BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: **THURSDAY, 2015 DECEMBER 03**

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 November 05

3. APPEAL APPLICATIONS

(a) APPEAL NUMBER: B.V. 6196 **1:00 p.m.**

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 and carport would be 3.43 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.

A previous Board of Variance (BOV 6194 2015 November 05) denied an appeal requesting the distance between the principal building and the detached garage of .53 feet where a minimum distance of 14.8 feet is required.

(b) APPEAL NUMBER: B.V. 6197 1:00 p.m.

APPELLANT: Edward Vega

REGISTERED OWNER OF PROPERTY: Darlene Sorel

CIVIC ADDRESS OF PROPERTY: 175 Delta Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 10; DL 122/188; Plan NWP4953

APPEAL: An appeal for the relaxation of Section 105.6(1)(b) of the Burnaby Zoning Bylaw, which, if permitted, would allow for interior alterations and an addition to an existing single family dwelling, with secondary suite and detached garage, at 175 Delta Avenue. The following variances are being requested:

a) The principal building height, measured from the rear average elevation, would be 33.55 feet where a maximum height of 24.3 feet is permitted;

b) The principal building height, measured from the front average elevation, would be 25.71 feet where a maximum height of 24.3 feet is permitted; and,

c) The principal building height would be 3 storeys where a maximum of 2.5 storeys is permitted. (Zone R5)

(c) APPEAL NUMBER: B.V. 6198 1:15 p.m.

APPELLANT: Ying Muoi Ho

REGISTERED OWNER OF PROPERTY: Ying Muoi Ho

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 Sections 101.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of an addition and interior alterations to main and upper floor of an existing single family dwelling with a secondary suite and detached garage at 8210 Burnlake Drive. The front yard setback from the Winston Street property line would be 74.10 feet to the foundation where a minimum front yard setback of 85.24 feet is required based on front yard averaging. A balcony would project 1.5 feet beyond the foundation and two window bays would project 1.0 feet beyond the foundation. (Zone R1)

A previous Board of Variance (BOV 6175 2015 July 09) decision allowed a front yard setback on Winston Street of 72.62, as well as, a roof overhang projecting 2.5 feet on all sides beyond the foundation of the addition, except with a roof overhang of 3 feet where 2 roofs meet.

(d) APPEAL NUMBER: B.V. 6199 WITHDRAWN

APPELLANT: Amitoj Sanghera

REGISTERED OWNER OF PROPERTY: Agiakar and Pritpal Gill

CIVIC ADDRESS OF PROPERTY: 3526 Colter Court

LEGAL DESCRIPTION OF PROPERTY: Lot 100; District Lot 43; Plan NWP39458

(e) APPEAL NUMBER: B.V. 6200 1:30 p.m.

APPELLANT: Helder Baptista

REGISTERED OWNER OF PROPERTY: Helder Baptista

CIVIC ADDRESS OF PROPERTY: 6200 Buchanan Street

LEGAL DESCRIPTION OF PROPERTY: Lot 119; District Lot 130; Plan 61236

APPEAL: An appeal for the relaxation of Sections 6.2(2) and 800.6(1) of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of an accessory building in a required front yard at 6200 Buchanan Street, located 9.0 feet from the south property line abutting Parkcrest Drive and 13.61 feet from the east property line, where siting of an accessory building in a required front yard is prohibited. (Zone R2)

(f) APPEAL NUMBER: B.V. 6201 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, would be of varying heights of up to 9.97 feet where a maximum height of 5.91 feet is permitted. (Zone R-2)

A previous Board of Variance (BOV 6178 2015 July 09) denied an appeal for a fence height, in the required side and rear yard, of varying heights of up to 10.13 feet where a maximum 5.91 feet is permitted.

4. NEW BUSINESS

5. ADJOURNMENT

CITY OF BURNABY

BOARD OF VARIANCE

NOTICE OF OPEN MEETING

M I N U T E S

A Hearing of the Board of Variance was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C., on Thursday, 2015 November 05 at 1:00 p.m.

1. CALL TO ORDER

PRESENT: Ms. C. Richter, Chair
Mr. B. Bharaj, Citizen Representative
Mr. B. Pound, Citizen Representative

ABSENT: Mr. G. Clark, Citizen Representative
Mr. S. Nemeth, Citizen Representative

STAFF: Ms. M. Malysz, Development Plan Approvals Supervisor
Ms. J. Adam, Planning Assistant
Ms. E. Prior, Administrative Officer

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

2. MINUTES

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

THAT the Hearing of the Burnaby Board of Variance held on 2015 October 01 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. 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

This appeal was WITHDRAWN prior to the Hearing.

(b) APPEAL NUMBER: B.V. 6193

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)

APPELLANT'S SUBMISSION:

Rosa Alexander submitted an application to allow for substantive interior and exterior reconstruction of an existing single family home at 175 Ranelagh Avenue.

Rosa Alexander and Michael Haig appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

The subject site, which is zoned R5 Residential District, is located in the Capitol Hill neighbourhood, in which the age and condition of single and two-family dwellings vary. This interior lot, which is approximately 33 ft. wide and 121.4 ft. deep, fronts onto the west side of Ranelagh Avenue North. The subject site observes a downward slope of approximately 7.3 ft. in the northeast - southwest direction. Single family dwellings are located immediately north, south, directly across Ranelagh Avenue North to the east and directly across the lane to the west of the subject site.

The subject site was originally improved with a two storey single family dwelling (main floor and basement), built in 1956. In 2014, a building permit (BLD14-01151) was issued for further improvements to the dwelling, including an upper floor addition and various exterior/interior alterations to the basement and main floor. Subsequently, when construction started, a deviation from the building permit drawings was identified by the City staff. As a result, the applicant is requesting two variances in order to legalize the unpermitted construction.

The first a) appeal proposes a building height of 30.41 ft., measured from the rear average elevation to the upper floor addition, where a maximum height of 29.5 ft. is permitted for sloping roofs.

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

The second b) appeal proposes a side yard setback of 2.6 ft. from the north property line to the existing dwelling, with a further projection for roof eaves of up to 2.0 ft., where a minimum side yard setback of 3.3 ft. is required.

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

In this case, the existing dwelling observes a north side yard setback of 2.6 ft., and is legal-non-conforming with respect to the side yard setback requirement (3.3 ft.).

The approved building permit drawings indicate that the non-conforming part of the dwelling, particularly the outermost north wall and adjacent floor area at the basement and ground level, were to be retained. However, during construction, the wall and floor were removed and rebuilt, as they were in poor condition. The portion of this new floor and wall that encroaches into the required side yard is approximately 0.7 ft. wide and 31 ft. long, and is the subject of the second b) appeal.

In addition, this new wall/floor construction required slightly higher wall studs, which increased the overall building height. The proposed increase in building height from the

originally approved 29.5 ft. to the constructed 30.41 ft., as viewed from the rear property line, is the subject of the first a) appeal.

With respect the second b) variance, the increased side yard encroachment does not materially change the massing relationship, at the ground floor, between the existing dwelling and the neighbouring property to the north of the subject site. In addition, the new upper floor is proposed to be set back an additional 3.25 ft. from the outermost north face of this encroachment area. The resulting total upper floor setback of 5.85 ft. is well over the minimum side yard setback requirement of 3.3 ft.

With respect to the first a) appeal, the proposed height encroachment of 0.91 ft. would be limited to a very small triangular area at the top fascia board junction of the upper roof (the small roof over the upper deck would not be part of this encroachment). In addition, the proposed upper floor is set back 10.18 ft. from the outermost west face of the rear elevation at the ground level, which further mitigates any impacts. Also, when viewed from the front property line, the proposed building height of 28.31 ft. is well under the dimensional height requirement for the R5 District (29.5 ft.).

In summary, considering the small scale of the proposed side yard and height encroachments, no significant impacts are expected to neighbouring properties and the existing streetscape.

In view of the above, this Department does not object to the granting of the first a) and second b) variances.

ADJACENT OWNER'S COMMENTS:

Correspondence was received from Mr. Michael Wong, concerned that the height variance would block their view. The writer also expressed concern that allowing this variance would set a precedent in the neighbourhood.

No further correspondence was received regarding this appeal.

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

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

THAT the Hearing do now recess until 1:15 p.m.

CARRIED UNANIMOUSLY

The Hearing recessed at 1:08 p.m.

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

THAT the Hearing do now reconvene.

CARRIED UNANIMOUSLY

The Hearing reconvened at 1:15 p.m.

(c) APPEAL NUMBER: B.V. 6194

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.

APPELLANT'S SUBMISSION:

Tony Gill, Belltown Homes Ltd and and A-Pacific Development Ltd, submitted an application to allow for the construction of a new home at 7357 Newcombe Street.

Tony Gill and Inderjit Dhillon, designer, appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

This property was the subject of an appeal before the Board on 2015 July 09 (BV6177) and 2015 September 03 (BV6190).

In the 2015 July 09 appeal, a variance was sought for the construction of a new single family dwelling and detached garage observing a front yard setback of 24.93 ft., where a front yard setback of 40.63 ft. is required. This Department did not support this request, and the Board of Variance denied the appeal.

In the 2015 September 03 appeal, two variances were sought for the construction of a new single family dwelling with a detached garage. The first a) appeal was for a distance of 9.75 ft. from the accessory building to the principal building, where a minimum distance of 14.8 ft. is required. The second b) appeal was for a front yard setback of 33.86 ft. where a front yard setback of 40.63 ft. is required. While this Department did not support the first a) appeal for a reduced distance between the garage and residence, the Board granted it. Similarly, this Department supported the request for a reduced front yard setback, but the Board denied the second b) appeal.

This Department's comments on the 2015 September 03 appeal, which also references the 2015 July 09 appeal, are included as Item 1 in the attached supplementary materials.

Subsequently, in response to concerns raised by neighbours at the hearing, the applicant has revised the proposal. The revised design locates the principal building 40.63 ft. from the front property line, which meets the minimum front yard setback; however, this is achieved by a further reduction in the distance between the residence and the garage. Some changes to the windows, sunken patio and detached garage are also proposed. Otherwise, the revised proposal is similar to that presented in the 2015 July 09 appeal.

More specifically, the following relaxation is requested:

The appeal would permit a distance of 0.53 ft. from the detached garage to the principal building, with a 2.94 ft. roof projection from the principal building, where a minimum distance of 14.8 ft. is required.

The Bylaw requires a separation between buildings on the same lot in order to prevent massing impacts on the occupants of the subject property and neighbouring properties, as well as to provide for sufficient outdoor living space.

This variance relates directly to the revised siting of the principal building. In order to achieve the minimum required front yard setback, the proposed dwelling has been located 6.77 ft. closer to the accessory detached garage.

The siting of the detached garage remains the same, in the south corner of the rear yard, approximately 4 ft. from the southwest (rear) property line and 4 ft. from the southeast (side) property line. The detached garage has been reduced in width from 22.6 ft. to 20 ft.; in length from 20 ft. to 19.5 ft.; and in height

from approximately 12.19 ft. to the top of a hip roof to 9.45 ft. high to the top of a flat roof as viewed from the lane. This reduction in size and height helps mitigate, to a degree, the impacts of the reduced separation.

The proposed detached garage contains two parking spaces, accessed off the rear lane, and is consistent with the existing detached garage immediately to the southeast of the subject lot.

The 0.53 ft. distance is measured from the detached garage to the rear deck, which is proposed over the sunken patio immediately northwest of the garage. The proposed horizontal overlap between the deck and the garage is only 2.57 ft. The small overlap area, in this case, would not create substantial impacts, given the openness of the deck area. However, the proposed location of the deck itself is questionable. The proposed deck is located over the sunken patio, which is a primary source of daylight for the proposed secondary suite in the cellar. The deck would cover almost 2/3 of the sunken patio, which would result in substantial shading of this area.

In addition, the proposed distance of 3.43 ft. between the garage and the dwelling, which represents a dramatic reduction from the previously approved 9.75 ft., is a concern. The dwelling/garage overlap would be 18.5 ft., which is almost the entire width of the garage. It is noted that an attempt has been made to minimize impacts on the occupants of the residence, by removing all windows from the area of overlap (including the previously proposed two bay windows at the upper floor of the dwelling). As such, no primary living space would face the garage. However, with the required separation reduced by 11.37 ft. or 77 %, the dwelling and garage would effectively appear as a single building form. The neighbouring property immediately southeast of the subject site would be most affected by this proposal.

Furthermore, this variance could be substantially lessened by reducing the proposed two-car garage to a one-car garage and providing an additional surface parking space to satisfy parking requirements.

With respect to outdoor living space, a small yard area would remain to the northwest of the garage, but would be insufficient to meet the needs of both a primary dwelling unit

and a secondary suite. Additional outdoor space would be available in the sizable front yard; however, this area would not afford the privacy of a rear yard.

For the above reasons, the Department cannot support the requested variance.

ADJACENT OWNER'S COMMENTS:

Mr. R. Arseneault, 8249 19th Avenue, and Mr. D. Grant, 7391 Newcombe Street, appeared before the Board in opposition to the appeal.

No correspondence was received regarding this appeal.

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

THAT based on the plans submitted this appeal be ALLOWED.

FOR: MR. B. BHARAJ

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

DENIED

(d) APPEAL NUMBER: B.V. 6195

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.

APPELLANT'S SUBMISSION:

Xiao Jia Hu submitted an application to allow for additions and interior alterations of an existing home at 4862 Gilpin Court.

Xiao Jia and Yang Hu appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

This property was the subject of an appeal before the Board on 2014 June 06 (BV6111). The following variances were allowed for the construction of new additions to an existing single family dwelling:

a) a building height of 27.95 ft., measured from the rear average elevation, where a maximum height of 24.3 ft. is permitted.

b) a building height of 26.83 ft., measured from the front average elevation, where a maximum height of 24.3 ft. is permitted.

c) a principal building depth of 38.75 ft. where a maximum building depth of 30.45 ft. is permitted.

d) a front yard setback of 14.08 ft., where a minimum front yard setback of 19.7 ft. is required.

e) a rear yard setback of 7.92 ft., where a minimum rear yard setback of 24.6 ft. is required.

Subsequently, a building permit (BLD14-00573) was issued and the construction of various additions and alterations to the existing dwelling began. When construction progressed to the framing stage, deviations from the permitted building height were identified by the City staff. As a result, the applicant is requesting two appeals for a further relaxation of building height, in attempt to legalize the as-built construction.

The first a) appeal proposes a building height of 28.57 ft., measured from the rear average elevation, where a maximum height of 24.3 ft. is permitted for a flat roof.

The second b) appeal proposes a building height of 27.45 ft., measured from the front average elevation, where a maximum height of 24.3 ft. is permitted for a flat roof.

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

Both requests propose a 0.62 ft. (7.5 inch) increase to the previously relaxed building heights, as viewed from the front and rear of the dwelling. This additional overheight area is generally limited to an approximately 22 ft. by 10 ft. flat roof area. This area is centrally located at the top of the upper roof at the northern portion of the existing dwelling, where the new 2 ½ storey addition is being constructed.

Considering the relatively minor scale of the proposed increase to the granted height variances, this Department's comments remain similar to the comments for the 2014 June 06 appeal.

The subject site, which is zoned R5 Residential District, is located in the Garden Village neighbourhood, in which the age and condition of single and two-family dwellings vary. This interior lot, which is approximately 60.9 ft. deep and 115.5 ft. wide, observes a frontage of approximately 50 ft. along Gilpin Court to the west. Abutting the subject site to the north, south and around the Gilpin Court cul-de-sac to the west are single family dwellings, and across the lane to the east are two-family dwellings. Vehicular access is provided from the Gilpin Court cul-de-sac. The site observes a downward slope of approximately 6 ft. in the south-north direction. The subject site contains a single family dwelling that was constructed in 1968 along with an attached carport.

The subject lot is unusual in that it is oriented laterally to its only road frontage, at the terminus of Gilpin Court along the western property line. It appears that because of this, the front yard has historically been measured from the shorter northern lot line, despite its lack of road frontage; and the rear yard has historically been measured from the southern lot line.

Consequently, the height of the residence was measured from the average natural grade of the lower of its north facade or its south facade, rather than from its actual front and rear elevations, which face Gilpin Court and the rear lane respectively. The height of the existing one and a half storey dwelling is proximately 18 ft. as measured from the actual rear elevation.

The proposed height relaxations are reviewed in the context of the rear elevation facing the lane (east) and the front elevation facing the Gilpin Court (west). In both cases, the height calculations are based on the existing natural grade at the rear elevation and front elevation respectively. The 6 ft. grade change from the rear to the front of the subject site contributes to the excess height of the building.

With respect to the first a) variance, the proposed 4.27 ft. (previously 3.65 ft.) height encroachment, as viewed from the rear elevation, consists of the upper roof of the proposed addition, above the approximate mid-point of the fascia board. Considering

that views from the neighbouring properties across the lane to the east are predominantly oriented to the east, it is not expected that the additional massing created by the proposed height encroachment would negatively impact these neighbouring sites.

With respect to the second b) variance, the proposed 3.15 ft. (previously 2.53 ft.) height encroachment, as viewed from the front elevation, consists of the upper roof of the proposed addition above the fascia board as well as a small decorative dormer in the center. This area of encroachment is relatively limited.

Considering the distant siting of the upper roof from the neighbouring properties to the north and to the southwest, and the absence of any direct conflict with views from these properties, it is not expected that the additional massing created by the proposed height encroachment would negatively impact these neighbouring sites.

Further, the proposed 4 in 12 roof pitch would result in a gently sloping design that minimizes the roof massing above the fascia board level, as viewed from the rear and front elevations.

Given the incremental nature of the proposed height encroachments, which increase the previously granted height relaxation by only 0.62 ft., and the limited impacts of this increase on the neighbouring properties and the existing streetscape, this Department does not object to the granting of both first a) and second b) variances.

ADJACENT OWNER'S COMMENTS:

Correspondence was received from a resident expressing concern regarding loss of privacy in his home and backyard as well as the enjoyment of his home due to the significant renovations being done to 4862 Gilpin Court.

No further correspondence was received regarding this appeal.

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

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

CARRIED UNANIMOUSLY

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

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. B. BHARAJ:

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at 1:58 p.m.

_____
Ms. C. Richter

_____
Mr. B. Bharaj

_____
Mr. B. Pound

_____
Ms. E. Prior
ADMINISTRATIVE OFFICER

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: TONY GILL - BELLTOWN HOMES LTD

Mailing Address: 9558 - 134 St

City/Town: SURREY Postal Code: V3V 5S5

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

Email: TONYGILL.ROYALGROUP@GMAIL.COM

Preferred method of contact: ☐ email ☑ phone ☐ mail

Property

Name of Owner: BELLTOWN HOMES LTD / A PACIFIC DEV LTD

Civic Address of Property: 7357 - NEWCOMBE ST, BBY

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

NOV 6th / 15
Date

Applicant Signature

Office Use Only

Appeal Number BV# 6196 @ 1:00pm.

Required Documents:

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

Nov 6, 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 3.43 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. We have also changed the Double car garage to a single car garage with a carport for more light to get through to the basement & in the backyard. We have also redesigned the rear deck and made it smaller and it now sit further away from the Garage/carport. 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

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: Nov 6, 2015	**DEADLINE: Nov 10, 2015 for the Dec 3, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Tony Gill		
ADDRESS OF APPLICANT: 9558 134 St., Surrey V3V 5S5		
TELEPHONE: 604-728-3078		

PROJECT:

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

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

Zone/Section(s) R10 [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 and carport is 3.43 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: A previous Board of Variance (B.V. 6194) denied an appeal requesting the distance between the principal building and the detached garage of 0.53 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

Kushnir

Peter Kushnir
Deputy Chief Building Inspector

4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca

General Notes:

The building site:

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

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

Grade is to slope a minimum of 2% away from the structure for surface after run-off. The builder is responsible for the required swales, and to ensure that elevations shown on the site plan are accurate before excavation takes place. This is important to ensure that existing overland water flow patterns are maintained.

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

Climate & Soil:

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

LOT CALCULATIONS

LOT AREA = 460.2 SQ.M (3376.6 SQ.FT)

LIVING AREA
ALLOWABLE = 3228 SQ.FT
PROPOSED
MAIN FLOOR AREA = 1528 SQ.FT
UPPER FLOOR AREA = 784 SQ.FT
CELLAR AREA = 916 SQ.FT
TOTAL = 3228 SQ.FT

GARAGE
ALLOWABLE = 462.1 SQ.FT
PROPOSED = 450 SQ.FT

ABOVE GRADE FLOOR AREA
ALLOWED = 2261.55 SQ. FT
PROPOSED = 2260.00 SQ. FT

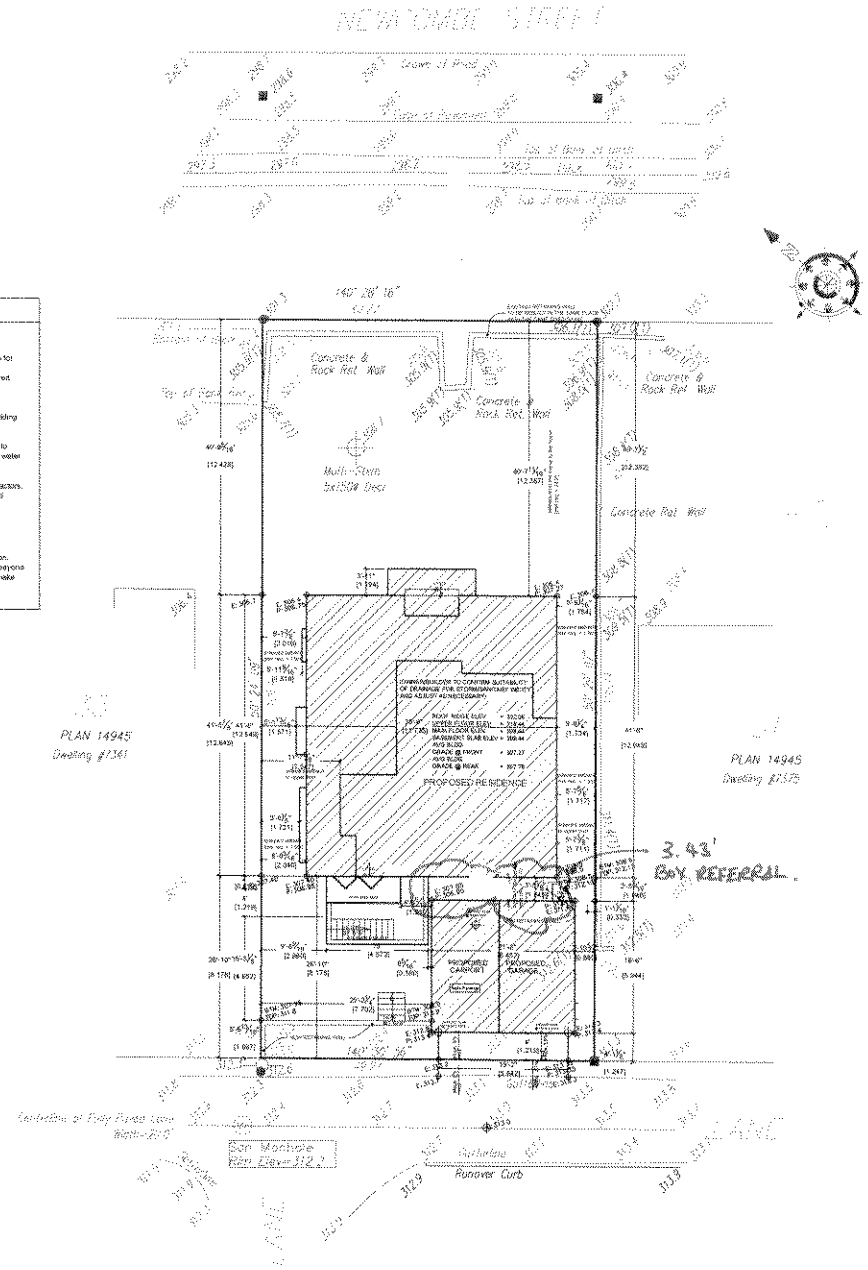
COVERED AREA
ALLOWED @ 08 OF GROSS = 298.08 SQ.FT
deck, covered porches, patio & cover = 36.6 SQ.FT
(unenclosed, street facing & located on the first floor - does not exceed 12.1')
TOTAL ALLOWED = 297.88 SQ.FT
PROPOSED = 298.00 SQ.FT

SITE COVERAGE
MAX ALLOWABLE @ 0.40 = 2150.64 SQ.FT
PROPOSED = 2322.66 SQ.FT

ADDRESS: 7357 NEWCOMBE ST
BURNABY BC

ZONING: R10

LEGAL: PID: 013-026-209



GENERAL NOTES:

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

ALL NOTES OF THIS PLAN APPLY TO ALL OTHER PAGES.

THESE PLANS CONFORM TO BCBC 2012

idesign
Unit 204 - 6148 129 st
Payal Buissnes Centre
Surrey BC

Contact us @:
604-593-6627
info@idesignhomes.ca

Project: -

Location: Burnaby B.C.

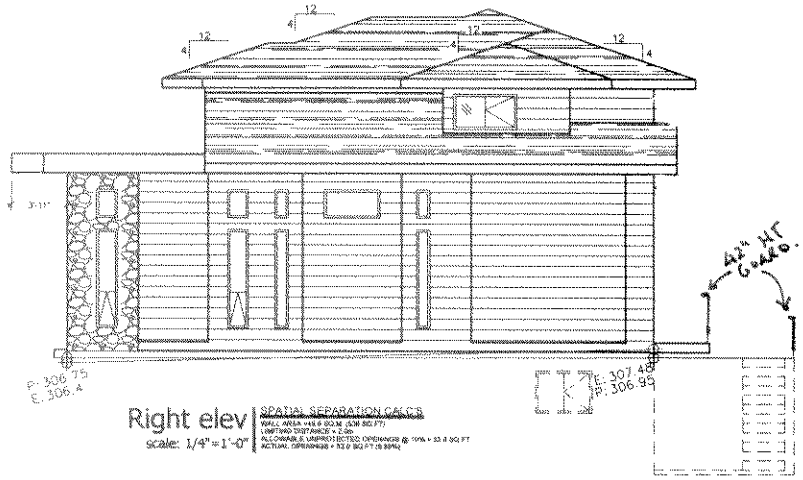
Address: 7357 Newcombe St

Drawing name: Site Plan

Date: 5 Nov 2015

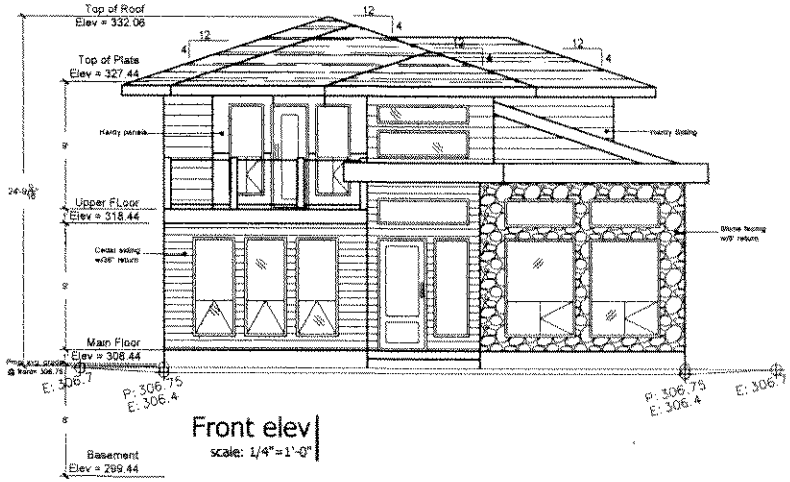
Scale: 1:100

Page #: 1 of 6

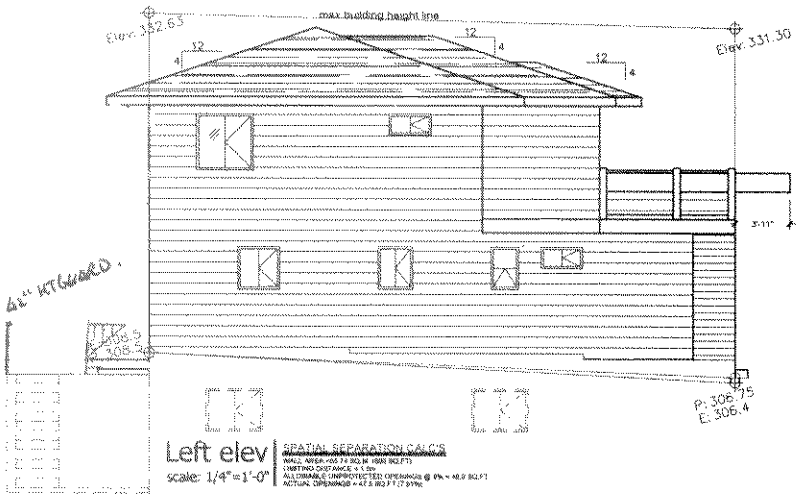


Right elev
scale: 1/4"=1'-0"

SPATIAL SEPARATION CALCS
WALL AREA =45.9 SQ.M. (494 SQ.FT)
LIMITING DISTANCE = 2.0m
ALLOWABLE UNPROTECTED OPENINGS @ 19% = 93.8 SQ.FT
ACTUAL OPENINGS = 72.0 SQ.FT (15.69%)

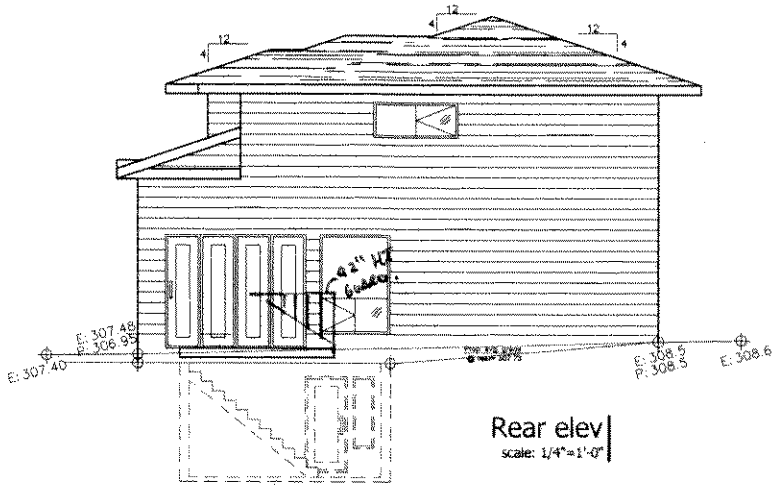


Front elev
scale: 1/4"=1'-0"



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

SPATIAL SEPARATION CALCS
WALL AREA =55.74 SQ.M. (598 SQ.FT)
LIMITING DISTANCE = 1.0m
ALLOWABLE UNPROTECTED OPENINGS @ 9% = 48.9 SQ.FT
ACTUAL OPENINGS = 47.5 SQ.FT (7.95%)



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

GENERAL NOTES:

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

ALL NOTES OF THIS PLAN APPLY TO ALL OTHER PAGES.

THESE PLANS CONFORM TO BCBC 2012

ideasign

ideasign
Unit 304 - 8148 128 st
Payal Business Centre
Surrey BC

Contact us @:
604-582-6527
info@ideasignnorthwest.ca

Project: -

Location: Burnaby B.C.

Address: 7357 Newcombe S

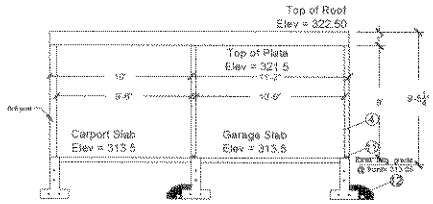
Drawing name: Elevations

Date: 5 Nov 2015

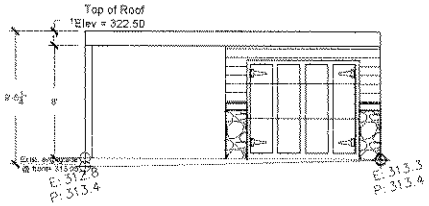
Scale: 1:48

Page #: 4 of 6

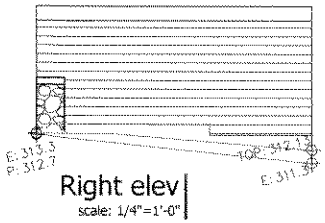
3.(a)



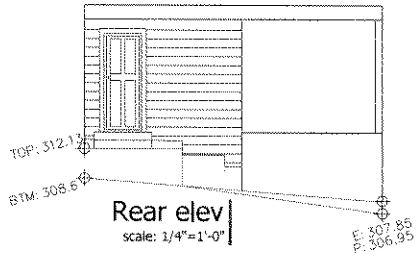
SECTION (B)
scale:1/4=1-0"



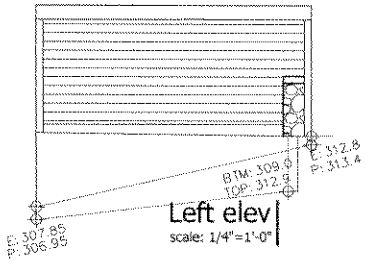
Front elev
scale: 1/4"=1'-0"



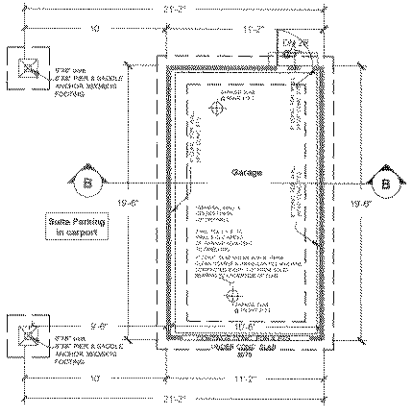
Right elev
scale: 1/4"=1'-0"



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



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



GARAGE
Scale: 1/4"=1'-0"
Garage = 450 sq.ft.

GENERAL NOTES:

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

ALL NOTES OF THIS PLAN APPLY TO ALL OTHER PAGES.

THESE PLANS CONFORM TO BCBC 2012

idesign
Unit 394 - 9148 128 st.
Payal Buissnes Centre
Surrey BC

Contact us @:
604-580-6527
info@idesignhomes.ca

Project: -

Location: Burnaby B.C.

Address: 7357 Newcombe St

Drawing name: Garage

Date: 5 Nov 2015

Scale: 1:48

Page #: 6 of 6

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

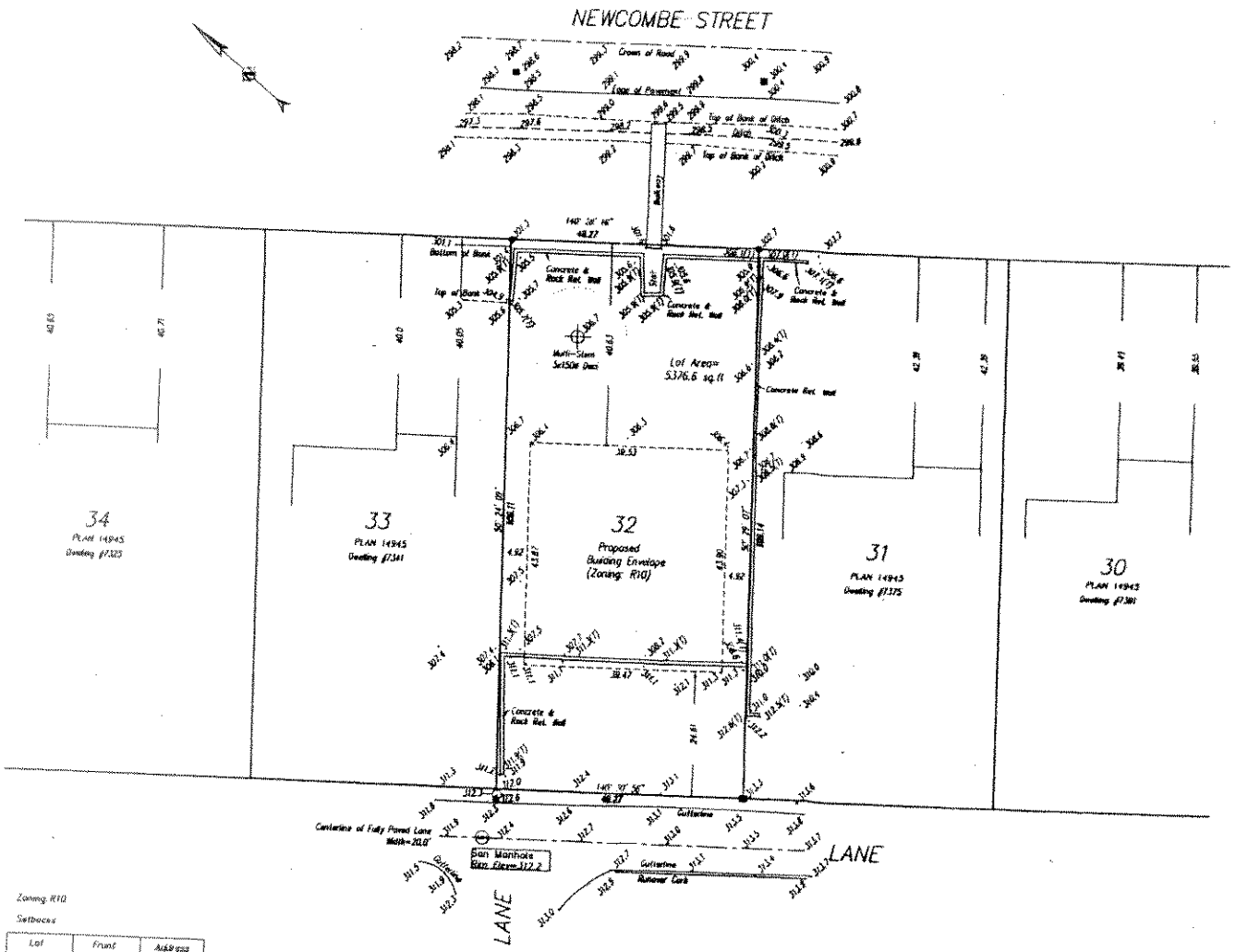
PID: 010-028-293
Civic Address: 7357 Newcombe Street, City of Burnaby

Note: Trees pursuant to by-law 1994 are shown

Scale 1 inch=16 feet

The intended plot size of this plan is 560 width by 432 in height (6 mm) when plotted at a scale of 1 inch=16 feet.

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) 2500 Conifer
- Power Pole
- Manhole

Septic:
T - Elevation of top of wall

Benchmark Notes:
Elevations Are Geodetic
Referred To Monument P-52-17
Monument Elevation 88.533m

Notes:

Information shown hereon is for municipal purposes only and is for the exclusive use of the owner.

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

Zoning: R10

Setbacks

Lot	Front	Address
34	40.65	7325
33	40.0	7341
31	42.39	7375
30	38.48	7391

Average = 40.63

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

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 22nd day of April, 2013

B.C.L.S. #869

LANDTEC TOWN

This Document is Not Valid Unless Originally Signed And Sealed

Murray Land Surveying Ltd. ©2015 #201-3010 Smith Avenue, Burnaby, BC, V5C 2N5 Tel: (604)620-5299 Email Address: raymond@murraysurveying.com

File No. 81474-TOPO

3.(a)

LOT 25 GROUP 1 NWD PLAN 14945

Pursuant to Section 68 of the Land Title Act

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

Scale 1:500

0 10 20 30 40 50

The intended plot size of this plan is 4.32 metres by 2.80 metres (B size) when plotted at a scale of 1:500.

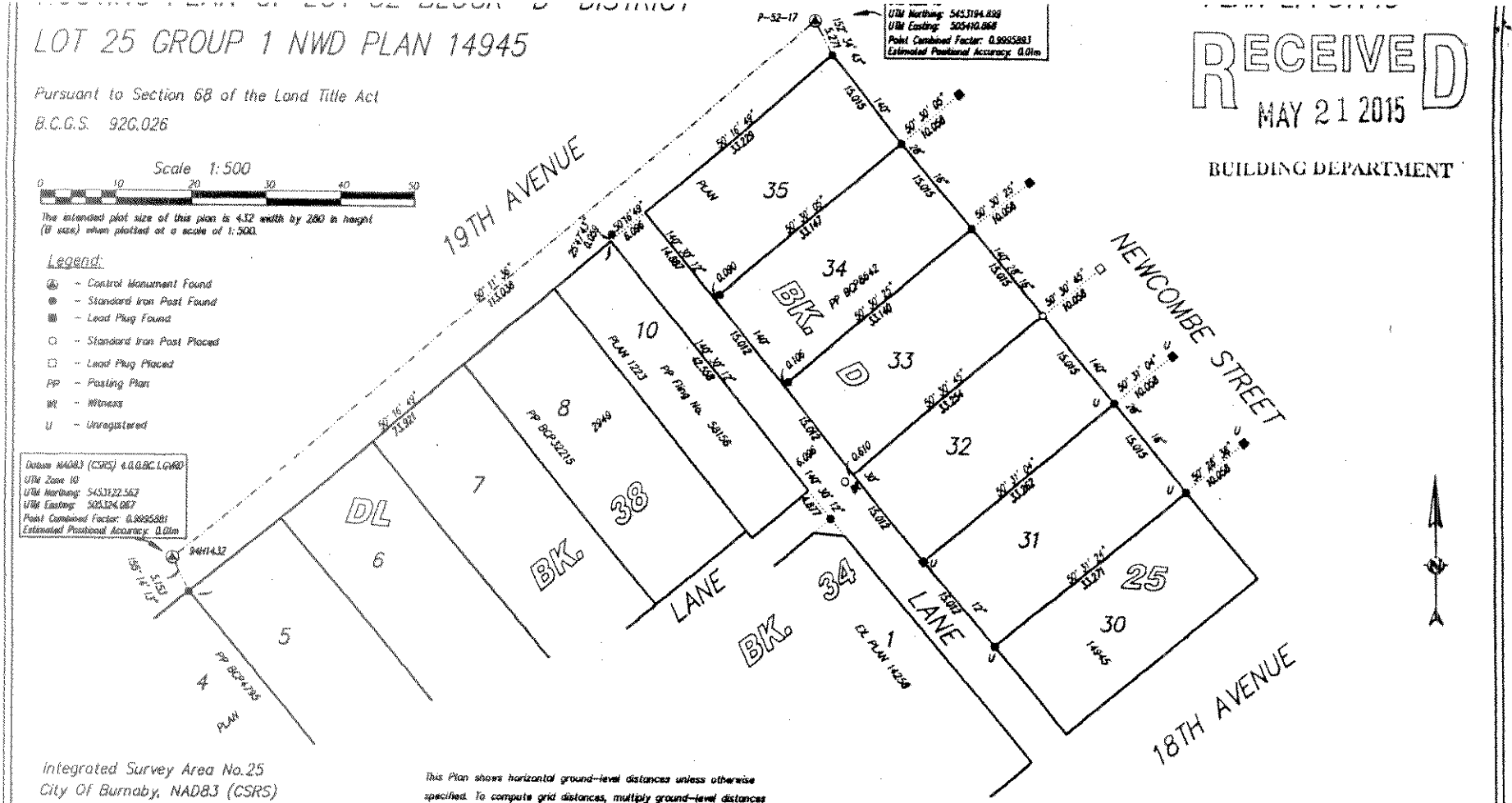
Legend:

- Control Monument Found
- Standard Iron Post Found
- Lead Plug Found
- Standard Iron Post Placed
- Lead Plug Placed
- PP – Posting Plan
- Wit – Witness
- U – Unregistered

Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5453122.562
UTM Easting: 505324.087
Point Combined Factor: 0.9995881
Estimated Positional Accuracy: 0.01m

UTM Northing: 5453194.899
UTM Easting: 505410.868
Point Combined Factor: 0.9995883
Estimated Positional Accuracy: 0.01m

RECEIVED
MAY 21 2015
BUILDING DEPARTMENT



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

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

Note:

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

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

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

This Plan Lies Within The Greater Vancouver Regional District

Note:

Some posts and lines have been exaggerated for clarity.

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

Liming Yuan, BCLS #869

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

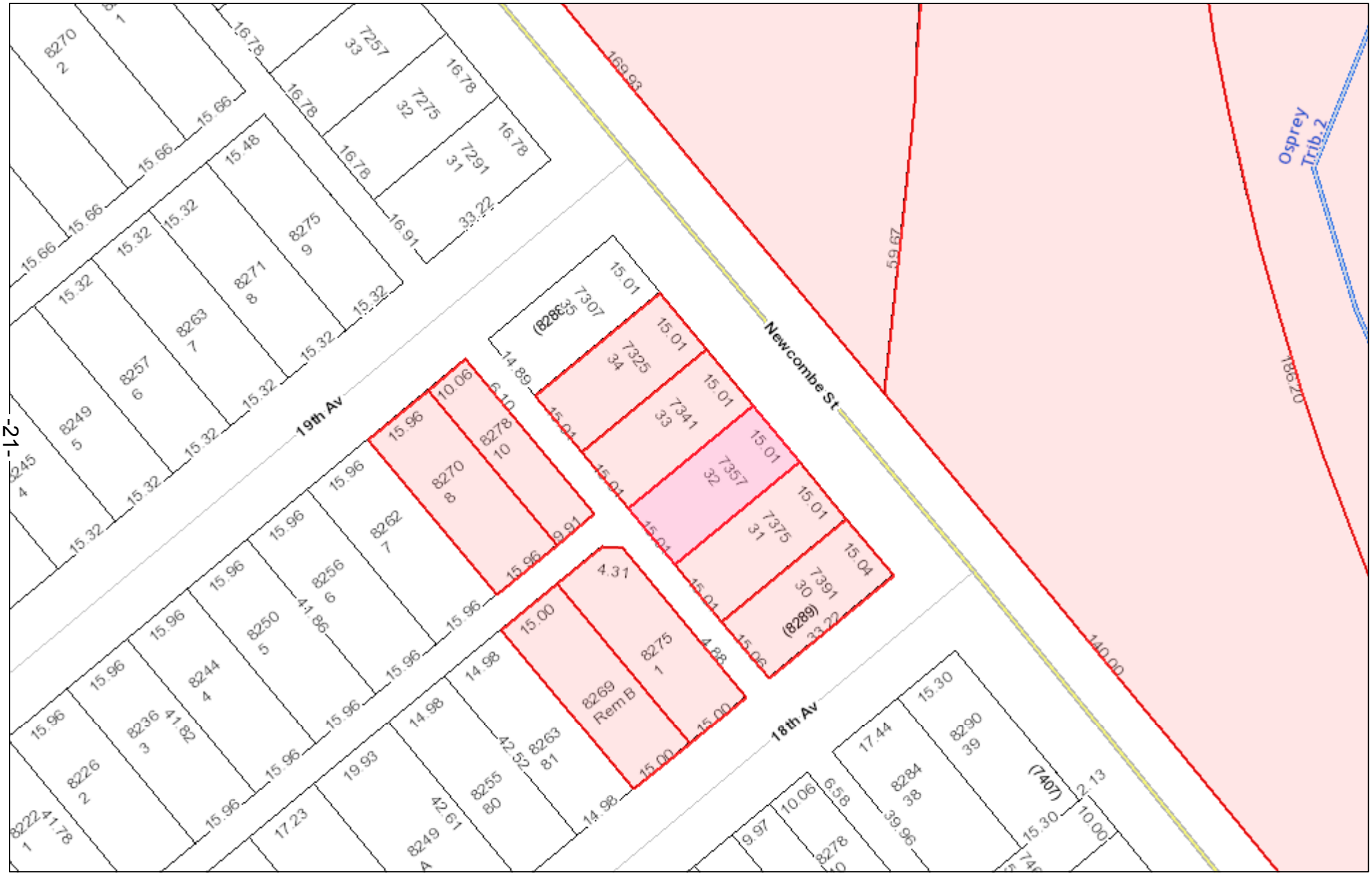
File No. 81474-Posting

3.(a)

7357 Newcombe Street

November 12, 2015

1:1,060



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

BOV 6196

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: Darlene Sorel

Mailing Address: 200 - 1177 W. Hastings St

City/Town: Vane Postal Code: V6E 2K3

Phone Number(s) (H) 778 873 7720 (C)

Email: dsorel@BFLCanada.ca

Preferred method of contact: ☑ email ☐ phone ☐ mail

Property

Name of Owner: Darlene Sorel

Civic Address of Property: 175 Delta Ave
Burnaby

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

Nov 10/2015
Date

Applicant Signature

Office Use Only

Appeal Date _____ Appeal Number BV# _____

Required Documents:

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

City of Burnaby

Board of Variance November 10, 2015.

Re: 175 Delta Avenue, Burnaby BC

I am writing to you to ask for permission to increase the project height for my renovation at 175 Delta Avenue, Burnaby, BC.

While the overall height does not change much, it is still a change from a pointed roof now to a flat roof. The neighbouring houses on either side are taller than how my house currently sits.

We are renovating a small 800 sq ft foot print, by adding a 2nd floor to get some much needed space for a main living quarters and to develop the basement into a 2 bedroom rental suite.

By renovating rather than rebuilding, the amount of waste going into landfills is seriously reduced. As well the completion dates will be roughly 4 months (considerably shorter time than building new)

With a flat roof, we are allowed 25' from the lowest point. Our design is for 31'.6" But I really want to point out that from the front of the house we are at height 22.8"

This a sloping lot and the height from the road to the front door drops down roughly 4 feet;

Thanks and I appreciate your time and hope you will be able to grant us our request to build to this height as noted in the above and our plans.

Sincerely Yours

Darlene Sorel

4750 Westlawn Avenue, Burnaby, BC

Phone 778-873-7720

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: October 23, 2015	**DEADLINE: November 10, 2015 for the December 3, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Edward Vega		
ADDRESS OF APPLICANT: 2259 E 5th Avenue, Vancouver		
TELEPHONE: 604.442.1900		

PROJECT			
DESCRIPTION: Int. alt. and addition to an ESFD with secondary suite and detached garage			
ADDRESS: 175 Delta Avenue			
LEGAL:	**LOT: 10**	**DL:** 122/188	**PLAN: NWP4953**

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 build an addition and undertake an interior alteration to an existing single family dwelling with a secondary suite and detached garage. The following relaxation is being requested.

1) The principal building height, measured from the rear average elevation will be 33.55 feet where a maximum of 24.30 feet is permitted.
2) The principal building height measured from the front average elevation will be 25.71 feet.
3) The principal building height will be 3 storeys where a maximum of 2.5 storeys is permitted.

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

JQ

Peter Kushnir
Deputy Chief Building Inspector, Permits and Customer Service

4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca

CALCULATIONS:

LOT SIZE	4,026 sq.ft
PROPOSED FLOOR AREAS:	
DETACHED GARAGE AREA	430 sq.ft
BASEMENT	791 sq.ft
FIRST FLOOR	791 sq.ft
SECOND FLOOR	834 sq.ft
PROPOSED FAR (60%)	2,416 sq.ft
PERMITTED FAR (60%)	2,416 sq.ft
LOT COVERAGE:	
PERMITTED (45%)	1,812 sq.ft
PROPOSED (30%)	1,220 sq.ft

NOTES

1. THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 2012.
2. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS
3. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
4. CONCRETE SHALL BE 3000 p.s.i. AFTER 28 DAYS.
5. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
6. STAIR DETAIL - MAXIMUM RISE: 7 7/8"
   - MINIMUM RUN: 9"
   - MINIMUM TREAD: 10"
   - HANDRAILS TO BE BETWEEN 32" - 36" HIGH (INSIDE BUILDING)
   - HANDRAILS TO BE BETWEEN 42" HIGH (OUTSIDE BUILDING)

* ALL SHOWN DIMENSION ON PLANS HAVE PRE-REFERENCE OVER SCALE

** IN SOME MUNICIPALITIES THESE PLANS REQUIRE THE APPROVAL OF CERTIFIED STRUCTURAL ENGINEER PROVIDED BY BUILDERS

*** THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS IT IS THE RESPONSIBILITY OF THE BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS, AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

SITE PLAN NOTES:

- ALL DIMENSION AND GRADE LEVELS SHOWN ARE TO BE APPROVED BY DESIGN CONSULTANTS AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION
- OWNERS/BUILDERS TO PROVIDE PERTINENT INFORMATION REQUIRED FOR OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS LOCATIONS, HYDRO POLES AND LINES, FIRE HYDRANTS, [illegible]MENTS, ELECTRICAL BOXES AND RIGHT-OF-WAYS, ETC. BEFORE PROCEEDING TO [illegible]CTION
- ANY RETAINING WALL TO BE BUILT ACCORDA[illegible] TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSUL[illegible]
- PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF
- BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES
- ALL GRADES AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION
- VERIFY ALL FINISHES, COLORS, TEXTURES AND STYLES WITH OWNER / CONTRACTOR PRIOR TO PURCHASE OR [illegible]ALLATION.
- THIS STRUCTURE [illegible] BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF AND WALLS HAVE BEEN [illegible]Y ATTACHED TOGETHER AND SHEATHED
- ALL EXPOSED WOOD [illegible]RFACES TO BE PLASTERED OR STUCCOED. SHALL BE PROTECTED WITH A VAPOR BARRIER PRIOR TO BEING PLASTERED OR STUCCOED.
- R11 FIBERGLASS SOUND INSULATION AT BATHROOM AND LAUNDRY WALLS
- ANY MODIFICATIONS TO THE DESIGN OR COMPONENTS OF THIS BUILDING MAY AFFECT ITS STRUCTURAL INTEGRITY AND SHOULD BE REVISED BY AN ENGINEER PRIOR TO CONSTRUCTION.
- ALL WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE GLAZED WITH DUAL PANED INSULATION GLASS

WALL ASSEMBLIES

LEGEND

Door Schedule

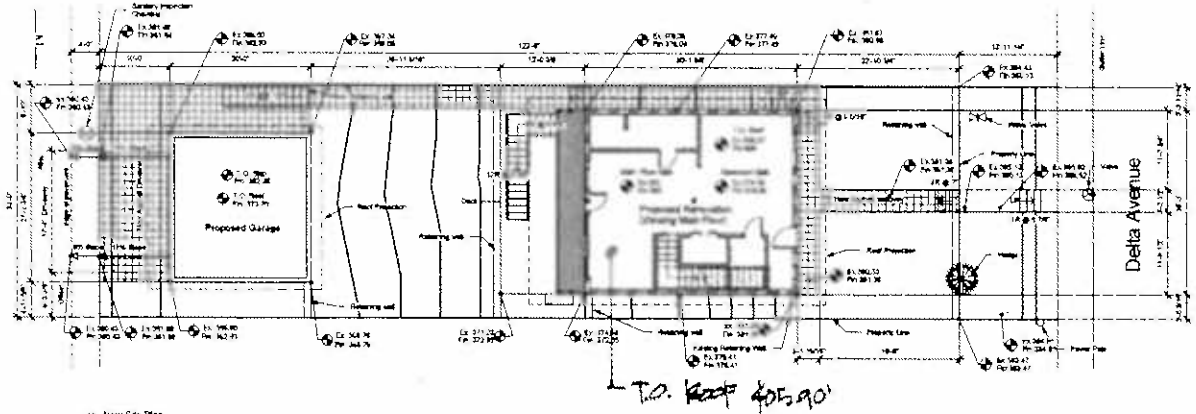
Mark	Width	Height	Count
1	12'-0"	6'-8"	1
2	3'-0"	6'-8"	1
3	2'-6"	6'-8"	18
7	4'-0"	7'-0"	2
8	16'-0"	8'-0"	1
9	3'-0"	7'-0"	1
40	2'-10"	6'-8"	1
54	4'-0"	6'-8"	1
57	9'-0"	8'-0"	3
78	3'-0"	6'-8"	1

Window Schedule

Mark	Width	Height	Count
18	1'-8"	2'-8"	2
2	3'-2"	2'-0"	1
26	1'-0"	7'-10"	3
3	6'-0"	3'-0"	2
5	2'-0"	6'-0"	2
6	5'-0"	6'-0"	2
8	6'-1"	4'-6"	1
9	4'-8"	3'-0"	1
10	3'-10"	4'-3"	1
12	6'-0"	4'-0"	1
13	3'-6"	2'-2"	1
14	6'-4"	1'-8"	2
16	2'-4"	6'-0"	1
46	3'-0"	4'-0"	2

② New NW 3D View

③ New SE 3D View



① New Site Plan
1/8" = 1'-0"

3dVega
Architectural Drafting
4050 Westview Street,
Coquitlam, BC V3K 6C9
Tel: [604] 442-1800
Email: info@3dvega.com
Web: www.3dvega.com

No.	Description	Date

SHEET LIST

175 Delta ave, Burnaby

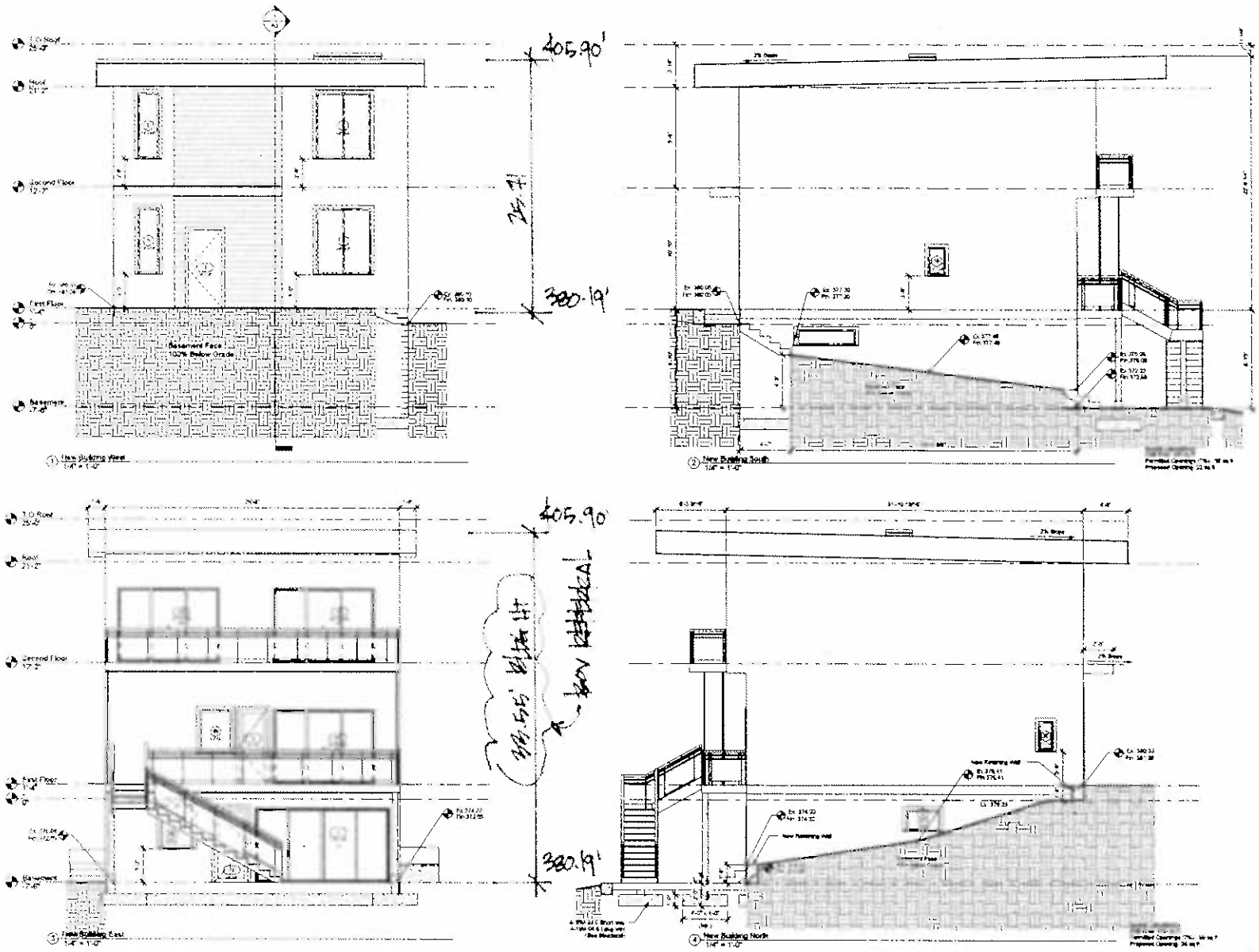
Calculations, Notes & Site Plan

Project Number	2015004
Date	10-May-2016
Drawn by	Edward Vega
Checked by	DS

A0

Scale: As indicated

3.(b)



3dVega
Architectural Drafting
450 Westview Street,
Coquitlam, BC V3K 6C9
Tel: [604] 442-1900
Email: info@3dvega.com
Web: www.3dvega.com

No.	Description	Date

SHEET LIST

175 Delta ave, Burnaby

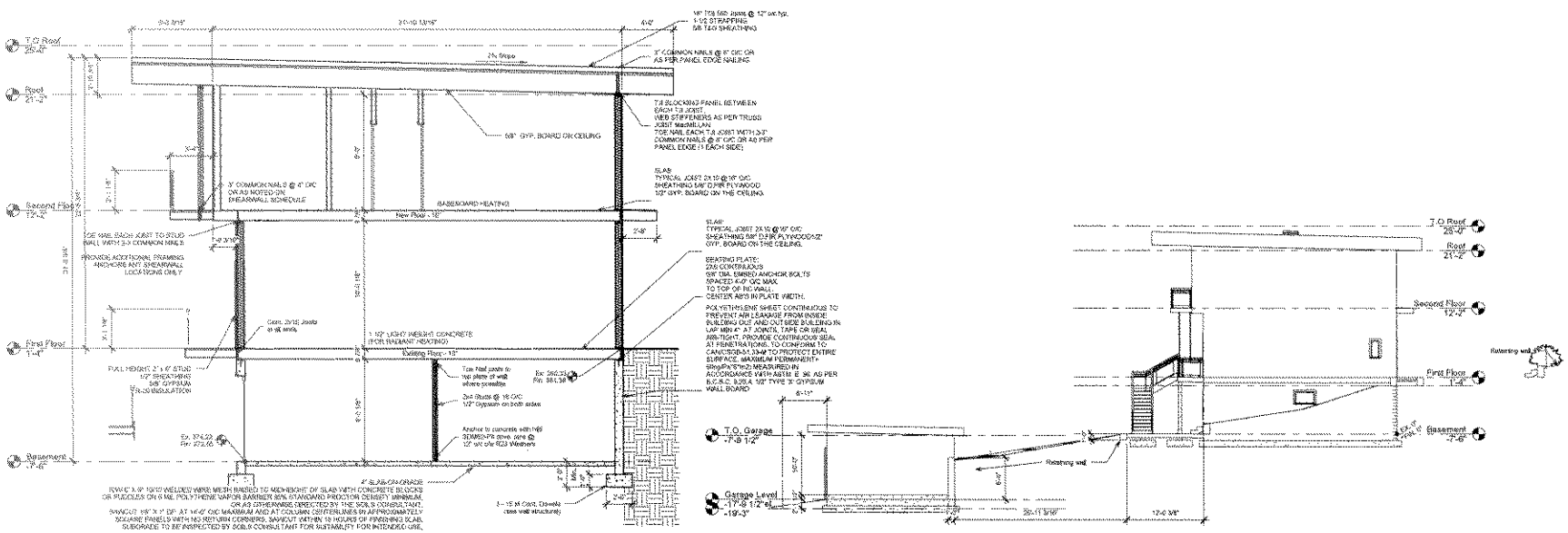
175 Delta ave, Burnaby, BC
PL 14AP34613 LT 16 BLK 31 D.L. 36
Roll Number 3948175000 Lot PID: 002-620-063

New Building Elevations

Project number	2015004
Date	13-May-2015
Drawn by	Edward Vega
Checked by	DB

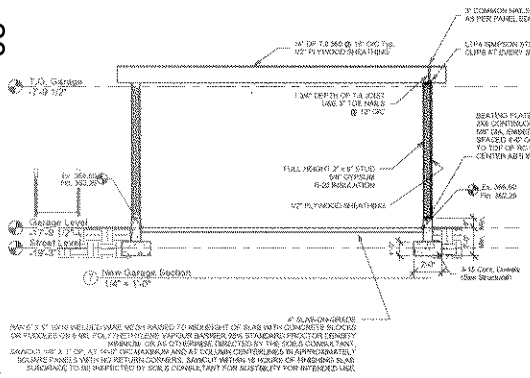
A2

Scale 1/4" = 1'-0"

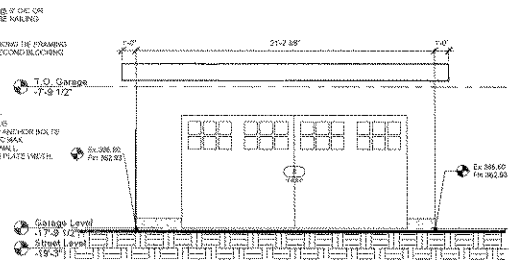


1 New Main Building Section
1/8" = 1'-0"

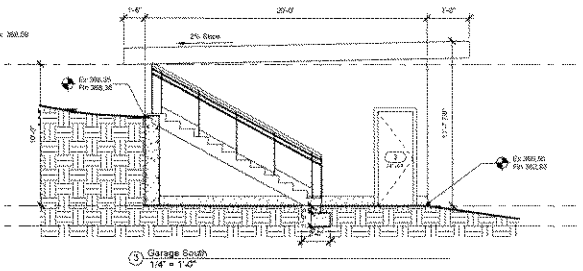
B Site Plan Elevation
1/8" = 1'-0"



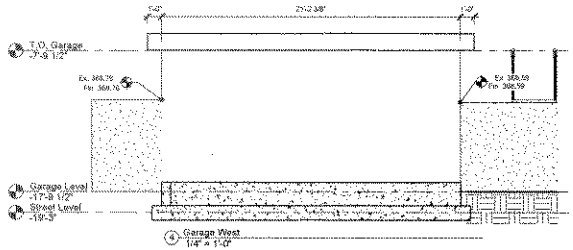
7 New Garage Section
1/4" = 1'-0"



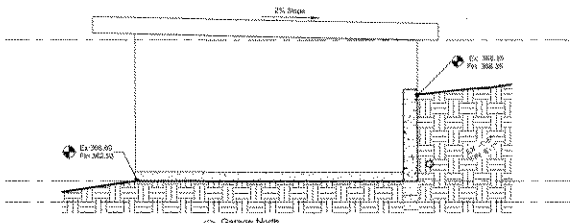
2 Garage East
1/4" = 1'-0"



3 Garage South
1/4" = 1'-0"



4 Garage West
1/4" = 1'-0"



5 Garage North
1/4" = 1'-0"

3dVega
Architectural Drafting
450 Westview Street,
Coquitlam, BC V3K 6C9
Tel: (604) 442-1900
Email: info@3dvega.com
Web: www.3dvega.com

No.	Description	Date

SHEET LIST

175 Delta ave, Burnaby

175 Delta ave, Burnaby BC
PL NWP4969 LT 10 BLK 63 LD 36
Roll Number 5949-0175-0000 Lot PID: 005-662-908

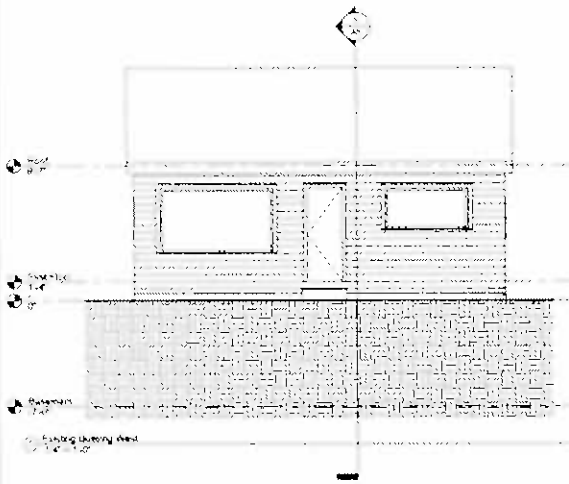
Building Sections & Garage Elevations

Project number	2015004
Date	10-May-2015
Drawn by	Author
Checked by	Checker

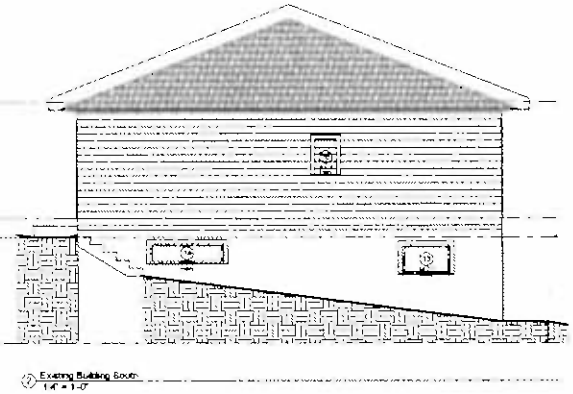
A3

Scale	As indicated

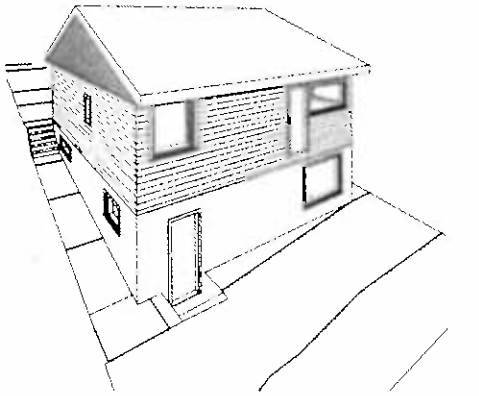
3.(b)



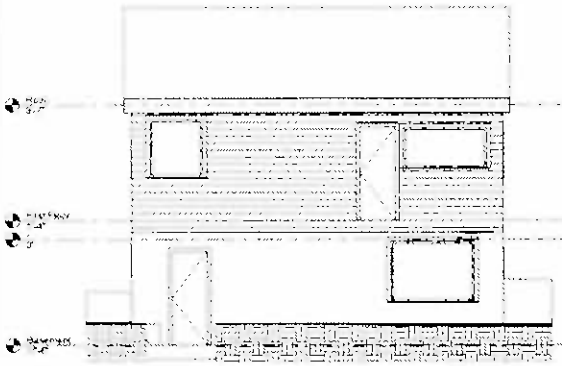
Existing Building West
1/4" = 1'-0"



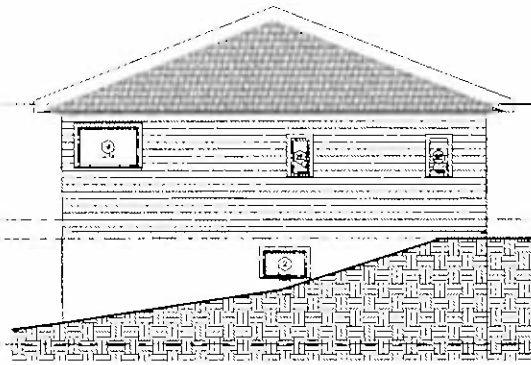
Existing Building South
1/4" = 1'-0"



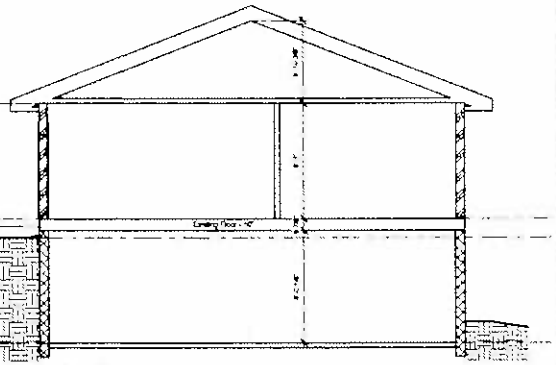
Existing SE 3D View



Existing Building East
1/4" = 1'-0"



Existing Building North
1/4" = 1'-0"



Existing Section 1
1/4" = 1'-0"

3dVega
Architectural Drafting

450 Westview Street,
Coquitlam, BC V3K 6C9
Tel: (604) 442-1900
Email: info@3dvega.com
Web: www.3dvega.com

No.	Description	Date

SHEET LIST

175 Delta ave, Burnaby

Existing Building Elevations & Section

Project number	2015004
Date	10-May-2015
Drawn by	EV
Checked by	DS

A5

Scale 1/4" = 1'-0"

175 Delta Avenue

November 12, 2015

1:800

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

BOV 6197

3.(b)

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: IAN GHAN

Mailing Address: 200 - 1892 W. BROADWAY

City/Town: VANCOUVER Postal Code: V6J 1Y9

Phone Number(s): (H) 6047217738 (C)

Email: ian@gradualarchitecture.com

Preferred method of contact: ☑ email ☐ phone ☐ mail

Property

Name of Owner: HO, YING MUOI

Civic Address of Property: 8210 BURNLAKE DRIVE 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. 19, 2015
Date

Applicant Signature

Office Use Only

Appeal Number BV# 6198 @ 1.15 pm.

Required Documents:

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

GRADUAL ARCHITECTURE I ▪ N ▪ C

Gradual Architecture inc.

t. 604.721.7738 f. 604.222.0198
e. ian@gradualarchitecture.com
a. 200 - 1892 West Broadway, Vancouver, BC, Canada, V6J, 1Y9
www.gradualarchitecture.com

Date: November 5, 2015

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

Subject: Hardship Letter for 8210 Burnlake Drive
Amendments on Architectural drawings for Previously Approved Setback BOV 6175

Dear Sir, dear Madam,

On behave of the property owner, I am writing to you to request minor amendments to Architectural drawings for Previously Approved BV 6175.

On BV 6175, the Board has granted the relaxation for the setback of 72.62 ft from Winston Street property line to the proposed addition. However, due to the plan discrepancies, the actual proposed setback is 74.62 ft measured to the new proposed addition. Within this two-foot space, the property owner would like to propose a two-foot balcony and 2 one-foot box-windows. With these three projections, the 72.62 ft approved setback is still being maintained.

With above said, I believe that these minor amendments to the existing architectural drawings will have no impact on the approved BV 6175.

Sincerely,

Ian Guan, Architect, AIBC
Gradual Architecture Inc.

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: October 20, 2015	**DEADLINE:** November 10, 2015 for the December 03, 2015 hearing	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Ying Muoi HO		
ADDRESS OF APPLICANT: 8210 Burnlake Drive		
TELEPHONE: 778.929.8918		

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

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

Zone/Section(s) R1 [101.8]
of the Burnaby Zoning Bylaw No. 4742

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

1) The front yard setback from the Winston Street property line will be 74.10 feet to the foundation where a minimum front yard setback of 85.24 feet is required based on front yard averaging. A balcony will project 1.5 feet beyond the foundation and two window bays will project 1.0 feet beyond the foundation.

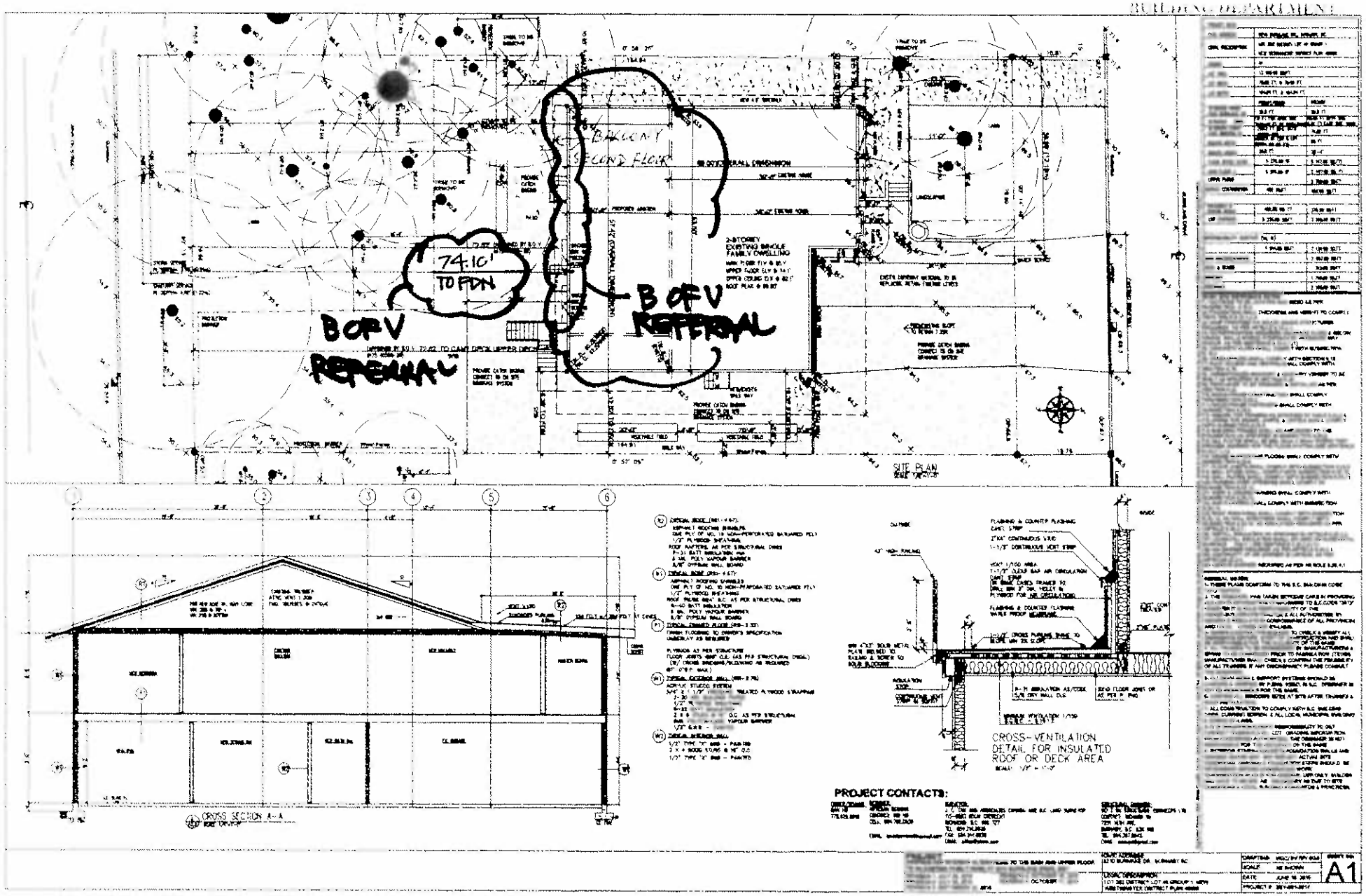
Note: A previous Board of Variance (B.V. 6175) decision allowed a front yard setback on Winston Street of 72.62 feet; as well as, a roof overhang projecting 2.5 feet at all sides beyond the foundation of addition, except with 3 feet where 2 roofs meet.

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

KL

Peter Kushnir
Deputy Chief Building Inspector, Building Department

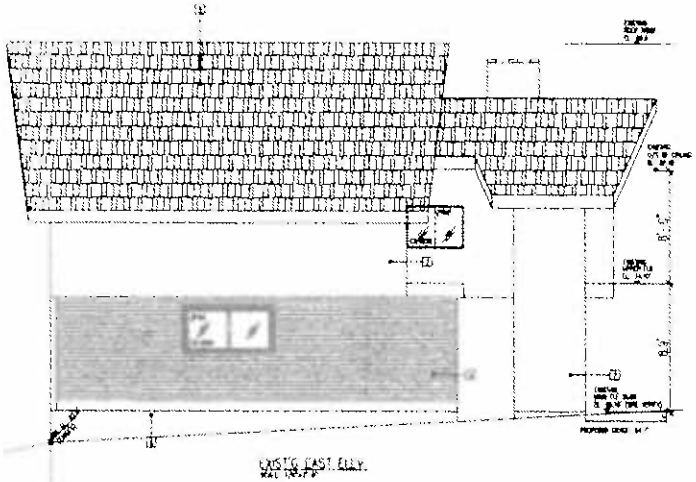
4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca

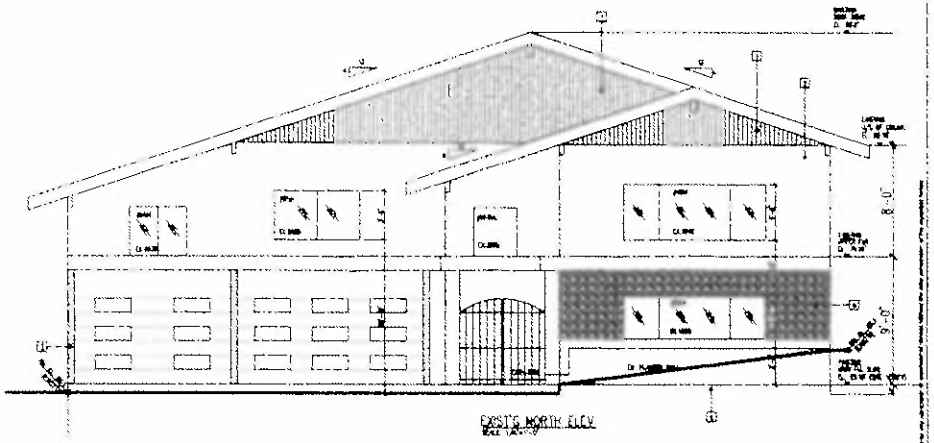


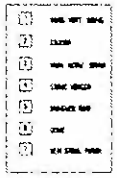
B OF V

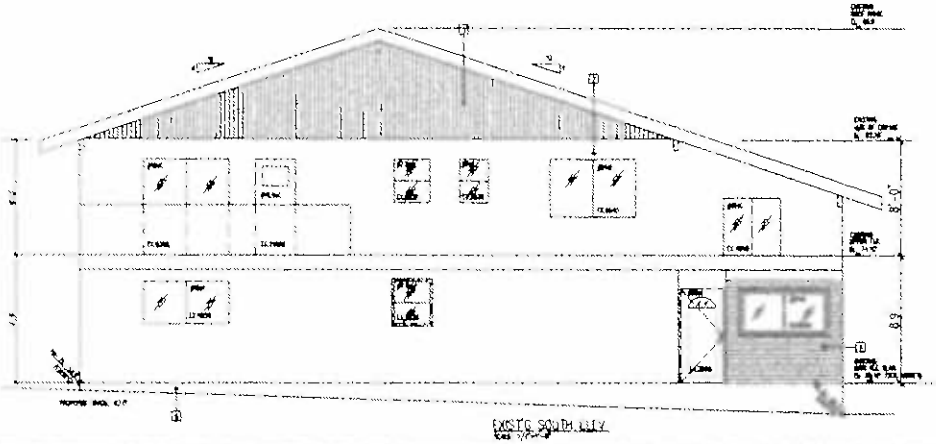
3.(c)

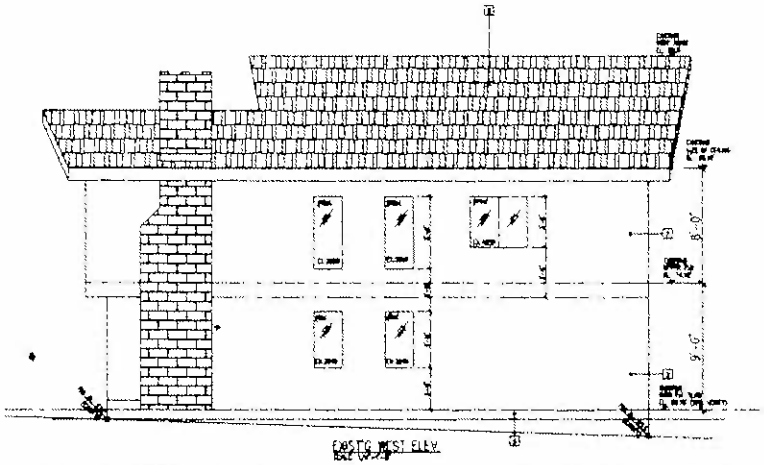
BUILDING CLEARANCE







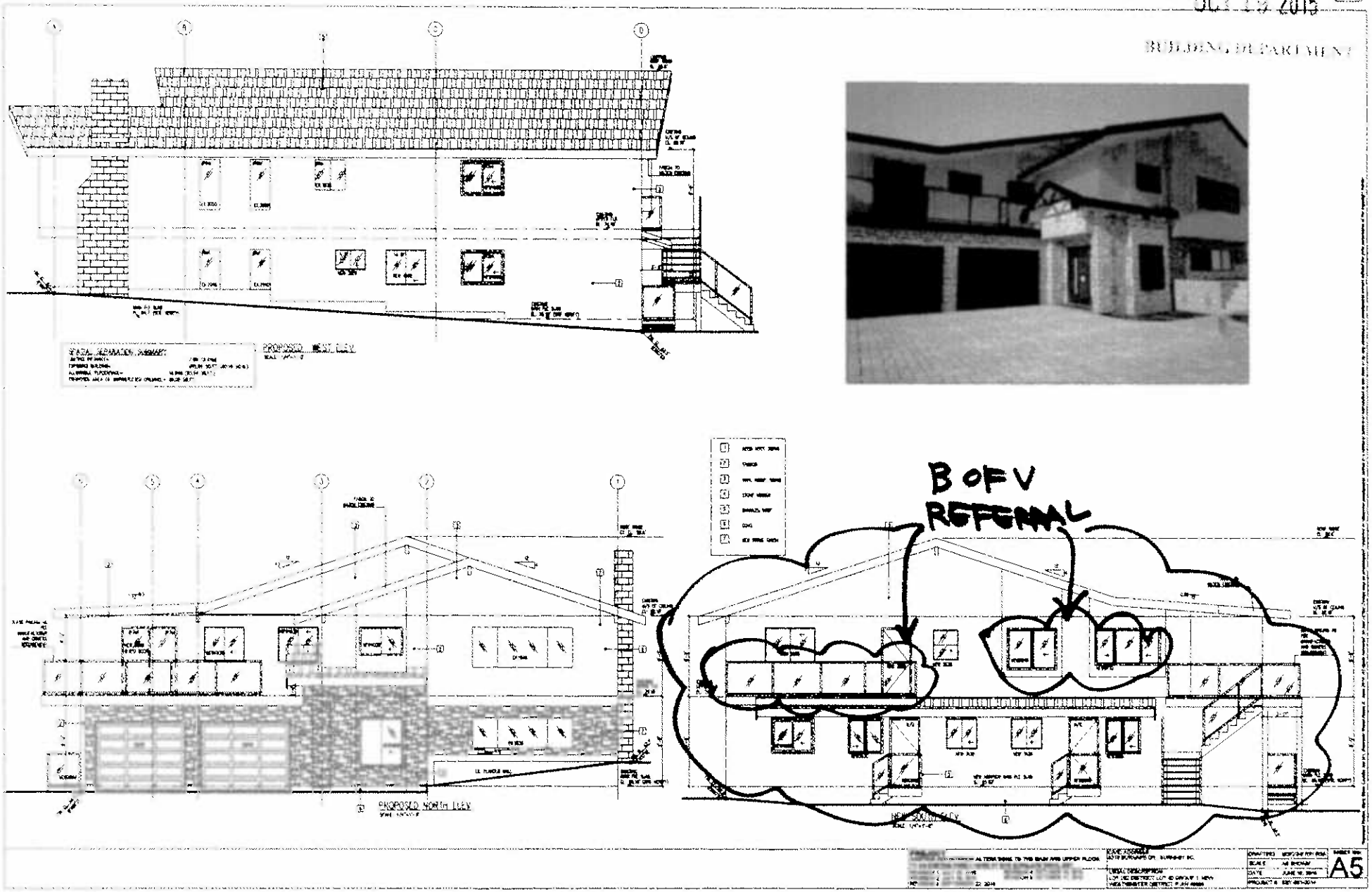




A4

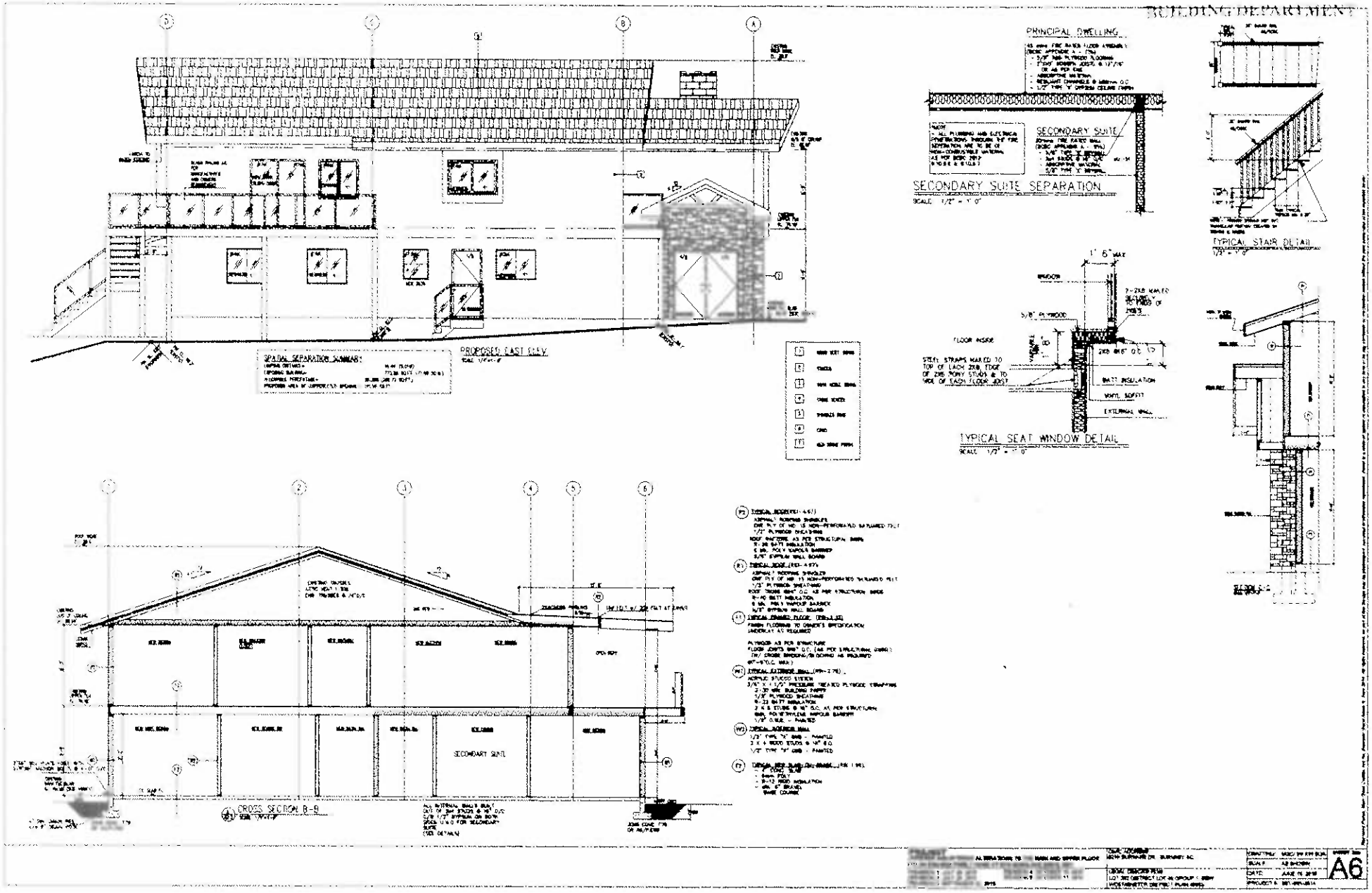
B of V

3.(c)



B OF V

3.(c)



B of V

3.(c)

NEW ADDITION
TO RESIDENCE OF
6274 BARNLAKE DR.
BURNABY, BC

WEI Z. SU STRUCTURAL ENGINEERS LTD

STRUCTURAL CONSULTANT

E.S.P. | OCT., 2015

AS SHOWN | PROJ.-139

GENERAL NOTES

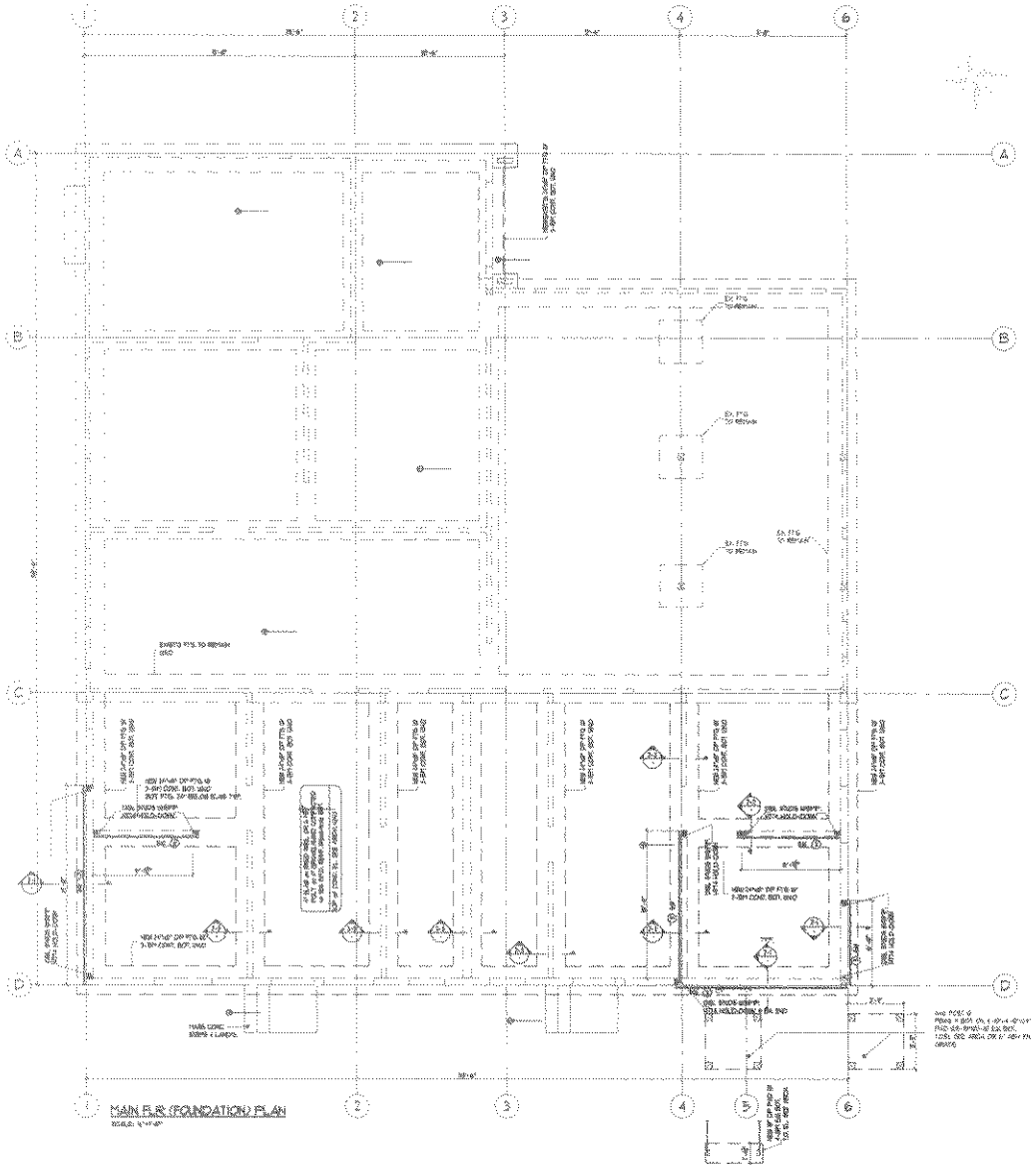
S- 1

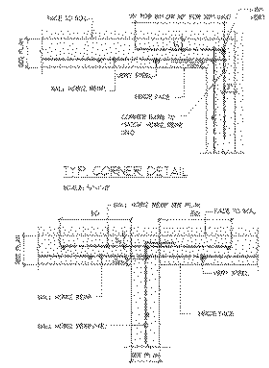
SHEAR WALL (S.W.) SCHEDULE

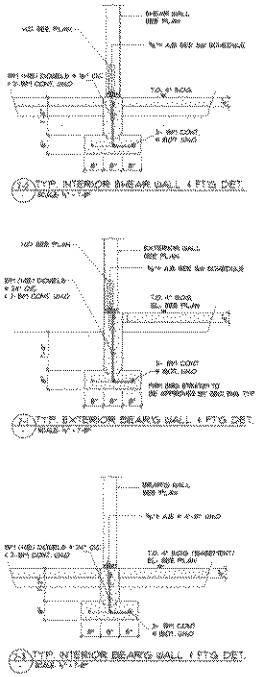
B of V

3.(c)

NOTE







NO.	DATE	DESCRIPTION
	OCT 16, 2015	ISSUED FOR P.O.R.
	SEPT 21, 2015	ISSUED FOR B.P.
	OCT 21, 2015	ISSUED FOR P.O.R.
	JUN 01, 2015	ISSUED FOR B.P.
	NOV 17, 2014	ISSUED FOR B.P.

ISSUE

PROJECT NAME

NEW ADDITION
TO RESIDENCE OF
6218 BURNLAKE DR.
BURNABY, BC

WEI Z SU STRUCTURAL ENGINEERS LTD

STRUCTURAL CONSULTANT

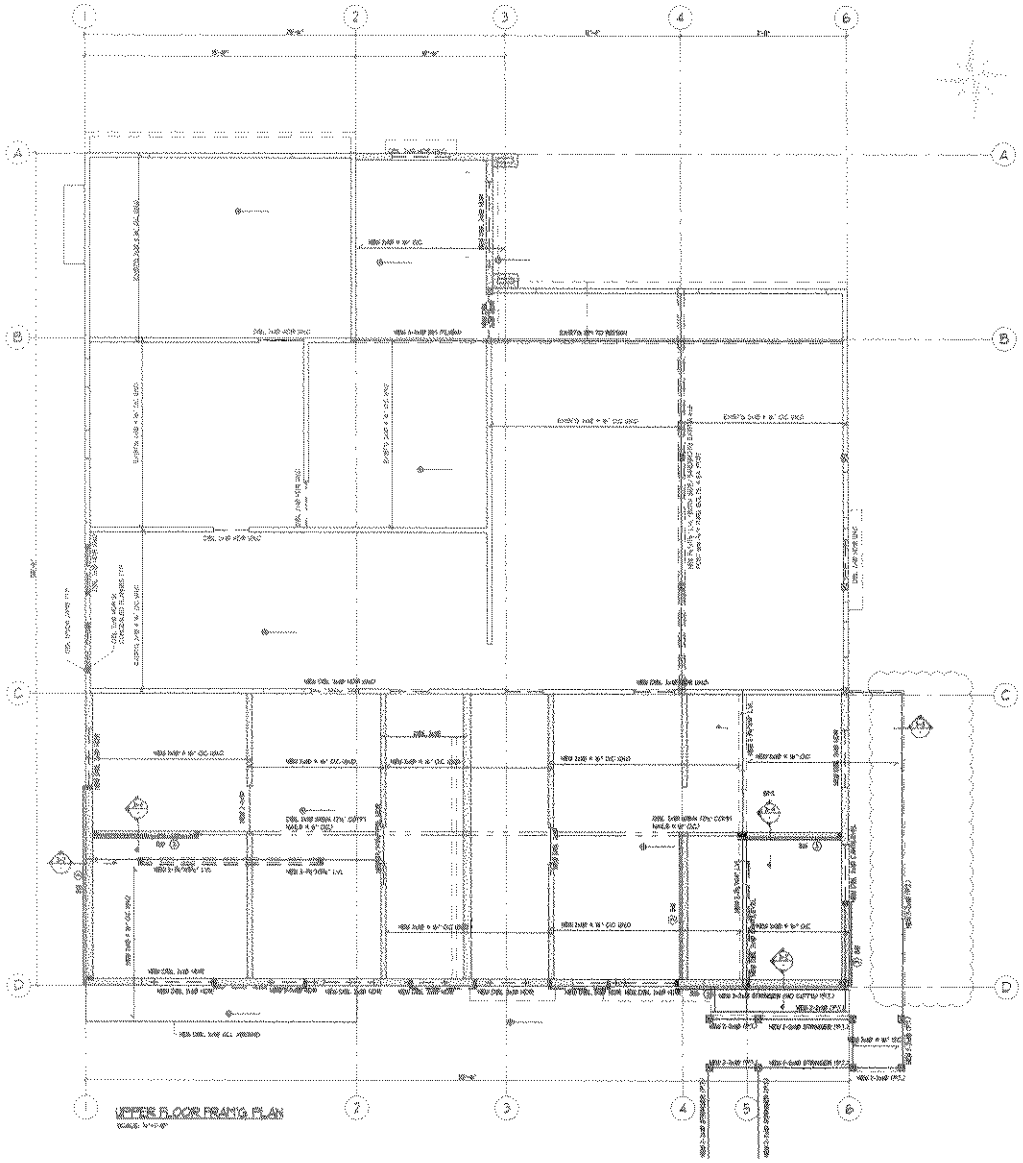
SCALE: 1:50	DATE: OCT. 2015
DRAWN: AS SHOWN	DRAWING No.: 1502

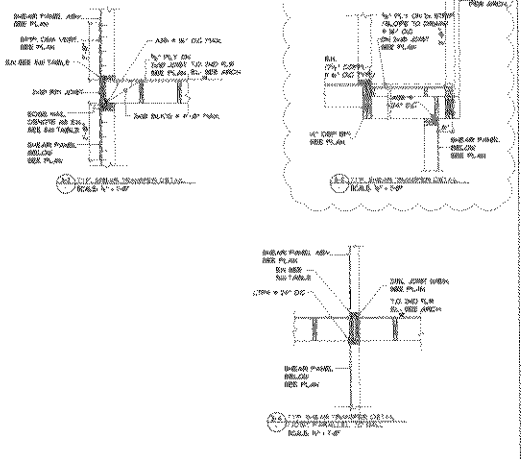
FOUNDATION PLAN

DRAWING No.:	SHEET No.: S- 2

BOFV

3.(c)





NOTE

NO.	DATE	DESCRIPTION
	OCT 10, 2015	ISSUED FOR B.O.V.
	NOV 03, 2015	REVISED FOR B.P.
	JULY 01, 2016	REVISED FOR B.P.
	AUG 01, 2016	REVISED FOR B.P.
	NOV 17, 2016	ISSUED FOR B.P.

ISSUE

PROJECT NAME

NEW ADDITION
TO RESIDENCE OF
8210 BURNLAKE DR.
BURNABY, BC.

WEI Z SU STRUCTURAL ENGINEERS LTD.
1055 10TH AVE. BURNABY, BC
V3H 3X2
604 430 3613 54415
EMAIL: WEISUZ@SHAW.CA

STRUCTURAL CONSULTANT

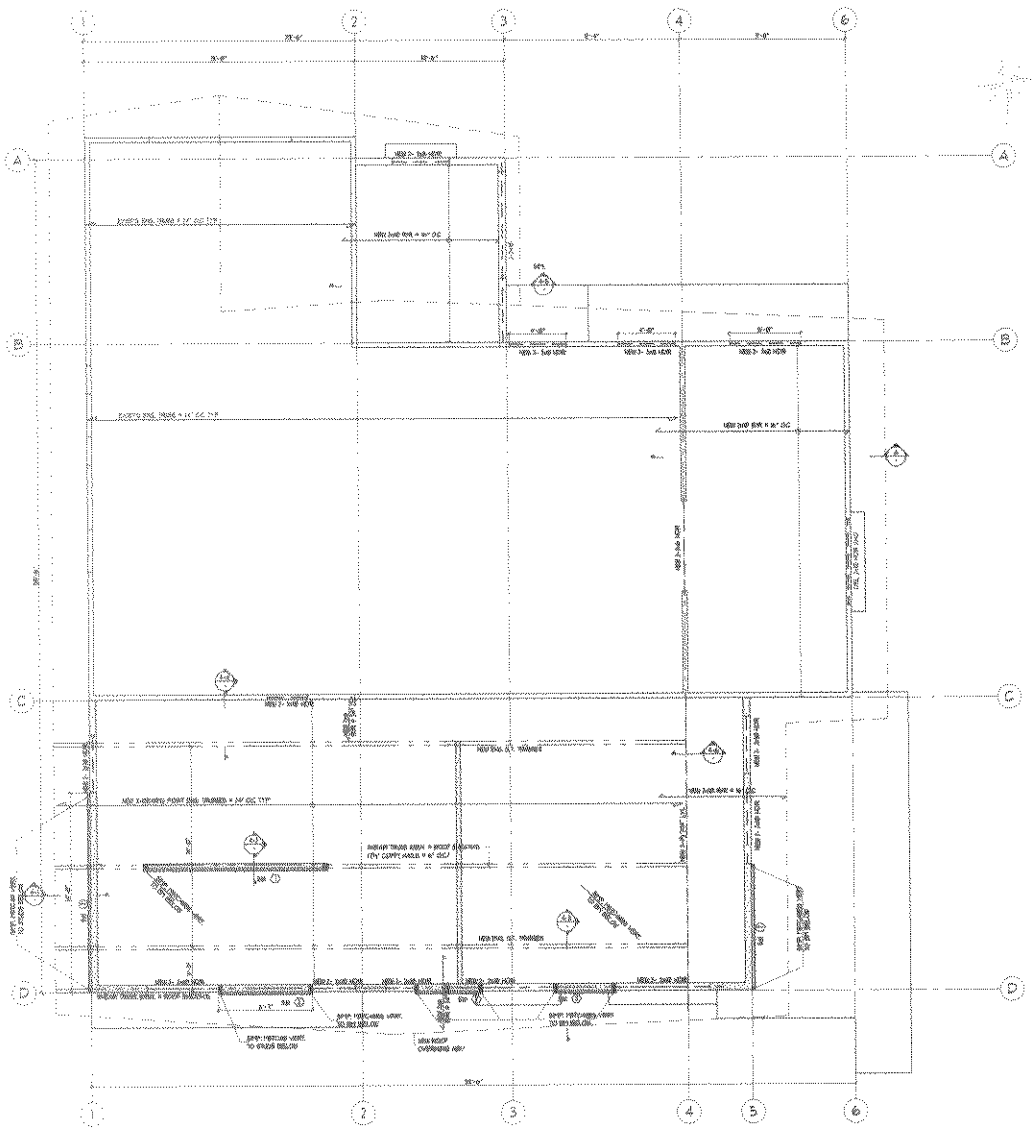
DRAWN: B.SU	DATE: OCT. 2015
SCALE: AS SHOWN	PROJECT NO.: 1506C-1.00

UPPER FLR FRAMG PLAN

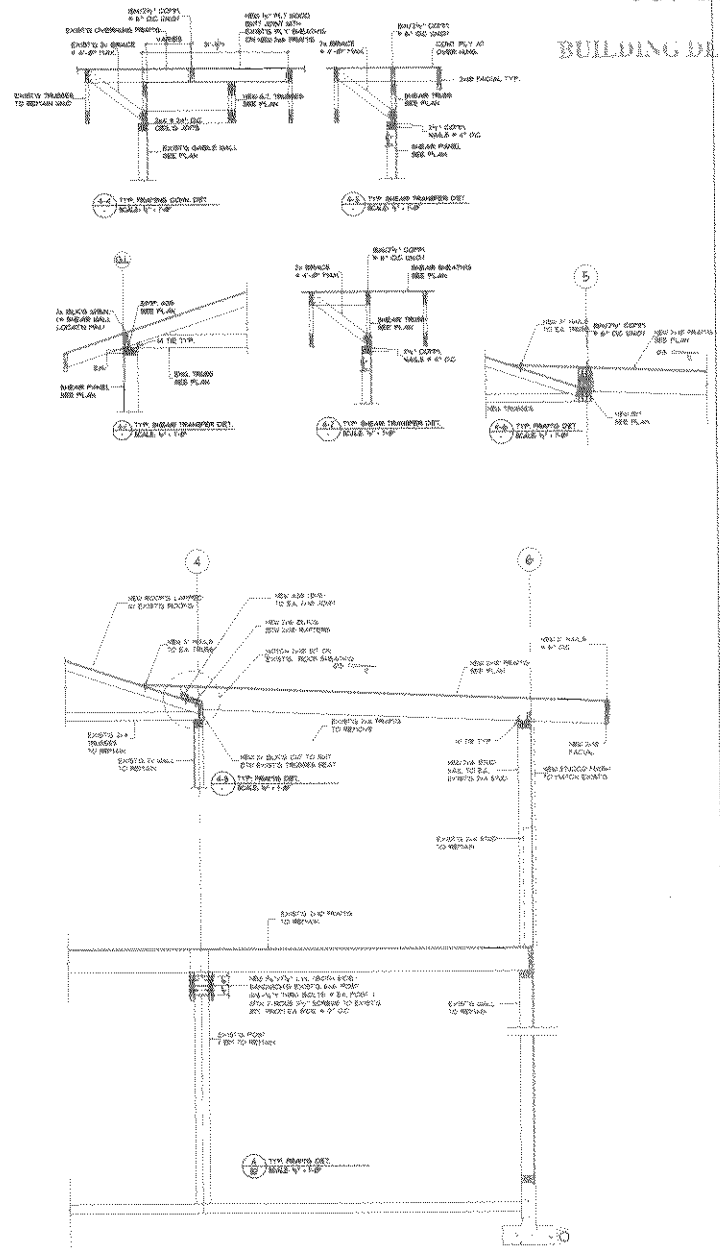
DRAWING NO.: S- 3

B OF V

3.(c)



ROOF FRAM'G OVER UPPER FLOOR PLAN



No.	DATE	DESCRIPTION
	OCT 15, 2015	ISSUE FOR B.C.N.
	MAY 11, 2015	RE-ISSUE FOR B.P.
	JULY 31, 2014	RE-ISSUE FOR B.P.
	JUNE 27, 2014	RE-ISSUE FOR P.E.
	NOV 17, 2014	ISSUE FOR P.E.

ISSUE

PROJECT NAME

NEW ADDITION
TO RESIDENCE OF
5210 BURNLAKE DR.
BURNABY, BC

WEI Z SU STRUCTURAL ENGINEERS LTD
7255 10TH AVE, BURNABY, BC
V3N 3M
TEL: 604 357 9665
EMAIL: WEISUSE@ SHAW.CA

STRUCTURAL CONSULTANT

DRAWN: ELM	DATE: OCT. 2015
SCALE: AS SHOWN	PROJECT NO.: MSC-120

ROOF FRAM'G PLAN

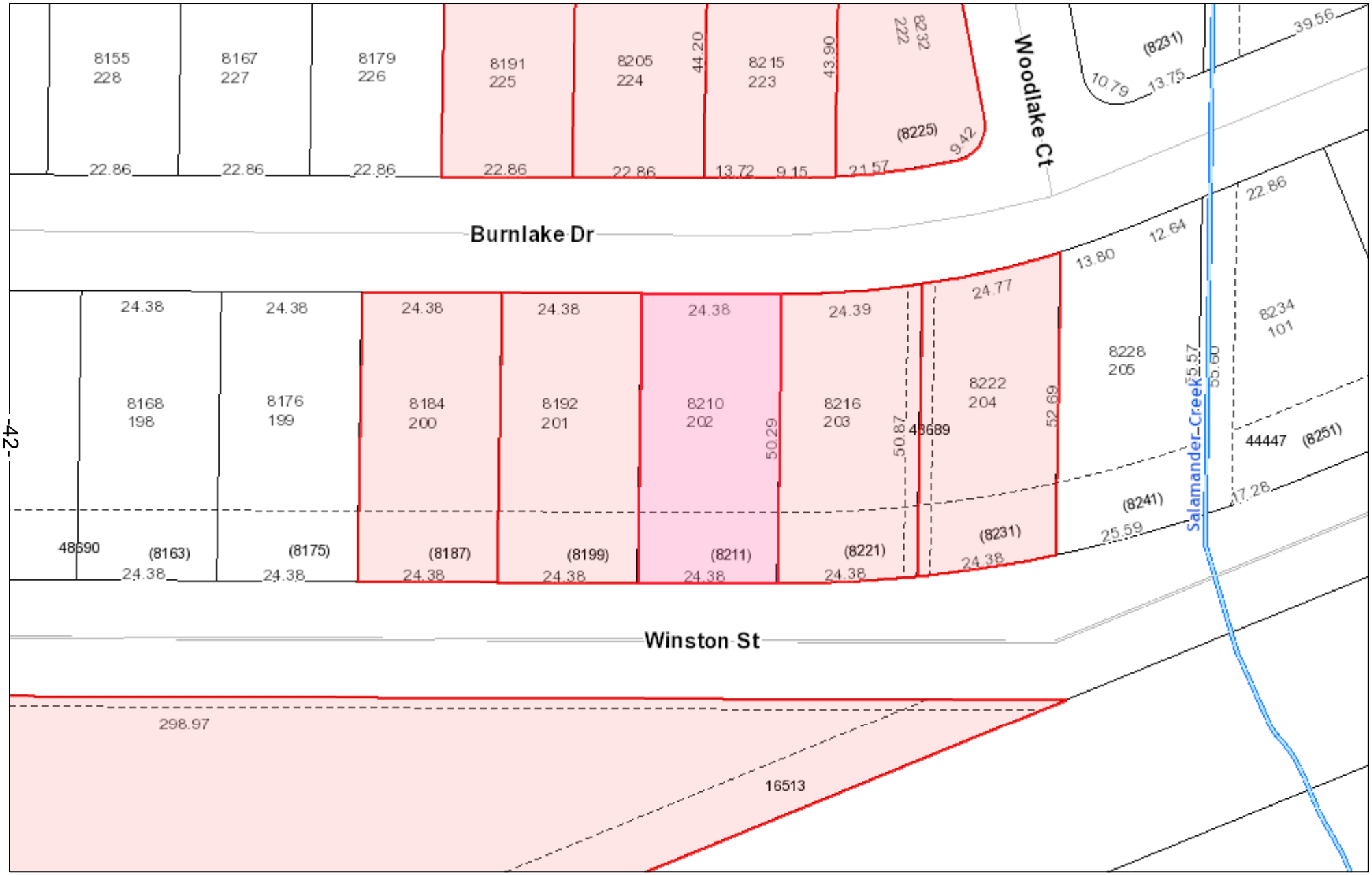
DRAWING NO.: S- 4

B of V

8210 Burnlake Drive

November 12, 2015

1:900



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

BOV 6198

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: HELDER BAPTISTA

Mailing Address: 6200 BUCHANAN STREET

City/Town: BURNABY Postal Code: (B C) V5B 2L7

Phone Number(s) (H) _____ (C) 604-444-4448

Email: helder@baptistaplumbing.com

Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner: HELDER BAPTISTA

Civic Address of Property: 6200 Buchanan ST. Burnaby, B.C. V5B 2L7

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.

Nov. 10/2015
Date

Applicant Signature

Office Use Only

Appeal Number BV# 6200

1:30 p.m.

Required Documents:

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

Letter of Hardship

Helder Baptista
6200 Buchanan Street, Burnaby, B.C. V5B 2S5

To whom it may concern,

This is a letter of hardship as requested for the variance of the placement and completion of an existing built garage on my property (6200 Buchanan Street).

The block on which my home sits is a triangle, which means that my home and 2 others on this block have 2 front streets. In addition all lots on this block are pie shaped thus complicating the placement of buildings due to setbacks.

My garage sits within these setbacks. There is nowhere I can have a garage on the property that does not fall within the footprint of the setbacks. There are 2 other homes on this block that already have had allowances on the placement of buildings due to having 2 front streets.

I consider myself a good and responsible neighbor and all of my neighbors understand the situation. My property has had extensive landscaping since I purchased the property in 1998. There are hedges that line Parkcrest Drive that actually hide the garage so it is also not a visual obstruction to anyone. I also consider myself to be a good member of the community and believe I have beautified the neighborhood over the years by acquiring approximately over 70 species and varieties of rhodos, azaleas, magnolias, rose of sharon, fruit trees etc. I also clean up the city semi-circle alley on my block. I do this approximately 4 times a year and pressure wash it in the spring.

In terms of hardship I could not afford to rebuild a new garage. I divorced in 2013 and in keeping the home I acquired a mortgage of over 1 milliion dollars. It would create extreme hardship to have to put out another $50,000.00 which I estimate would cost to rebuild if I had to.

Please take all these circumstances in to consideration. I would really like to keep the garage as it provides an important function for myself and my family.

Sincerely,

Helder Baptista
6200 Buchanan Street
604-444-4448

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: October 23, 2015	**DEADLINE: November 10, 2015 for the December 03, 2015 hearing.**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Helder Baptista		
ADDRESS OF APPLICANT: 6200 Buchanan Street		
TELEPHONE: 604.444.4448		

PROJECT			
DESCRIPTION: Detached garage to an existing single family dwelling			
ADDRESS: 6200 Buchanan Street			
LEGAL:	**LOT: 119**	**DL: 130**	**PLAN: 61236**

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

Zone/Section(s) R2 [6.2(2); 800.6(1)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant has built a detached garage without a permit. The following relaxation is being sought.

1) The relaxation of 800.6(1) of the Zoning By-law which, if permitted, will allow an accessory building in a required front yard, located 9.0 feet from the south property line abutting Parkcrest Drive and 13.61 feet from the east property line, where siting of an accessory building in a required front yard is prohibited by the Zoning By-law.

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

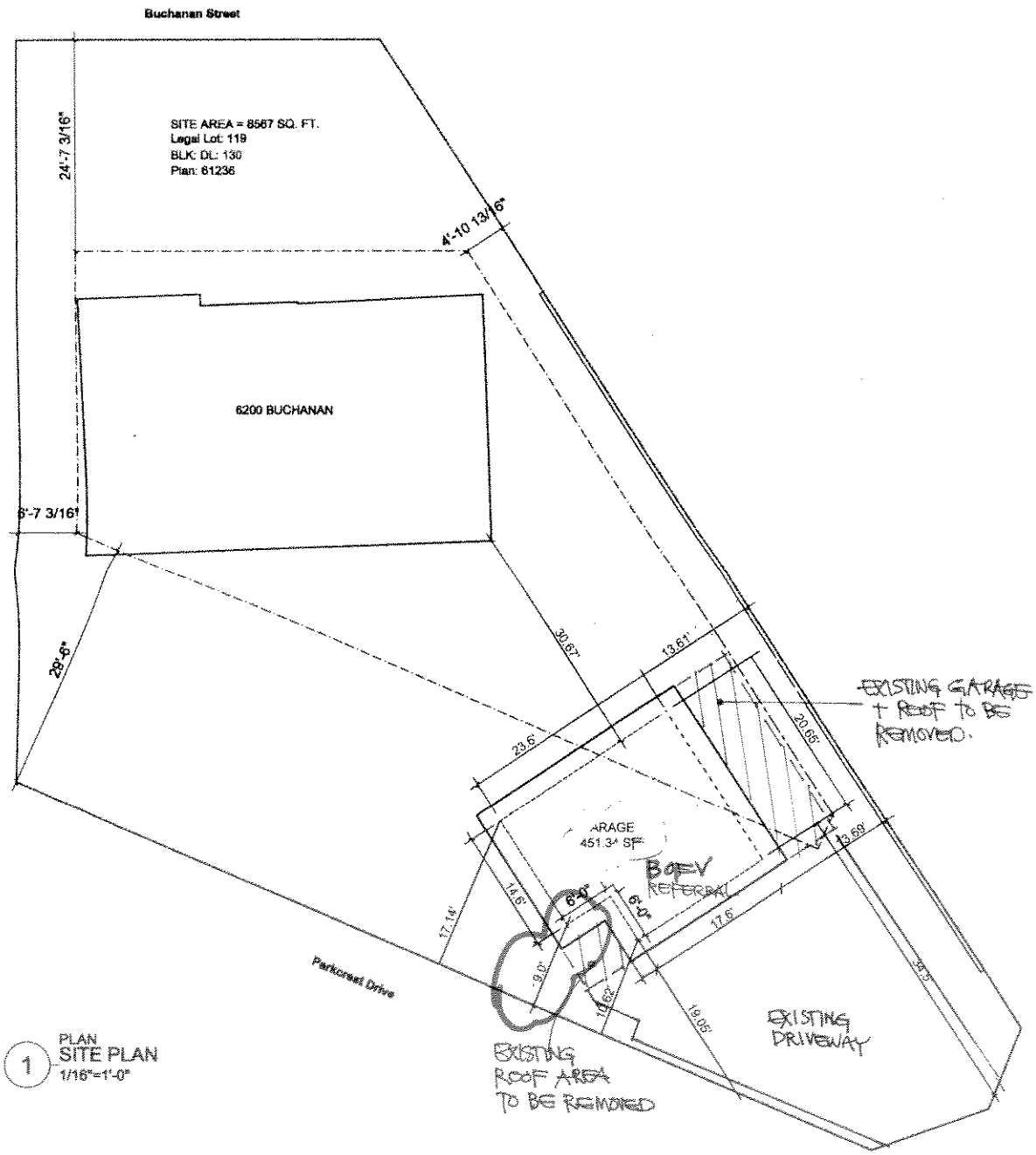
KL

Kushnir

Peter Kushnir
Deputy Chief Building Inspector, Building Department

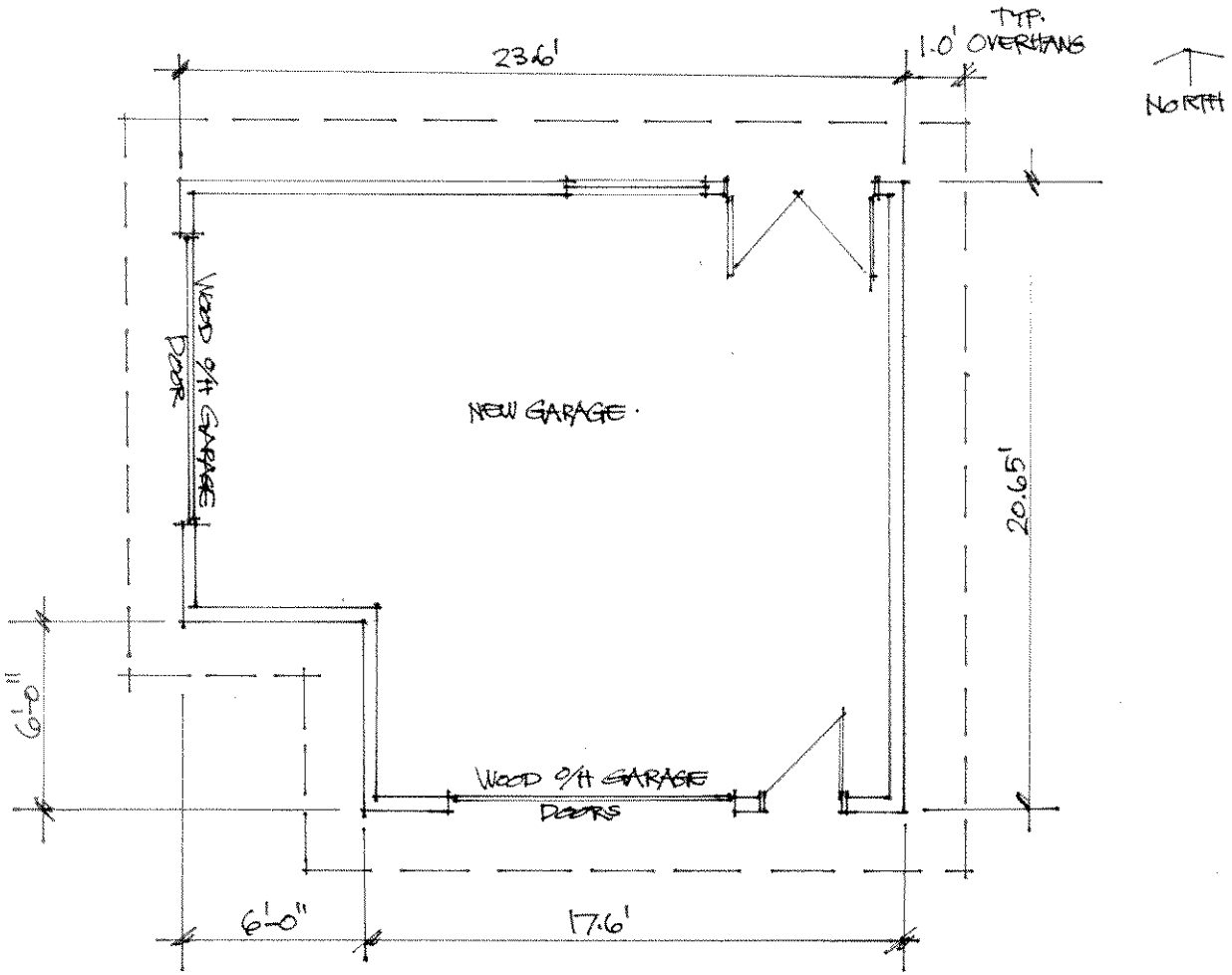
4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca

RECEIVED
MAY 10 2015
BUILDING DEPARTMENT



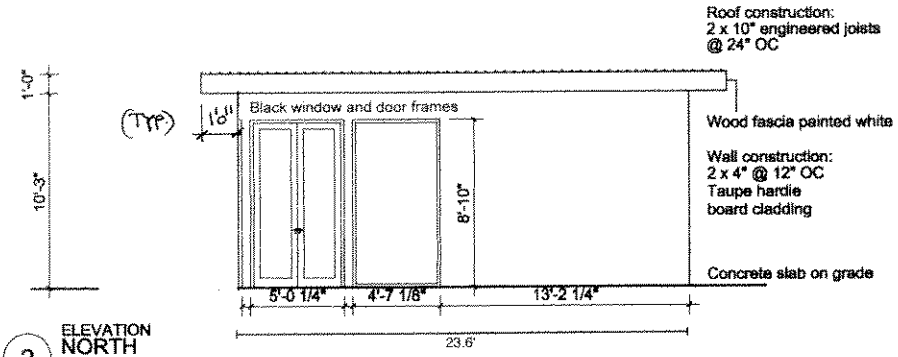
1 PLAN
SITE PLAN
1/16"=1'-0"

BOF V COPY

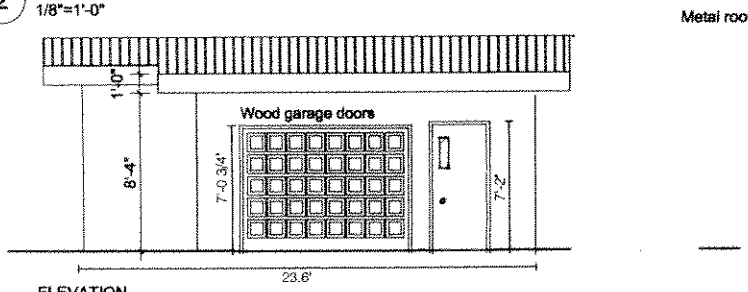


SCALE = 1/4 = 1'-0"

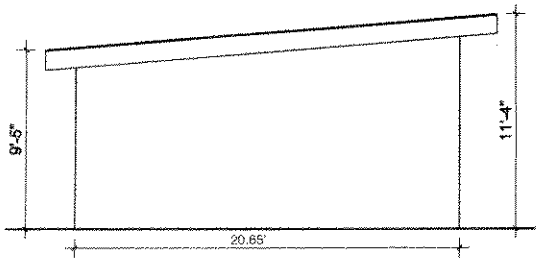
6200 BUCHANAN STREET
BURNABY, BC.



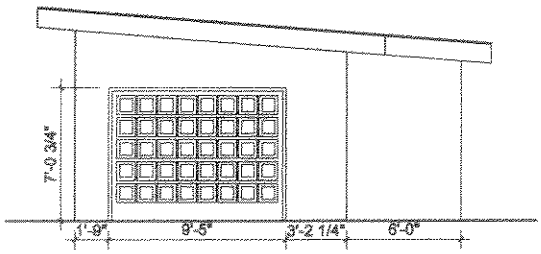
2 ELEVATION NORTH
1/8"=1'-0"



3 ELEVATION SOUTH
1/8"=1'-0"



4 ELEVATION EAST
1/8"=1'-0"



5 ELEVATION WEST
1/8"=1'-0"

01 15/03/16 VARIANCE
No. YyMmDd Issue

Helder Baptista
6200 Buchanan Street
Burnaby, BC
Canada V5B 2S6
T 604 444 4446

BUILDING ACCESSORY

SCALE:
DRAWN:
CHECKED:

A1.00

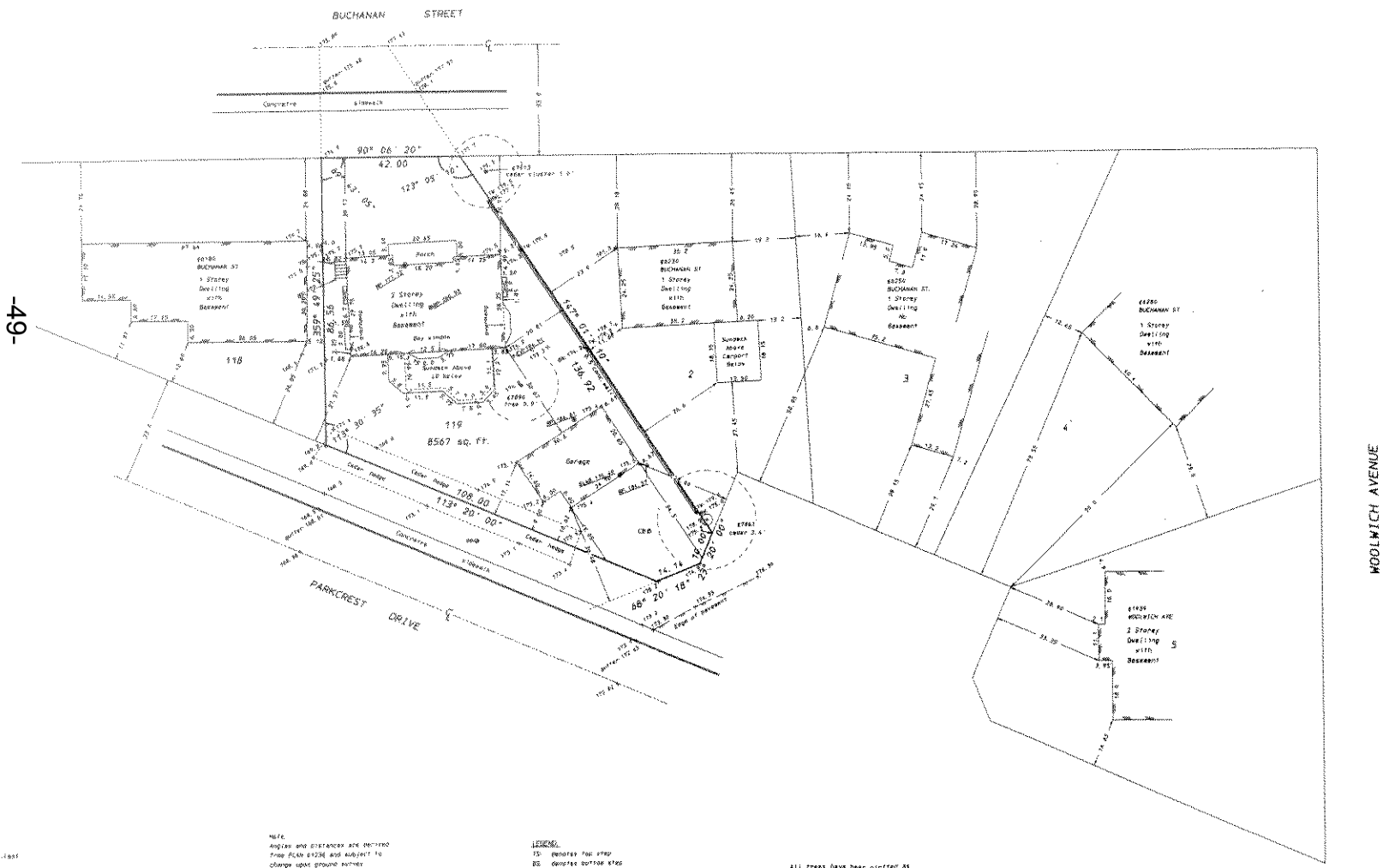
BOFV COPY

OF LOT 119, DISTRICT LOT 130,
TMINSTER DISTRICT, PLAN 61236
OF ADJACENT DWELLINGS
EVATIONS THEREON

SCALE: 1 INCH = 16.

All dimensions are in feet and de
thereof unless otherwise indica

RECEIVED
SEP 09 2013
PLANNING DEPARTMENT



BOFV COPY

NOTE:
Angles and distances are measured
from Plan 61236 and subject to
change upon ground survey

NOTE:
STATUTORY RIGHT-OF-WAY 80686

NOTE:
Elevations shown are based on
Geodetic Datum
Bench Mark: Control Monument 77H0842
located at the SW corner of
Hall Avenue and Parkcrest Drive

LEGEND:
TS denotes top step
BS denotes bottom step
TW denotes top of wall
BW denotes bottom of wall
CB denotes catch basin
slab denotes slab elevation
LQ denotes living quarters
sq.ft. denotes square feet
SD denotes sundeck
PP denotes power pole
RP denotes roof peak elevation
MF denotes main floor elevation

All trees have been plotted as
required by Burnaby Tree Bylaw 1996.
Note: g7896 denotes red tree tag No. 7896

SETBACK OF ADJACENT DWELLINGS			
HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
6199	118	24.76	25.10
6230	2	26.45	
6250	3	24.10	
	TOTAL	75.31	

For construc
Bldgs in sl
survey work
elevation c

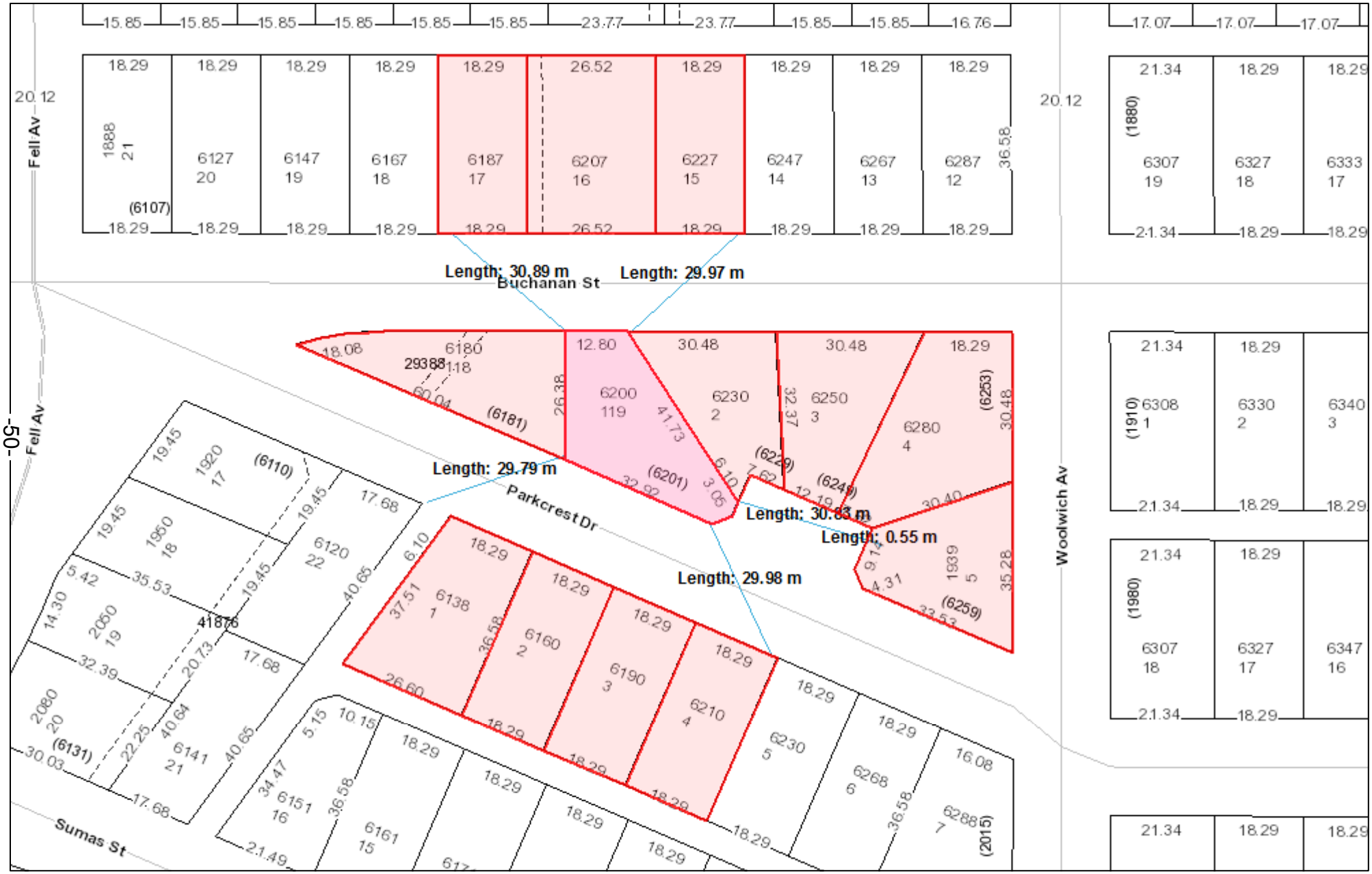
Ken K. Wong
Canada and
6424 E. Has
Burnaby, B.
Telephone
Fax. 294-06
130466 F0882
131236 F0865
19-62034 19
Drawn by: P

3.(e)

6200 Buchanan Street

November 16, 2015

1:1,060



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

BOV 6200

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: Helen Soderholm

Mailing Address: 5724 Eglinton St.

City/Town: Burnaby Postal Code: V5G 2B6

Phone Number(s) (H) 604.325.7758 (C) 778.386.7758

Email: hsoderholm@shaw.ca

Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner: Helen Soderholm, Peter Buchanan

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

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

Nov. 10, 2015
Date

Helen Soderholm
Applicant Signature

Office Use Only

Appeal Number BV# 6201 @ 1:30p.m.

Required Documents:

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

Helen Soderholm, Peter Buchanan

5724 Eglinton Street
Burnaby, BC
V5G 2B6

City of Burnaby – Board of Variance

4949 Canada Way
Burnaby, BC, Canada
V5G 1M2

Dear Board Members:

This letter supports a variance application for an over height fence built in 2007 on the western border of our property, 5724 Eglinton Street (Drawing 1 and Panels 1-4 Drawing 2B). The proposed retaining wall and fence shown on the attached drawings (Panels 5 – 11) are not part of this variance application as they comply with City of Burnaby by-laws. They were submitted to the City's Building Department for comment. We have been advised that this proposed wall and fence are in by-law compliance.

A typical panel of panels 1 – 4 is shown in Drawing 2, (page 2 of 8), and consists of four 5' 8" high solid prefabricated cedar panels topped with vegetation supports. The vegetation supports are 2-foot high diagonal lattices and a 10 ½ inch high trellises constructed of 2-inch by 2-inch cross pieces. These panels now support climbing vines and a flower and shrub garden adjacent to the fence. (Photo 1). All portions of the fence are situated on or over our property.

The fence panels that are the subject of this application were erected in 2007 to replace an English laurel hedge (approximately 12 feet in height and up to 12 feet in width). In 2013 and 2014 the remaining overgrown hedges along the property line were removed and a similar over height fence was erected. It was then that the residents of the adjoining property expressed their displeasure with the removal of the hedge and the fence and filed a complaint with the City. We applied for a Variance in June of 2015 for the entire fence but were denied a variance.

We have removed the top portions of the fence that was constructed in 2013-2014 which brings these newer panels into compliance: these changes have been accepted by the Burnaby bylaw officer. We are now applying for a variance for the original panels constructed in 2007 for the following reasons:

- This portion of the fence was in place for seven years without any concerns being raised;
- The residents of the adjoining property have now indicated that they would accept the original panels, see attached letter;
- Removing the entwined vines and lattice could damage the structure and integrity of the fence,

necessitating more costs to us in repair and/or replacement.

- Removing the vines will remove an attractive and diverse boundary that supports flowering plants and shrubs providing habitat for several bird and insect species;

Thank you for your consideration of this application.

Sincerely

Helen Soderholm, Peter Buchanan
Property Owners
5724 Eglinton Street

Photo 1

Photo 2

September 9, 2015

We are not interested in compensation. We would be willing to consider the compromise we offered in September 2014. This would be to retain the over height fence between the two houses and remove the lattice and pergola on the remaining seven panels. As this was our position last September we would be willing to withdraw our objection. This would leave it up to City Hall whether they wish to enforce the bylaw and the decision of the Board of Variance. The bylaw officer who has been in contact with us regarding the fence is on holiday until September 14 and so we would want to clarify with her that this compromise would be acceptable to the city.

Ross & Linda

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: November 9th, 2015	**DEADLINE: November 10th, 2015 for the December 3rd, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Helen Soderholm		
ADDRESS OF APPLICANT: 5724 Eglinton St, Burnaby, V5G 2K3		
TELEPHONE: 604.325.7758		

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

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

Zone/Section(s) R2 [6.14(5)(b)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant has constructed [illegible] new fences to an existing single family dwelling. The following relaxation is being requested.

1) The fence height, in the required side yard and rear yard, is of varying heights of up to 9.97' where a maximum 5.91' is permitted.

Note:

The Board of Variance previously (July 10th, 2015: BV#6178) denied a fence height, in the required side and rear yard, of varying heights of up to10.13' where a maximum 5.91' is permitted.

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

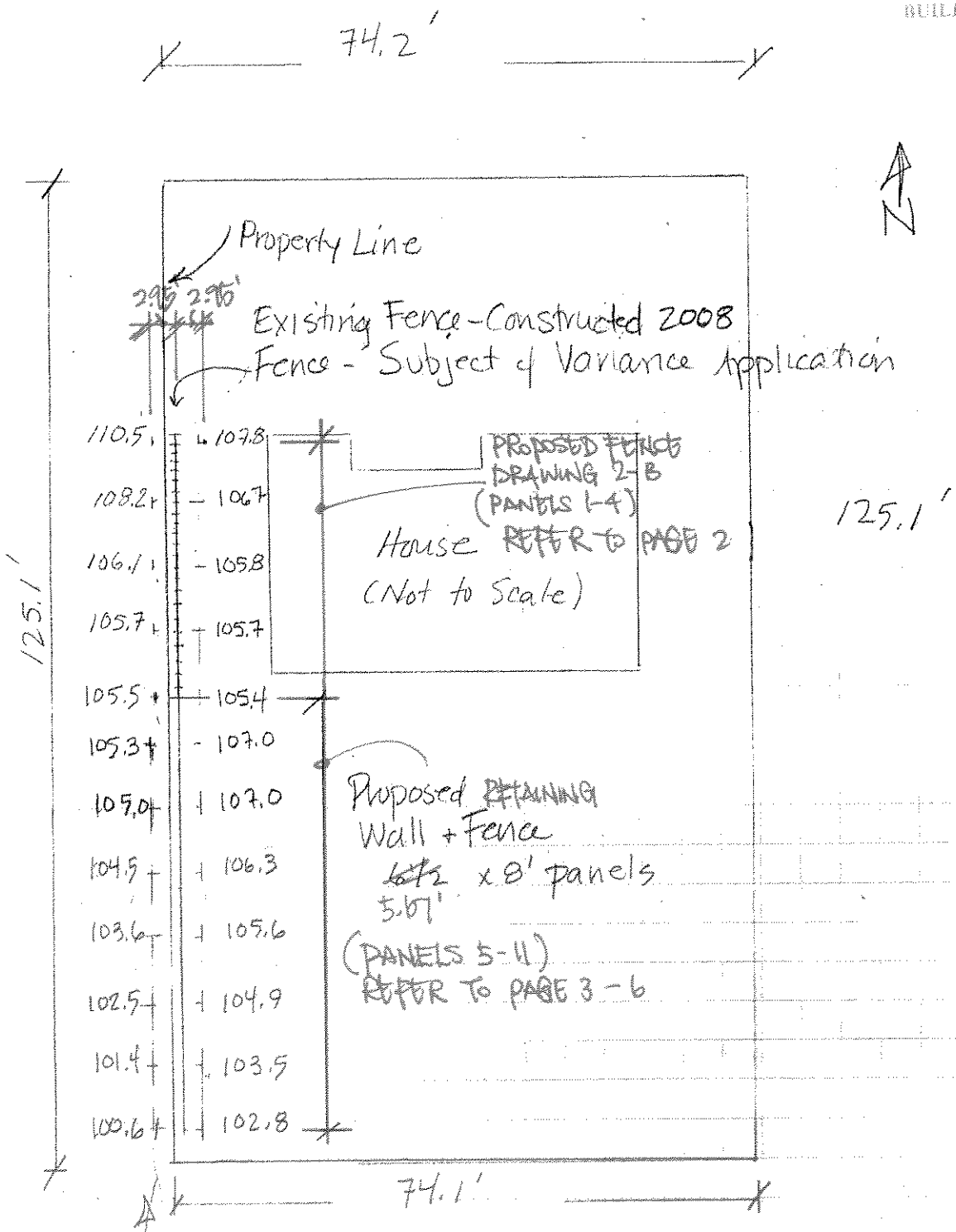
BY

Peter Kushnir
Deputy Chief Building Inspector

4949 Canada Way, Burnaby, BC V5G 1M2 • Telephone 604-294-7130 Fax 604-294-7986 • www.burnaby.ca

5724 Eglinton St

Drawing 1 - Oct. 30, 2015

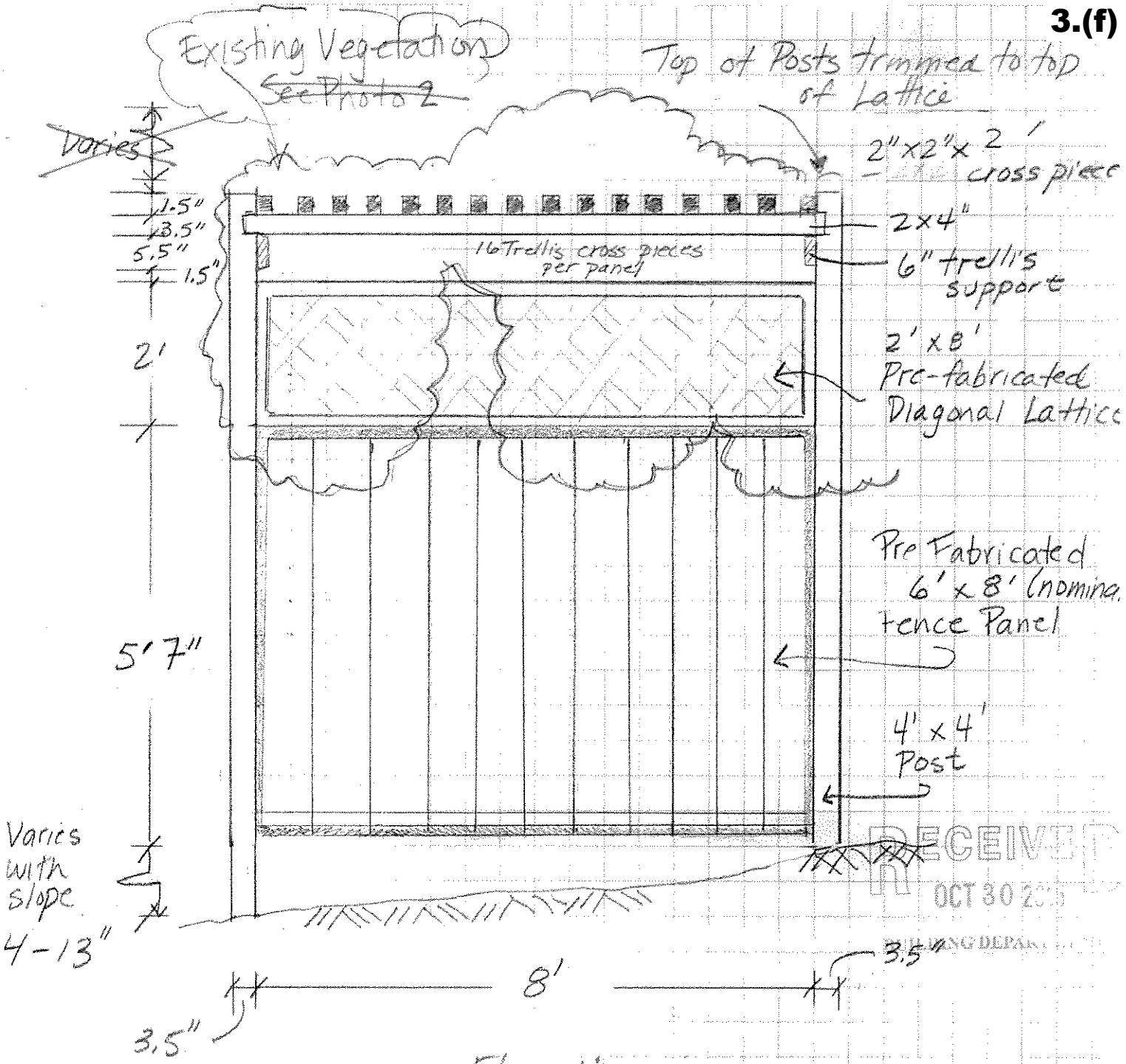


~~Note: Please See Photo 1 and Covering Letter~~

Scale
1" = 20'

PAGE 1 of 8

0 10 20'



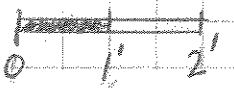
Elevation

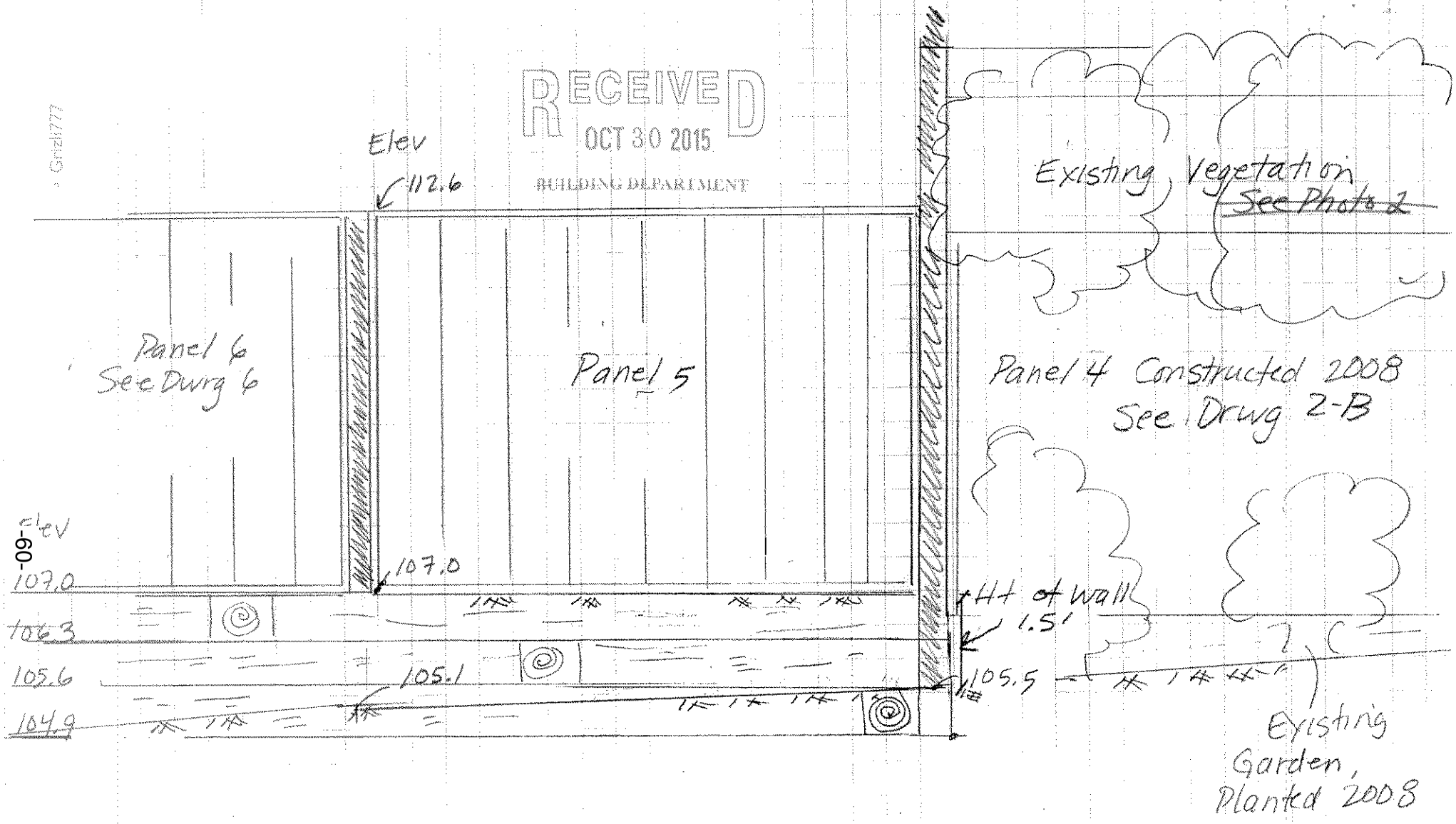
Existing Typical Fence Panel, Lattice Trellis and Posts
Four Panels - Subject of Variance Application

5724 Eglinton St Drawing 2-B

~~Revised May 22, 2015~~
Revised Oct. 30, 2015

Scale
1" = 2'



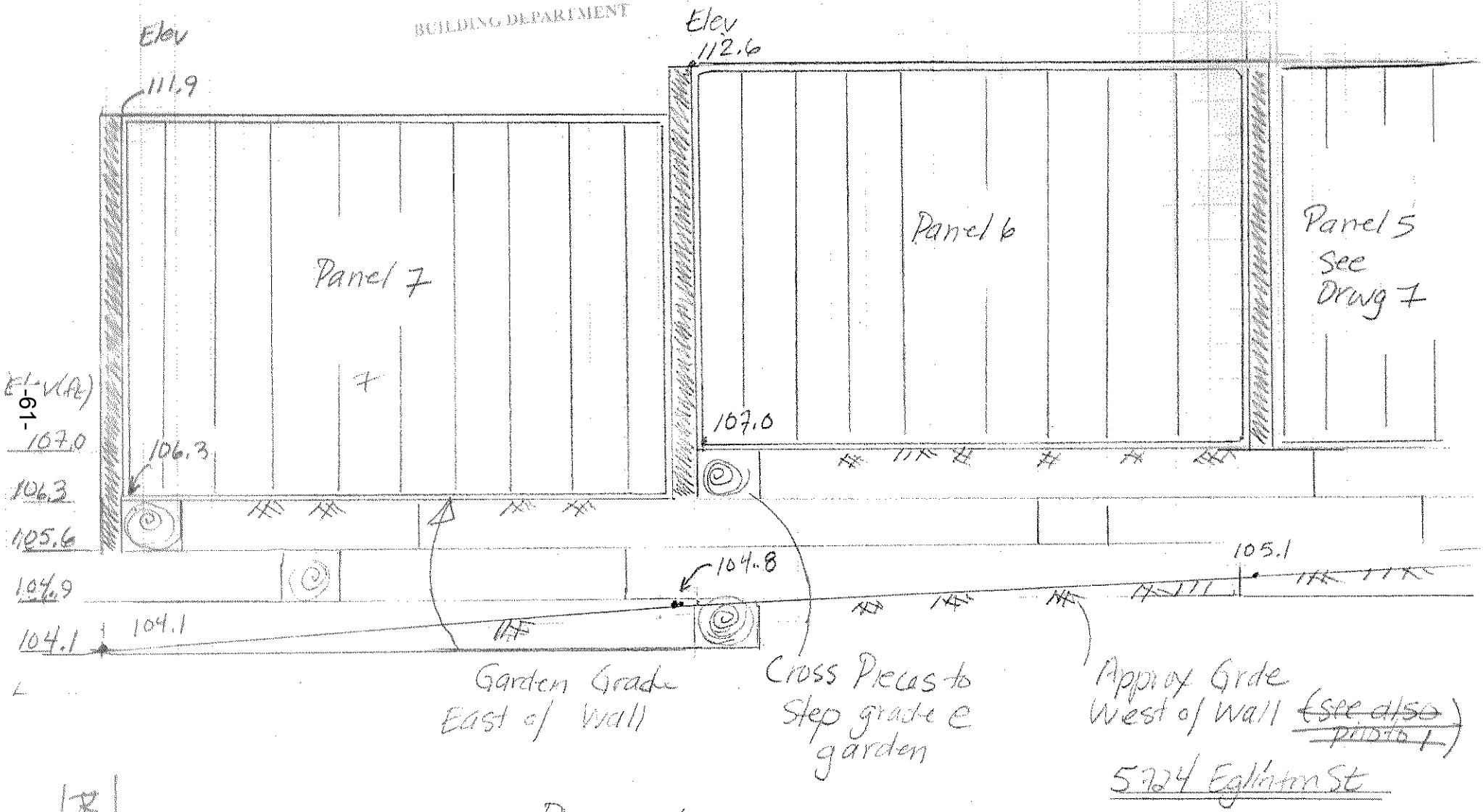


Drawing 7

Panel 5 and 4

5224 Eglinton St

PAGE 3 OF 8

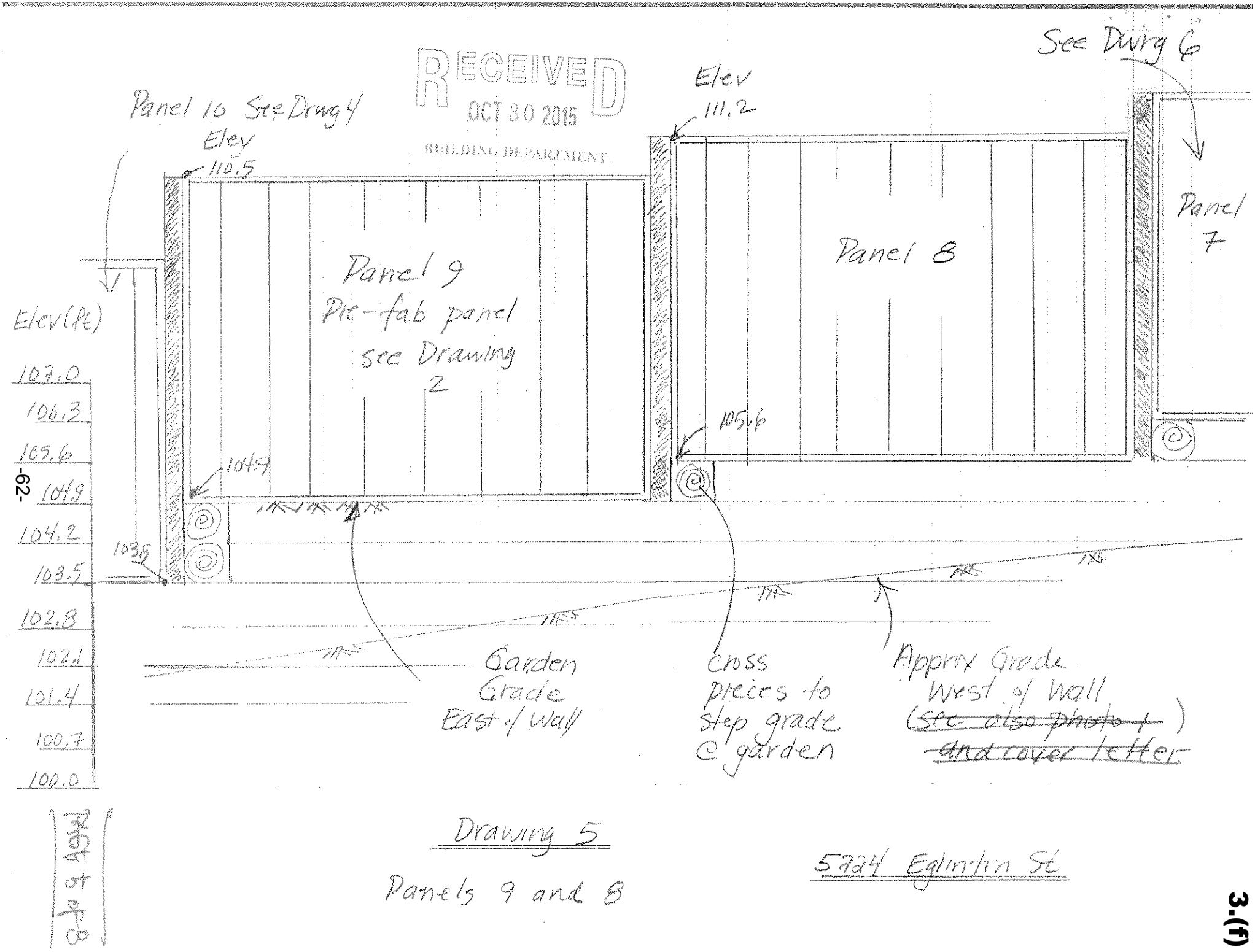


Drawing 6

Panels 7 and 6

PAGE 1 of 8

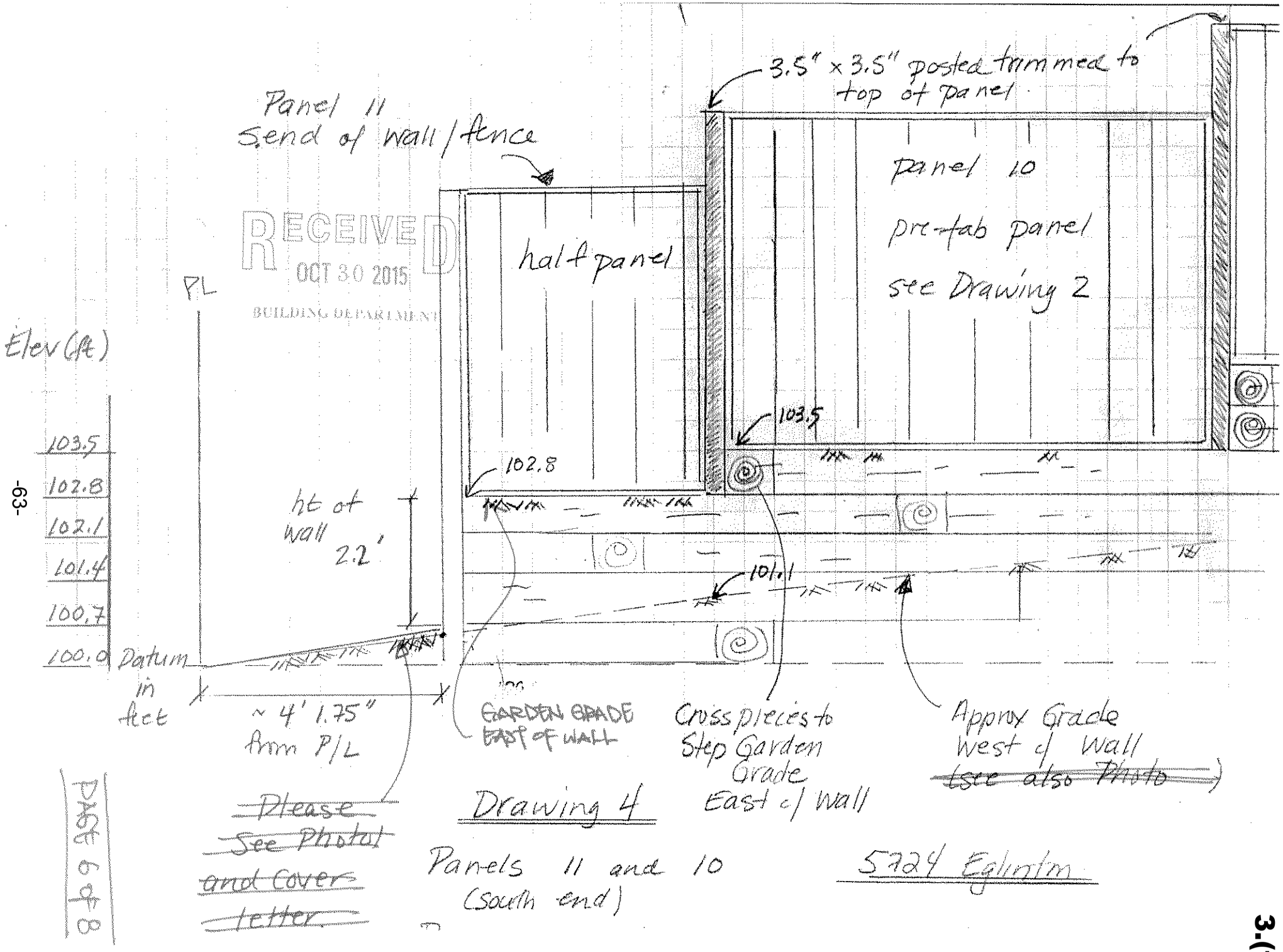
3.(f)



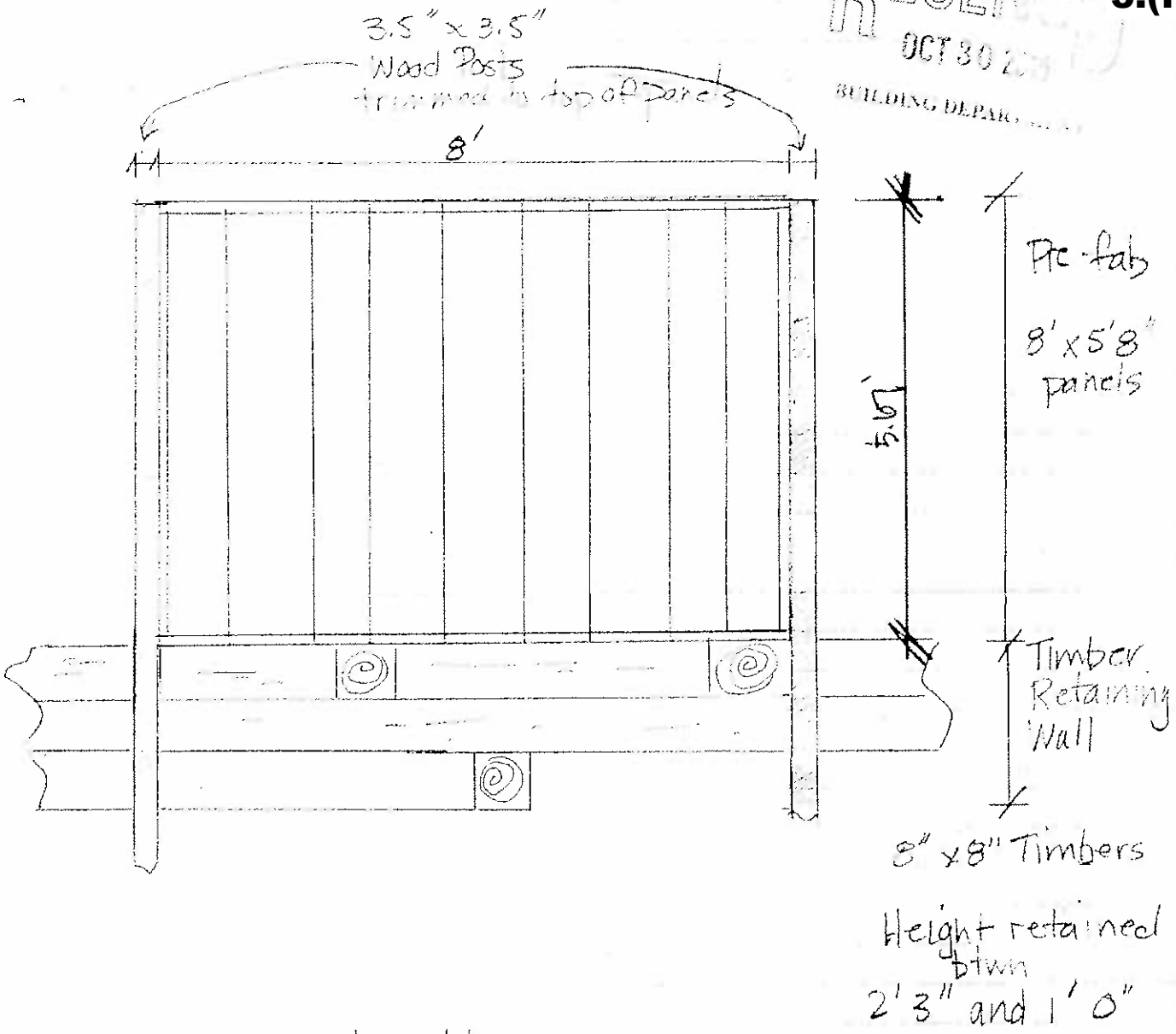
Drawing 5

Panels 9 and 8

5724 Eglinton St


Panel 11
Send of wall/fence
3.5" x 3.5" posted trimmed to top of panel
panel 10
pre-fab panel
see Drawing 2
half panel
RECEIVED
OCT 30 2015
BUILDING DEPARTMENT
P/L
Elev (ft)
103.5
102.8
102.1
101.4
100.7
100.0
Datum in feet
ht of wall 2.2'
~ 4' 1.75" from P/L
GARDEN GRADE EAST OF WALL
Cross pieces to Step Garden Grade East of Wall
Approx Grade West of Wall
~~(see also Photo)~~
~~Please See Photo and Cover letter~~
Drawing 4
Panels 11 and 10 (South end)
5724 Eglinton
Oct 30 2015

3.(f)



Elevation

Typical Fence Panel

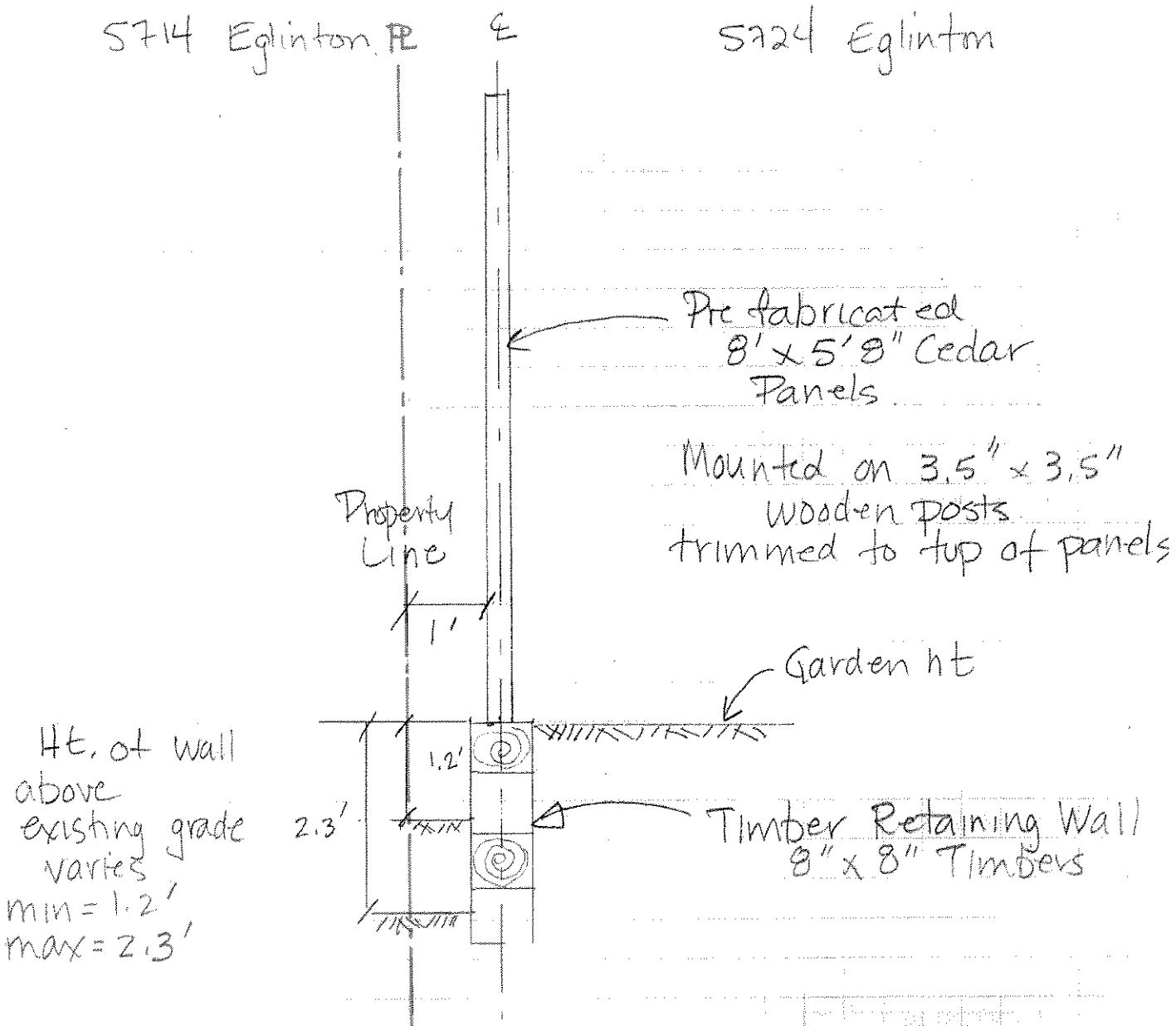
Timber Retaining Wall

5724 Eglinton St Drawing 2

Oct. 30, 2015

Scale
1" = 2'

PAGE 7 of 8



X-Section - Fence and Retaining Wall

Looking N

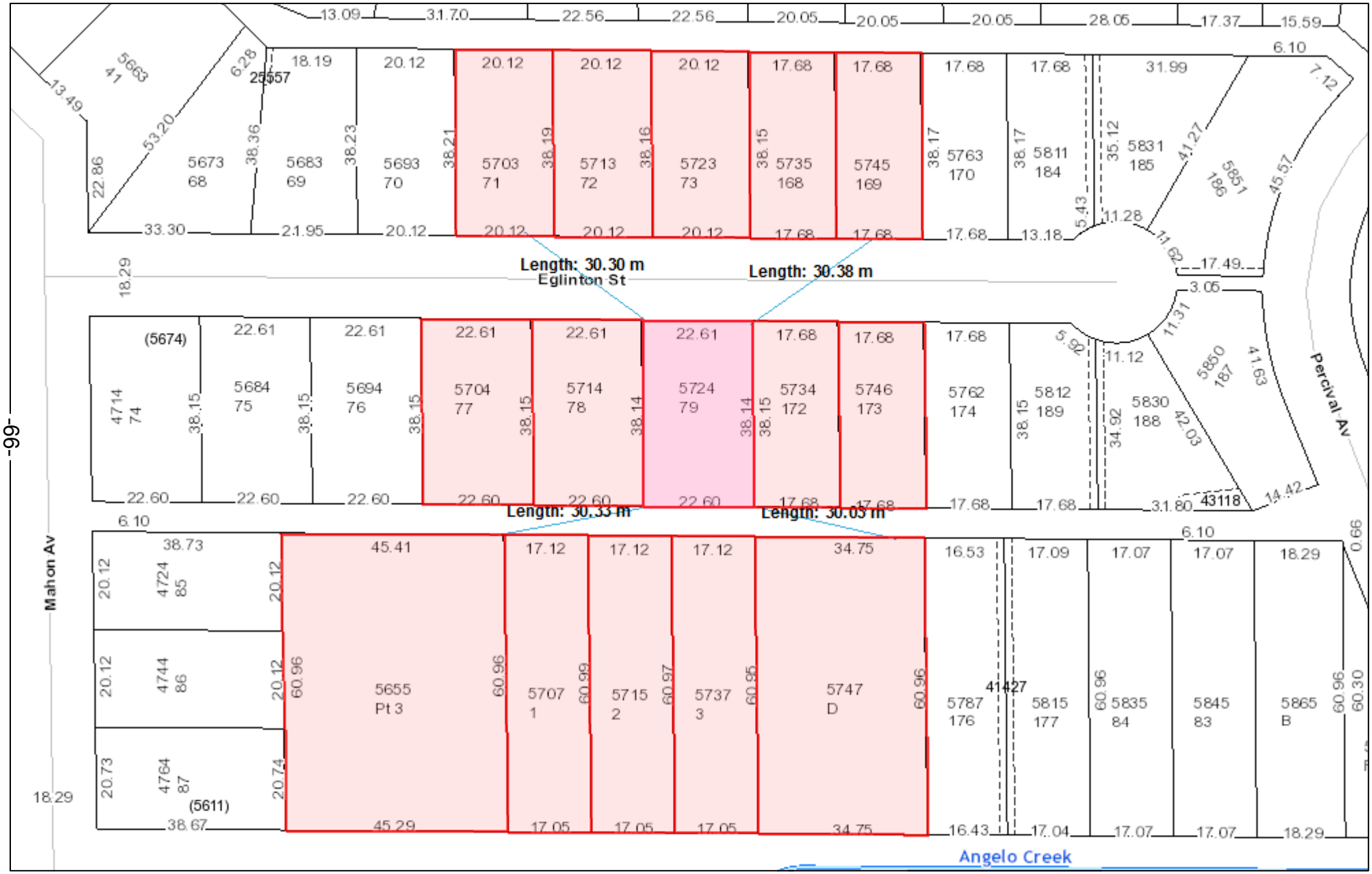
5724 Eglinton St - Drawing 3

PAGE 8 of 8

5724 Eglinton Street

November 16, 2015

1:1,060



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

BOV 6201

3.(f)