



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 NOVEMBER 05

TIME: 1:00 PM

PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

A G E N D A

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

2. **MINUTES**

(a) Minutes of the Board of Variance Hearing held on 2015 October 01

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6192 **WITHDRAWN**

APPELLANT: Ron Bijok

REGISTERED OWNER OF PROPERTY: Kevin Snelgrove and Sabrina Machel

CIVIC ADDRESS OF PROPERTY: 5883 Monarch Street

LEGAL DESCRIPTION OF PROPERTY: Lot 22; District Lot 80; Plan 1798

(b) **APPEAL NUMBER:** B.V. 6193 **1:00**

APPELLANT: Rosa Alexander

REGISTERED OWNER OF PROPERTY: Rosina Alexander

CIVIC ADDRESS OF PROPERTY: 175 Ranelagh Avenue North

LEGAL DESCRIPTION OF PROPERTY: Lot 22; District Lot 189; Plan 4953

APPEAL: An Appeal for the relaxation of Sections 105.6(1)(a) and 6.12(3)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for the substantive reconstruction of the basement, main floor and upper floor of an existing single family home at 175 Ranelagh Avenue North. These would include interior alterations to the basement and main floor; a new porch, deck and addition to the main floor; and a new upper floor. The following variances are being requested:

a) the principal building height, measured from the rear average grade, would be 30.41 feet where a maximum of 29.5 feet is permitted. Note the height measured from the front average grade would be 28.31 feet, and

b) the side yard setback would be 2.6 feet where a minimum side yard setback of 3.3 feet is required. (Zone R5)

(c) **APPEAL NUMBER:** B.V. 6194 **1:15**

APPELLANT: Tony Gill

REGISTERED OWNER OF PROPERTY: Belltown Homes LTD and A-Pacific Development 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 6.3.1 of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of a new single family home at 7357 Newcombe Street. The distance between the principal building and the detached garage would be 0.53 feet where a minimum distance of 14.8 feet is required. (Zone R10)

A previous Board of Variance (BOV 6177 2015 July 09) denied an appeal requesting the front yard setback of 24.93 feet measured to the foundation where a minimum front yard setback of 40.63 feet is required.

A previous Board of Variance (BOV 6190 2015 September 03) denied an appeal requesting the front yard setback of 33.86 feet measured to the foundation where a minimum front yard setback of 40.63 feet is required; and allowed the distance between the principal building and the detached garage of 9.75 feet where a minimum distance of 14.8 feet is required.

(d) **APPEAL NUMBER:** B.V. 6195 **1:15**

APPELLANT: Xiao Jia Hu

REGISTERED OWNER OF PROPERTY: Yang and Xiao Hu

CIVIC ADDRESS OF PROPERTY: 4862 Gilpin Court

LEGAL DESCRIPTION OF PROPERTY: Lot 3; District Lot 34; Plan 15142

APPEAL: An appeal for the relaxation of Section 105.6(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for: additions to the basement, main floor and upper floor; interior alterations/finishing to the basement and main floor; new main porch and deck; new upper floor deck, and a new basement attached garage at 4862 Gilpin Court. The following variances are being requested:

- a) the principal building height, measured from the rear average elevation, would be 28.57 feet where a maximum of 24.3 feet is permitted, and
- b) the principal building height, measured from the front average elevation, would be 27.45 where a maximum of 24.3 feet is permitted. (Zone R5)

A previous Board of Variance (BOV 6111 2014 June 05) allowed a principal building height of 27.95 feet measured from the rear yard and 26.83 measured from the front yard, a principal building depth of 38.75 feet, a front yard setback of 14.08 feet and a rear yard setback of 7.92 feet.

4. NEW BUSINESS

5. ADJOURNMENT

**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 October 01 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**(a) Minutes of the Board of Variance Hearing held on 2015 September 03**

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

THAT the minutes of the Hearing of the Burnaby Board of Variance held on 2015 September 03 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. 6191

APPELLANT: Carman Kwan

REGISTERED OWNER OF PROPERTY: EC 888 Holdings Inc

CIVIC ADDRESS OF PROPERTY: 3701 Keith Street

LEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot 175; LMP13886

APPEAL: An appeal for the relaxation of Section 405.6 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new warehouse and office building at 3701 Keith Street, with a front yard setback to the foundation of 15.0 feet where a minimum front yard setback of 29.53 feet is required. The canopy overhang would project up to 3.94 feet beyond the foundation where a maximum projection of 3.94 feet is permitted. (Zoning: Light Industrial District M5)

APPELLANT'S SUBMISSION:

Carman Kwan, architect, submitted an application on behalf of the owner to allow for the construction of a new warehouse and office building at 3701 Keith Street.

The owner and Carman Kwan appeared before members of the Board of Variance Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site is located in the westernmost section of the Big Bend area, adjacent to Boundary Road. The age and condition of surrounding development varies, and includes new business centre oriented developments as well as older industrial properties and single family residences.

The subject property is zoned M5 Light Industrial District. In general, the M5 District is intended for high standard industrial and business centre developments that can be located in close proximity to residential areas with a minimum of conflict.

The subject site is an irregular corner lot, approximately 156 ft. wide and 286 ft. deep along the longer west side property line. The property fronts onto the Keith Street cul-de-sac to the southeast and flanks Boundary Road to the west. The site orientation is unique in that the Keith Street cul-de-sac intrudes into the southeast corner of the site. As a result, the south property line consists of the curved cul-de-sac line at the southeast portion of the lot, and a straight segment extending to the west side (Boundary Road) property line. This site orientation is consistent with the orientation of adjacent lots to the east, which front on Keith Street. To the west, across Boundary Road, is a green buffer area with a townhouse complex beyond, that are located in the City of Vancouver. To the north of the subject property, across the lane, are single

family residences. To the south and across the Keith Street cul-de-sac is an industrial development, containing primarily warehouse and wholesaling uses. Across the lane to the east, the subject site is bordered by an un-developed lot. The site observes a substantial downward slope of approximately 44 ft. from the north to the south. The property is currently a vacant wooded lot with no developed vehicular access.

The present configuration of the property originated with a five lot consolidation that incorporated a portion of the Keith Street right-of-way, which formerly extended to Boundary Road. At that time, a partial cul-de-sac was created at the southeast corner of the property, deducting a small area from the subject site. In addition, an approximately 33 ft. wide statutory right of way along the south property line was registered on the subject title for water, electricity and telephone purposes. Subsequently, the partial cul-de-sac was enlarged to its present form, deducting further from the subject site in accordance with the terms of subdivision (Subdivision Reference SUB#44/91). In addition, two covenants were registered at that time; the first established an approximately 26 ft. wide no-build area along the west (Boundary Road) property line and the second prohibited vehicular access to or from Boundary Road.

The subject site is proposed to be developed with a new industrial building including associated surface parking, which is the subject of this appeal. Vehicle access is proposed from the Keith Street cul-de-sac.

The appeal proposes the relaxation of the front yard setback to 15.0 ft., measured to the foundation, with a further canopy projection of up to 3.94 ft., where a minimum front yard setback of 29.53 ft. is required from the south (Keith Street) property line.

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

The requested variance is directly related to the unusual site geometry, which limits the developable area of the subject site, primarily within the Keith Street frontage in relation to the curved cul-de-sac frontage.

The main part of the proposed building would be sited well outside of the required front yard setback. The smaller three storey office component, proposed at the southeast corner of the building, would project approximately 14 ft. from the main building face. Only this office component would encroach, to varying degrees, into the required front yard setback along the cul-de-sac portion of the property line, with a maximum encroachment of 14.53 ft. at its southeast tip. However, given the relationship of this cul-de-sac to the neighbouring front property lines to the east of the subject site, the proposed building would be placed well behind other buildings within the subject block. As such, this relaxation would not result in any massing impacts to neighbouring sites or the street frontage.

Further, the steep topography of the subject site presents an additional challenge with

respect to parking and loading requirements. In this case, the proposal utilizes a more level area at the southwest portion of the site for loading and parking. This is likely the only area where required on-site maneuvering for loading activities can be fully accommodated, given the unusual site geometry.

Given that site conditions present a hardship and this request would not result in any impacts to the neighbouring properties or the existing streetscape, this Department does not object to the granting of this variance.

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 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. B. BHARAJ:

THAT this Hearing do now adjourn.

The Hearing adjourned at 1:09 p.m.

Ms. C. Richter

Mr. B. Bharaj

Mr. G. Clark

Mr. S. Nemeth

Mr. B. Pound

Ms. E. Prior
ADMINISTRATIVE OFFICER

DRAFT



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

Rosa Alexander

Mailing Address

175 N. Ranelagh Ave

City/Town

Bby, BC

Postal Code V5B 1H7

Phone Number(s)

(H) 604 293-1672 (C) 604 230-9595

Email

alexanderrosa@hotmail.com

Preferred method of contact:

☒ email

☒ phone

☐ mail

Property

Name of Owner

Rosa Alexander

Civic Address of Property

175 N. Ranelagh Ave, Bby BC
V5B 1H7

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.

OCT 8/15

Date

[Signature]

Applicant Signature

Office Use Only

Appeal Number BV#

6193

Required Documents:

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

CITY OF BURNABY

OCT 13 2015

CLERK'S OFFICE

October 8, 2015

Dear City of Burnaby, Board of Variance Committee:

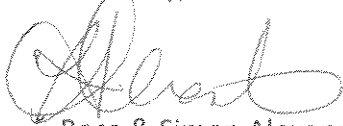
We, Rosa and Simon Alexander have applied to the Board of Variance for a variance to our North Side yard setback to 2.6' for the purposes of replacing our main floor joists and main floor exterior wall and varying the overall permitted height by 12". When we purchased the home on July 19, 1988, the house was already non-conforming with the setbacks as it was built before the bylaws.

We applied to the city for an addition/renovation permit to the home last year (June, 2014) and finally started construction to our home this year. After our contractor started the renovation work to our house, he advised us that the North main floor exterior wall and the main floor, floor joists were not structurally sound and had to be removed and replaced. The main floor was sloping about 6" as well so we had to correct this by sistering the existing wall studs in the basement.

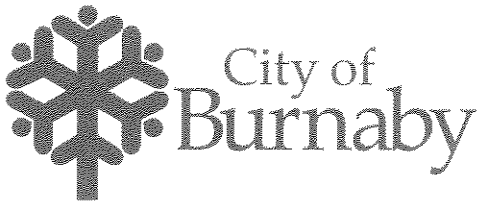
We are hoping that we can be granted this variance so that we do not have to demolish the north side existing foundation wall as the costs for this would ruin our budget. A small excavator would have some trouble accessing this area of the site as the setback is only at 2.6' as mentioned previously.

Thank you for your consideration regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rosa & Simon Alexander', written in a cursive style.

Rosa & Simon Alexander



BOARD OF VARIANCE REFERRAL LETTER

DATE: October 9, 2015		DEADLINE: October 13, 2015 for the November 5, 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: Rosa Alexander				
ADDRESS OF APPLICANT: 175 Ranelagh Ave. North, V5B 1H7				
TELEPHONE: 604.2309595				
PROJECT				
DESCRIPTION: Existing single family dwelling substantially reconstructed. Basement: interior alterations; Main floor: new porch, new addition, interior alterations, new deck; Upper floor: all new.				
ADDRESS: 175 Ranelagh Avenue North				
LEGAL:	LOT: 22	DL: 189	PLAN: 4953	

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 [105.6(1)(a);6.12(3)(a)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is substantially reconstructing an existing single family dwelling. Basement: interior alterations; Main floor: new porch, new addition, interior alterations, new deck; Upper floor: all new. The following relaxations are being requested.

- 1) The principal building height, measured from the rear average grade, will be 30.41 feet where a maximum of 29.5 feet is permitted. Note the height measured from the front average grade will be 28.31 feet.
- 2) The side yard setback will be 2.6 feet where a minimum side yard setback of 3.3 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

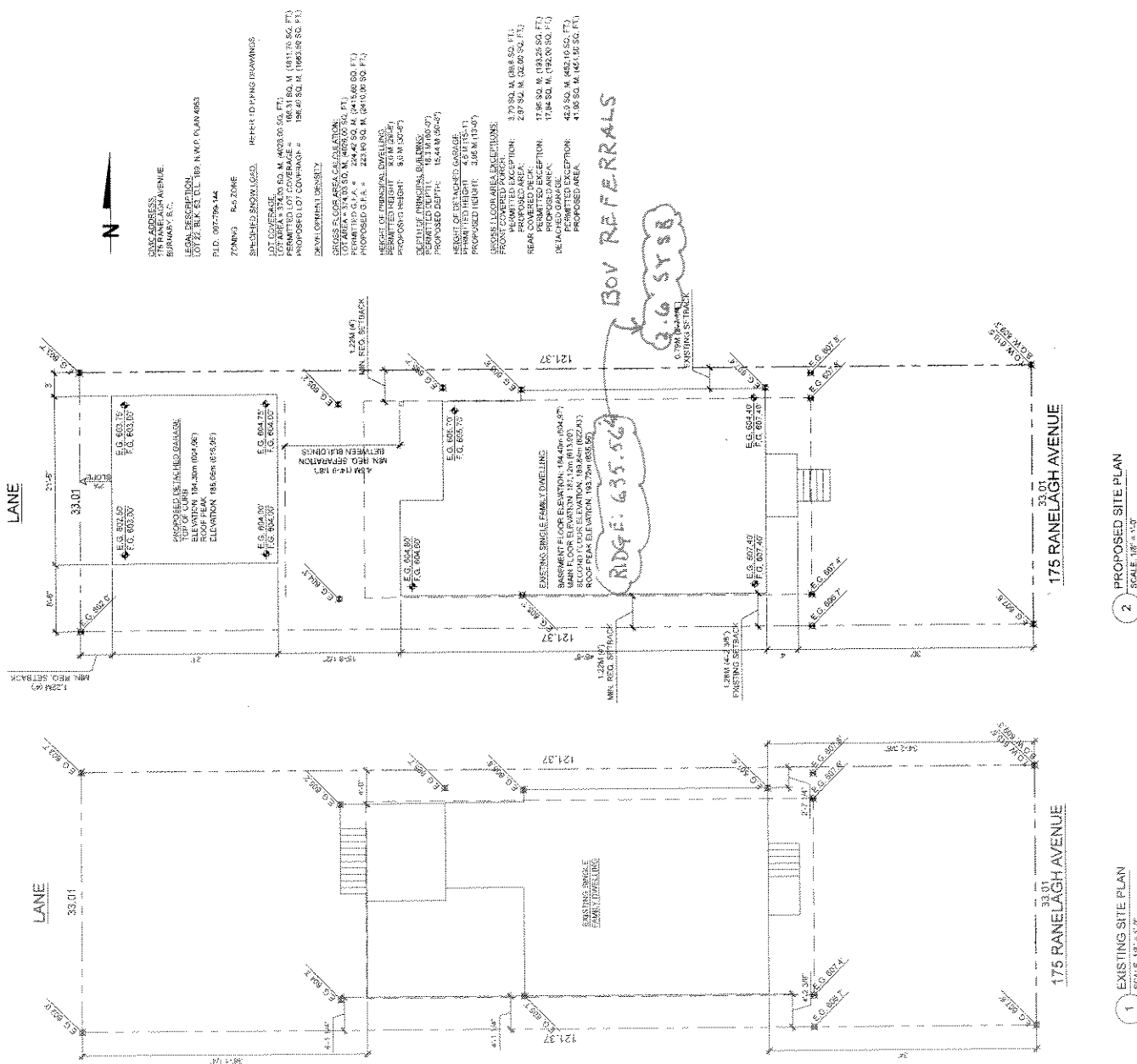
DC

DC AS PER P.K.

Peter Kushnir
Deputy Chief Building Inspector

DWG. NO.	DRAWN BY	PROJECT NAME	175 RANELAGH AVENUE ADDRESS	175 RANELAGH AVENUE, BURNABY, B.C.	NO.	DATE	ISSUE / REVISION			
	SCALE AS NOTED	PROPOSED ADDITION/RENOVATION AT 175 RANELAGH AVENUE					1	JUNE 10, 2014	ISSUED FOR BUILDING PERMIT	
	DATE: OCT. 2015	DRAWING TITLE					SITE PLAN	2	MARCH 20, 2015	RE-ISSUED FOR BUILDING PERMIT
								3	JUNE 05, 2015	RE-ISSUED FOR BUILDING PERMIT

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.

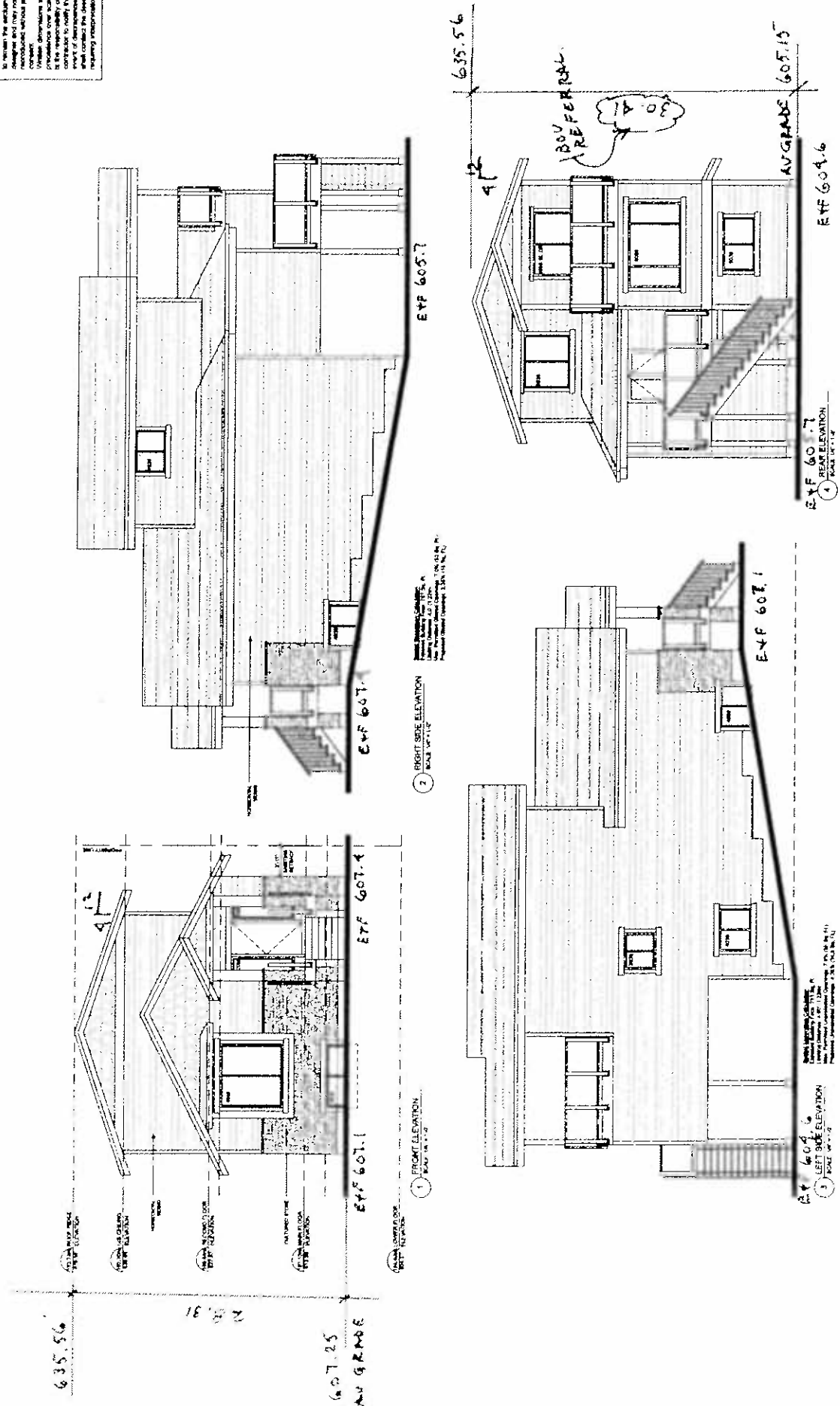


Copyright Notice

This drawing and design are the sole property of the designer and may not be used or reproduced without prior written permission. The designer shall have no liability for any damages or losses of any kind, including but not limited to, direct, indirect, or consequential damages, arising from the use of this drawing and design. The contractor shall contact the designer at all times during the construction process to ensure compliance with the design.

NO.	DATE	ISSUE / REVISION
1	JUNE 10, 2014	ISSUED FOR BUILDING PERMIT
2	MARCH 20, 2015	RE-ASSUED FOR BUILDING PERMIT
3	JUNE 05, 2015	RE-ASSUED FOR BUILDING PERMIT

AF3.(b)



TOPOGRAPHIC PLAN OF LOT 22, BLOCK 53, DISTRICT LOT 189
GROUP 1, NEW WESTMINSTER DISTRICT
PLAN 4953
FOR RENOVATION DESIGN PURPOSES

*175 North Ranelagh Avenue
Burnaby, B.C.

ZONING: R5

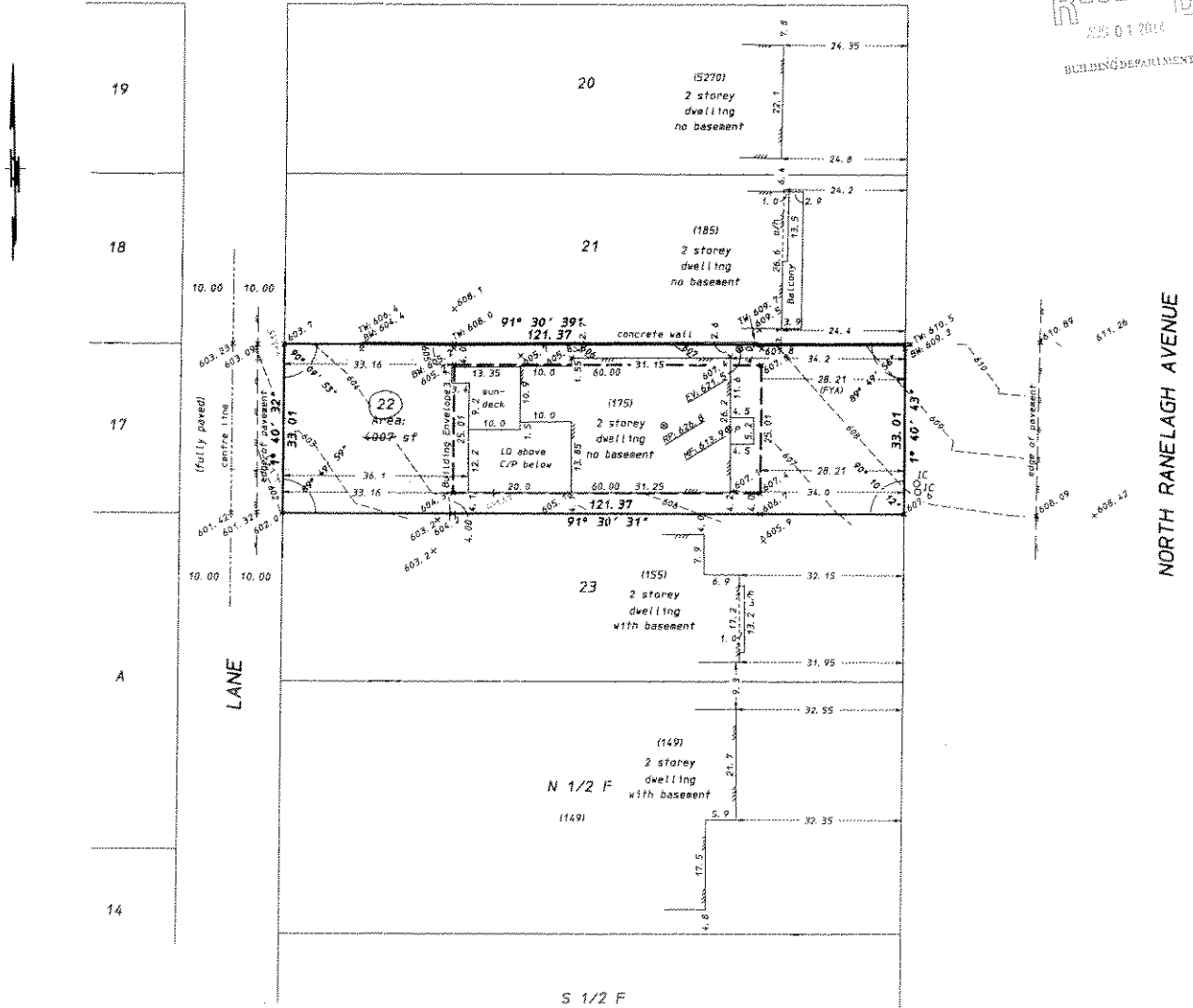
CAMBRIDGE STREET

SCALE: 1 INCH = 16 FEET



All dimensions are in feet and decimals
thereof unless otherwise indicated

RECEIVED
AUG 01 2014
BUILDING DEPARTMENT



NOTE:
Elevations are based on
geodetic datum.
Bench Mark: Central Monument
77MS796 located at the intersection
North Springer Ave. and Cambridge Street.
Elevation = 601.05 feet
(183.201 metres Geodetic).

© copyright restriction
This document is not valid unless
originally signed and sealed.

CERTIFIED CORRECT:

Lot dimensions are based on
ground survey results.

E. J. Hong
B.C.L.S.

July 30, 2014

LEGEND:

- MF: main floor
- RP: roof peak
- EV: eaves trough
- IC: inspection chamber
- LQ: living quarters
- C/P: car-port
- BW: bottom of wall
- TW: top of wall
- sq: square feet
- o/h: overhang
- TW: top of wall
- BW: bottom of wall
- CP: covered porch
- P: uncovered porch
- FYA: front yard average

NOTE:

The building envelope shown is only our
interpretation of the City of Burnaby
building bylaws. The size and location
of the building envelope must be confirmed
by the City of Burnaby planning department
prior to any design work. Failure to confirm
with the planning department will place the
responsibility onto the house designer.

HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
5276	20	24.35	
185	21	24.2	
155	23	31.95	
149	N 1/2 F	32.35	
TOTAL		112.85	28.21

NOTE:

Trees are plotted in accordance
with City of Burnaby Tree
Bylaw No. 1996 (no trees).

NOTE:

For construction, use lead
plugs in sidewalk or City
survey monument only, for
elevation control.

Ren K. Wong and Associates
Canada and B.C. Land Surveyors
5024 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
140473 FB914 P99
R-9879A
Drawn by: TB

FILE: TF-4657 PID: 007-799-144

BLD14-01151





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)
A-PACIFIC DEVELOPMENTS LTD

Mailing Address 9558- 134 St

City/Town SURREY Postal Code V3V 5S5

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

Email TONY.GILL@YALGROUP.COM

Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner Belltown Homes LTD
A-PACIFIC DEVELOPMENTS LTD

Civic Address of Property 7357 Newcombe St
BURNABY

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

OCT 6 15
 Date

[Signature]
 Applicant Signature

Office Use Only

Appeal Date 2015 Nov. 05 Appeal Number BV# 6194

Required Documents:

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

CITY OF BURNABY

OCT 06 2015

CLERK'S OFFICE

Oct 20, 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 relaxing the setback between the principle building and the accessory building from 14'8" to 0.53 ft. 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 40.63 ft. So, this does not leave enough room in the rear to build the garage in the back with the required setback as the lot is only 109' ft deep. 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 rear with access through the lane in the back but does not qualify for the minimum garage setback from the main building of 14'8" Min, so we are looking for rear yard setback to be relaxed to accommodate the garage. The whole neighborhood wanted the house to be moved back, so now we are trying to keep everyone happy in the neighborhood and accommodate everyone. We have moved the house to the average front yard setback of 40.63 ft. With our new proposal we would like a relaxation for the rear yard setback 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 bigger in 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. 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 judgement 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: Sept 29, 2015		DEADLINE: Oct 13, 2015 for the Nov 5, 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: 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]
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 distance between the principal building and the detached garage is 0.53 feet where a minimum distance of 14.8 feet is required.

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: A previous Board of Variance (B.V. 6190) denied an appeal requesting the front yard setback of 33.86 feet measures to the foundation where a minimum front yard setback of 40.63 feet is required; and allowed the distance between the principal building and the detached garage of 9.75 feet where a minimum distance of 14.8 feet is required.

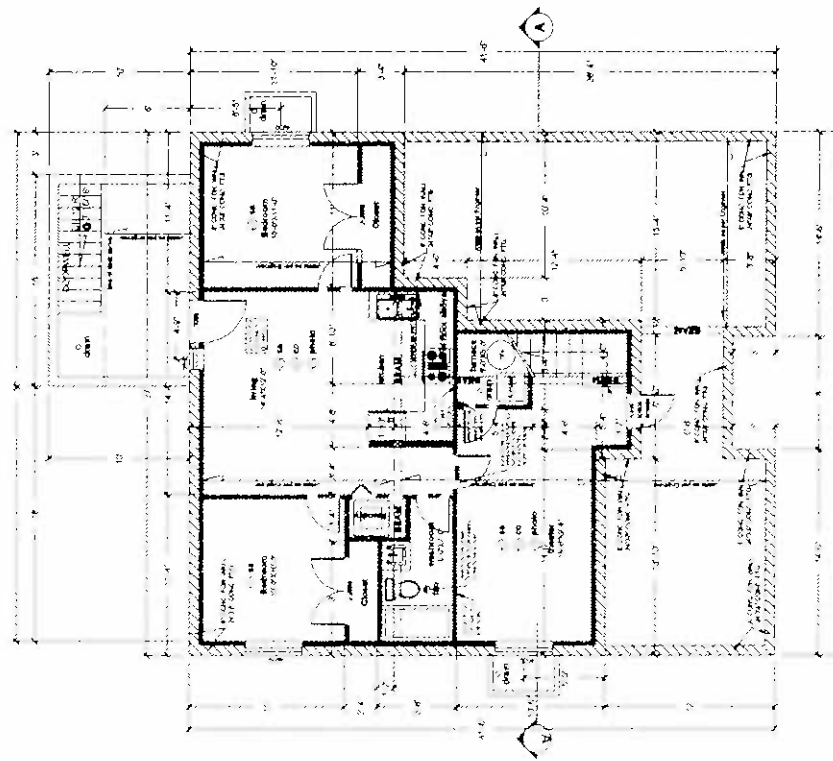
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

BHS

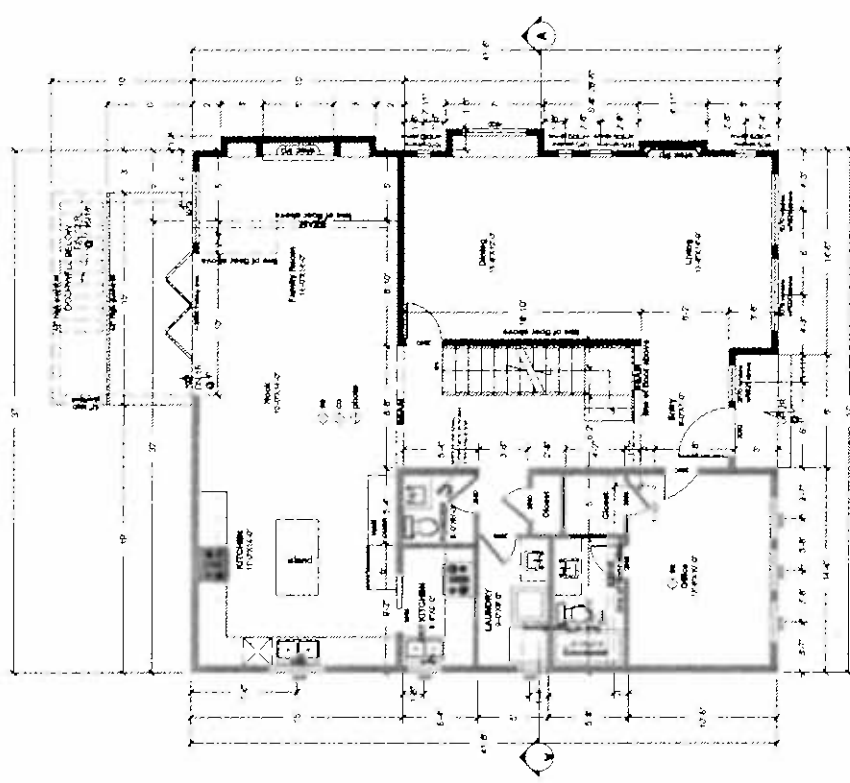
Peter Kushnir
Deputy Chief Building Inspector

RECEIVED
SEP 2 2015

BUILDING DEPARTMENT



CELLAR
Scale: 1/8" = 1'-0"
Floor Area = 244 sq. ft.



MAIN FLOOR
Scale: 1/8" = 1'-0"
Floor Area = 1225 sq. ft.

GENERAL NOTES

Plans by owner.
The responsibility of the owner and architect is to provide accurate information for the construction of the project. The architect is not responsible for the construction of the project.

ALL NOTES OF THIS PLAN
APPLY TO ALL OTHER PAGES.

COMPONENTS

Design, drawings, specifications and materials are the property of the architect. This is a preliminary drawing and is not to be used for construction without the written consent of the architect.

THESE PLANS
CONFORM TO
BOBC 2012

Design

UNIT 304 - 814 128 at
Perry Park
Barnaby B.C.
Contact us @
info@designstudio.ca

Barnaby B.C.

7357 Newcombe S

Floor Plans

25 Aug 2015

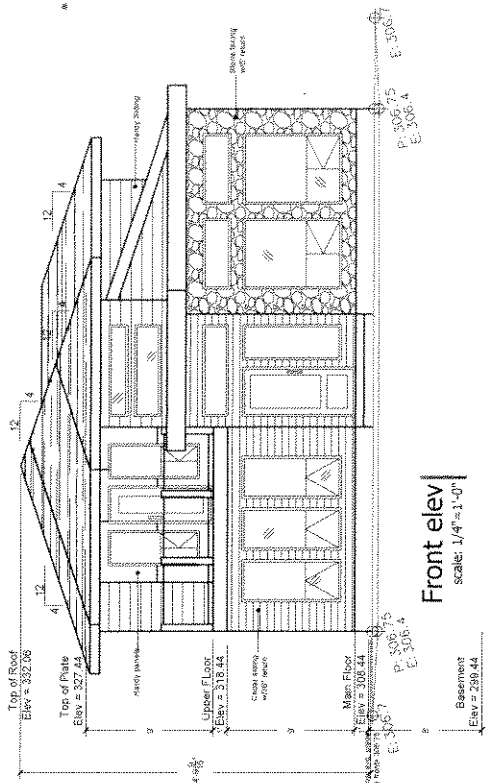
1:48

2 of 6

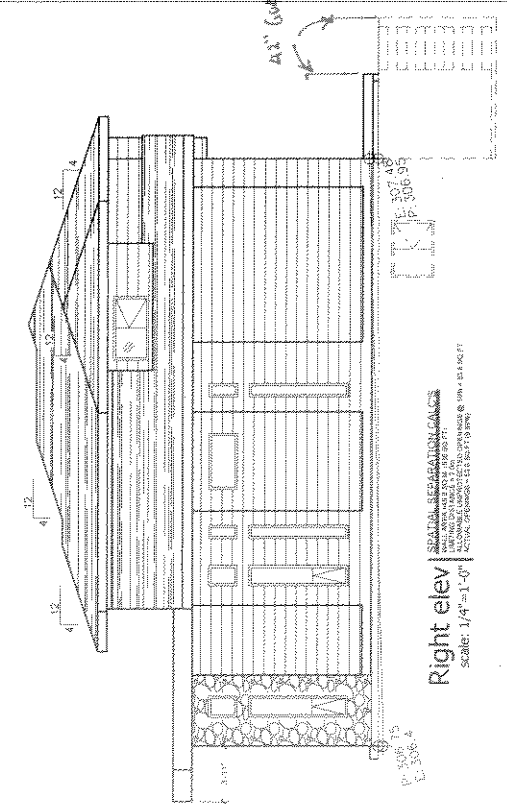
3.(c)

RECEIVED
001 01 2015

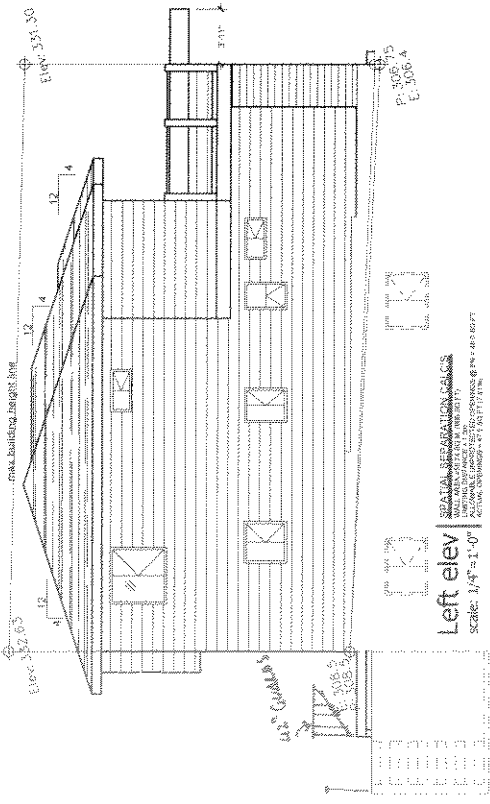
BUILDING DEPARTMENT



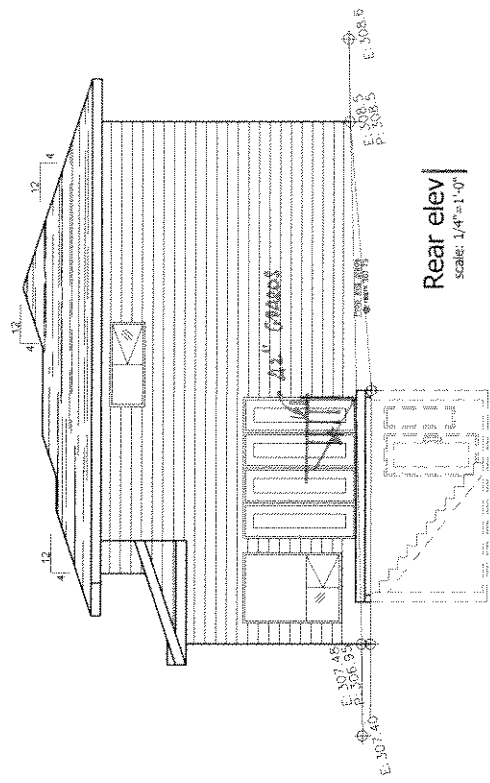
Front elev
scale: 1/4"=1'-0"



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



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



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

GENERAL NOTE:
Plans by design:
It is the responsibility of the owner and the architect to ensure that the structure is constructed in accordance with the plans and specifications. The architect is not responsible for any errors or omissions in the plans or specifications. The architect is not responsible for any errors or omissions in the plans or specifications. The architect is not responsible for any errors or omissions in the plans or specifications.

ALL NOTES OF THIS PLAN APPLY TO ALL OTHER PAGES.

COPYRIGHT:
Design, drawings, specifications and all other contents of this plan are the property of the architect. No part of this plan may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written consent of the architect.

THESE PLANS CONFORM TO BCBC 2012

Design
Unit 304 - 8448 129 st
Payal Bhatnagar
Burnaby BC
Contact us @
info@designburnaby.ca

Burnaby B.C.
7357 Newcombe St
Elevations
25 Aug 2015
Scale: 1:48
Page # 4 of 6

GENERAL NOTES:

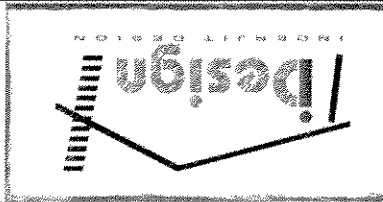
Plans by design:
It is the responsibility of the owner and architect to provide all necessary information and standards before proceeding with construction. It is the responsibility of the designer to report all errors or omissions to the owner. Failure to report errors or omissions shall constitute an admission of liability on the part of the designer. The designer shall not be responsible for any errors or omissions in the construction of this project.

ALL NOTES OF THIS PLAN
APPLY TO ALL OTHER PAGES.

COPYRIGHT:

Design, drawings, specifications and other documents prepared by design remain the property of design. This is a limited liability agreement which gives the client the right to use the drawings and specifications for the project only. Any other use of the drawings and specifications without the written consent of design is prohibited.

THESE PLANS
CONFORM TO
BCBC 2012

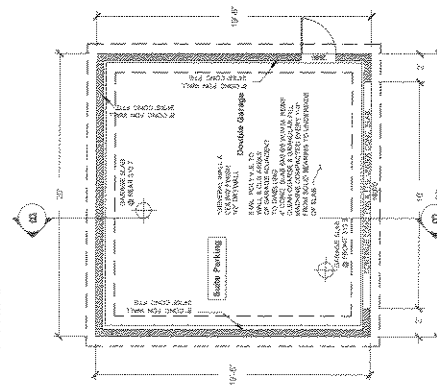
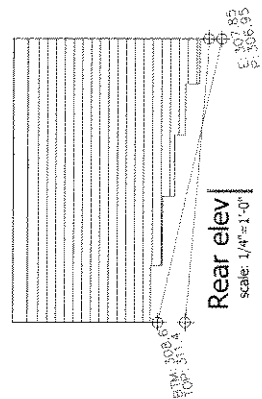
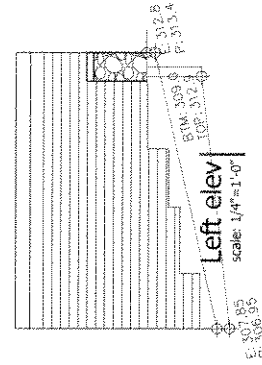
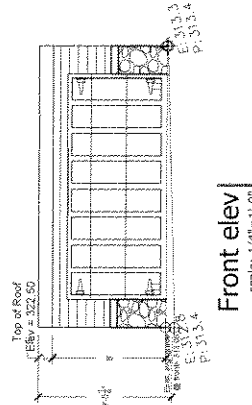
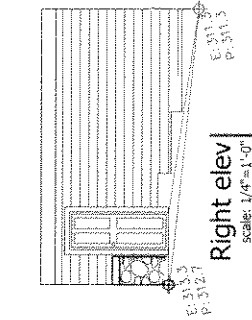
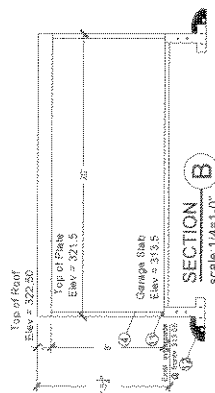


Design
Unit 384 - 3148 218 at
Payal Business Centre
Burnaby BC
Contact us @
info@designhomes.ca

Project: Burnaby B.C.
Location: 7357 Newcombe
Address: Garage
Drawing Name: 25 Aug 2015
Date: 1:48
Scale: 6 of 6
Page #

RECEIVED
IN
SEP 2, 2015

BUILDING DEPARTMENT



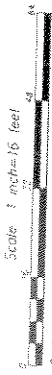
RECEIVED
MAY 21 2015

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

BUILDING DEPARTMENT

PD: 010-028-293
Civic Address: 7157 Newcombe Street,
City of Burnaby

Note: Lines pursuant to by law use 1986 are shown



NEWCOMBE STREET



- LEGEND:
- - Standard iron post
 - - Level Peg
 - ⊙ - Iron (compass) in iron
2000 Center
 - - Power Pole
 - ⊗ - Manhole

Scale:
1" = Direction of flow or water

BOUNDARY NOTES:
Elevations are spot heights
Reference to documents P-51-17
Municipal Election 80-550m

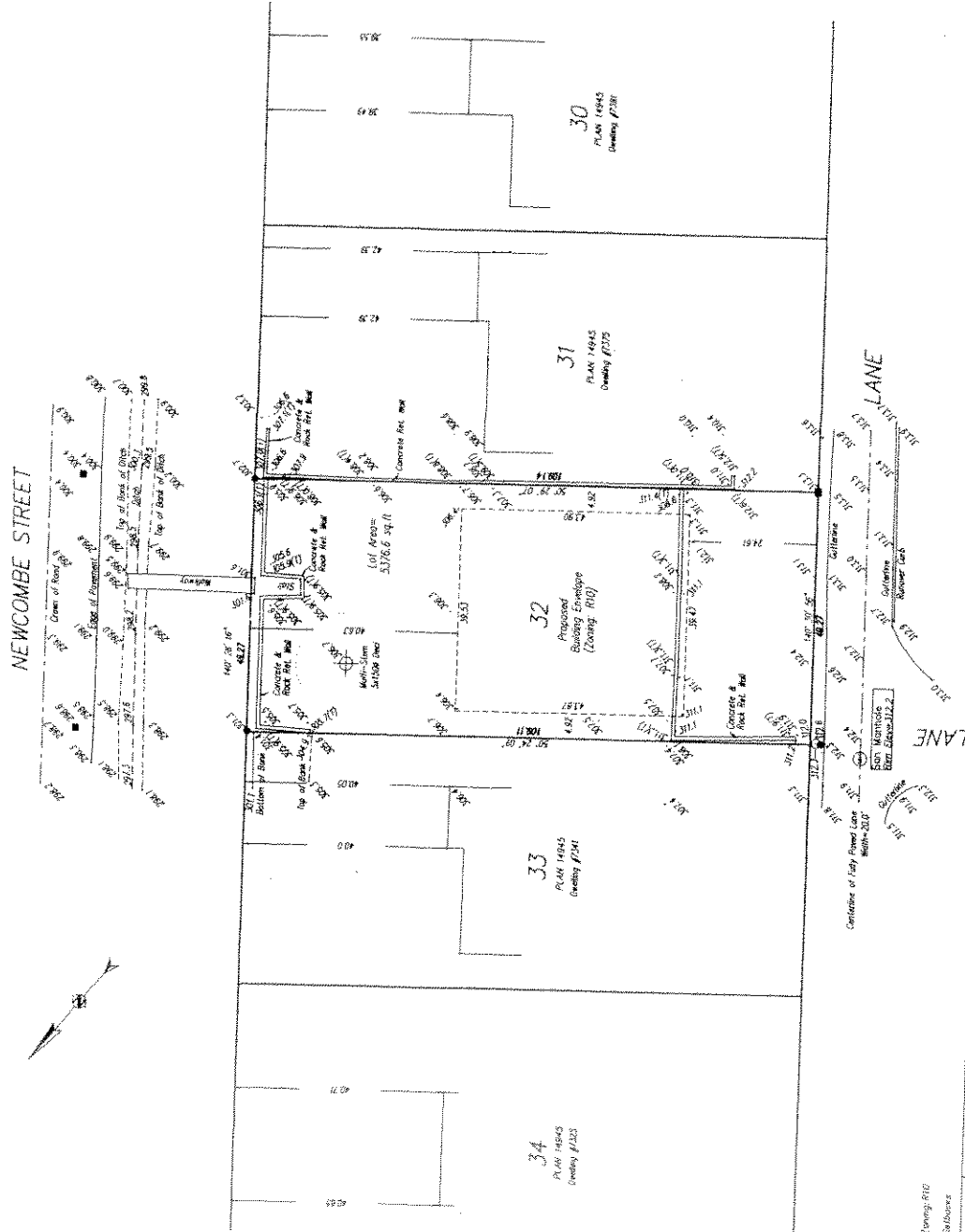
Information shown herein is for municipal purposes only and
is for the exclusive use of the owner.
All rights reserved. No person may copy, reproduce,
transmit, alter, distribute, or store copies of this document
in whole or in part without the prior written consent
of the undersigned.

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

2-wing R10
Suburban

Lot	Area	Area
34	406.5	7225
33	40.0	7341
31	42.39	7175
30	38.49	7207

Average = 405.3



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

PLAN 14945
Drawing P1775

The Document is Not Valid (unless
Originally Signed And Sealed)

File No. B174-1090

For: 100-028-293 Email Address: reproduction@burnaby.ca

6701-1010 Smith Avenue Burnaby BC V5C 1K6

POSING PLAN OF LOT 52 BLOCK "D" DISTRICT
LOT 25 GROUP 1 NWD PLAN 14945

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



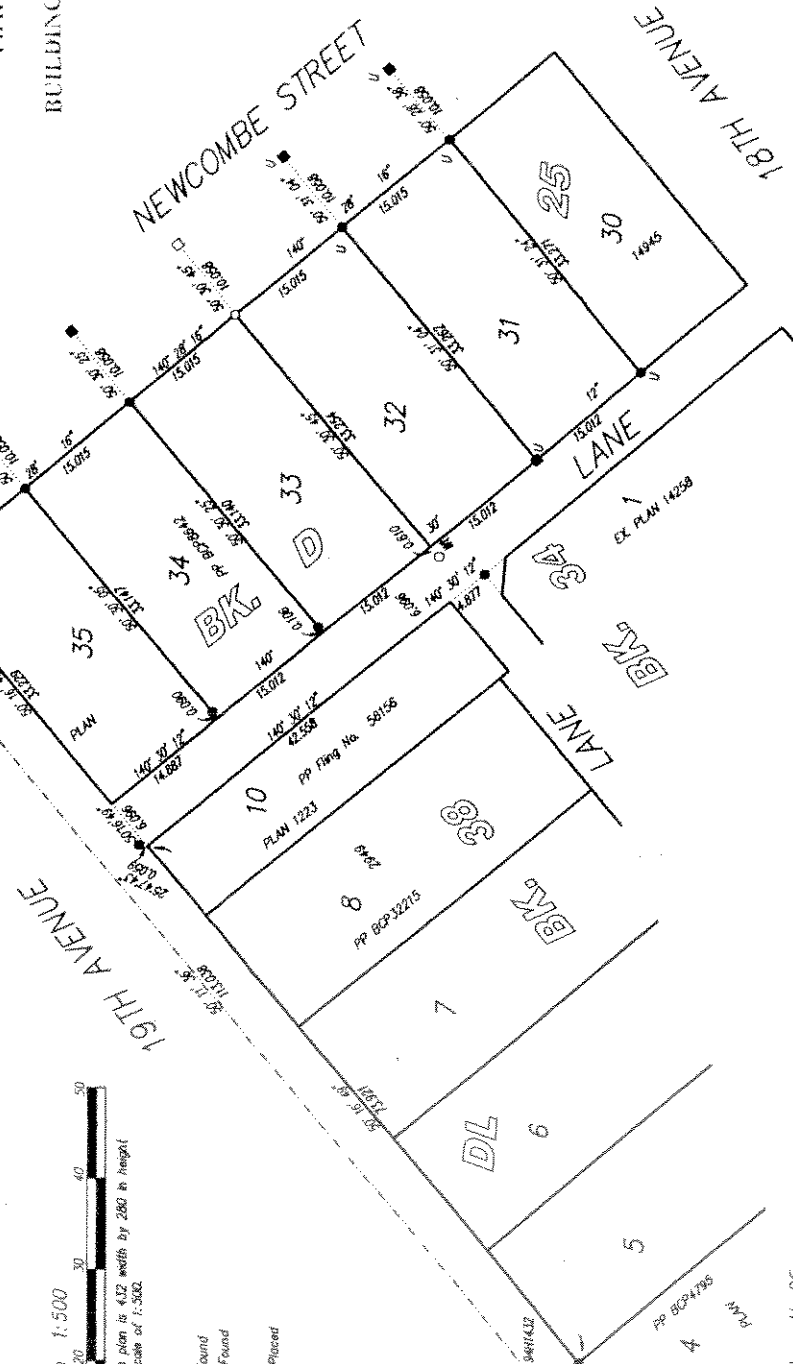
Legend:

- - Control Monument Found
- - Standard Iron Post Found
- - Lead Plug Found
- - Standard Iron Post Placed
- - Lead Plug Placed
- PP - Existing Plan
- WT - Witness
- U - Unregistered

Datum: NAD83 (CSRS) (410262.1640)
UTM Zone 10
UTM Northing: 543394.889
UTM Easting: 504910.889
Point Combined Factor: 0.9995883
Estimated Positional Accuracy: 0.01m

RECEIVED
MAY 21 2015
BUILDING DEPARTMENT

UTM Zone 10
UTM Northing: 543394.889
UTM Easting: 504910.889
Point Combined Factor: 0.9995883
Estimated Positional Accuracy: 0.01m



Integrated Survey Area No.25
City Of Burnaby, NAD83 (CSRS)
4.0.0.BC.16VRO

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

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 MASCO published coordinates and standard deviations for 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.

The field survey represented by this plan was completed on the 23rd day of April, 2015
Lenny Yoon, B.C.S. #869

File No. B1474-Passive

201-5010 Smith Avenue Burnaby, BC V5G 2W5 Tel: 604-220-3288





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 Yang Hu
 Mailing Address 4862 Gilpin crt
 City/Town Burnaby Postal Code V5G 3A3
 Phone Number(s) (H) 604 681 9272 (C) 604 808 0578
604 317 9960
 Email yanghu98@yahoo.com
 Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner Yang Hu, Xiao jia Hu
 Civic Address of Property 4862 Gilpin Crt.

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.

OCT 13, 2015
 Date

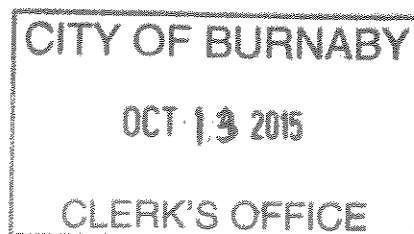
[Signature]
 Applicant Signature

Office Use Only

Appeal Number BV# 6195

Required Documents:

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



Dear Board of Variance members,

Today, we are here to seek the relaxation of the building height to our house expansion, which is built 0.6 ft. higher than the approved architect design.

1. City zoning bylaws

Section 105.6 - Height of Principal Building shall not exceed:

(a) 29.5 ft. for sloping roof, or

(b) 24.3 ft. for flat roof.

B/L No. 9663-91-12-16

"ROOF, SLOPING" means a roof on a building that has one or more roof surfaces that have a pitch of 4 in 12 or greater and cover an area at least equal to 80 percent of the area of all roof surfaces as measured in plan view.

2. Apply city zoning bylaws

This project is an addition to an existing old house.

The old portion, built in 1968, contains a roof at an incline, but is not steep enough to be considered a sloped roof. The roof height is 17.84ft, which is lower than the flat roof limitation 24.3ft by the current bylaw 105.6(b)

The new portion, currently under construction, contains a sloped roof. The finished height is 27.44ft (measured from the front average elevation), and 28.56ft (measured from the rear average elevation), which are 0.6ft higher than approved design height 26.83 and 27.95 respectively. The heights are all lower than the sloping roof limitation 29.5ft by the current sloping roof bylaw 105.6(a)

According to the bylaws Section 105.6 and B/L No. 9663-91-12-16, the house has both flat and sloping roofs, but is considered a flat roof, and the flat height limitation 24.3ft applied instead of sloping height limitation 29.5ft.

3. Project hardship

Background knowledge of our project:

If we had chosen to rebuild the existing flat roof to a sloping roof, just for the purpose to meet the bylaw definition of a sloped roof to get 29.5ft height limitation, we could build the new roof even higher, since the finished building height is 28.56ft that is lower than the limitation 29.5ft. Then, this appeal would not be necessary.

But we don't like the above option since it is not beneficial to any parties, including the environment, the neighbors, and the owner:

- 1) A raised roof from flat old roof to sloping roof will increase the building height at the old section by at least 4ft (a pitch of 4 in 12 or greater).
- 2) Raising the height of the old roof would also cause disruption to the neighbors as it may obstruct the view from their house.
- 3) It is not cost-effective nor environmentally sound to replace the old roof. The existing roof is only 5 years old and in fairly good condition, so there is no need to replace it with a newer sloped roof.

4. Appeal

The finished building height is 28.56ft, it is 0.6 ft. higher than the design of 27.95ft. but it is still lower than a sloping roof limitation of 29.5ft, we request for relaxation of the Burnaby Zoning Bylaw to allow for the height while keeping the existing flat roof.

Currently, we are living in what remains of our older house, all while working on a large scale project with the harsh winter weather upon us. We are hopeful that our case will be relaxed, so we can promptly continue our construction after a strenuous year.

Name of Applicant

Yang Hu





BOARD OF VARIANCE REFERRAL LETTER

DATE: October 7, 2015		DEADLINE: October 13, 2015 for the November 5, 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: Xiao Jia Hu				
ADDRESS OF APPLICANT: 4862 Gilpin Court, Bby., V5G 3A3				
TELEPHONE: 604.808.0578				
PROJECT				
DESCRIPTION: Basement addition, main floor addition, upper floor addition; basement interior alterations, main floor interior alterations, new main floor decks, new upper floor deck, new main floor porch and new basement attached garage only.				
ADDRESS: 4862 Gilpin Court				
LEGAL:	LOT: 3	DL: 34	PLAN: NWP15142	

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 [105.6(1)(b)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to construct a basement addition, a main floor addition, an upper floor addition, basement interior alterations, main floor interior alterations, new main floor decks, new upper floor deck, a new main floor porch and a new basement attached garage only. The following relaxation is being requested.

- 1) The principal building height, measured from the rear average elevation, will be 28.57 feet where a maximum of 24.3 feet is permitted.
- 2) The principal building height, measured from the front average elevation, will be 27.45 feet where a maximum of 24.3 is permitted.

Note: A previous Board of Variance (B.V. 6111) allowed a principal building height (rear) of 27.95 feet, a principal building height (front) of 26.83, a principal building depth of 38.75 feet, a front yard setback of 14.08 feet and a rear yard setback of 7.92 feet.

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

DC

DC for P.K.

Peter Kushnir
Deputy Chief Building Inspector

ADDRESS: # 4862 GILPIN COURT BURNABY, BC

ZONING: R5

SITE AREA: 7032 SF

SET BACK:

FRONT: 19.8'

BACK: 24.6'

SIDE: 4.9'

OVERALL FSR:

LESSER OF (A) 0.67(7032SF) = 4719.2 SF (A) SAY 3982.8 SF

(B) 3982.8 SF

ACTUAL FSR 3972 SF

ABOVE GRADE FSR (AGFA):

MAX. (GREATER OF (A) OR (B))

(A) 0.2 OF LOT = 1398.4 SF

(B) 0.4 OF LOT = 2812.8 SF

MAX. AGFA PERMITTED = 2812.8 SF

EXISTING AGFA = 1240 SF

ALLOWED AGFA ADDITION = 1572.8 SF

ACTUAL AGFA ADDITION = 1459 SF

Garage/Carport

112

1097

452

406

559

901

1283

1809

901

HEIGHT PERMITTED 2 1/2 STORY AND 39.5 FT (FOR SLOPE)

2 1/2 STORY AND 24.3 FT (FOR FLAT ROOF)

DEPTH OF BUILDING

LESSER OF (A) & (B) 50% OF LOT DEPTH OR 60 FT

PERMITTED: 45.74 FT

ACTUAL: 57.8 FT

SITE COVERAGE: MAX. ALLOWED - 40%

PROPOSED:

EXISTING:

NEW ADDITION:

TOTAL

17.7%

TOTAL BALCONY AREA:

PERMITTED: 8% (3982.8SF)=318 SF

PROPOSED: 188 SF

LEGEND

EXTRAPOLATED SURVEY GRADE AND PROPOSED FINISHED GRADE

EXISTING SURVEYED GRADE

PROPOSED FINISHED GRADE

SMOKE ALARM AND CARBON MONOXIDE DETECTOR

EXISTING TREE

FOUNDATION

ROOF DRAIN / FLOOR DRAIN

EXHHAUST

EXISTING

PROPOSED

EXISTING

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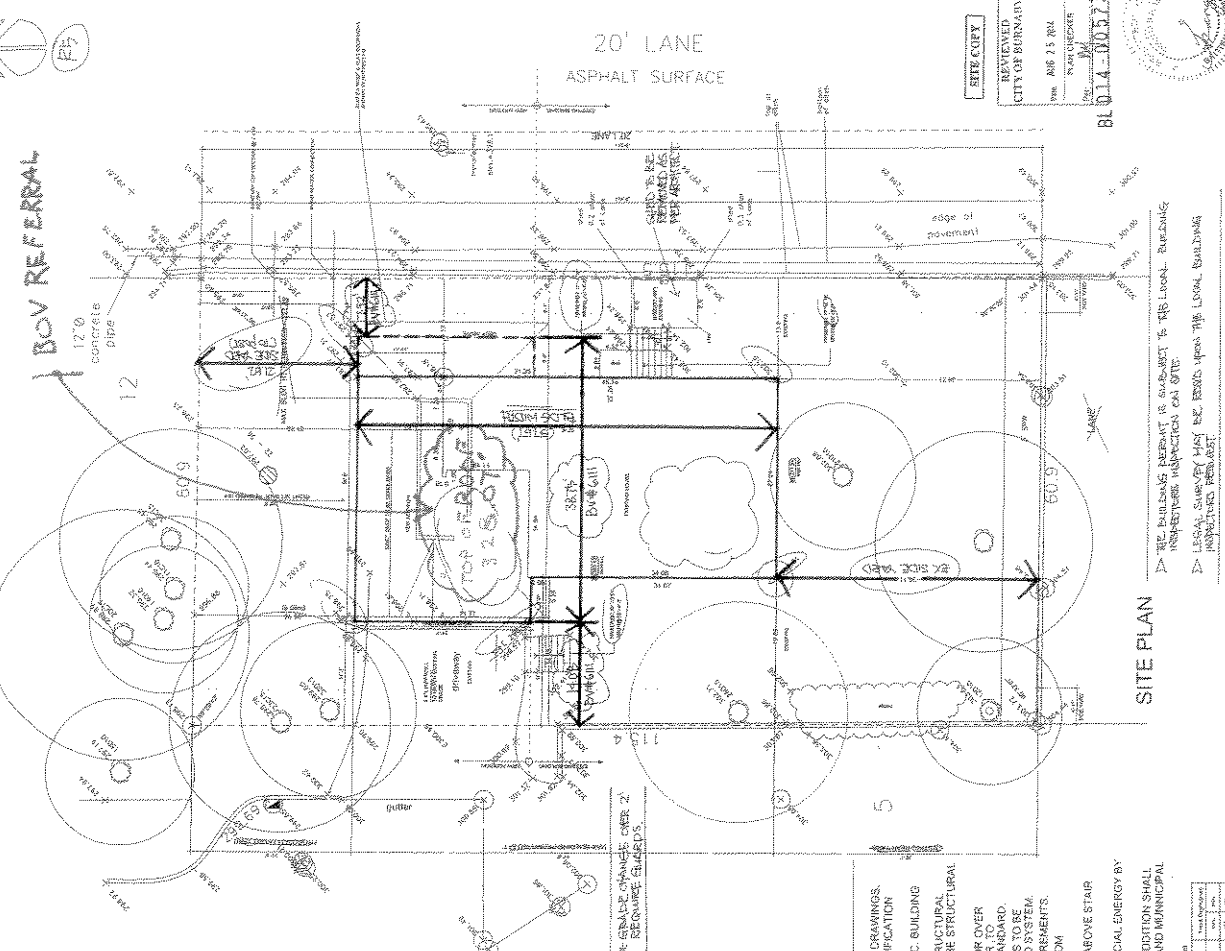
PROPOSED

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BOV REFERRAL

12'0"

CONCRETE DRIVE

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QUESTIONS

1. _____

ANSWERS

1. _____

QUESTIONS

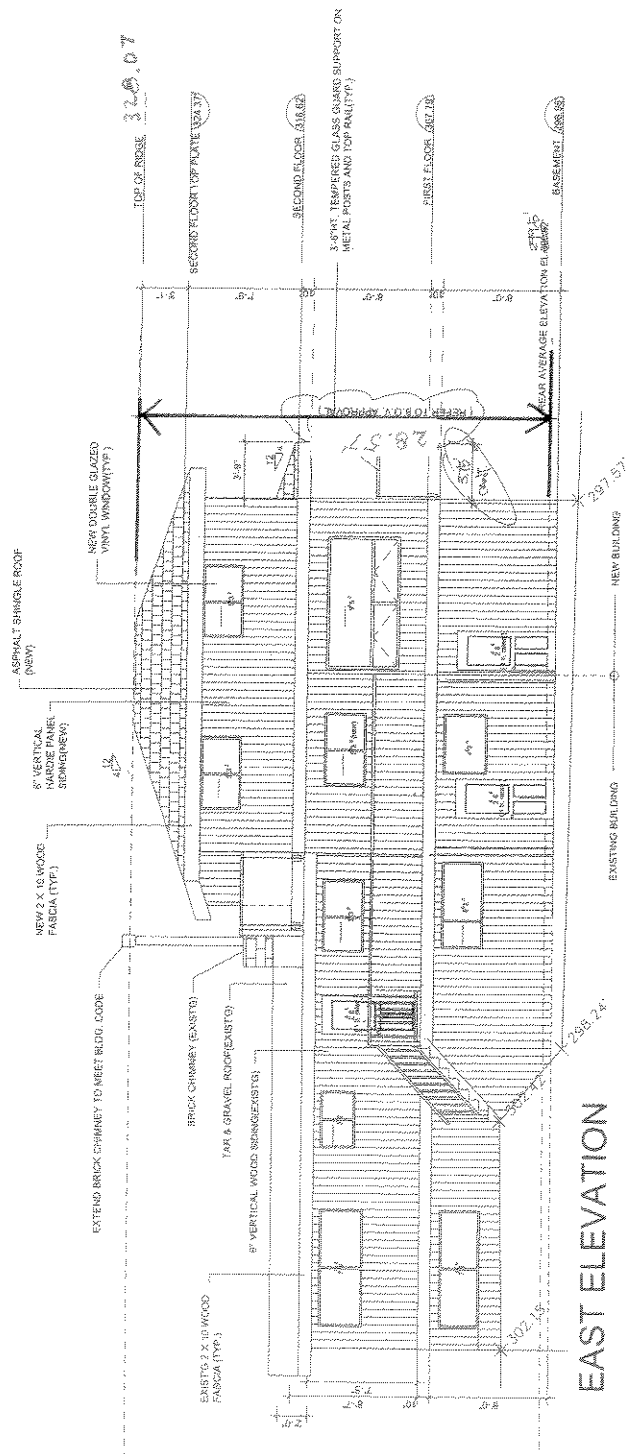
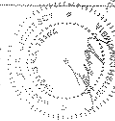
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ANSWERS

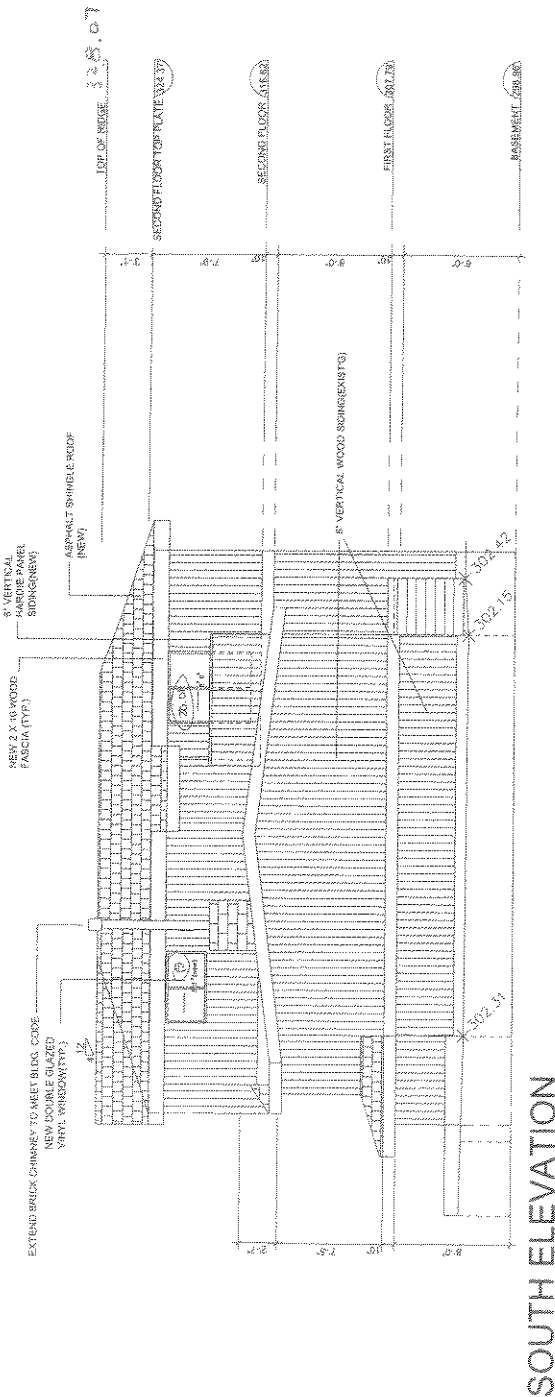
1. _____

Q

REVIEW:
CITY OF BOULDER
DATE: AUG 25 2004
PLANS CHECKED: [initials]
BY: [initials]
014-00573



EAST ELEVATION



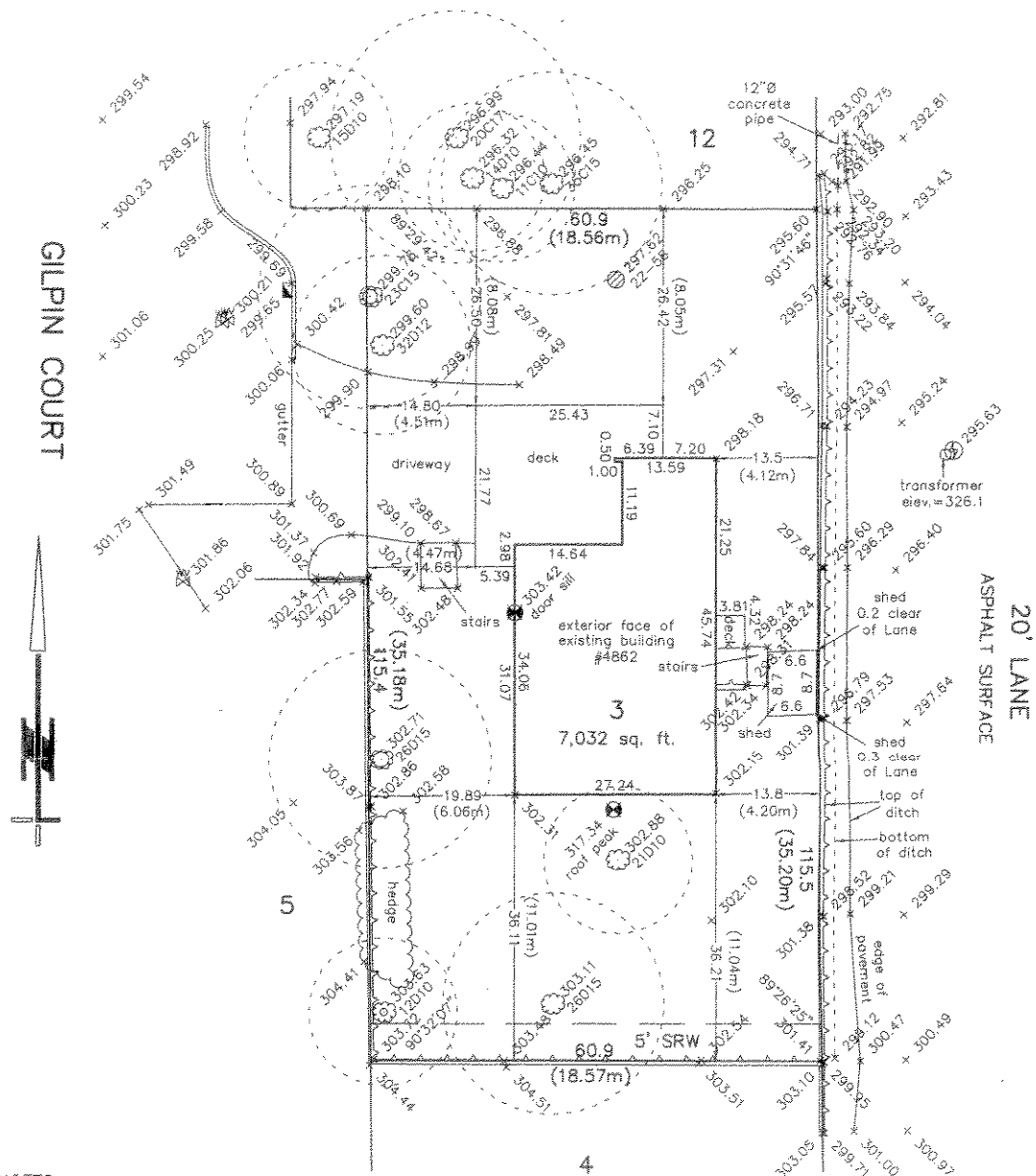
SOUTH ELEVATION

**SURVEY PLAN OF LOT 3
DISTRICT LOT 34, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 15142**

SCALE 1" = 16'
All distances are in feet

Applicable Adjacent House	Depth of Front
4814 Gilpin Court	20.22 ft
4838 Gilpin Court	20.41 ft
Total	40.63 ft
Average	20.32 ft

3.(d)



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 83H5907 situated at the intersection of Gilpin Street and Patterson Avenue. Elevation = 260.98 feet.
- 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 water valve.
- ⊞ denotes catch basin.
- ⊙ denotes tree stump.
- 8-10 height (inches)
- ⊘ diameter (inches)
- ⊙ denotes tree.
- BC10-1234 (tree tag number)
- drip line radius (feet)
- C=coniferous
- D=deciduous
- ⊘ diameter (inches)

CIVIC ADDRESS

4862 GILPIN COURT
BURNABY, B.C.

ZONING: R5

CERTIFIED CORRECT.
DATED THIS 6TH DAY OF DEC., 2013

IVAN NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING

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

PID: 010-054-324

FILE: BC-4862TP

© LOUIS NGAN LAND SURVEYING INC., 2013

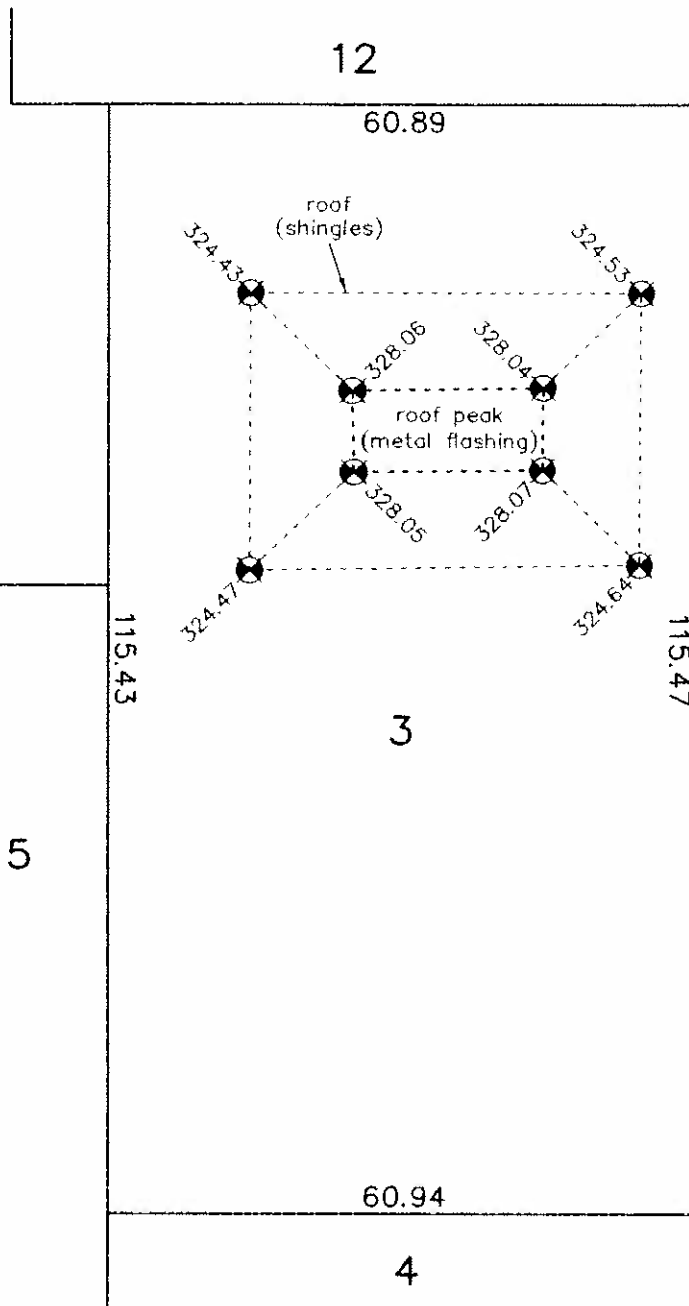
B.C. LAND SURVEYOR'S CERTIFICATE
OF ELEVATIONS OF IMPROVEMENTS CONSTRUCTED ON
LOT 3, DISTRICT LOT 34, GP 1, NWD, PLAN 15142

SCALE 1" = 20'

All distances are in feet

GILPIN COURT

LANE



CIVIC ADDRESS

4862 GILPIN COURT
BURNABY, B.C.

CERTIFIED CORRECT.

DATED THIS 25TH DAY OF SEPT., 2015

IVAN NGAN

BCLS

NOTE:

— Elevations are based on Geodetic Datum of Burnaby and are derived from survey monument 83H5907 situated at the intersection of Gilpin Street & Patterson Avenue. Elevation = 260.98 feet.

— This document shall not be used to define property lines or property corners

