning bylaw section 102.9 subsection 1.

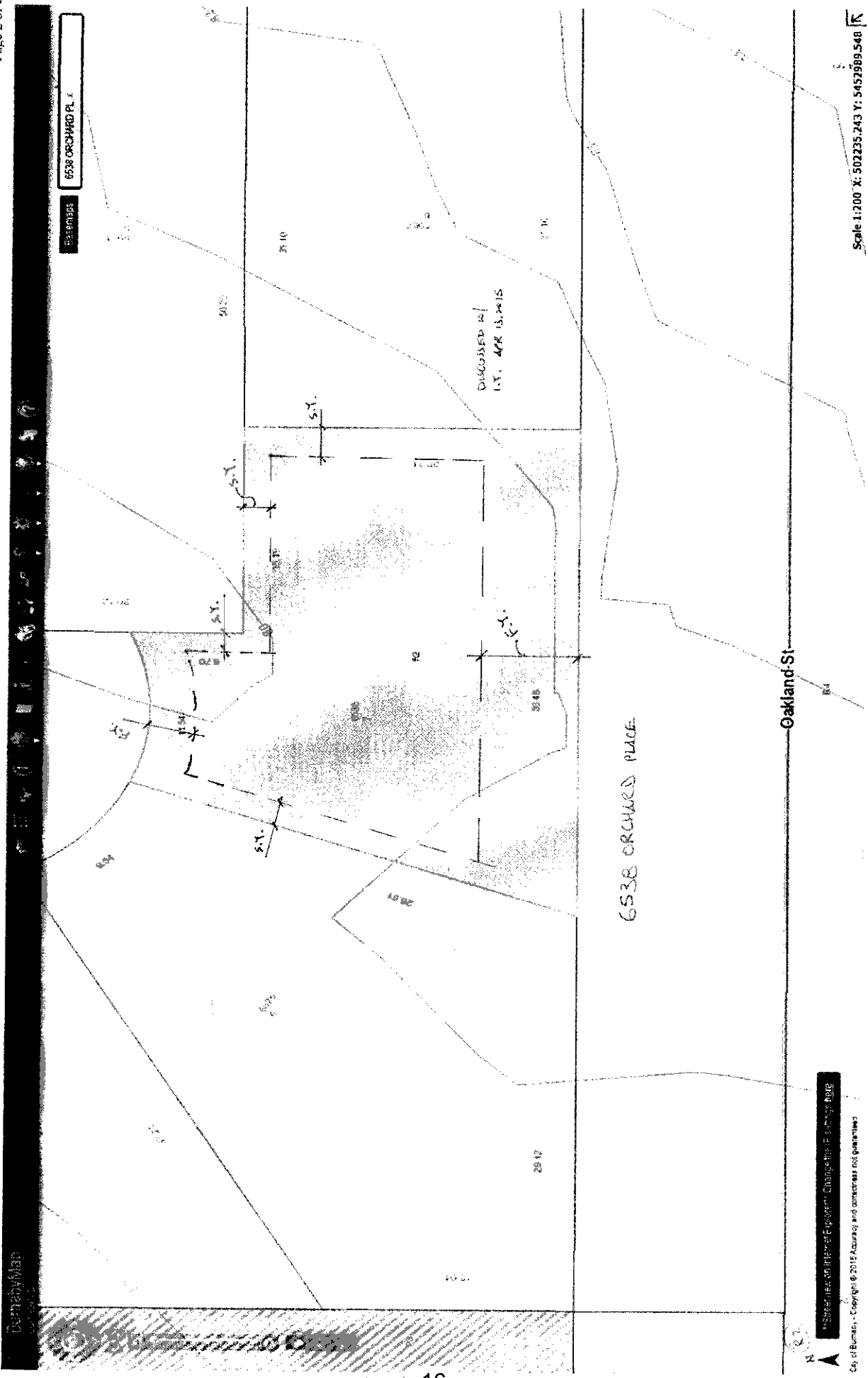
Before purchase of property, all setbacks were verified by the City of Burnaby and it was outlined that the side of property in question would be considered a side yard. (See attached diagram on next page, dated April 13, 2015.) At the time of application it was brought to our attention that this is no longer the case. If we are to change the floor plans to comply with all setback bylaws our floor space decreases by approximately 2000sqft, a greater than 43% reduction of livable space.

Not only does the bylaw decrease the floor space, it also alters the character and appearance of the home compromising the uniformity of other homes in the sub-division. The incongruity of subject property would decrease the value of neighbouring homes when compared to other homes of similar characteristics, size, features and age.

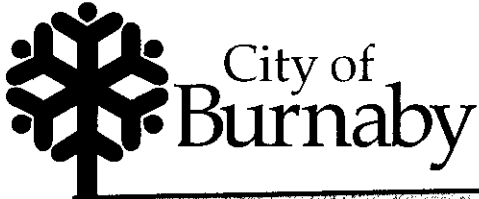
In closing, varying the setback would be beneficial for the value of the property as well as the neighbourhood. It would allow us to build the house to its full potential on the given lot under the current zoning which was created by the City of Burnaby's Planning Department, without harm to anyone.

Regards,
Amit K Mittal
1033906 BC LTD. INC








BOARD OF VARIANCE REFERRAL LETTER

DATE: August 4, 2015		DEADLINE: August 11, 2015 for the September 3, 2015 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Amit Mittal				
ADDRESS OF APPLICANT: 7654 Stanley Cr Burnaby, B.C. V5E 1W1				
TELEPHONE: 604.338.6220				
PROJECT				
DESCRIPTION: New single family dwelling				
ADDRESS: 6538 Orchard Place				
LEGAL:	LOT: 7	DL: 92	PLAN: BCP51424	

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 [102.10]
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 rear yard setback will be 4.0 feet to the post where a minimum rear yard setback of 29.5 feet is required. The roof overhang will be 2.0 feet beyond the post.

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

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AG
 DESIGN

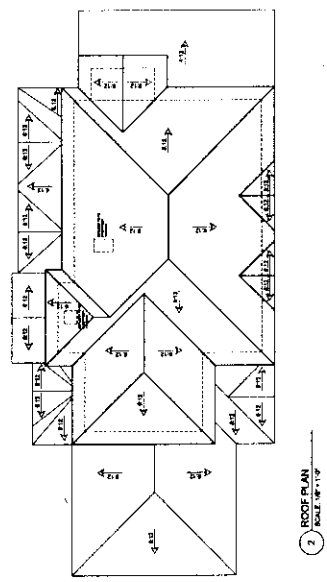
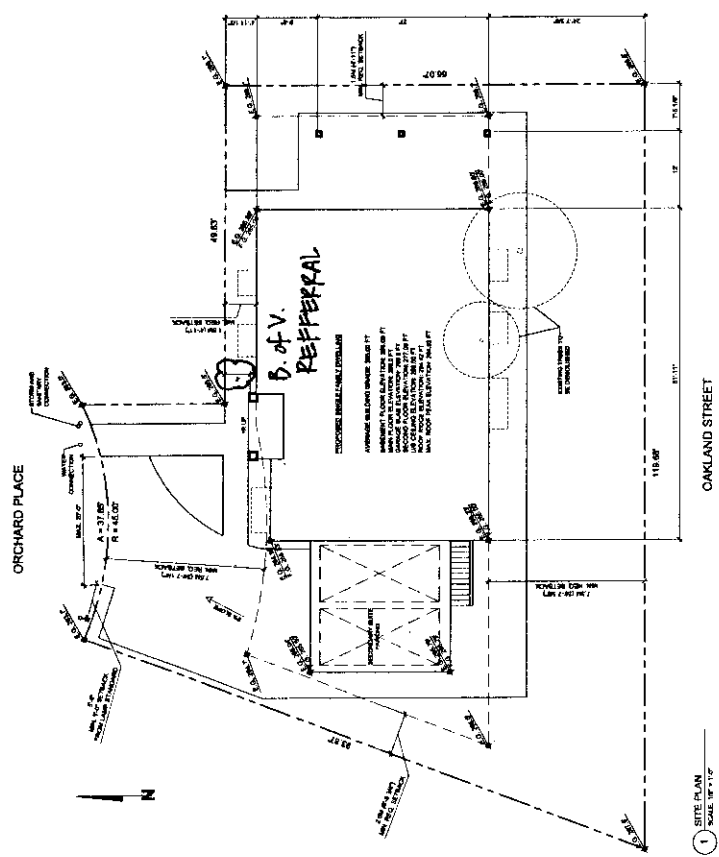
ISSUED FOR BUILDING PERMIT
 NO. DATE
 1 JUNE 2015

ADDRESS
 6538 ORCHARD PLACE

SITE PLAN & ROOF PLAN
 PROJECT NAME
 6538 ORCHARD PLACE
 DRAWING TITLE
 DATE: JUNE 2015
 SCALE: AS NOTED
 DRAWN BY: AG
 DWG NO.
A1

THESE PLANS CONFORM TO THE 2012 EDITION OF THE BCBC.
 ALL CONSTRUCTION TO COMPLY WITH NEW ENERGY REQUIREMENTS AS PER BUILDING CODE CHANGES AS OF 19 DECEMBER, 2014 - SECTIONS 9.36 & 9.32
 REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND STRUCTURAL REQUIREMENTS
 ALL WINDOWS, DOORS AND SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4, 9.36.2.7 & 9.36.2.11 OF THE B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATIONS (NAFS).
 CLIMATE ZONE - 4
 COMPLIANCE PATH - PRESCRIPTIVE
 HEATING SYSTEM - RADIANT FLOOR HEATING

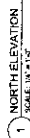
DATE: JUNE 2015
 DRAWN BY: AG
 CHECKED BY: AG
 PROJECT NAME: 6538 ORCHARD PLACE
 DRAWING TITLE: SITE PLAN & ROOF PLAN
 DATE: JUNE 2015
 SCALE: AS NOTED
 DRAWN BY: AG
 DWG NO.: A1



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AUG 10 2015

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THESE PLANS CONFORM TO THE
2012 EDITION OF THE CBC,
ALL CONSTRUCTION TO COMPLY
WITH NEW ENERGY
REQUIREMENTS AS PER BUILDING
CODE CHANGES AS OF 19
DECEMBER, 2014 - SECTIONS 9.36
& 9.32

REFER TO STRUCTURAL
DRAWINGS FOR FRAMING AND
STRUCTURAL REQUIREMENTS

A5 3.(b)

This drawing and design are at all times to remain the exclusive property of the designer and may not be used or reproduced without prior written consent.

William Davidson shall have precedence over scaled dimensions, it is the responsibility of the owner or contractor to notify the designer in the event of discrepancies. The contractor shall contact the designer in all matters requiring interpretation of this drawing.

AG
DESIGN

NO:	DATE:	ISSUE / REVISION
1	JUNE 2015	ISSUED FOR BUILDING PERMIT
2	AUGUST 2015	REVISIONS 1

ADDRESS:
8538 ORCHARD PLACE

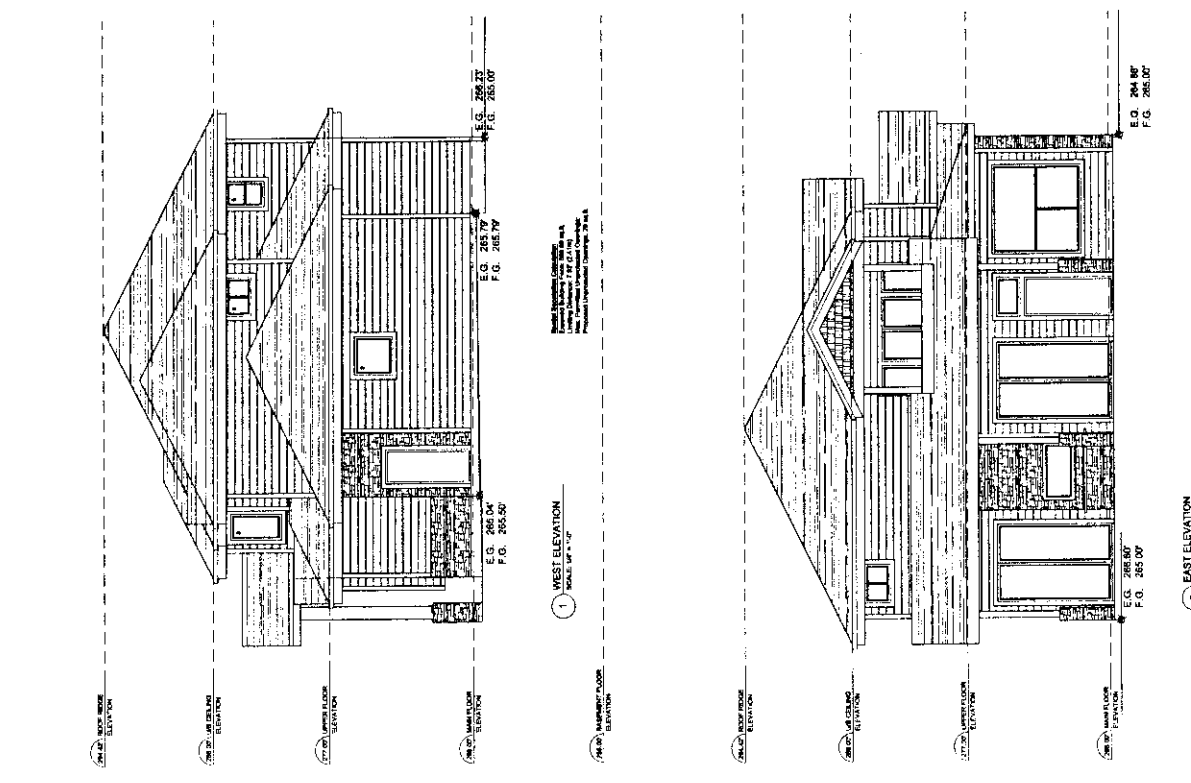
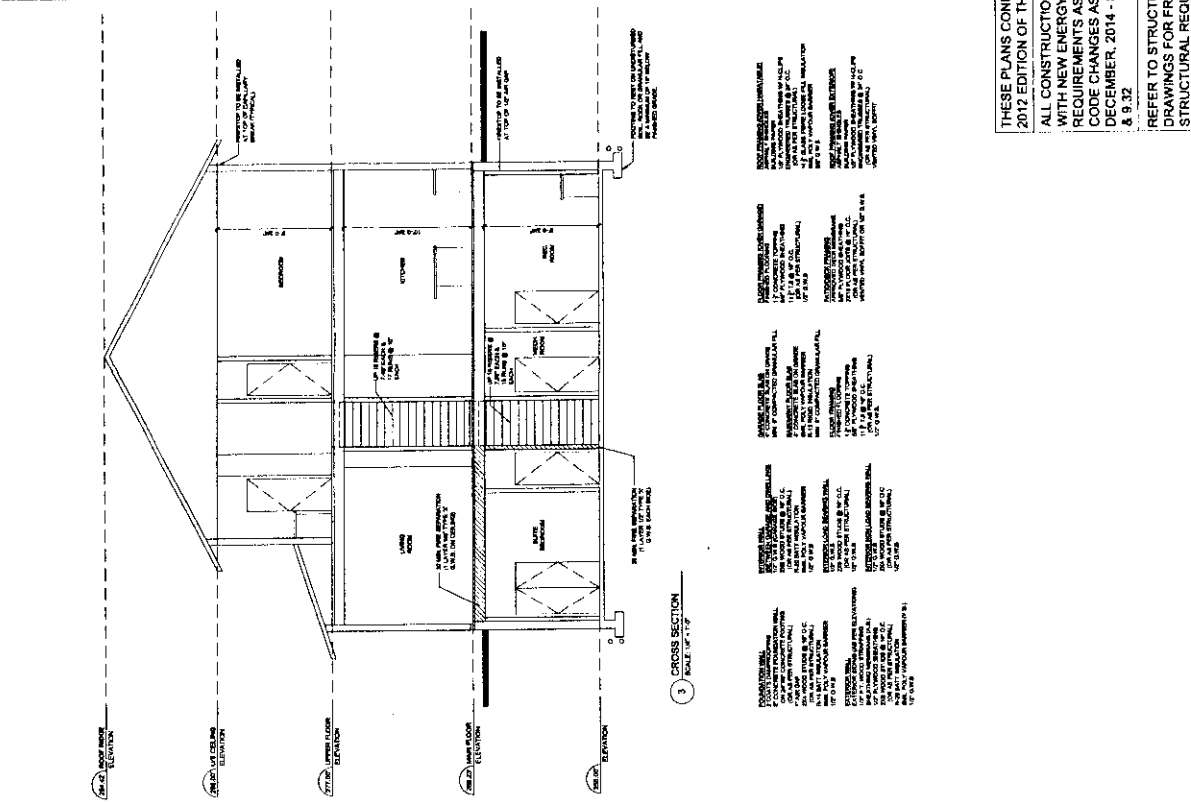
CHARD PLACE
THE
ONS

PROJECT NAME	6538 ORCHARD
DRAWING TITLE	ELEVATIONS

DRAWN BY: AG	DATE: JUNE 2015
SCALE: AS NOTED	

DRUG NO.

PROJECT NAME 6538 ORCHARD PLACE		ADDRESS 6538 ORCHARD PLACE		DATE JUNE 2015		NO. 1		ISSUE / REVISION ISSUED FOR BUILDING PERMIT	
DRAWING TITLE ELEVATIONS & SECTION		SCALE AS NOTED		DATE JUNE 2015		NO. 1		ISSUE / REVISION ISSUED FOR BUILDING PERMIT	
PROJECT NAME 6538 ORCHARD PLACE		ADDRESS 6538 ORCHARD PLACE		DATE JUNE 2015		NO. 1		ISSUE / REVISION ISSUED FOR BUILDING PERMIT	
DRAWING TITLE ELEVATIONS & SECTION		SCALE AS NOTED		DATE JUNE 2015		NO. 1		ISSUE / REVISION ISSUED FOR BUILDING PERMIT	
PROJECT NAME 6538 ORCHARD PLACE		ADDRESS 6538 ORCHARD PLACE		DATE JUNE 2015		NO. 1		ISSUE / REVISION ISSUED FOR BUILDING PERMIT	
DRAWING TITLE ELEVATIONS & SECTION		SCALE AS NOTED		DATE JUNE 2015		NO. 1		ISSUE / REVISION ISSUED FOR BUILDING PERMIT	



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TOPOGRAPHICAL PLAN OF LOT 7 DISTRICT LOT 92 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP51424

Reclamation Notes:

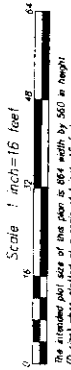
Elevations are Geodetic
Referenced to Monument 8716279
Monument Elevation: 85.756m

PID: 028-917-341

Civic Address: 6538 Orchard Place,
City of Burnaby

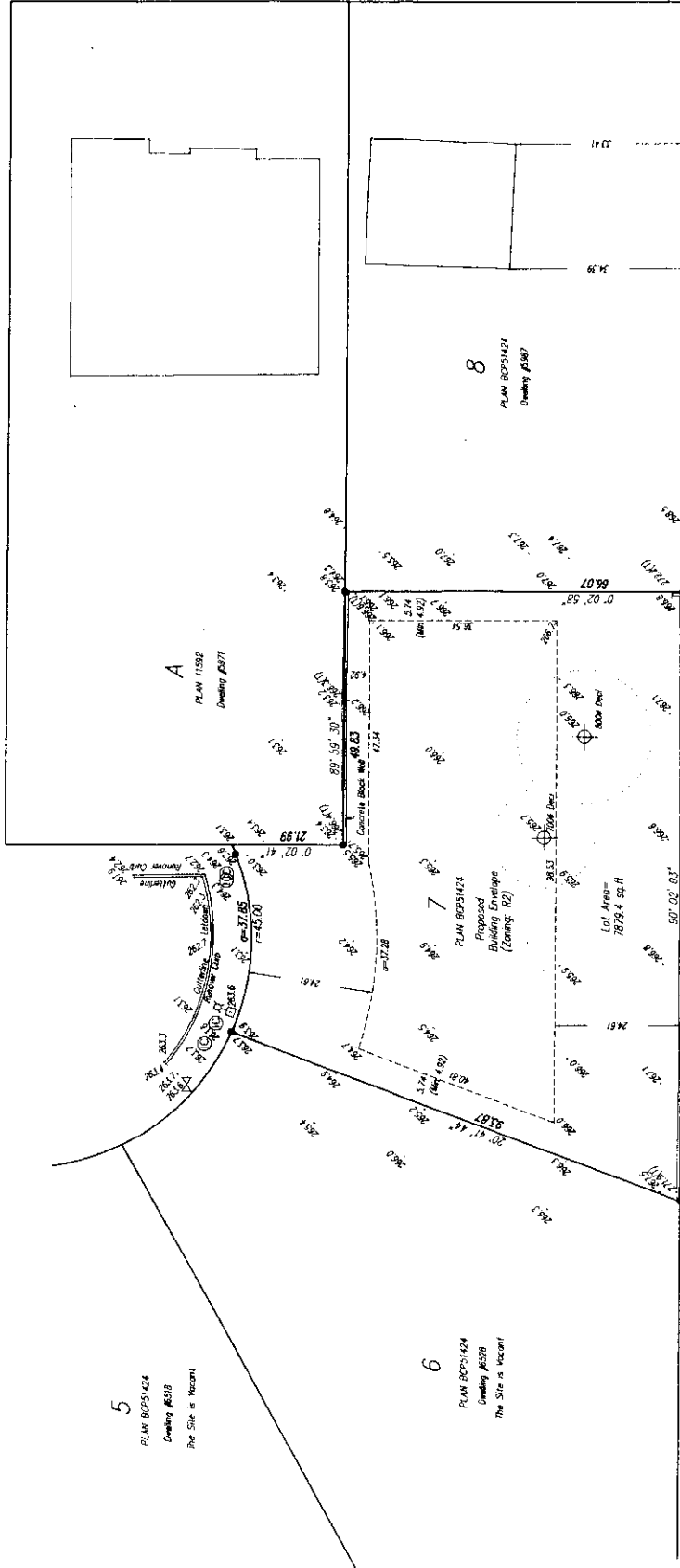
Note: Trees pursuant to by law in 1996 are shown

Grid bearings are derived from observations between
geodetic control monuments 8716259 and 8716252.



All Distances and Elevation are in Feet And Decimals
Feet Unless Otherwise Stated.

ORCHARD PLACE



- Legend:
- Standard Iron Post
 - Least Plug
 - Tree (Diameter in mm and Species)
 - Each Basin (Rectangle)
 - Leap Standard
 - Water Valve
 - Inspection Chamber
 - Surf
 - T - Elevation of top of wall

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

This is certified correct and is valid only with respect
to the improvement shown hereon and located on
the 14th day of April, 2015.

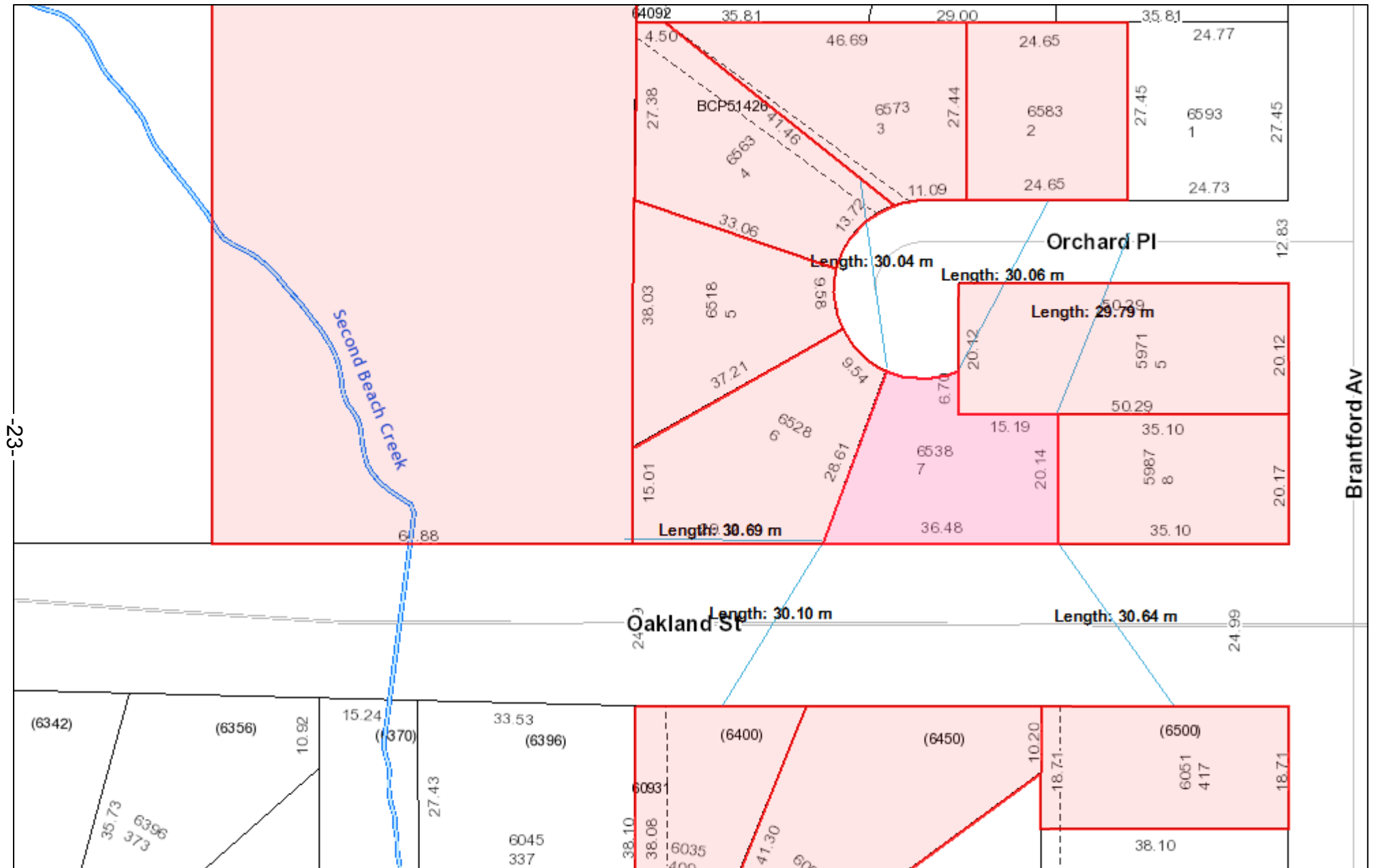
LAUREN TUNN
B.C.L.S. #059

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BUILDING DEPARTMENT





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 PACIFIC DEV. LTD
 Civic Address of Property 1357- 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.

Date Aug 10 / 15

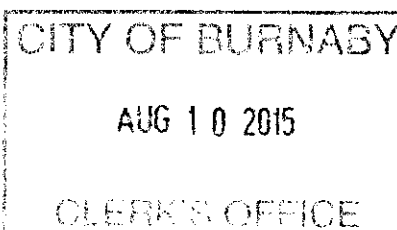
Applicant Signature [Signature]

Office Use Only

Appeal Number BV# 6190

Required Documents:

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



August 10, 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 & Rear yard setback to be relaxed to 33.9ft in an R10 Zoning where the surrounding properties are set at an average of 39.1ft. 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. We have moved the retaining walls to make better use of the lot and 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 we are also looking for the rear yard setback to be relaxed to accommodate the garage. The whole neighborhood wanted the house to be pushed back so now we are trying to keep everyone happy in the neighborhood and accommodate everyone. So with our new proposal we would like a relaxation on the front and rear yard setbacks so we can keep the whole neighborhood happy and still be able to build a decent house. 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 work. We have spent a lot of time trying to make different styles of plans and none of them work. 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. Thanks

Regards,



Tony (simarpreet) Gill



Kanwaljit Khangura


BOARD OF VARIANCE REFERRAL LETTER

DATE: Aug 5, 2015		DEADLINE: Aug 11, 2015 for the Sept 3, 2015 hearing		<i>This is not an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
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 [6.3.1; 110.8]
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 distance between the principal building and the detached garage is 9.75 feet where a minimum distance of 14.8 feet is required.
- 2) The front yard setback, to the foundation, will be 33.86 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 permitted. The porch stairs project 2 feet beyond the foundation.

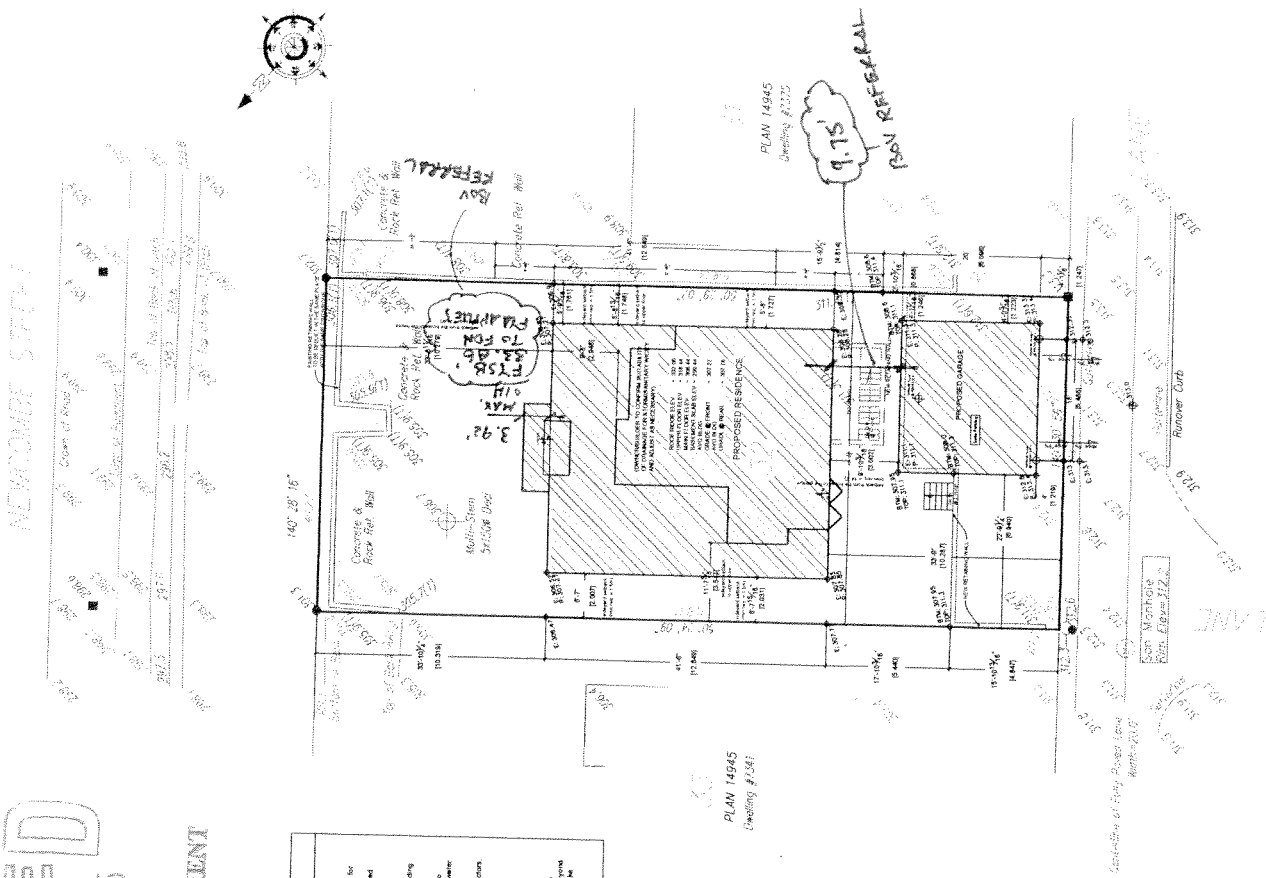
Note: A previous Board of Variance (B.V. 6177) denied an appeal requesting the front yard setback of 24.93 feet measures to the foundation where a minimum front yard setback of 40.63 feet is required.

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

BHS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

of 6



General Notes:

1. The building and its landscaping are to be constructed in accordance with the following conditions:
2. The building and landscaping information has been obtained from the architect's drawings and is to be used as a guide only. The architect is not responsible for any errors or omissions in the drawings or for any delays or costs incurred as a result of the use of inaccurate data. The architect is not responsible for any delays or costs incurred as a result of the use of inaccurate data. The architect is not responsible for any delays or costs incurred as a result of the use of inaccurate data.
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ADDRESS 7307 NEWCOMBE ST
BUNNARY BC
ZORING R10
LOCAL PH3 016-028-293

[illegible][illegible]

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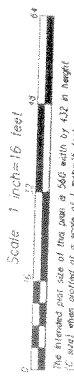
3.(c)

TOPOGRAPHICAL PLAN OF LOT 32 BLOCK "D" DISTRICT
LOT 25 GROUP 1 NWD PLAN 1945

PROJ: 010-028-293

Civic Address: 7357 Newcombe Street,
City of Burnaby

Note: Trees pertinent to by law from 1996 are shown



All Distances And Elevation Are In Feet And Decimals
Thereof Unless Otherwise Stated

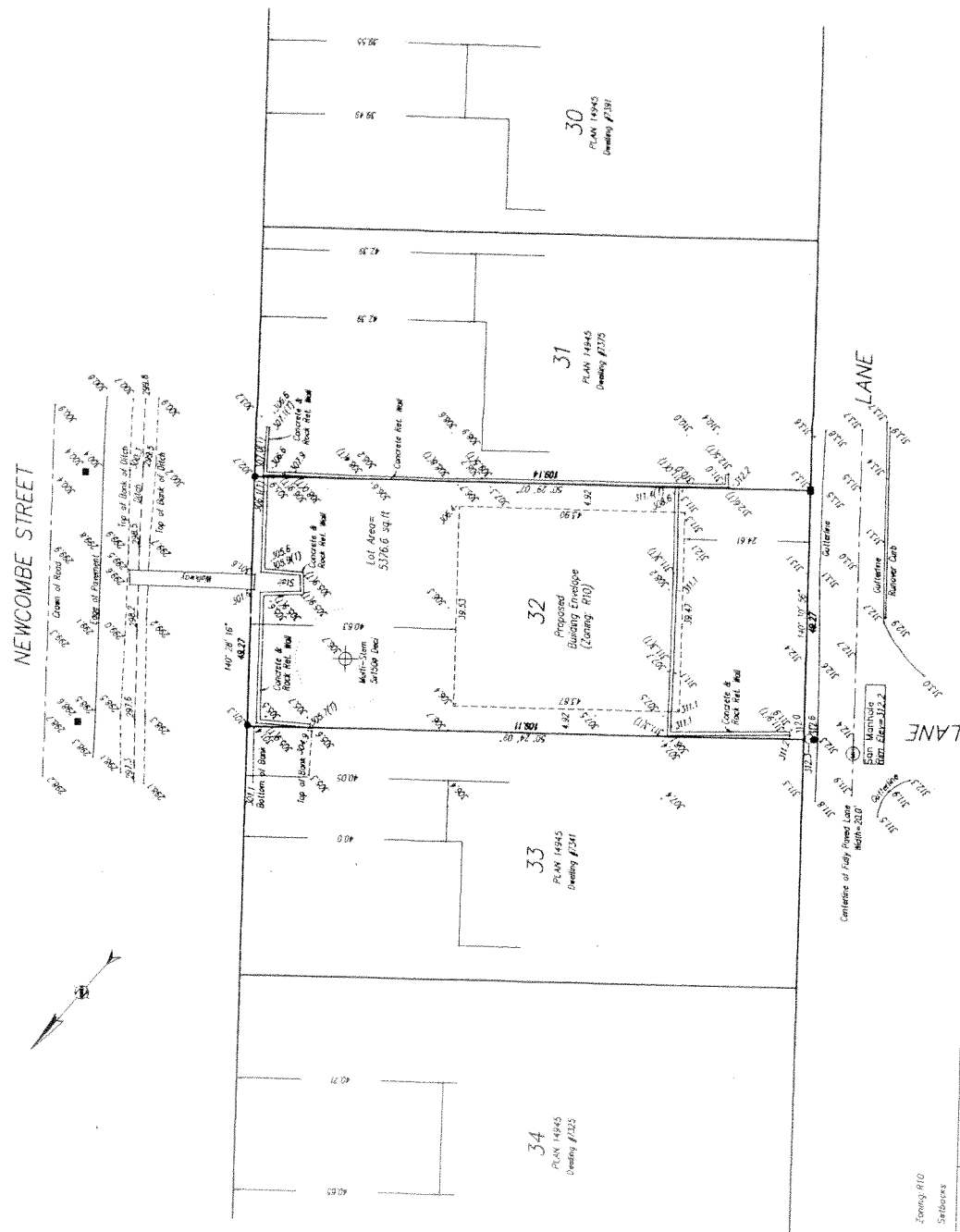


LEGEND

- - Standard Iron Post
- - Lead Plug
- ⊕ - Tree (diameter in mm and Species)
- ⊖ - Power Pole
- ⊙ - Manhole

Surf: 1 - Elevation of top of wall

BOUNDARY NOTES:
Elevations Are Goodies
Referred to Monument P-52-17
Monument Elevation 89.53m



Lot	Front	Address
34	40.65	7325
33	40.0	7344
31	42.39	7375
30	35.45	7391

Average = 40.63

Scale:
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please consult Planning Department for final
building envelope when required.

This is a certified correct and is valid only with respect to the improvements as shown herein and located on the 23rd day of April 2005

PLAN 1945
Drawing P/381

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For: 1634/202-5799 Email Address: topographic@burnaby.ca
Tel: 604-291-5799 Email Address: topographic@burnaby.ca

2007-5070 South Avenue, Burnaby, BC, V5C 2M5

1770-1770 Surrey, V1A 2Y2

File No: B144-1070

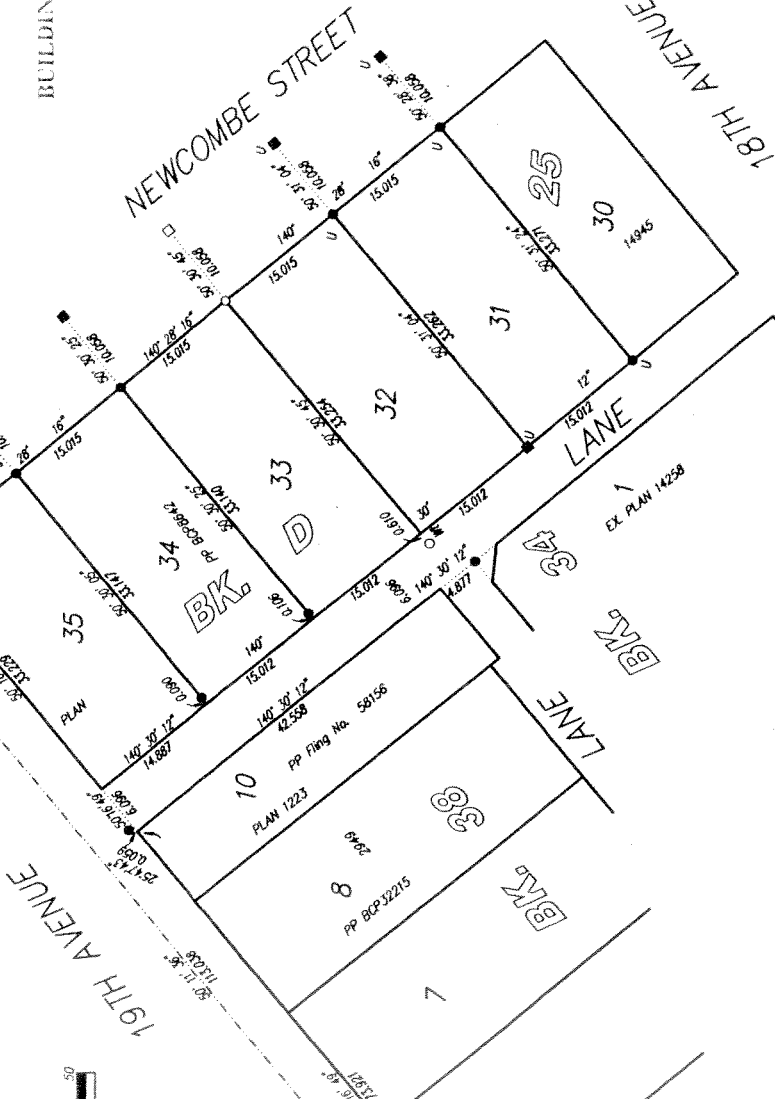
POSTING PLAN OF LOT 32 BLOCK "D" DISTRICT LOT 25 GROUP 1 NWD PLAN 14945

Pursuant to Section 68 of the Land Title Act
B.C.G.S. 92C.026



- Legend:**
- - Control Monument Found
 - - Standard Iron Post Found
 - - Lead Plug Found
 - - Standard Iron Post Placed
 - - Lead Plug Placed
 - PP - Posting Plan
 - WI - Witness
 - U - Unregistered

Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5453124.659
UTM Easting: 505410.889
Point Combined Factor: 0.9995883
Estimated Positional Accuracy: 0.01m



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 MASCOOT published coordinates and standard deviations for geodetic control monuments 94H1432 and P-52-17.

Note:
Some posts and lines have been exaggerated for clarity.

This Plan Lies Within The Greater Vancouver Regional District

The field survey represented by this plan was completed on the 23rd day of April, 2015
Lining Yuan, BCLS #659

File No. B1424-Posting

Amey Land Surveying Ltd., 2015
#201-5010 Smith Avenue Burnaby, BC V5C 2W5 Tel: 604-620-5222

