



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2016 JULY 07

TIME: 6:00 PM

PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

A G E N D A

1. CALL TO ORDER

2. MINUTES

(a) Minutes of the Board of Variance Hearing held on 2016 June 02

3. APPEAL APPLICATIONS

(a) **APPEAL NUMBER:** B.V. 6231 **6:00 p.m.**

APPELLANT: Ken Fung

REGISTERED OWNER OF PROPERTY: Qi and Wei Zhang

CIVIC ADDRESS OF PROPERTY: 8211 Lakeland Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 86; DL 58; Plan 33225

APPEAL: An appeal for the relaxation of Section 6.6(2)(d) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 8211 Lakeland Drive. The distance between the detached garage and the side lot line would be 2.5 feet where a minimum distance of 3.94 feet is required. (Zone R1)

(b) **APPEAL NUMBER:** B.V. 6232 **6:00 p.m.**

APPELLANT: Muiz Awawdji

REGISTERED OWNER OF PROPERTY: Sanjeet Ark and Aye Kyi

CIVIC ADDRESS OF PROPERTY: 7683 Burgess Street

LEGAL DESCRIPTION OF PROPERTY: Lot 15; DL 29; Plan NWP3035

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 7683 Burgess Street. The distance between the principal building and the detached garage would be 10.45 feet where a minimum distance of 14.8 feet is required. (Zone R5)

(c) **APPEAL NUMBER:** B.V. 6233 **6:15 p.m.**

APPELLANT: Chatranjan Saran

REGISTERED OWNER OF PROPERTY: Chatranjan and Surinder Saran

CIVIC ADDRESS OF PROPERTY: 5936 Keith Street

LEGAL DESCRIPTION OF PROPERTY: Lot 13; DL 159; Plan NWP1219

APPEAL: An appeal for the relaxation of Section 102.8(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 5936 Keith Street. The front Yard setback would be 35.10 feet, to the porch post, where a minimum front yard setback of 43.91 feet is required based on front yard averaging. The porch overhang projects 3.0 feet beyond the porch post. (Zone R2)

(d) **APPEAL NUMBER:** B.V. 6234 **6:15 p.m.**

APPELLANT: Andrew and Pietro Cappellano

REGISTERED OWNER OF PROPERTY: Andrew and Pietro Cappellano

CIVIC ADDRESS OF PROPERTY: 3223 Bainbridge Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 17; DL 44; Plan NWP23696

APPEAL: An appeal for the relaxation of Section 101.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with secondary suite and attached garage at 3223 Bainbridge Avenue. The front yard setback, to the foundation, would be 24.50 feet where a minimum front yard setback of 39.80 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the foundation. (Zone R1)

(e) **APPEAL NUMBER:** B.V. 6235 **6:30 p.m.**

APPELLANT: Jatinderpal Gill

REGISTERED OWNER OF PROPERTY: 1072218 BC LTD

CIVIC ADDRESS OF PROPERTY: 4935 and 4937 Georgia Street

LEGAL DESCRIPTION OF PROPERTY: Lot D; DL 127; Plan NWP16140

APPEAL: An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling at 4935 and 4937 Georgia Street. The front yard setback would be 27.21 feet to the foundation/post where a minimum front yard setback of 41.43 feet is required based on front yard averaging. The roof overhang would be 1.67 feet and the two bay windows would project 1.0 feet beyond the foundation/post. (Zone R4)

(f) **APPEAL NUMBER:** B.V. 6236 **6:30 p.m.**

APPELLANT: Daniel Masellis

REGISTERED OWNER OF PROPERTY: Daniel and Wendy Masellis

CIVIC ADDRESS OF PROPERTY: 7265 Ridgeview Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 224; DL 215 and 216; Plan NWP53168

APPEAL: An appeal for the relaxation of Sections 102.8 and 102.10 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 7265 Ridgeview Drive. The following variances are being requested:

a) The front yard setback would be 21.09 feet to the porch posts, where a minimum front yard setback of 24.6 feet is required. The front porch post overhang would project 2.67 feet beyond the posts; and,

b) The rear yard setback would be 19.75 feet to the foundation, where a minimum rear yard setback of 29.5 feet is required. The cantilevered deck would project 3.83 feet beyond the foundation. (Zone R2)

(g) **APPEAL NUMBER:** B.V. 6237 **6:45 p.m.**

APPELLANT: Hitesh Neb

REGISTERED OWNER OF PROPERTY: Crescent Holdings Inc

CIVIC ADDRESS OF PROPERTY: 4679 Alpha Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 39; DL 123; Plan NWP16792

APPEAL: An appeal for the relaxation of Sections 6.3.1, 110.6(2)(b), 110.7(a), 110.8, and 110.12(2) of the Burnaby Zoning Bylaw which, if permitted would allow for the construction of a new single family home at 4679 Alpha Drive. The following variances are being requested:

a) The distance between the principal building and the detached garage would be 5.60 feet where a minimum distance of 14.8 feet is required;

b) The principal building height would be 22.65 feet where a maximum height of 19.0 feet is permitted;

c) The depth of the principal building would be 57.27 feet where a maximum depth of 38.23 feet is permitted;

d) The front yard setback would be 16.39 feet to the foundation where a minimum front yard setback of 24.9 feet is required based on front yard averaging. The roof overhang would project 2.81 feet beyond the foundation; and,

e) Retaining walls at the frontage of Alpha Drive with varying heights of up to a maximum of 2.50 feet where no fence or other structures are permitted in front of the face of the principal building facing the front yard. (Zone R10)

(h) **APPEAL NUMBER:** B.V. 6238 **6:45 p.m.**

APPELLANT: Vikram Tiku

REGISTERED OWNER OF PROPERTY: Nimira Bapoo

CIVIC ADDRESS OF PROPERTY: 3913 Nithsdale Street

LEGAL DESCRIPTION OF PROPERTY: Lot 11; DL 68; Plan NWP11923

APPEAL: An appeal for the relaxation of the Section 105.6(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 3913 Nithsdale Street. The principal building height, measured from the rear average elevation would be 33.0 feet where the maximum building height of 24.3 feet is permitted. The principal building height, measured from the front average elevation would be 23.0 feet. (Zone R5)

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, 2016 June 02 at 6:00 p.m.

1. CALL TO ORDER

PRESENT: Ms. Charlene Richter, Chair
Mr. Guyle Clark, Citizen Representative
Mr. Rana Dhatt, Citizen Representative
Mr. Stephen Nemeth, Citizen Representative
Mr. Brian Pound, Citizen Representative

STAFF: Ms. Sharon Knapp, Planning Department Representative
Mr. Maciek Wodzynski, Planning Department Representative
Ms. Eva Prior, Administrative Officer

The Chair for the Board of Variance called the meeting to order at 6:00 p.m.

2. MINUTES

(a) Minutes of the Board of Variance Hearing held on 2016 May 05

MOVED BY MR. POUND
SECONDED BY MR. DHATT

THAT the minutes of the Burnaby Board of Variance Hearing held on 2016 May 05 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. 6227

APPELLANT: Mayumi Hasegawa

REGISTERED OWNER OF PROPERTY: Vivek and Anju Soni

CIVIC ADDRESS OF PROPERTY: 4688 Alpha Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 25; DL 122/123/124; NWP16792

APPEAL: An appeal for the relaxation of Section 110.6(2)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home (currently under construction) at 4688 Alpha Drive. The principal building height would be 25.74 feet where a maximum building height of 24.90 feet is permitted. (R10)

APPELLANT'S SUBMISSION:

Mayumi Hasegawa submitted an application to allow for the construction of a new home at 4688 Alpha Drive.

Ms. Hasegawa and Ms. Soni appeared before members of the Board of Variance Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

In September 2015, a building permit (BLD15-00683) was issued for construction of a new single family dwelling with secondary suite and detached garage on the subject site. During construction, a deviation from the building permit drawings was identified by City staff. As a result, the applicant is requesting a variance in order to legalize the unpermitted construction.

The subject site, which is zoned R10 Residential District, is located in the Brentwood neighbourhood, in which the age and condition of single family dwellings vary. This irregular shaped interior lot, which is approximately 55 - 75 ft. wide and 122 - 127 ft. deep, fronts onto the southeast side of Alpha Drive. The subject site observes a downward slope of approximately 13.5 ft. in the northwest - southeast direction. Single family dwellings are located immediately northeast, southwest, directly across Alpha Drive to the northwest and directly across the lane to the southeast of the subject site.

Properties across Alpha Drive are located above the subject site and the street level. Properties across the lane are located below subject site and lane level.

The front elevation of the single family dwelling, which faces Alpha Drive, has a full two storey appearance and is located on a grade that is approximately 4.73 – 6.71 ft. below street level. The second storey is set back from the main storey on the rear and northeast side elevations. The roof meets the minimum required 4 in 12 pitch for a sloping roof, although an approximately 160 sq. ft. central portion is flat.

The appeal proposes a building height of 25.74 ft., where a maximum height of 24.9 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.

As noted above, the building was not constructed in accordance with the drawings approved under the issued building permit. Specifically, the floor elevation of the second storey was increase by 1.0 ft., resulting in a building height that is 0.84 ft. above the maximum height permitted in the R10 District.

The proposed height encroachment of 0.84 ft. is limited to the central, flat portion of the roof and to parts of the adjacent sloped roof on the rear and side elevations. The proposed height increase is small, and unlikely to significantly impact neighbouring properties; however, it is noted that because the excess height is the result of raising the second floor level, it represents an increase in the bulk of the entire building, not just the roof element. In addition, alternatives that conform to the Bylaw clearly exist, including the design approved under the issued building permit.

In view of the above, this Department cannot support granting of this variance.

ADJACENT OWNER'S COMMENTS:

Letters of support were received from owners/residents at 4678 Alpha Drive, 4690 Alpha Drive, 4681 Westlawn Drive advising of no objection to the variance requested.

No further correspondence was received regarding this appeal.

Mr. Jay Spiro, 4672 Alpha, appeared in opposition to the appeal. Mr. Spiro expressed concern regarding precedent setting decisions that may affect future building in the area.

Mr. Stig Tollefsen, 4551 William Street, appeared in opposition to the appeal. Mr. Tollefsen expressed concerns regarding potential drainage issues due to the modification of the property slope.

MOVED BY MR. POUND
SECONDED BY MR. CLARK

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED

OPPOSED: Mr. Nemeth
Ms. Richter

(b) APPEAL NUMBER: B.V. 6228

APPELLANT: Ron Lee

REGISTERED OWNER OF PROPERTY: Ron and Karen Lee

CIVIC ADDRESS OF PROPERTY: 6624 Charles Street

LEGAL DESCRIPTION OF PROPERTY: Lot 9; DL 132; Plan NWP2419

APPEAL: An appeal for the relaxation of Section 6.14(5)(b) of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new single family home at 6624 Charles Street. The fence at the rear of the lot would have varying heights up to a maximum of 6.83 feet where the maximum permitted height is 5.91 feet. (R4)

APPELLANT'S SUBMISSION:

Ron Lee submitted an application to allow for the construction of a new home at 6624 Charles Street.

Mr. Ron Lee, homeowner, appeared before members of the Board of Variance Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, zoned R4 Residential District, is located in the Lochdale neighbourhood, in which the age and condition of single and two family dwellings vary. This rectangular lot, approximately 66 ft. wide at the front property line and 121.56 ft. long at the west side property line, fronts Charles Street to the north and faces the lane to the south. A single family dwelling under construction abuts the subject site to the east and an older single family home is abuts the site to the west. Vehicular access to the subject site is provided from Charles Street.

The appeal is for a fence at the rear property line with varying heights of up to 6.83 ft. at the southwest corner, where a maximum height of 5.91 ft. is permitted to the rear of the front yard.

The intent of the Bylaw in limiting the height of fences or walls to a maximum of 5.91 ft. to the rear of the required front yard is to limit the massing impacts of such structures on neighbouring properties.

The subject property slopes downward in a north-south direction, from a high point of 308 ft. at Charles Street to 303 ft. at the lane. At the rear (south) property line, a 2.5 ft. tall retaining wall raises the level of the rear yard to lessen the difference between the yard and the main floor level. The retaining wall, topped with a 5.91 ft. high fence, extends across the rear property line, except for a 10 ft. wide section at the south west corner. This section is the subject of the proposed variance.

The remainder of the fencing conforms to the Bylaw, as it is measured from the ground level of the raised rear yard that the retaining wall supports. The fencing at the southwest corner, however, which abuts the corner of the retaining wall, is measured from a lower grade level.

This section of fencing consists of a 7 ft. wide solid wooden fence panel and a 3 foot wide gate that measure 6.83 ft. tall from the elevation at the lane, exceeding the maximum permitted height by 0.92 ft. (approximately 11 inches). It is noted that this section of the fence is 1.67 ft. lower than the combined height of the adjacent fence and retaining wall, which present an 8.5 ft. high "wall" to the lane.

The fence/retaining wall treatment is similar to the existing fencing at the rear of 6614 Charles Street immediately to the west, and the proposed height of the gate/fence section is intended to match this neighbouring structure. The new house under construction at 6634 Charles Street immediately to the east has no fencing at this time. Directly across the lane from the subject property is an unfenced asphalt parking area for a duplex. Many houses along the lane in this block of Charles Street have solid wooden fences, so this proposal is not out of context.

As this proposal is similar to the existing fence conditions at the lane, and it is a minor, and lower, component of the rear fencing on the subject property, it is unlikely to have negative impacts on the neighbouring properties. However, the proposed excess height is a design choice, and does not have a basis in hardship. As such, this Department cannot support the granting of this appeal.

ADJACENT OWNER'S COMMENTS:

Mr. Tom Cheng, 6649 Kitchener Street, appeared expressing concern regarding the appearance of the retaining wall and fence.

MOVED BY
SECONDED BY

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED

OPPOSED: Mr. Nemeth
Mr. Dhatt

(c) **APPEAL NUMBER:** B.V. 6229

APPELLANT: Beverly Kitasaka and Daniel Piskacek

REGISTERED OWNER OF PROPERTY: Beverly Kitasaka and Daniel Piskacek

CIVIC ADDRESS OF PROPERTY: 5469 Keith Street

LEGAL DESCRIPTION OF PROPERTY: Lot N; DL 158; Plan NWP14508

APPEAL: An appeal for the relaxation of Sections 6.3.1, 6.6(2)(a) and 6.14(5)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with detached garage at 5469 Keith Street. The following variances are being requested:

- a) The distance between the principal building and the detached garage would be 14.22 feet where a minimum distance of 14.8 feet is required;
- b) The accessory building height would be 21.28 feet where the maximum building height of 15.1 feet is permitted. The building height is measured from the average grade which is 144.85 feet; and
- c) A rear yard retaining wall would be of varying heights, to a maximum of 11.7 feet, where the maximum permitted height is 5.91 feet. (R2)

APPELLANT'S SUBMISSION:

Beverly Kitasaka and Daniel Piskacek submitted an application to allow for the construction of a new home at 5469 Keith Street.

Ms. Kitasaka and Mr. Piskacek, homeowners appeared before members at the Board of Variance Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, which is zoned R2 Residential District, is located in the Clinton-Glenwood area, in a mature single family neighbourhood. The majority of homes in the

subject block were built in the mid-1950s, with only a few properties having since undergone redevelopment. The subject site measures 61.99 ft. in width and 106.25 ft. in depth. The site is sloped, with a downward slope of approximately 23 ft. from rear to front. This interior lot fronts onto the north side of Keith Street. Immediately west, east and directly across the lane to the north and across Keith Street to the south of the subject site are single family dwellings. Vehicular access to the site is proposed from the rear lane, at the high point of the property.

A new single family dwelling with a detached garage is proposed for the subject site, for which three variances have been requested.

The first a) appeal would permit a distance of 14.22 ft. from the accessory detached garage to the principal building, with a further roof projection up to 2.0 ft., where a minimum distance of 14.8 ft. is required.

The second b) appeal would permit an accessory building height of 21.28 ft., where a maximum building height of 15.1 ft. is permitted. Building height is measured from average grade, which is 144.85 ft.

The third c) appeal would permit a retaining wall at the rear of the lot with heights up to 11.7 ft., where the maximum permitted height is 5.91 ft.

In reference to the first a) appeal, the Bylaw requires a separation between buildings on the same lot in order to ensure that the overall massing of the buildings does not have a negative impact on the occupants/users of the buildings.

In reference to the second b) and third c) appeals, the intent of the Bylaw is to mitigate the massing impacts of new buildings and structures on neighbouring properties and to ensure sufficient outdoor living area in the rear yard.

With respect to the first a) appeal, the distance between the two structures is measured from the side elevation of the accessory detached garage, to the rear elevation of the principal building. The proposed 22.0 ft. wide by 20.0 ft. deep detached garage is located in the northeast corner of the site, in the rear yard. The garage observes a 3.94 ft. setback from the rear lane and a 3.94 ft. setback from the east side property line, which are the minimum setbacks required for an accessory building. The proposed principal dwelling has a building depth of 35 ft. and observes the minimum required front yard setback of 33.1 ft. based on front yard averaging.

The proposed detached garage overlaps the principal building by a width of approximately 19.81 ft. Due to the topography of the site, the proposed garage is elevated approximately 7 ft. above the main floor level, and therefore primarily overlaps the second storey in the vertical dimension. The distance between the garage and the recessed second storey is 16.22 ft., which exceeds the minimum required separation of 14.8 ft. On the main level, the wall facing the garage is recessed by 4.5 ft., increasing the distance from the garage to 18.72 ft. It is only an

approximately 11.81 ft. wide section of the upper portion of the main floor in which the reduced separation occurs.

Given the relatively small overlap of habitable space at the ground floor level, the proposed 7 inch reduction in the required separation between the two structures would have minimal impacts on the interior of the dwelling.

With respect to the second b) appeal, the accessory building height of 21.28 ft. is measured from the average elevation of the four corners of the building. As noted above, the 23 ft. grade difference from the north (rear) to the south (front) of the subject site, and the associated retaining wall aligned with the south wall of the garage, contributes to the excess height. The proposed garage height of 14.93 ft., as measured from finished grade and the lane, is within the 15.1 ft. limit allowed by the Zoning Bylaw. The excess height, visible only from the south elevation, is completely obscured by the intervening residence when viewed from Keith Street.

Further, the proposed siting of the principal dwelling and detached garage would be consistent with the prevailing development pattern in the subject block, which features residences and detached garages in similar locations and at similar grade levels. As such, this relaxation would have little massing impact on adjacent properties.

With respect to the third c) appeal, it is noted that the use of retaining walls, fences and guards is common when dealing with challenging site topography, such as that of the subject site. Accordingly, there is a strong presence of retaining walls in this neighbourhood.

With respect to impacts on neighbouring properties, the 5.79 ft. high over height portion of the 11.7 ft. high retaining wall would be only minimally visible from the neighbouring properties to the west and east of the subject site, and from the much higher neighbouring property across the lane to the north. Views of the wall from Keith Street would be substantially blocked by the residence, particularly given the lower elevation of the street. In addition, the proposed planter along the bottom of the retaining wall will soften its appearance as viewed from the subject property.

In summary, the requested variances would have no significant impacts on neighbouring properties and would be consistent with existing development in the subject block, which has been shaped by challenging topography. In general, the proposed design reflects an effort to balance development needs with the physical constraints of the site.

As such, this Department does not object to the granting of the first a), second b) and third c) variances.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

MOVED BY MR. NEMETH
SECONDED BY MR. DHATT

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

CARRIED UNANIMOUSLY

MOVED BY MR. NEMETH
SECONDED BY MR. POUND

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

CARRIED UNANIMOUSLY

MOVED BY MR. NEMETH
SECONDED BY MR. CLARK

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

CARRIED UNANIMOUSLY

(d) **APPEAL NUMBER:** B.V. 6230

APPELLANT: Malkit Athwal

REGISTERED OWNER OF PROPERTY: Malkit and Rajwinder Athwal

CIVIC ADDRESS OF PROPERTY: 6011 10th Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 17; DL 173; Plan NWP1034

APPEAL: An appeal for the relaxation of Section 6.6(2)(a) of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of two new accessory buildings at 6011 10th Avenue. The following variances are being requested:

a) The height of the detached garage would be 17.64 feet, where the maximum permitted height is 15.1 feet; and

b) The height of the accessory building would be 17.54 feet, where a maximum permitted building height is 15.1 feet. (A2)

APPELLANT'S SUBMISSION:

Malkit Athwal submitted an application to allow for the construction of two new accessory buildings at 6011 10th Avenue.

Malkit Athwal and Sandhar Avtar appeared before members at the Board of Variance Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, zoned A2 Small Holdings District, is located in the Willard neighbourhood, in which the age and condition of structures varies. The lot, which is 125.5 ft. wide by 311 ft. deep, is flanked on either side by deep lots with agricultural uses in their rear yards. The lot fronts onto Tenth Avenue to the southeast, and the rear lot line faces directly onto the rear yard of 6012 Twelfth Avenue, which is used for agricultural purposes. The subject site is being redeveloped with a new single family residence, with a detached garage and a separate accessory building.

The first (a) appeal requests a detached garage height of 17.64 ft., as measured from the average elevation, where a maximum accessory building height of 15.1 ft. is permitted.

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

The proposed detached two car garage is located 20 ft. to the rear of the residence, and 179 ft. from the front property line. The 34 ft. long garage is sited approximately 10 ft. from the property line that it shares with 6031 Tenth Avenue to the northeast. The subject site is in the Fraser River Flood Plain, and thus subject to Zoning Bylaw Section 6.18. This section provides minimum building elevations for the purposes of protecting lives and property. (The Engineering Department provides this information to the Building Department, and it becomes a building permit requirement.)

In this case, the required flood plain elevation is 12.80 ft. As the existing elevation is 8.6 ft., 4.2 ft. of fill is required to achieve the necessary level. However, building height is measured from the natural grade, so the height of the fill is added to the measurement of the height of the structure. The garage itself measures 13.5 ft. from the average finished grade to the peak of the roof, but with the additional fill dimension, the overall height is 17.54 ft.

It is noted that the provision of the required flood plain elevation is a condition of the building permit. The flood plain elevation cannot be varied by the Board; however, the Board can permit a variance for the overall building height, which is the result of meeting the required flood plain elevation.

There are no habitable structures or recreation areas in the rear yards near the proposed accessory building that might be affected by the additional height; the area immediately adjacent on the adjoining property at 6031 Tenth Avenue is used for agricultural purposes. The rear of the property at 5981 Tenth Avenue is occupied by greenhouses.

As the flood plain elevation is a Zoning Bylaw and building permit requirement that cannot be varied, and no negative impacts on the neighbouring properties are anticipated, this Department does not object to the granting of this first a) variance.

The second request for a variance is for an accessory building height of 17.54 ft., measured from the average elevation, when a maximum accessory building height is 15.1 ft. is permitted.

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

The accessory workshop and storage building is located 38.75 ft. from the rear property line, which borders a large market garden at 6012 Twelfth Avenue. It is located 9.83 ft. from the shared property line with 6031 Tenth Avenue to the west. There are no habitable structures or outdoor recreation areas near the proposed building; the adjacent areas are used for agricultural purposes.

The height of the accessory building is 13.5 ft. from the finished grade to the peak of a shallowly pitched roof. As with the garage, the height is measured from the average existing grade, which 8.6 ft., and the required floodplain elevation is 12.80 ft. The necessary 4.2 ft. of fill required to meet the flood plain requirement creates the overheight measurement.

The floodplain elevation is a Zoning Bylaw and building permit requirement intended to protect lives and property from flood damage. It cannot be varied by the Board, but the Board can permit a variance for the overall building height, which is the result of the required flood plain elevation. Due to its location and size, there will not be a significant impact on the surrounding properties.

As the flood plain elevation is a Zoning Bylaw and building permit requirement that cannot be varied, and no negative impacts on the neighbouring property are anticipated, this Department does not object to the granting of this second b) variance.

In summary, as the proposed variances are the result of compliance with required floodplain regulations, this Department does not object to either variance.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

MOVED BY MR. POUND
SECONDED BY MR. NEMETH

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

CARRIED UNANIMOUSLY

MOVED BY MR. POUND
SECONDED BY MR. NEMETH

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

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

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

5. **ADJOURNMENT**

MOVED BY MR. POUND
SECONDED BY MR.DHARR

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at 7:10 p.m.

 Ms. C. Richter, Chair

 Mr. G. Clark

 Mr. R. Dhatt

 Mr. S. Nemeth

 Ms. E. Prior
 ADMINISTRATIVE OFFICER

 Mr. B. Pound



Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant KEN FUNG
 Mailing Address 7425 LAWRENCE DR
 City/Town BURNABY BC Postal Code V5A-3L9
 Phone Number(s) (H) 604-421-5386 (C) 604-928-5386
 Email Ken@canatchhomes.com
 Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner WAYNE WEINER ZHANG, QI S ZHANG
 Civic Address of Property 8211 LAKELAND DR BURNABY BC

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

JUNE 13 2016
 Date

[Signature]
 Applicant Signature

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6231

Required Documents:

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

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

REQUEST TO HAVE SIDE SET BACK TO REMAIN 2.5'**ACCOMANDATE EXISTING TREES AND REAR EASEMENT.**Proposed Single family DwellingDesigner: Canarch Design LtdPermit No BLD15-01631Address of project : 8211 LakeLand Dr, Burnaby .

R 1 zone

Owners: Mr. Wayne Weinai Zhang and Mrs. Qi S Zhang

Owners wish the accessory building on the current location to remain .The building side yard setback of 2.5' has been approved by Burnaby Building Dept and construction is as per approved permit plan. The concrete footing has been inspected and approved and the footing has been poured.

The current location of the proposed building was requested by Burnaby Arborist to preserve existing trees at the rear of the property. Consequently, the building had moved southward 7.83'.

The change to preserve the existing vegetation which resulting in the accessory building fall outside of the 29.53' rear set back which required 3.94' side set back.

The proposed accessory building is sited 93.75' from the street within 36.33' of the rear and not 29.53'. The total lot length is 129.96'. A sewer easement 7.5' wide occupy the full length of the rear property

The accessory building's concrete footing has been inspected, approved and concrete has been poured.

The accessory building wall form work and reinforced steel are in place and ready for concrete pour.

On behave of the owners, we wish to retain the accessory building side yard of 2.5'as per approved permit .

Yours truly,

CANARCH DESIGN LTD.

June 13, 2016



BOARD OF VARIANCE REFERRAL LETTER

DATE: June 10, 2016		DEADLINE: June 14, 2016 for the July 7, 2016 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: Ken Fung				
ADDRESS OF APPLICANT: 7425 Lawrence Drive, Burnaby B.C. V5A 3L9				
TELEPHONE: 604.928.5386				
PROJECT				
DESCRIPTION: New Single Family Dwelling				
ADDRESS: 8211 Lakeland Drive				
LEGAL:	LOT: 86	DL: 58	PLAN: 33225	

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

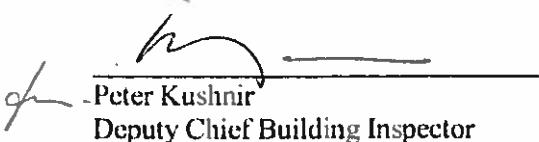
COMMENTS:

The applicant is proposing to build a new detached garage to a new single family dwelling currently under construction. The following relaxation is being requested.

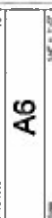
- 1) The distance between the detached garage and the side lot line is 2.5 feet where a minimum distance of 3.94 feet is required.

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.

DS


Peter Kushnir
Deputy Chief Building Inspector

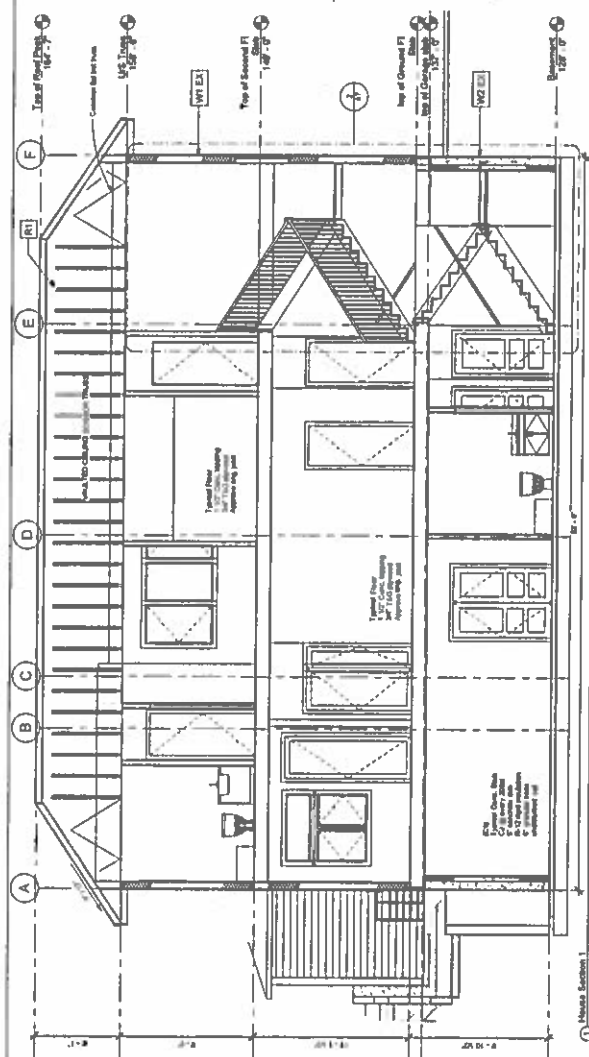




-17-

JUN 09 2010

BUILDING DEPARTMENT



House Section 1

Time	Type	Level	Count	Range	Height	Type	Inward Height	5.8 Height	Finish
34	Top of Ground FI Slope	1	2"	4'-0"	Connected with Trim	8'-0"	5'-0"		
35	Top of Ground FI Slope	14	3'-0"	7'-0"	Flashed with Trim	8'-0"	7'-0"		
36	Top of Ground FI Slope	2	3'-0"	7'-0"	Flashed with Trim	8'-0"	7'-0"		
37	Top of Ground FI Slope	1	4'-0"	3'-0"	Flashed with Trim	8'-0"	3'-10"		
38	Top of Ground FI Slope	3	4'-0"	2'-0"	Flashed with Trim	8'-0"	3'-10"		
39	Top of Ground FI Slope	1	4'-0"	4'-0"	Flashed with Trim	8'-0"	3'-10"		
40	Recessed	1	2'-6"	4'-0"	Flashed with Trim	8'-0"	3'-10"		
41	Top of Ground FI Slope	1	2'-6"	2'-0"	Flashed with Trim	8'-0"	3'-10"		
42	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
43	Top of Ground FI Slope	2	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
44	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
45	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
46	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
47	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
48	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
49	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
50	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
51	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
52	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
53	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
54	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
55	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
56	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
57	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
58	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
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64	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
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75	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
76	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
77	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"		
78	Top of Ground FI Slope	1	2'-6"	3'-0"	Connected with Trim	8'-0"	3'-0"	</	

CANARCH
10000 S. 44TH

9425 Lawrence Drive
Burnaby, B.C.
Canada V5A 3L9
tel 604.623.5389

www.canarch.com.au

CONSTRUCTION
2016-04-18

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Wayne Zhang
8211 Lakeland Drive, Burnaby
Building Sections

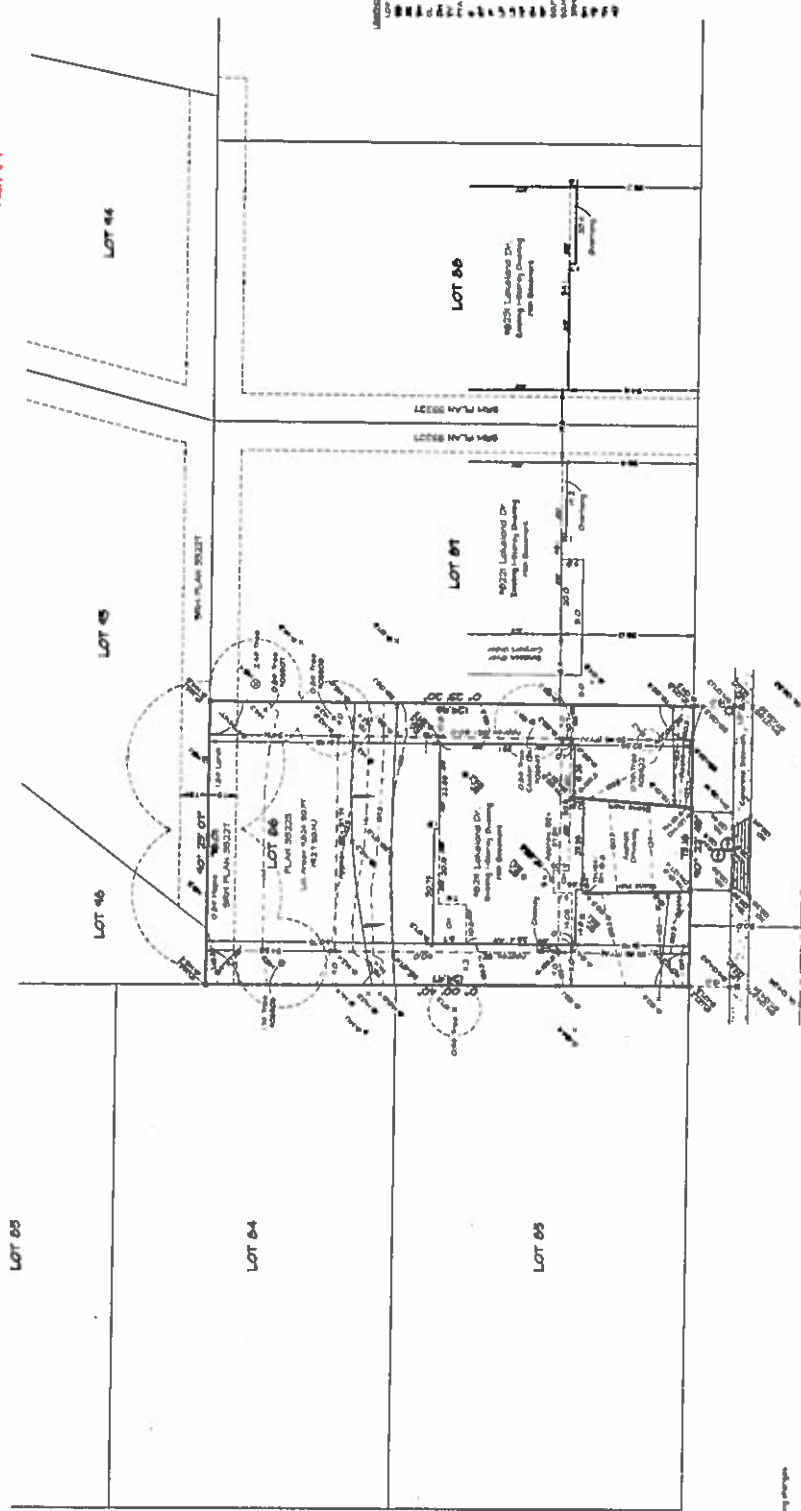
Report number	15-080
Date	2016-05-11
Report for	AF
Submitted by	KF
A7	
As reflected	

THIS DRAWING CONFORMS TO THE LATEST EDITION OF BRITISH STANDARD BS 1186 CODE 2012

PLAN OF SURVEY OF LOT 86, DISTRICT LOT 90, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 55225

828 Lakeland Drive
Burnaby, B.C.
V5C 2H7
Zoning: R-1

RECEIVED
JUN 09 2016
BUILDING DEPARTMENT



LAKEDALE AVENUE

LAKELAND DRIVE

NOTES:
1. The subject property was surveyed in accordance with the following description:
The subject property is bounded on the north by the City of Burnaby, on the south by the City of Burnaby, on the east by the City of Burnaby, and on the west by the City of Burnaby.
Boundary lines are shown in red ink.

2. The subject property is not subject to any other survey or plan.
3. The subject property is not subject to any other survey or plan.
4. The subject property is not subject to any other survey or plan.
5. The subject property is not subject to any other survey or plan.
6. The subject property is not subject to any other survey or plan.
7. The subject property is not subject to any other survey or plan.
8. The subject property is not subject to any other survey or plan.
9. The subject property is not subject to any other survey or plan.
10. The subject property is not subject to any other survey or plan.

7/10/2014
BCLB
PLS 16-23264

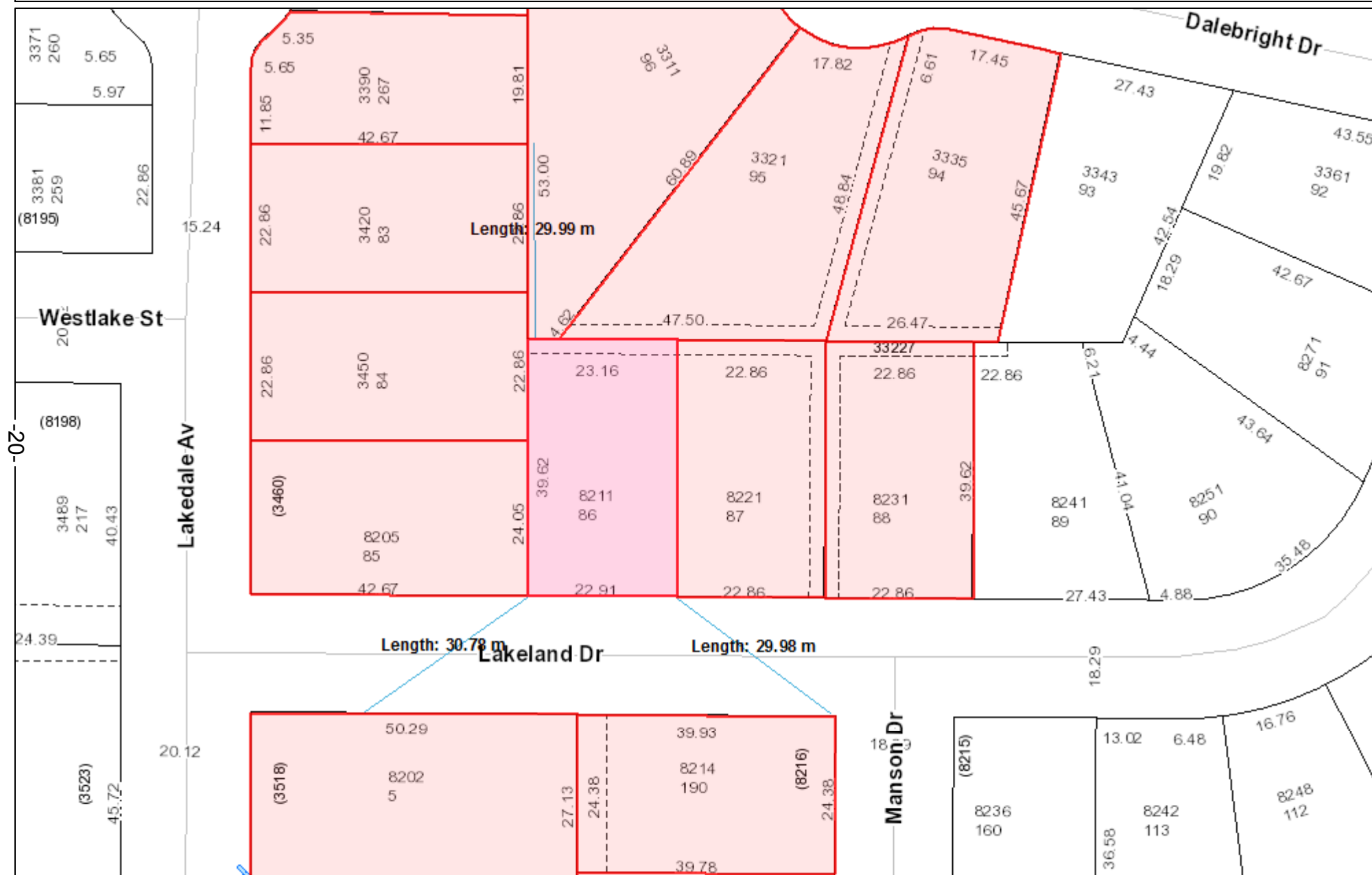
NOTES:
1. The subject property is not subject to any other survey or plan.
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TOTAL AREA OF SUBJECT PROPERTY	
ACRES	0.125
SQ. FT.	5,400
TOTAL AREA OF LOT 86	
ACRES	0.025
SQ. FT.	1,080
TOTAL AREA OF LOT 86 (including 1/2 acre of water)	
ACRES	0.050
SQ. FT.	2,160

- 1. The subject property is not subject to any other survey or plan.
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- 3. The subject property is not subject to any other survey or plan.
- 4. The subject property is not subject to any other survey or plan.
- 5. The subject property is not subject to any other survey or plan.
- 6. The subject property is not subject to any other survey or plan.
- 7. The subject property is not subject to any other survey or plan.
- 8. The subject property is not subject to any other survey or plan.
- 9. The subject property is not subject to any other survey or plan.
- 10. The subject property is not subject to any other survey or plan.

Map of Lot 86, District Lot 90, Group 1, New Westminster District, Plan 55225, showing the subject property and its boundaries. The map is a plan of survey and is not a map of the land.





Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V3G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant SANJEET ARK
 Mailing Address 7683 BURGESS STREET
 City/Town BURNABY Postal Code V3N3J1
 Phone Number(s) 416 (C) 604 644 6458
 Email SARK@THESKYLINKGROUP.COM
 Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner SANJEET ARK
 Civic Address of Property 7683 BURGESS STREET
BURNABY BC V3N3J1

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

Date JUNE 13/2016

Applicant Signature [Signature]

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6232

Required Documents:

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

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

Sanjeet and Aye Ark
7683 Burgess Street
Burnaby BC V3N 3J1

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

June 13 2016

RE: 7683 Burgess Street - Garage Request

To Whom it may Concern;

My wife and I purchased 7683 Burgess Street in 2008, we have seen the neighborhood evolve with the addition of the Edmonds Community Center and the growth of Highgate Village. These are just some of the positive reasons on why we are investing in a new home as we would like to raise our family here and continue to be a part of this great community.

My reasons for wanting a garage with our new home is for safety and security. We have an active three year old little girl who enjoys outdoor activities. Having a garage would allow us to store our bikes, toys and other expensive items inside which would be safe from the elements of weather but more importantly safe from theft. We have seen over the years that cars do travel at a high rate of speed in our back lane, having a garage would act as a barrier and prevent our child from any potential dangers while playing outside.

In the summer of 2012 my wife's car was broken into while it was parked in our driveway, which at the time was an open parking area. We do not leave valuables in our cars, minor items such as CD's were taken which is why we did not report it. However, this incident did shake up my wife and I as it was a violation that occurred at our home. Having a garage would deter future thefts but more importantly, provide us with piece of mind knowing that our vehicles are not exposed in a carport.

On behalf of my wife and I, we ask that you please allow us to have a garage with our new home. We plan on living on Burgess Street for a number of years and we feel that a garage will provide our family with the safety and security as mentioned above.

Regards,



Sanjeet Ark


BOARD OF VARIANCE REFERRAL LETTER

DATE: June 13, 2016		DEADLINE: June 14, 2016 for the July 7, 2016 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: Muiz Awawdji			
ADDRESS OF APPLICANT: 18778 54 th Ave., Surrey			
TELEPHONE: 778.877.6895			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 7683 Burgess St.			
LEGAL:	LOT: 15	DL: 29	PLAN: 3035

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

Zone/Section(s) R5 [6.3.1]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new detached garage instead of a carport proposed originally to a single family dwelling currently under construction. The following relaxation is being requested.

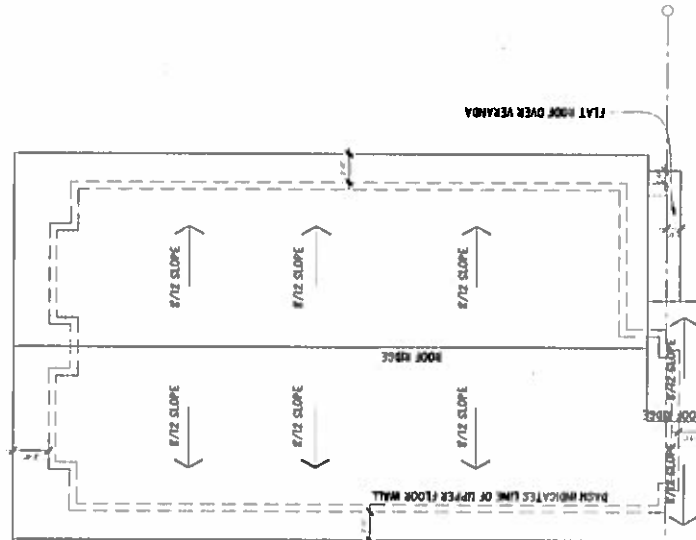
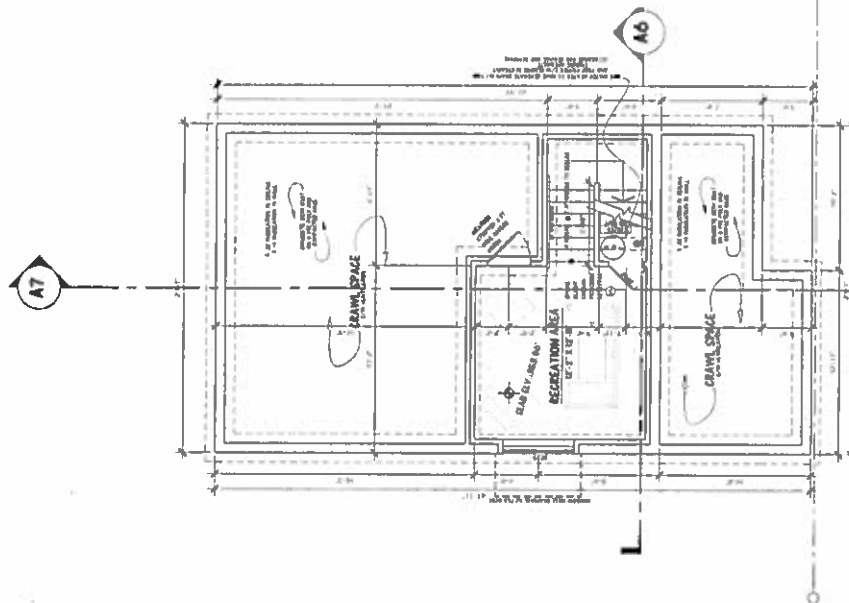
- 1) The distance between the principal building and the detached garage is 10.45 feet where a minimum distance of 14.8 feet is required.

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
JUN 10 2016
BUILDING DEPARTMENT



arguee
Design Build

Office Location
Unit 207 • 12030 80th Ave
Burnaby, BC V3N 3A6
http://www.arguee.com

**7683 BURGESS ST.
BURNABY**

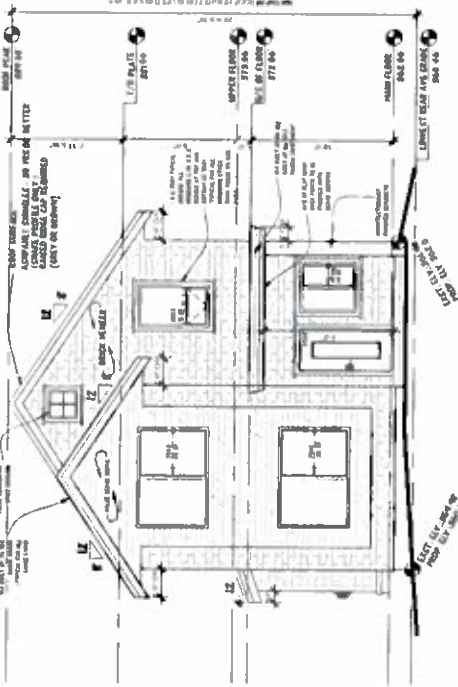
BSMNT & ROOF PLANS

A3

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
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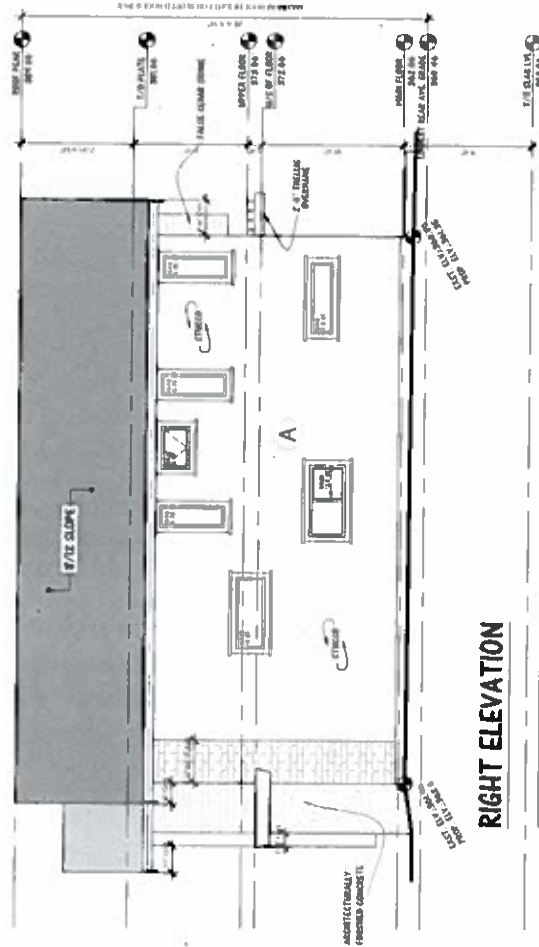
RECEIVED
JUN 10 2016

BUILDING DEPARTMENT



FRONT ELEVATION

NOTE: ELECTRICAL INTERFERE WITH WALL
BASE WATER LEAKAGE NOT PLACED
ANALOGUE APPROXIMATE 6\"/>



RIGHT ELEVATION

WALL FACE	WALL AREA	PERMISSIBLE GLAZING	PROPOSED GLAZING
1	200.00	10.00	10.00

arguee
Design Build

Office Location
Unit 207 • 14338 80th Ave
Burnaby BC V4W 2A6
http://arguee-design-build.com

PROPOSED MATERIALS

Material Name, Description, Quantity, Unit, Notes

Material Name	Description	Quantity	Unit	Notes
1	CONCRETE	100.00	CU YD	
2	BRICK	1000.00	SQ YD	
3	ROOFING	100.00	SQ YD	
4	GLAZING	100.00	SQ YD	
5	PAINT	100.00	GAL	
6	CEILING	100.00	SQ YD	
7	FLOORING	100.00	SQ YD	
8	MECHANICAL	100.00	SQ YD	
9	ELECTRICAL	100.00	SQ YD	
10	PLUMBING	100.00	SQ YD	
11	INSULATION	100.00	SQ YD	
12	FOUNDATION	100.00	SQ YD	
13	LANDSCAPING	100.00	SQ YD	
14	SEWER	100.00	SQ YD	
15	WATER	100.00	SQ YD	
16	ROOFING	100.00	SQ YD	
17	GLAZING	100.00	SQ YD	
18	PAINT	100.00	GAL	
19	CEILING	100.00	SQ YD	
20	FLOORING	100.00	SQ YD	
21	MECHANICAL	100.00	SQ YD	
22	ELECTRICAL	100.00	SQ YD	
23	PLUMBING	100.00	SQ YD	
24	INSULATION	100.00	SQ YD	
25	FOUNDATION	100.00	SQ YD	
26	LANDSCAPING	100.00	SQ YD	
27	SEWER	100.00	SQ YD	
28	WATER	100.00	SQ YD	
29	ROOFING	100.00	SQ YD	
30	GLAZING	100.00	SQ YD	
31	PAINT	100.00	GAL	
32	CEILING	100.00	SQ YD	
33	FLOORING	100.00	SQ YD	
34	MECHANICAL	100.00	SQ YD	
35	ELECTRICAL	100.00	SQ YD	
36	PLUMBING	100.00	SQ YD	
37	INSULATION	100.00	SQ YD	
38	FOUNDATION	100.00	SQ YD	
39	LANDSCAPING	100.00	SQ YD	
40	SEWER	100.00	SQ YD	
41	WATER	100.00	SQ YD	
42	ROOFING	100.00	SQ YD	
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44	PAINT	100.00	GAL	
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49	PLUMBING	100.00	SQ YD	
50	INSULATION	100.00	SQ YD	
51	FOUNDATION	100.00	SQ YD	
52	LANDSCAPING	100.00	SQ YD	
53	SEWER	100.00	SQ YD	
54	WATER	100.00	SQ YD	
55	ROOFING	100.00	SQ YD	
56	GLAZING	100.00	SQ YD	
57	PAINT	100.00	GAL	
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75	PLUMBING	100.00	SQ YD	
76	INSULATION	100.00	SQ YD	
77	FOUNDATION	100.00	SQ YD	
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82	GLAZING	100.00	SQ YD	
83	PAINT	100.00	GAL	
84	CEILING	100.00	SQ YD	
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95	GLAZING	100.00	SQ YD	
96	PAINT	100.00	GAL	
97	CEILING	100.00	SQ YD	
98	FLOORING	100.00	SQ YD	
99	MECHANICAL	100.00	SQ YD	
100	ELECTRICAL	100.00	SQ YD	

7683 BURGESS ST.
BURNABY

FRONT / RIGHT ELEVATION

DATE: 10/10/2016
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: [Number]

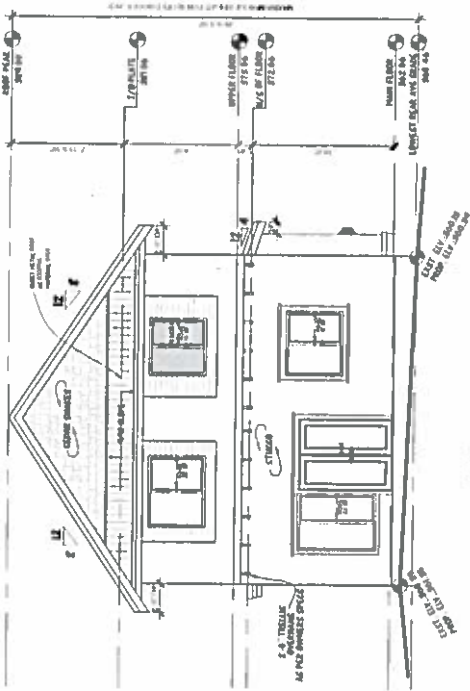
A4

3.(b)

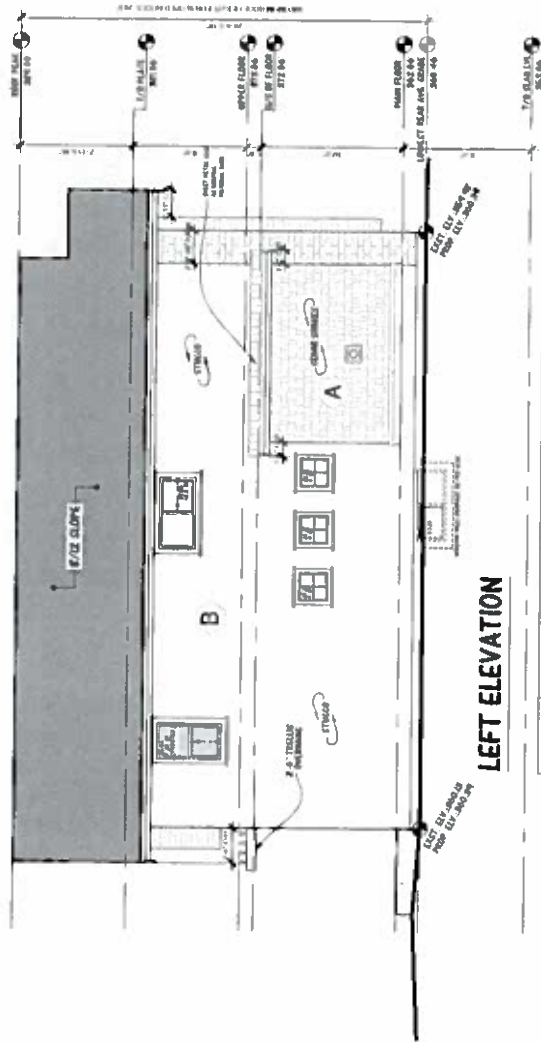
RECEIVED

JUN 10 2016

BUILDING DEPARTMENT



RIGHT ELEVATION



LEFT ELEVATION

WALL FACE	WALL AREA	PERMITTED GLAZING	PERMITTED GLAZING
1	100.00 sq ft	100.00 sq ft	100.00 sq ft
2	100.00 sq ft	100.00 sq ft	100.00 sq ft
3	100.00 sq ft	100.00 sq ft	100.00 sq ft
4	100.00 sq ft	100.00 sq ft	100.00 sq ft

arquee
Design Build

CHUCK LUCAS
Unit 207 - 1200 20th Ave
Smyrna, NC 28580-2400
Phone: 919-286-0000

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING STANDARDS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN STANDARDS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS STANDARDS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY STANDARDS.

NO.	DESCRIPTION	DATE
1	REVISIONS TO DRAWINGS	01/15/16
2	REVISIONS TO DRAWINGS	02/15/16
3	REVISIONS TO DRAWINGS	03/15/16
4	REVISIONS TO DRAWINGS	04/15/16
5	REVISIONS TO DRAWINGS	05/15/16
6	REVISIONS TO DRAWINGS	06/15/16
7	REVISIONS TO DRAWINGS	07/15/16
8	REVISIONS TO DRAWINGS	08/15/16
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25	REVISIONS TO DRAWINGS	01/15/18
26	REVISIONS TO DRAWINGS	02/15/18
27	REVISIONS TO DRAWINGS	03/15/18
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96	REVISIONS TO DRAWINGS	12/15/23
97	REVISIONS TO DRAWINGS	01/15/24
98	REVISIONS TO DRAWINGS	02/15/24
99	REVISIONS TO DRAWINGS	03/15/24
100	REVISIONS TO DRAWINGS	04/15/24

7683 BURGESS ST.
BURNABY
REAR/ LEFT ELEVATION
PROJECT NO.
DATE
DRAWN BY
CHECKED BY
PROJECT NO.
SCALE
1/4" = 1'

A5

3.(b)

TOPOGRAPHICAL SURVEY PLAN OF LOT 15 BLOCK 14 DISTRICT LOT 29 GROUP 1 NWD PLAN 3035

PID: 007-910-487

CIVIC ADDRESS:

7683 - BURGESS STREET
BURNABY, B.C.

NOTE:

THE BUILDING ENVELOPE SHOWN
IS AN INTERPRETATION OF THE ZONING
BYLAW AND MUST BE APPROVED BY
THE CITY OF BURNABY

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM
CITY OF BURNABY CONTROL MONUMENT
NO. 3441423 ELEVATION = 329.90FT
DATUM: CGD2861MD 2005

LEGEND:

- TMW (S) DENOTES TEMPORARY BENCH MARK
- ATW DENOTES RETAINING WALL
- CTW DENOTES CONTEMPORARY TREE
- T DENOTES TREE'S DROP LINE RADIUS

Lot dimensions and clearances according to
Field Survey

Only trees and stumps have been plotted as
required by Burnaby Tree By-law.

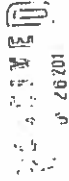
This plan does not show non-plan
charges, fees or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
of this plan is not responsible or liable for any damages
that may be suffered by the client or third parties as a result
of any decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the surveyed lot. It does not show the location of the
document and not the parcel described above. This
document is not to be used for any other purpose or
property corner. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

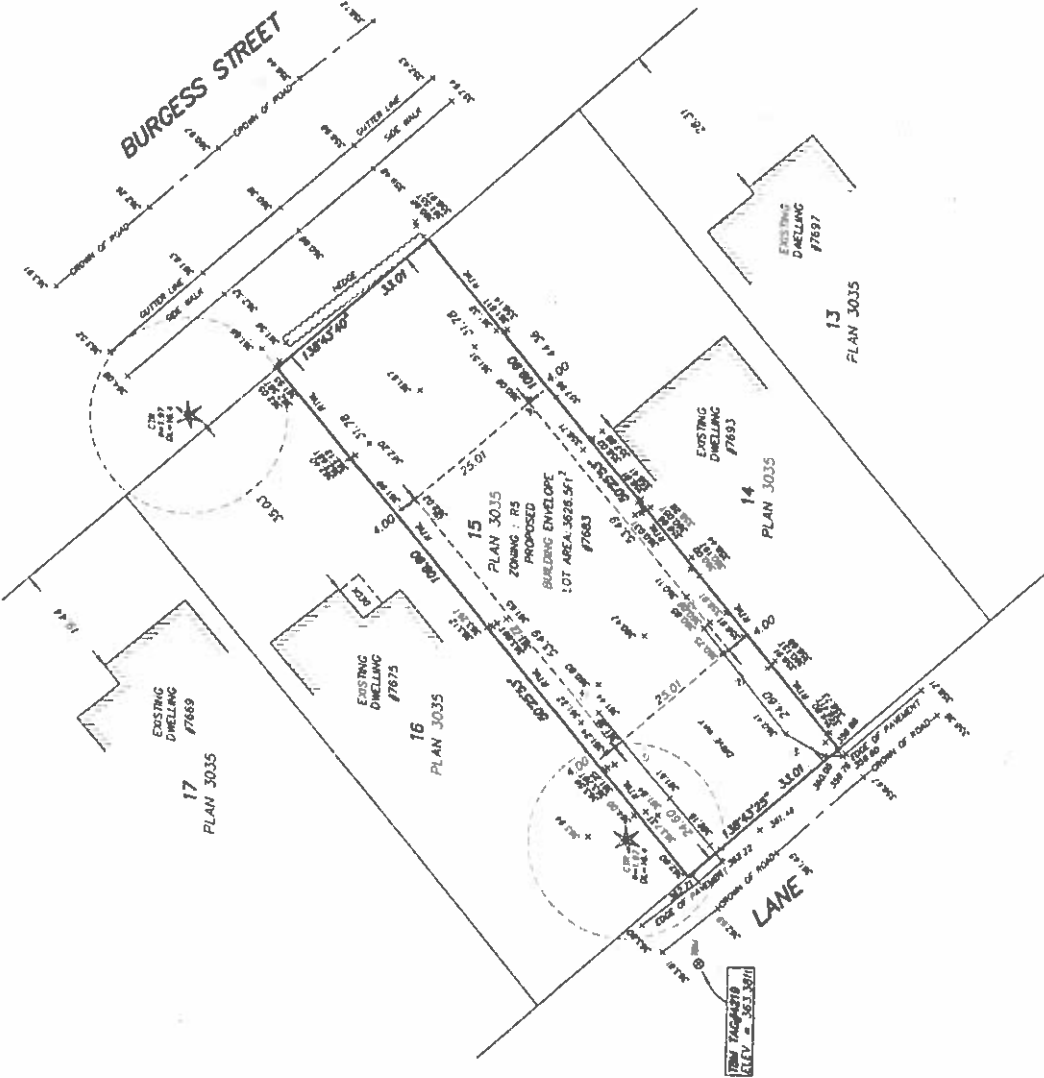
THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS 28th DAY OF MAY, 2015.

NA

0 16 32 48
SCALE 1"=16' DISTANCES ARE IN FEET & DECIMAL



NO BUILDING

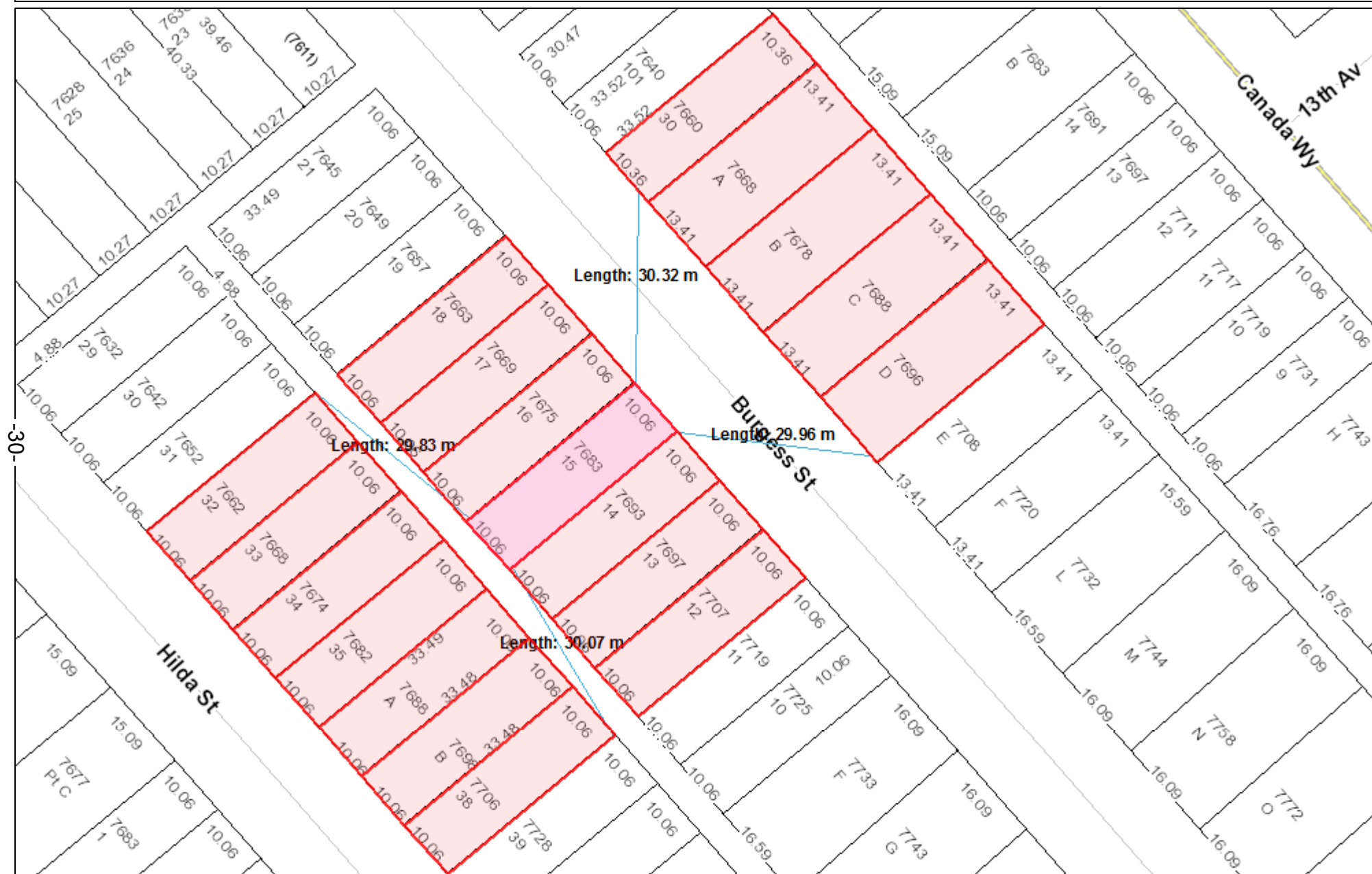


SETBACK TABLE		
CIVIC ADDRESS	FRONT YARD SETBACK	
7689 BURGESS STREET	19.44	
7675 BURGESS STREET	35.01	
7683 BURGESS STREET	44.36	
7697 BURGESS STREET	28.31	
Average = 127.14 / 4 = 31.78		

BLD 15-01795

CREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
UNIT 204-15298 60th AVENUE
SURREY, B.C. V4N 1G4

3.(b)





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 CHATRAJAN AND SURINDER SARAN
 Mailing Address 4319 PORTLAND ST
 City/Town BURNABY Postal Code V5J 2W5
 Phone Number(s) (H) 604-430-5127 (C) 604-512-8504
 Email DSARAN49@GMAIL.COM
 Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner CHATRAJAN AND SURINDER SARAN
 Civic Address of Property 5936 KEITH ST

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

MAY 31, 2016
Date

C.S. Saran - SK-Saran
Applicant Signature

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6233

Required Documents:

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

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

May 31, 2016

To: City of Burnaby, Board of Variance

Property: 5936 Keith St Building Permit Application, Zone R2

Owner: Mr. Chatranjan Saran and Mrs. Surinder Saran

Request: Reduce Front Yard Setback by 6.3'

Dear Board of Variance Members,

Thank you for taking the time to listen to our dilemma.

My wife and I have been residents of Burnaby since 1994. After selling our home of over 20 years on 6407 Neville St, we purchased the property at 5936 Keith St to build our new home in the same neighborhood that we have grown to love and cherish over the last 20 years.

After purchasing our new property, we ordered the land survey and began preliminary drawings for a home that would best fit the site. When we obtained the completed survey of our lot, we noticed that the front yard setback requirement was further back than we were hoping to have.

The minimum required front yard setback is 24.6' for R2 zoning. Our front yard average worked out to be 43.91' which is a difference of 19.31' in relation to the minimum front yard setback required under R2 zoning.

Our property on 5936 Keith St is a corner lot with no neighboring home to the west of the property. Therefore, our front yard average was taken from the two neighboring homes to the east of our property. The cause of this great setback is our neighbor two houses to the east of our property would not be affected by our proposed new home location. This home two doors east from us is setback a few inches over 50'. This home is on a lot that is 200' deep. Whereas our lot and the immediate neighbor's to our east's lot is approximately 120 ft in length. Our neighbor's home to the immediate east of us is setback 37.61 ft, they are the ones that would be most affected by the construction of our new home on 5936 Keith St.

We have placed our new home at the exact same setback as our immediate neighbor's to our east in order not to block any possible view corridors and thought this would be a reasonable location.

If we would have to build our new home under the 43.91' setback currently required, this would leave our back yard to be only 18.09'ft deep on our lot which is 121' deep. The reduction of 6.3' in front yard setback we have requested would give us back yard of approximately 24.9' in depth which we feel is not an unreasonable request.

We are hoping that you can understand our dilemma and provide us with extra 6.3' we seek in our back yard.

Thank you for your time and consideration,

Sincerely,

Mr. Chatranjan Saran and Mrs. Surinder Saran


BOARD OF VARIANCE REFERRAL LETTER

DATE: June 1, 2016		DEADLINE: June 14, 2016 for the July 7, 2016 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: Chatranjan Saran				
ADDRESS OF APPLICANT: 4319 Portland St., Burnaby, V5J 2N5				
TELEPHONE: 604.512.8504				
PROJECT				
DESCRIPTION: New single family dwelling				
ADDRESS: 5936 Keith St				
LEGAL:	PARCEL "A" LOT: 13	DL: 159	PLAN: 1219	

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

Zone/Section(s) R2 [102.8(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 front yard setback, to the porch post, will be 35.10 feet where a minimum front yard setback of 43.91 feet is required based on front yard averaging. The porch overhang projects 3.0 feet beyond the porch post.

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

BHS

Peter Kushnir
Deputy Chief Building Inspector

5936 KEITH STREET

- [illegible]

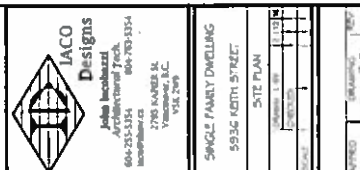
NO.	LOCAL DISSEMINATION	PLAN	FORMER PROJECTIONS	219
1	FACTORY	6,742,820.52		
2	LOT	2,550.35		
3	STREET LOT	152		
4	ROCK	1		
5	NEW HIGHWAY STATE ROAD 1057			
6	AREA	15,224.25		
7	PROPOSED 400' X 200' GARAGE	2,624.85		
8	MAIN ALLOY C.T.A. (BIRMINGHAM)	1,424.75		
9	ALLOY C.T.A. (BIRMINGHAM)	1,424.75		
10	ALLOY C.T.A. (BIRMINGHAM)	1,424.75		
11	ALLOY C.T.A. (BIRMINGHAM)	1,424.75		
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100	ALLOY C.T.A. (BIRMINGHAM)	1,424.75		

DATE	TIME	LOCATION	WIND	SEA	TEMP	WIND	SEA	TEMP
1964-03-01	08:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-01	12:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-01	16:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-01	20:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-02	04:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-02	08:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-02	12:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-02	16:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-02	20:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-03	04:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-03	08:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-03	12:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-03	16:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-03	20:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-04	04:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-04	08:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-04	12:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-04	16:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-04	20:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-05	04:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-05	08:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-05	12:00	Off Cape Cod	10	1/2	58	10	1/2	58
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1964-03-22	04:00	Off Cape Cod	10	1/2	58	10	1/2	58
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1964-03-27	12:00	Off Cape Cod	10	1/2	58	10	1/2	58
1964-03-27								

NOTES:
BUILDING TO MEET THE REQUIREMENTS OF SECTION 9.12 + 9.16 OF BULK 2012
BUILDING REVIEWED FOR CLIMATE ZONE 4.

WINDOOS TO HAVE A MIN. INVERTIBLE FACTOR OF 1.60 WINDST.
ALL INTERIOR DOORS TO HAVE A MIN. INVERTIBLE FACTOR OF 1.60 WINDST.
DOORS TO GARAGE TO HAVE A MIN. INVERTIBLE FACTOR OF 1.60 WINDST.
ALL DOWNSTREAM CONDENS. TOPPING ON SURF. RADIANT HEATING
BUILDING TO COME WITH HEAT RECOVERY VENTILATORS AS REQUIRED
THERMAL INSULATION FOR RESIDENTIAL DWELLINGS
CEILING TO HAVE A MIN. R-VALUE OF 3.5 TO 5.0 WINDST.
FLOOR TO HAVE A MIN. R-VALUE OF 2.5 TO 3.0 WINDST.
WALLS TO HAVE A MIN. R-VALUE OF 1.0 TO 2.0 WINDST.
GLAZING TO HAVE A MINIMUM OF R-10 VALUE TO
CONTAIN 500 MM VERTICAL OR HORIZONTAL
FROM EDGE OF SLAB.
COMPAUSE PAINT TO BE DESCRIPTIVE

- COMPLIANCE PATH TO BE DESCRIPTIVE
- VENTILATION TO BE ACTIVE
- DOOR TO BE INSTALLED
- PEOPLE FANS TO BE CONTINUOUSLY RUNNING
- ADJUNCT IN-FLOOR HEATING



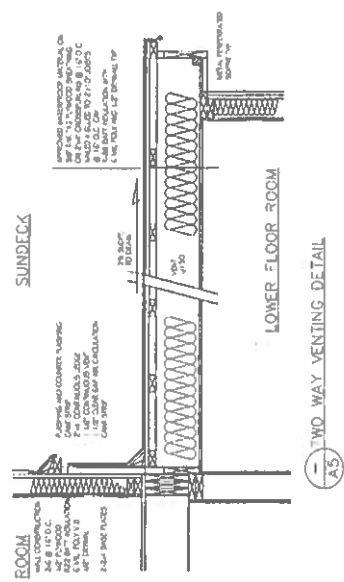
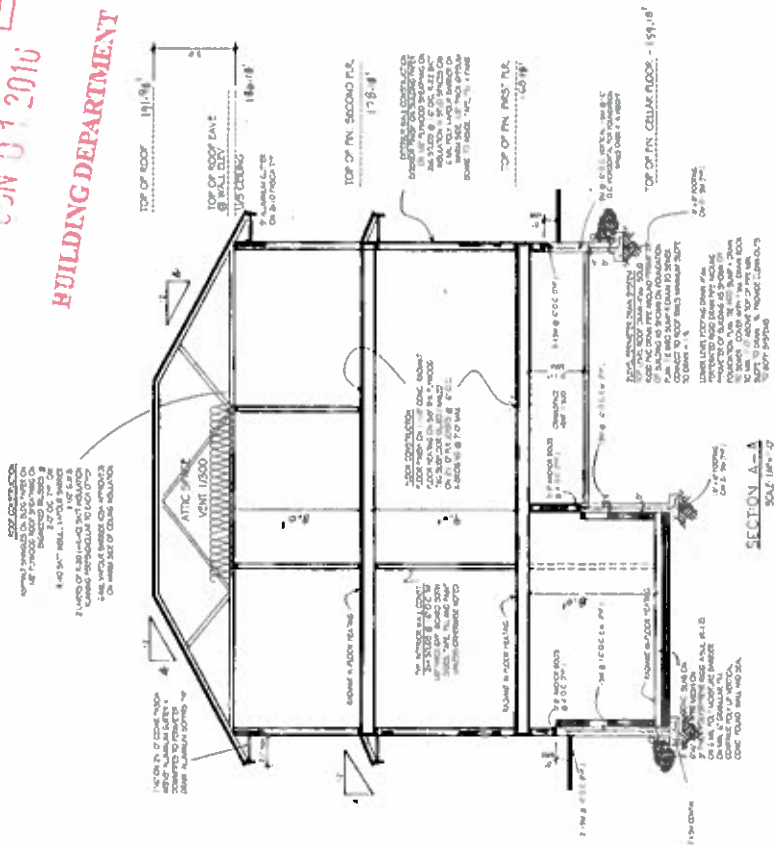
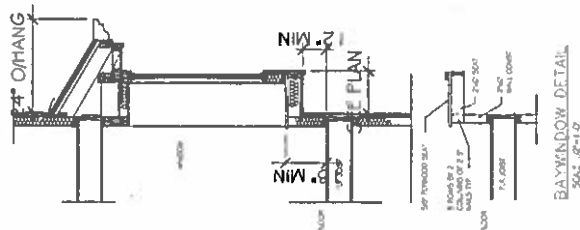
ANGLE FAMILY DWELLING
5936 KETH STREET
SITE PLAN

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Chemical	0
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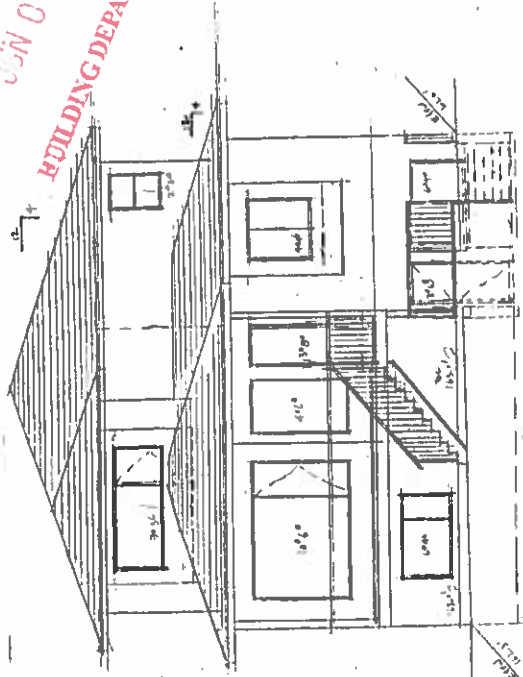
APR 10 2016

BUILDING DEPARTMENT

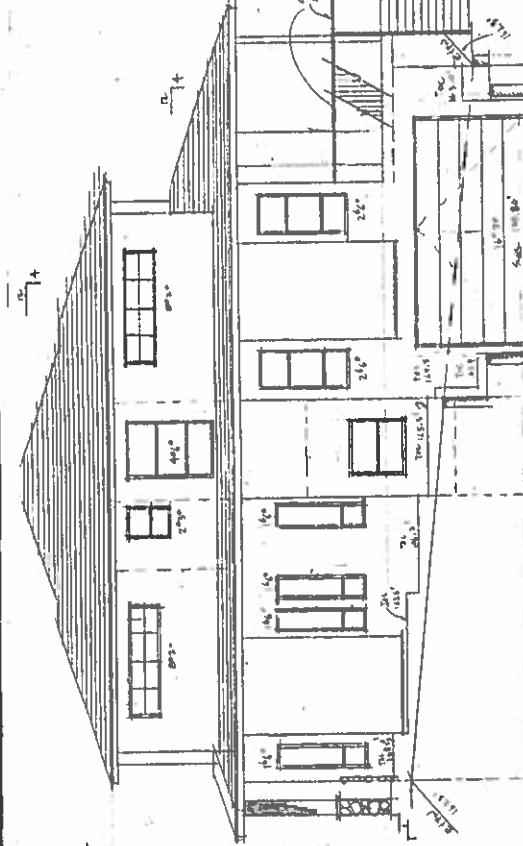


SINGLE FAMILY DWELLING		REV	
5936 KETH STREET		A	
SECTION		DATE	
SCALE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

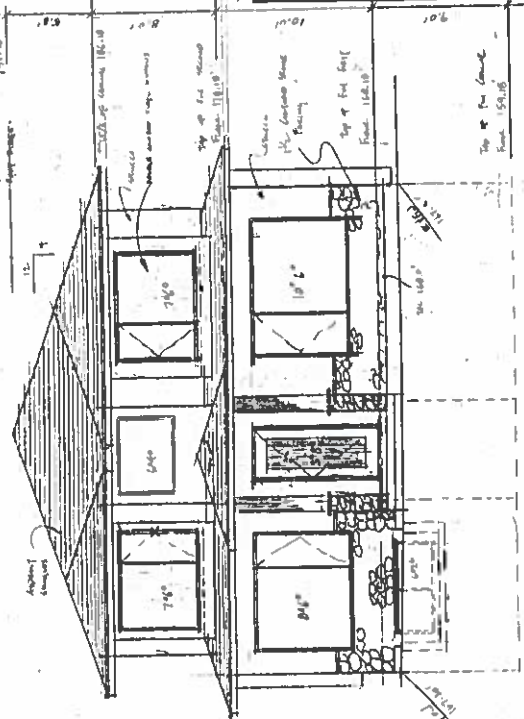
RECEIVED
JUN 01 2010
BUILDING DEPARTMENT



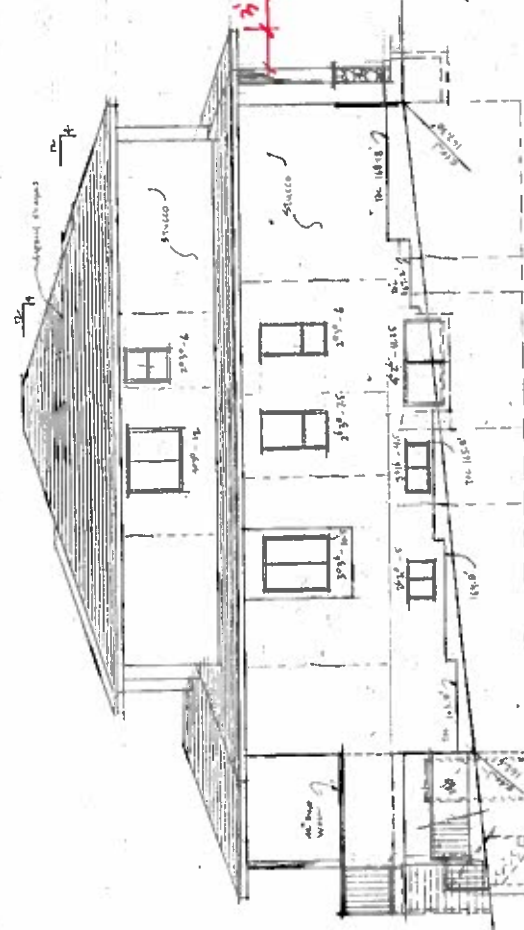
SOUTH ELEV.



WEST ELEV. (Facing Duxbury Ave.)



NORTH ELEV. (Facing Keith St.)



EAST ELEV.

IACO Designs
John Iacozzi
Architectural Firm
605-533-3333
www.iaco.com
2795 KAYES BL.
VANDERBILT, NC
27687

PROJECT NAME: 5935 KATH STREET
ELEVATIONS:

DATE	1/11/10	1/11/10	1/11/10	1/11/10
BY	JAC	JAC	JAC	JAC
CHECKED	JAC	JAC	JAC	JAC
APPROVED	JAC	JAC	JAC	JAC

1/11/10

Location	Project	Sheet
Location	Project	Sheet
Location	Project	Sheet
Location	Project	Sheet
Location	Project	Sheet

TOPOGRAPHICAL PLAN OF PARCEL "A" (REFERENCE PLAN 14396) LOT 13 DL 159 GROUP 1 NWD PLAN 1219

PO: 012-045-683
Civic Address: 5936 Keith Street,
City of Burnaby

Note: Trees pursuant to by law from 1995 are shown

Scale 1 inch=16 feet

The intended plot size of this plan is 560' wide by 432' in height.
([C] area) shown plotted at a scale of 1 inch=16 feet.

All Distances And Elevations Are In Feet And Decimals
Thereof Unless Otherwise Stated.

Monopole
Rm. Elev. 178.9

Monopole
Rm. Elev. 178.7

RECEIVED
JUN 01 2016
BUILDING DEPARTMENT

KEITH STREET

BULLER AVENUE

Legend:

- Standard Iron Post
- ⊕ Tree (diameter in mm)
- 250' Center (and Spaces)
- ⊙ Monopole
- ⊠ Catch Basin (Square)
- ⊖ Power Pole
- ⊗ Water Valve
- ⊕ Inspection Chamber

Surf.
T = Direction of top of soil

Lot	Front	Address
B	37.61	5945
14	50.21	5956

Average = 43.91

Notes:
Information shown hereon 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.

Boundary Notes:
Elevations are Goodrich
Referred to Monument BPA1302
Monument Elevation: 21.96m

Grid bearings are derived from observations between
geodetic control monuments BPA1302 and 306.

CAUTION: UTM
This Document is Not Valid Unless
Originally Signed And Sealed

B.C.L.S. #888

Tel: (604) 683-5500 Email Address: topo@burnaby.ca

File No: 0715-7090



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 IANA NICOLARA / ANDREW CAPPELLANO
 Mailing Address 3223 BAINBRIDGE AVE
 City/Town BURNABY Postal Code V5A2T1
 Phone Number(s) (H) _____ (C) 604-315-3739
 Email onicocara2@gmail.com
 Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner ANDREW CAPPELLANO
 Civic Address of Property 3223 BAINBRIDGE AVE

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

June 13/16
 Date

[Signature]
 Applicant Signature

Office Use Only

Appeal Date 2016 July 07.

Appeal Number BV# 6234

Required Documents:

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

Any documents submitted in support of this Board of
 Variance Appeal will be made available to the Public

LETTER OF HARDSHIP
 RE: 3223 BAINBRIDGE AVE
 JUNE 11, 2016

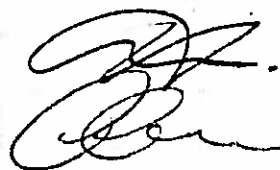
Dear Members of the Board,

Thank you for taking time to hear our appeal. We are building our forever dream home, but are heartbroken at the current Burnaby By-Laws that do not take a lots size into consideration for front yard setbacks, instead they use an averaging tool based on your neighbours setbacks. As you can see in the Google Earth picture provided we have an almost perfectly square lot, in addition to this awkward building envelope we are the shortest lot on the block. We currently do not have a backyard, and with the setback that has been proposed by the City we will not have one in the future either unless we take away from our homes square footage. We are a growing family, and I would like to have a backyard for my children to play in, the front yard is not a safe place as it would face Bainbridge Ave which is a very high traffic road. When the surveyor did our survey he took the two houses to the left AND the two houses to the right to get a front set back average of 32.73 feet, but unfortunately because our home is also a corner lot they will not include the houses to the right because they are separated by a street (Hillview). Consequently they only took the two houses to the left which are an even higher average at 39.8 feet. With this front yard setback we would be forced to have almost 40 feet of front yard and only 14.25 feet of backyard which would not be compliant with the backyard setback of 29.5 therefore we would need to take out further square footage from our home and have our architect and structural engineer re-draw our plans. We feel that this setback does cause undue hardship, if we comply we lose square footage from the house and gain 40 feet on unusable front yard losing even more space on a lot that is already a perfect square with minimal options for building. This will be our forever home, we have lived here for 8 years and plan to raise our children here. We are begging that the Board take into consideration the unfairness and hardship of the averaging By-Law as the other two lots are much deeper then ours, and our very next door neighbour actually wanted a big front yard setback as they wanted to build a round driveway in the front. We are asking for a variance of 15.28 feet, we do not feel that this would effect the way the houses look on this block and feel that the hardship caused by not allowing this variance far outweighs any damage to the look of the block. If we had a lot that was similar in depth as the other homes on this block we would be more then happy to comply but unfortunately we have many issues working against us; we are a corner lot, we are a perfect square and the shortest lot on the block. We have saved and worked very hard to have this day come and the added expenses of having to pay for more architectural and engineering plans will cause us financial hardship, in addition to the hardship caused by taking square footage away from our families home to allocate it to a massive front yard. I would also like to note that in the By-Law the minimum front yard setback is set at 29.5 feet and we would sit at 24.52 feet with a variance of just 4 feet. The very last house on this block has a set back of 29.4 feet, and their lot is the deepest on the block. We feel that taking into consideration our lot size a front yard setback of 24.52 is more then reasonable to allow us to build our home to the square footage needed by our family and still give us a backyard for our children. I have also enclosed the survey for the Boards review of the current homes on our block and their setbacks. Thank you in advance for your time and consideration, we are very grateful to have volunteers who give their time in order for people like myself to have an avenue where we can present these cases.

Respectfully,

Oana Nicoara

Andrew Cappellano





BOARD OF VARIANCE REFERRAL LETTER

DATE: June 10, 2016	DEADLINE: June 14, 2016 for the July 7, 2016 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: Andrew & Pietro Cappellano			
ADDRESS OF APPLICANT: 3204 Rainbow CRT, Burnaby, BC, V5N 2S5			
TELEPHONE: 604.315.3739			
PROJECT			
DESCRIPTION: New Single Family Dwelling w/ Secondary Suite & Attached Garage			
ADDRESS: 3223 Bainbridge Avenue			
LEGAL:	LOT: 17	DL: 44	PLAN: NWP23696

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 a new single family dwelling. The following relaxation is being requested.

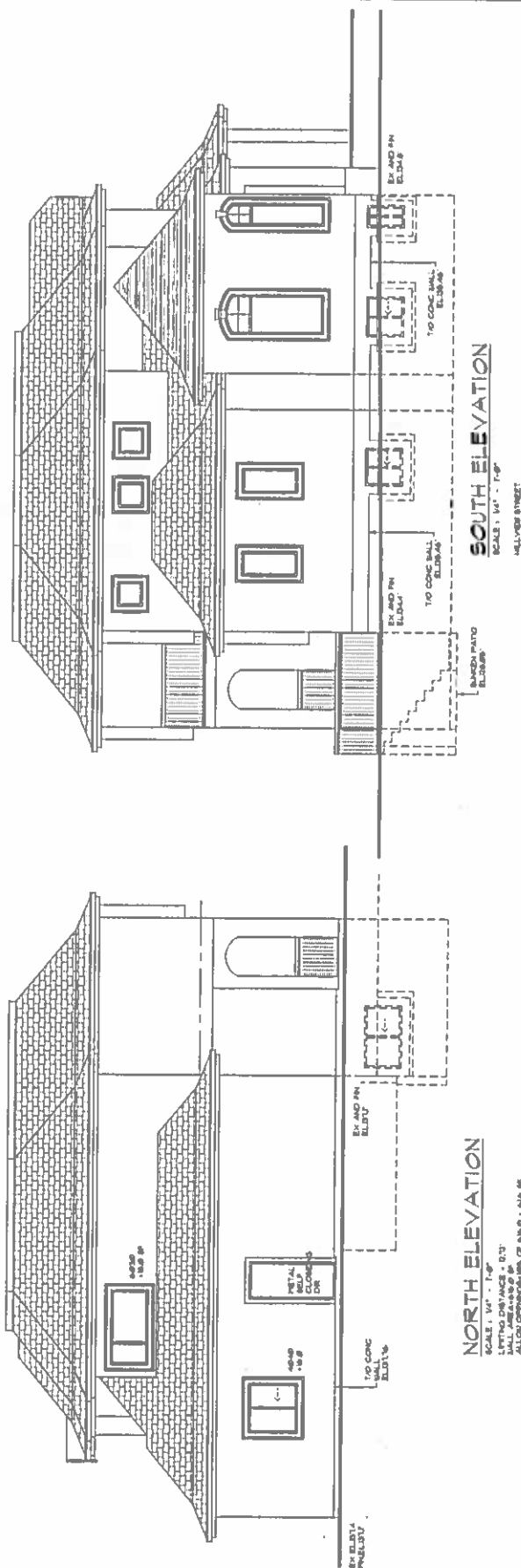
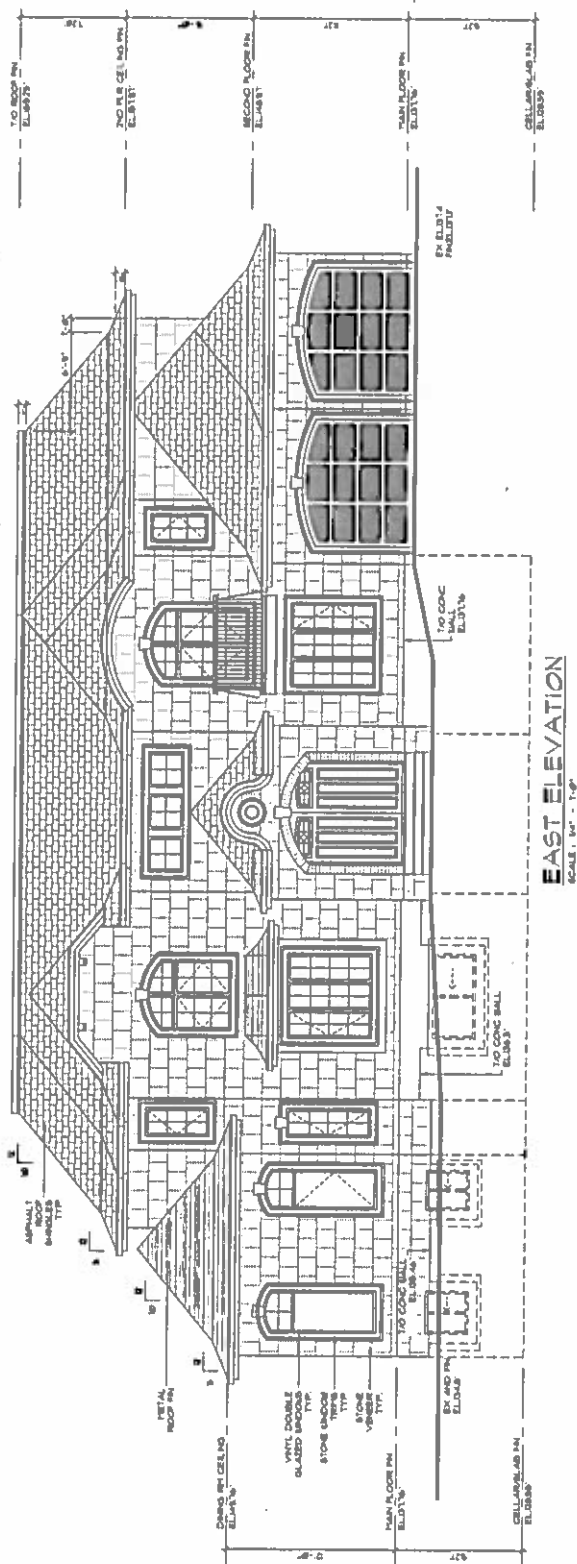
- 1) The front yard setback, to the foundation, will be 24.50 feet where a minimum front yard setback of 39.80 feet is required based on front yard averaging. The roof overhang will be 2 feet beyond the foundation.


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

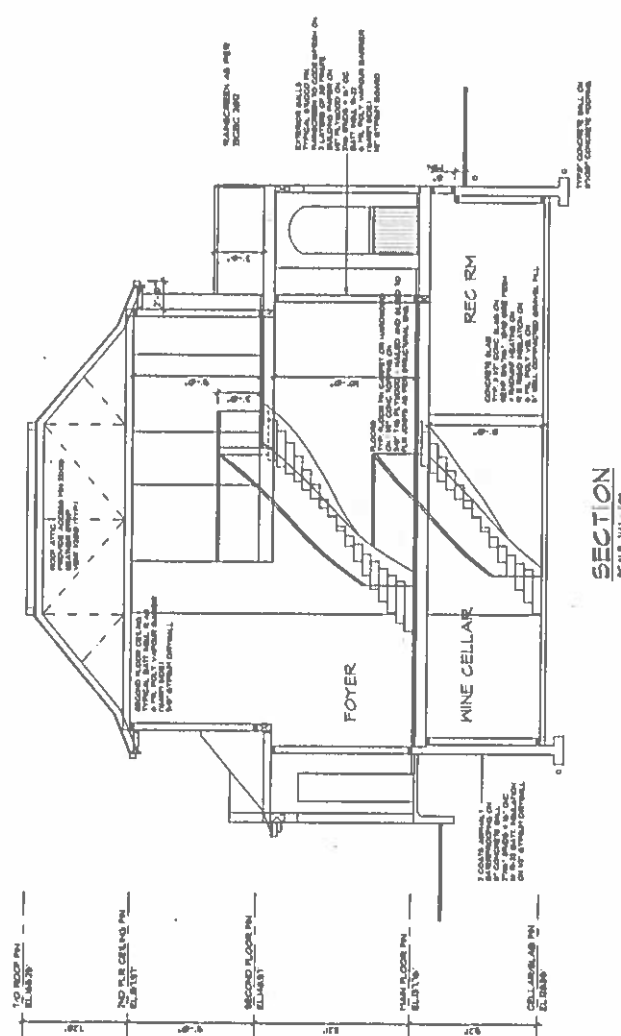
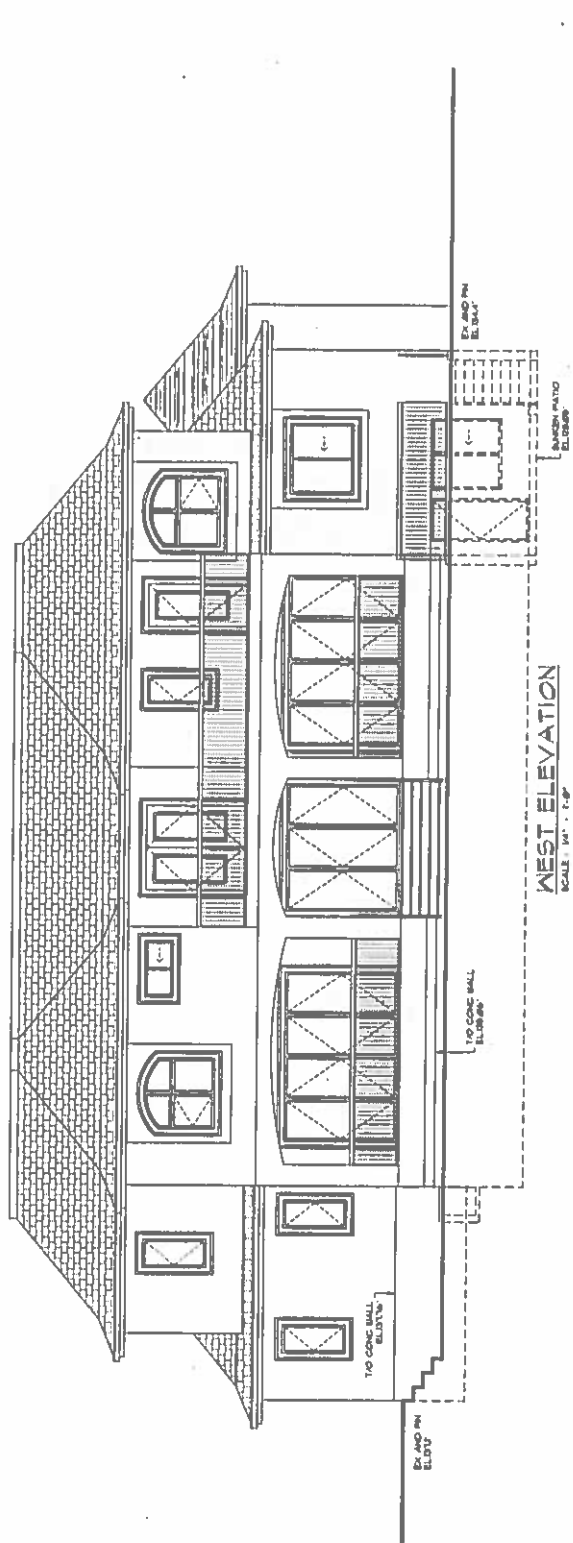
MS

Peter Kushnir
Deputy Chief Building Inspector

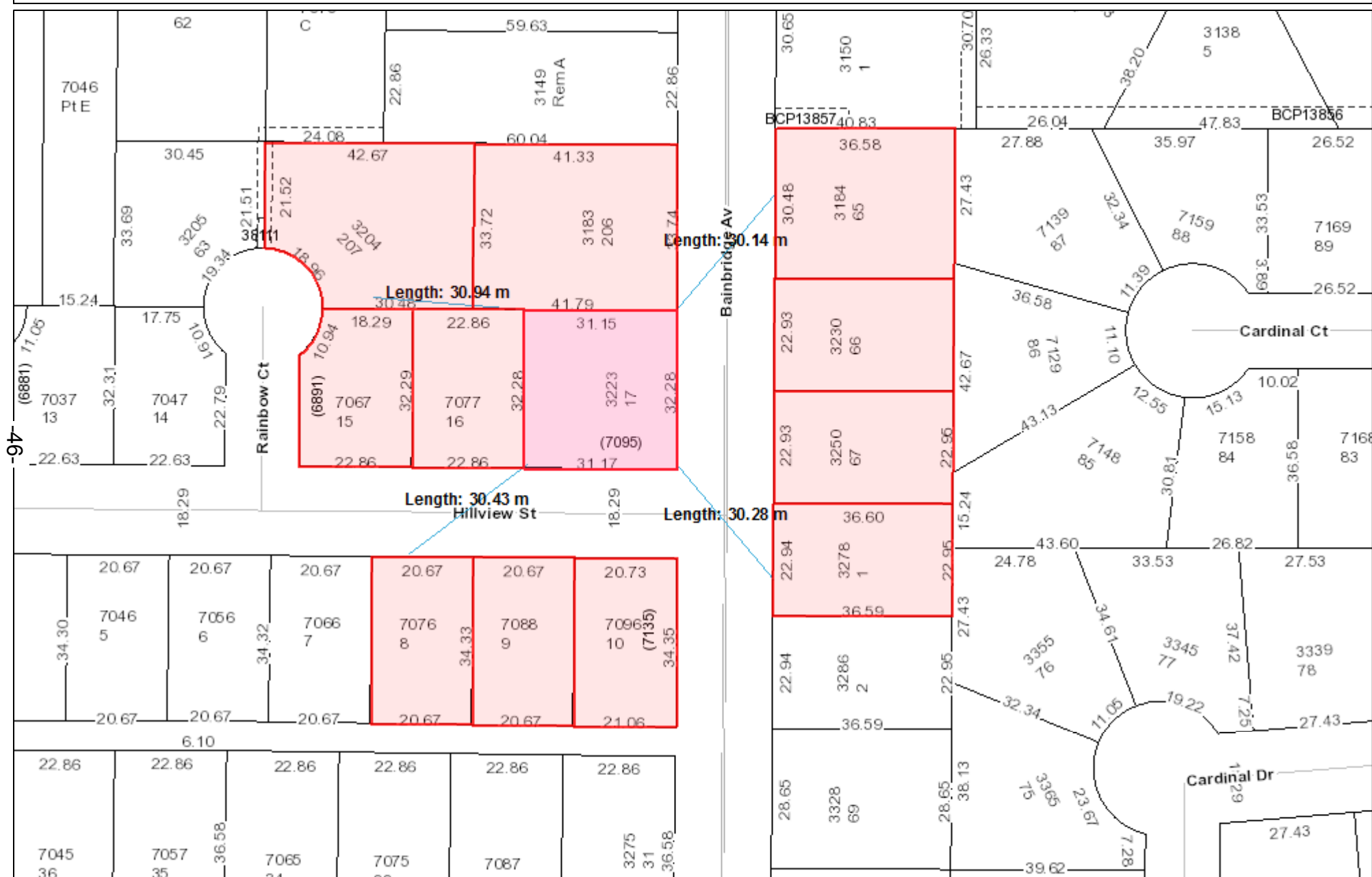
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004-339-1165 email: info@amindesigns.com		AS SHOWN	
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6 OF 7	DATE: _____ REV: 0.000
NEAR ELEVATION SECTION	
AT 3223 BANDRIDGE AVE BURABY, B.C. PROPOSED RESIDENCE	
email: info@amindesigns@yahoo.ca 604-335-3165  AMINDESIGNS	
1	
2	
3	
DO NOT SCALE THE DIMENSIONS	
THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR ANY DISCREPANCIES OR OMISSIONS AND ADVISE THE DESIGNER OF ANY DISCREPANCIES OR OMISSIONS IN WRITING BEFORE THE COMMENCEMENT OF THE WORK. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION.	



<p>REQUIRED MEANS IMPROVE THERMAL RESISTANCE OF MEMBERS FROM TABLE 500.2.2 AND 500.2.3</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MEMBER</th> <th>U-VALUE (BTU/HR-FT²-°F)</th> <th>PERCENT IMPROVEMENT</th> </tr> </thead> <tbody> <tr> <td>CEILING BELOW ATTIC</td> <td>0.08</td> <td>80%</td> </tr> <tr> <td>VALUED CEILING AND PLAT ROOF</td> <td>0.07</td> <td>70%</td> </tr> <tr> <td>EXTERIOR WALLS</td> <td>0.08</td> <td>80%</td> </tr> <tr> <td>FLOORS ADJACENT TO UNHEATED SPACES</td> <td>0.07</td> <td>70%</td> </tr> <tr> <td>WALLS ADJACENT TO UNHEATED SPACES</td> <td>0.08</td> <td>80%</td> </tr> <tr> <td>FOUNDATION WALLS</td> <td>0.08</td> <td>80%</td> </tr> <tr> <td>HEATED FLOOR SLABS</td> <td>0.07</td> <td>70%</td> </tr> <tr> <td>UNHEATED FLOOR SLABS</td> <td>0.08</td> <td>80%</td> </tr> <tr> <td>EXTERIOR DOORS FOR HEATED GARAGES</td> <td>0.07</td> <td>70%</td> </tr> <tr> <td>ACCESS HATCHES</td> <td>0.08</td> <td>80%</td> </tr> </tbody> </table> <p>REQUIRED MEANS IMPROVE THERMAL CHARACTERISTICS FROM TABLE 500.2.1 AND 500.2.2</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MEMBER</th> <th>U-VALUE (BTU/HR-FT²-°F)</th> <th>PERCENT IMPROVEMENT</th> </tr> </thead> <tbody> <tr> <td>WINDOWS AND DOORS</td> <td>0.08</td> <td>80%</td> </tr> <tr> <td>SKYLIGHTS</td> <td>0.07</td> <td>70%</td> </tr> <tr> <td>GLASS BLOCKS</td> <td>0.08</td> <td>80%</td> </tr> <tr> <td>FRONT DOORS</td> <td>0.08</td> <td>80%</td> </tr> </tbody> </table>		MEMBER	U-VALUE (BTU/HR-FT ² -°F)	PERCENT IMPROVEMENT	CEILING BELOW ATTIC	0.08	80%	VALUED CEILING AND PLAT ROOF	0.07	70%	EXTERIOR WALLS	0.08	80%	FLOORS ADJACENT TO UNHEATED SPACES	0.07	70%	WALLS ADJACENT TO UNHEATED SPACES	0.08	80%	FOUNDATION WALLS	0.08	80%	HEATED FLOOR SLABS	0.07	70%	UNHEATED FLOOR SLABS	0.08	80%	EXTERIOR DOORS FOR HEATED GARAGES	0.07	70%	ACCESS HATCHES	0.08	80%	MEMBER	U-VALUE (BTU/HR-FT ² -°F)	PERCENT IMPROVEMENT	WINDOWS AND DOORS	0.08	80%	SKYLIGHTS	0.07	70%	GLASS BLOCKS	0.08	80%	FRONT DOORS	0.08	80%	<p>CLIMATE ZONE 4 GENERAL INFORMATION</p> <p>COMPLIANCE PATH: <input checked="" type="checkbox"/> PREScriptive</p> <p>VENTILATION DESIGN (ACTIVE OR PASSIVE, MECH, CRACK, BRIDGE VENTILATION, ROOF ETC.)</p> <p>HEATING TYPE: <input checked="" type="checkbox"/> FORCED AIR, <input type="checkbox"/> HYDRONIC, <input type="checkbox"/> ELECTRIC</p>		<p>REVIEW DETAILS WITH BUILDING INSPECTOR BEFORE CONSTRUCTION</p> <p>BAY WINDOW PLAN SCALE: 1/4" = 1'-0"</p> <p>BAY WINDOW SEAT DETAIL SCALE: 1/4" = 1'-0"</p>		<p>EXT. STAIR DETAIL SCALE: 1/4" = 1'-0"</p> <p>INT. STAIR DETAIL SCALE: 1/4" = 1'-0"</p>		<p>FLAT ROOF DETAIL SCALE: 1/4" = 1'-0"</p>		<p>FASCIA/GUTTER DETAIL SCALE: 1/4" = 1'-0"</p>		<p>FRONT PORCH/CONCRETE WALL REINF. SCALE: 1/4" = 1'-0"</p>		<p>CONCRETE WALL REINF. SCALE: 1/4" = 1'-0"</p>		<p>SECTION THRU CRAWL SPACE SCALE: 1/4" = 1'-0"</p>		<p>PROPOSED RESIDENCE AT 3223 BAINBRIDGE AVE BURNABY, B.C.</p> <p>Amir DESIGNS 804-338-3185 amir@amirdesigns.com</p>		<p>7 OF 7</p> <p>SCALE: AS SHOWN DATE: FEB 8, 2014</p>	
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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 JATINDER PAE SINGH GILL
 Mailing Address 211-12877-76 AVE.
 City/Town SURREY Postal Code V3W 1E6
 Phone Number(s) (H) 604-763-7068 (C) 604-763-7068
 Email info@symbolicconstruction.com
 Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner BC 1072218 BC LTD.
 Civic Address of Property 4935-GEORGIA 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.

Date June 09/2016

Applicant Signature [Signature]

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6235

Required Documents:

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

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

June 6th, 2016

To: The Board of Variance Department of the City of Burnaby

Re: Front Yard Setback Relaxation (4935 Georgia Street)

As per the zoning by-law, the minimum front yard setback for R4 zoning should be 7.5m, but as per the surveyor's information, the average front yard setback is given as 41.90 ft. [12.77m]. If we consider the average 41.90 ft. front yard setback, there is no possibility of a detached garage in the back lane as the minimum required distance between the principal building and accessory building is 14.0 ft. There is almost an extra 17 ft. front setback instead of the minimum required 7.5m. We would like to kindly request to the Board of Variance to consider a front yard setback relaxation to 27.71 ft. in order to have a detached garage. Your time and consideration is greatly appreciated.

Regards,



Jatinderpal Singh Gill

Symbolic Construction Group Ltd.

#211-12877 76 Ave

604-763-7068



BOARD OF VARIANCE REFERRAL LETTER

DATE: June 13, 2016		DEADLINE: June 14, 2016 for the July 7, 2016 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: Jatinderpal Gill			
ADDRESS OF APPLICANT: 211-12877 76 th Avenue, Surrey B.C., V3W 1E6			
TELEPHONE: 604-763-7068			
PROJECT			
DESCRIPTION: New Two Family Dwelling			
ADDRESS: 4935 / 4937 Georgia Street			
LEGAL:	LOTS: D	DL: 127	PLAN: 16140

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) R4 [104.9]
of the Burnaby Zoning Bylaw No. 4742


COMMENTS:

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

- 1) The front yard setback will be 27.21 feet to the foundation/post where a minimum front yard setback of 41.43 feet is required based on front yard averaging. The roof overhang will be 1.67 feet beyond the foundation/post. The two bay windows will project 1.0 feet beyond the foundation/post.

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

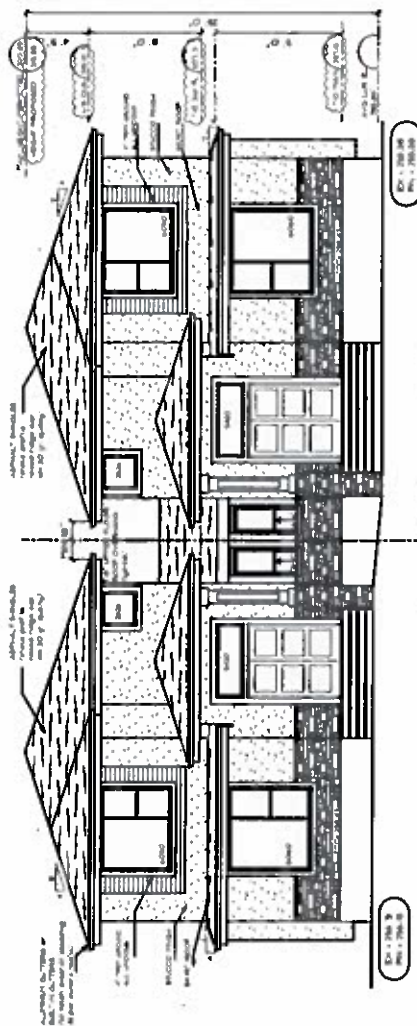
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Peter Kushnir
Deputy Chief Building Inspector

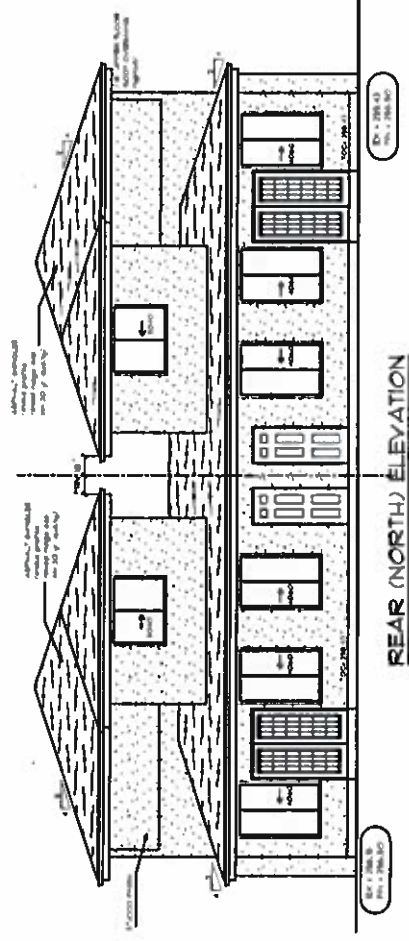
RECEIVED

JUN 14 2016

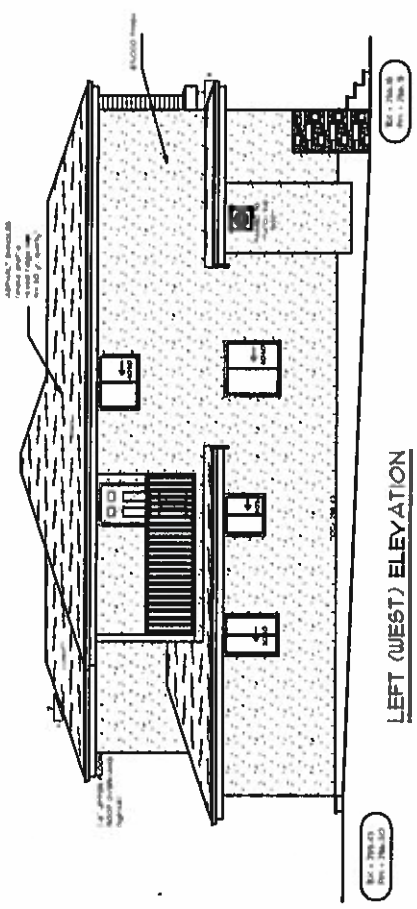
BUILDING DEPARTMENT



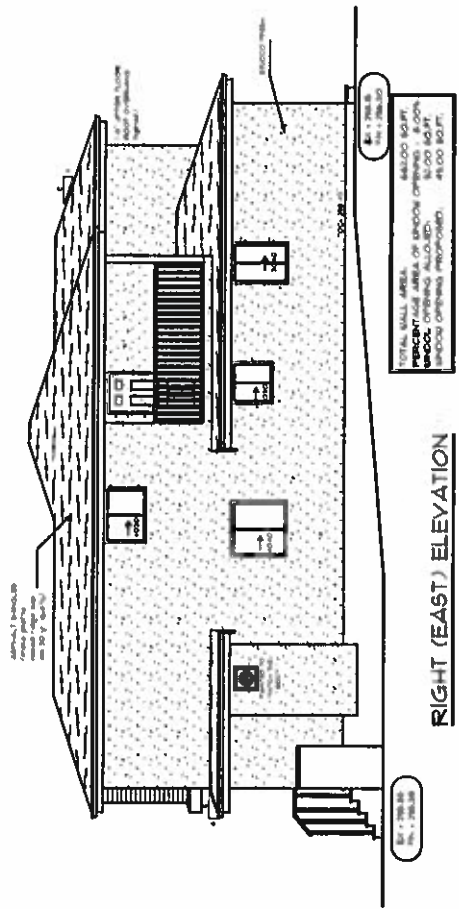
FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION



LEFT (WEST) ELEVATION



RIGHT (EAST) ELEVATION

PROPOSED RESIDENCE for ABH HOLDINGS LTD. (604-518-8641)
ON 4935 GEORGIA STREET, BURNABY, B.C.

Notwithstanding to the existence of the proposed project, the applicant is required to provide a copy of the proposed project to the City of Burnaby for review and approval. The applicant is required to provide a copy of the proposed project to the City of Burnaby for review and approval. The applicant is required to provide a copy of the proposed project to the City of Burnaby for review and approval.

SCALE: 1/4" = 1' 0"
DATE: FEB 15, 2016
DRAWN BY: [signature]

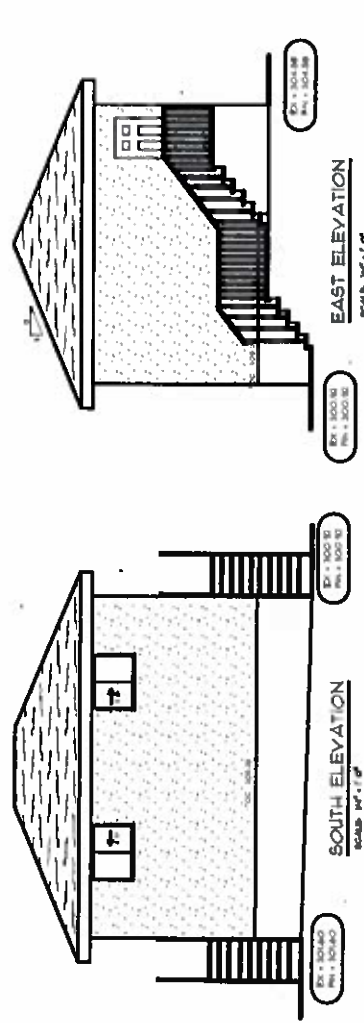
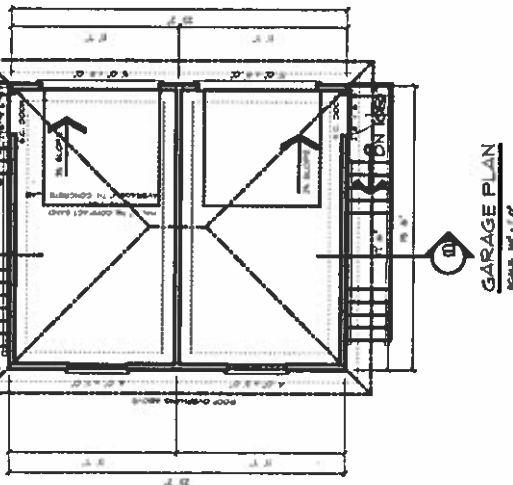
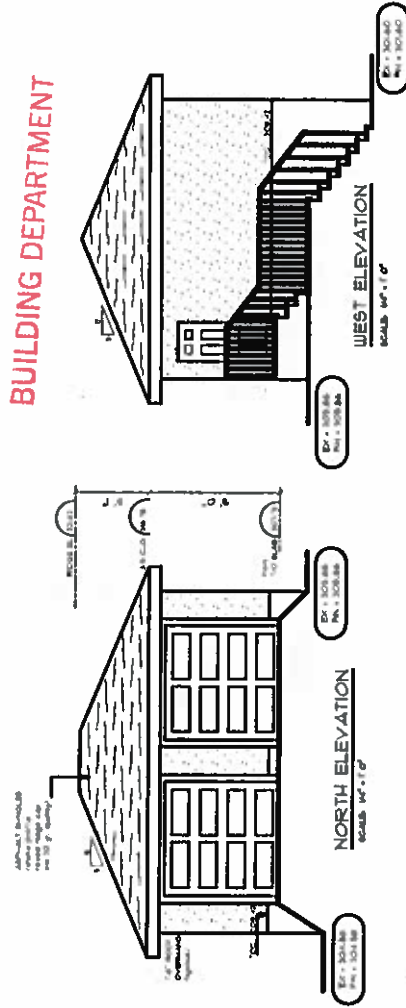
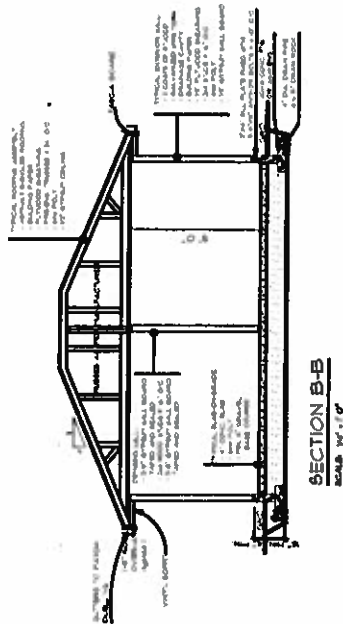
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simple design
home design

3.(e)

JUN 13 2016

BUILDING DEPARTMENT



PROPOSED RESIDENCE for RBH HOLDINGS LTD. (604-518-8641)
ON 4935 GEORGIA STREET, BURNABY, B.C.

this document is the exclusive property of SIMPLI HOME DESIGN Ltd. It is not to be used or reproduced in any form without the written approval from SIMPLI HOME DESIGN Ltd.

DATE: 1/10/10

MSD 10-4-8 56-16

simplex
home design

TOPOGRAPHICAL PLAN OF LOT "D" DISTRICT LOT 127 GROUP 1 NWD PLAN 16140

PO: 010-143-211
City Address: 4935 Georgia Street,
City of Burnaby
Note: From pursuant to by law from 1996 are shown



The indicated plot area of this plan is 560 sq. ft. by 432 ft. in height
(C. 1996) when plotted at a scale of 1 inch=16 feet.

All Distances And Elevations Are In Feet And Decimals
Unless Otherwise Stated.

Legend:

- - Standard Tree Plot
- - Leafy Plot
- ⊕ - Tree (Consider in area
2500' Circle
and Spacing)
- ⊙ - Marsh
- ⊗ - Catch Basin (Square)
- ⊖ - Catch Basin (Round)
- ⊘ - Lamp Standard

Surf: - Direction of top of soil

Zoning/R4 Setbacks

Lot	Front	Address
BCS816	41.43	4935
E	41.43	4935

Average = 41.43

Notes:

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.

Background Notes:
Distances Are Circular
Referred To Monument 774622
Monument Elevation: 83.75m

Grid bearings are derived from observations between
geodetic control monuments 774622 and 311.

This is certified correct and is valid only with respect to
the improvements as shown herein and located on
the 15th day of December, 2015

Author: HUNT
B.C.L.S. #889

This Document is Not Valid Unless
Originally Signed And Sealed





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 DANNY + WENDY MASELLI
 Mailing Address 5920 BUCHANAN STREET
 City/Town BURNABY Postal Code V5B-2S2
 Phone Number(s) (H) 604-291-6194 (C) 604-830-5293
 Email MASELLI@GMAIL.COM
 Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner DANNY + WENDY MASELLI
 Civic Address of Property 7265 RIDGEVIEW DRIVE

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

MAY 24 / 2016
 Date

[Signature]
 Applicant Signature

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6236

Required Documents:

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

Any documents submitted in support of this Board of Variance Appeal will be made available to the Public

May 19, 2016

City of Burnaby
Board of Variance

Danny and Wendy Masellis - Owners
7265 Ridgeview Drive

4949 Canada Way
Burnaby, BC
V5G 1M2

Re: 7265 Ridgeview Drive, Hardship Letter

We are applying for variance on both front and rear yard setbacks for the above noted property.

The property is a unique, odd shaped lot located at the very north end of Ridgeview Drive..what most would believe to be a corner lot being at the end of the upper row of houses. However, the lot is infact not considered to be on a corner and therefore has the standard setbacks of an R2 zoned lot.

The curved profile of the lot created difficulties designing and locating a home on the site that would be suitable in todays market and suitable for our family. The required setbacks create a long, narrow and curved building envelope that will not accommodate any design even remotely close to the allowable site coverage (3127.6 SF) or GFR (4691.4 SF) for a 7819 SF lot. (please refer to dotted lines on the site plan for allowable envelope).

The requested variance for front yard (from 24.5 to 21.09, 23.16, 23.67 and 24) and rear yard (29.52 to 19.75) allows for the design/construction of a home that is suitable for our family while not exceeding allowable site coverage or development density. It would also appear to have very little impact on neighboring properties (view, etc), those of which exist only to the south and west. (see pictures provided) There is parkland east and north of the property.

We appreciate your time and consideration of this variance request.

Sincerely,

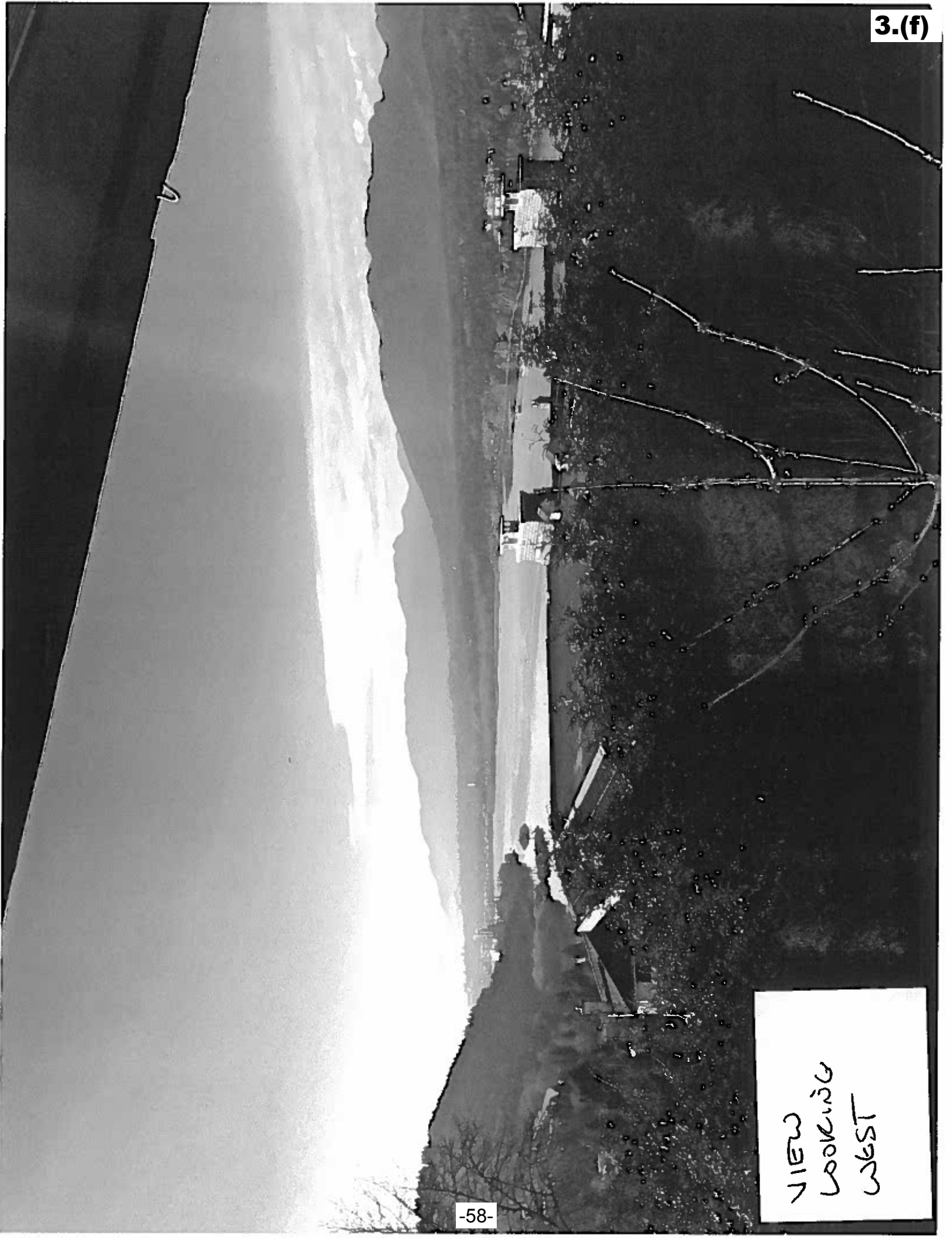


Danny Masellis
Wendy Masellis

VIEW
LOOKING
NORTH.

3.(f)

view
looking
EAST



VIEW
LOOKING
WEST



VIỆN
LOOKING
SOUTH


BOARD OF VARIANCE REFERRAL LETTER

DATE: April 27, 2016	DEADLINE: June 14, 2016 for the July 7, 2016 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: Danny Masellis			
ADDRESS OF APPLICANT: 5920 Buchanan St.			
TELEPHONE: 604.830.5293			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 7265 Ridgeview Drive			
LEGAL:	LOT: 224	DL: 215 AND 216	PLAN: NWP53168

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

Zone/Section(s) R2 [102.8; 102.10]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

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

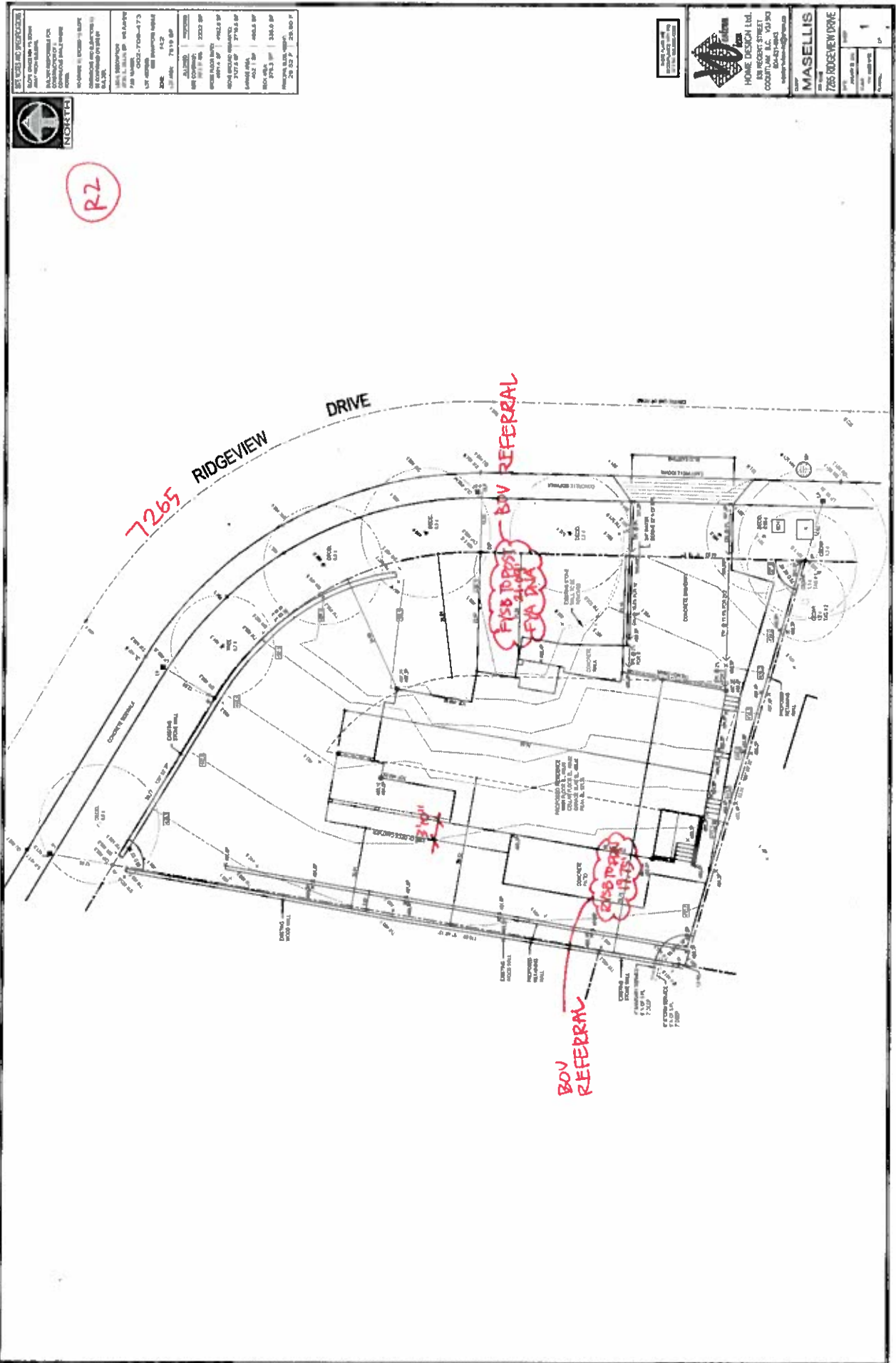
- 1) The front yard setback, to the front porch posts, will be 21.09 feet where a minimum front yard setback of 24.6 feet is required. The front porch overhang projects 2.67 feet beyond the porch posts.
- 2) The rear yard setback, to the foundation, will be 19.75 feet where a minimum rear yard setback of 29.5 feet is required. The cantilevered deck projects 3.83 feet beyond the foundation.

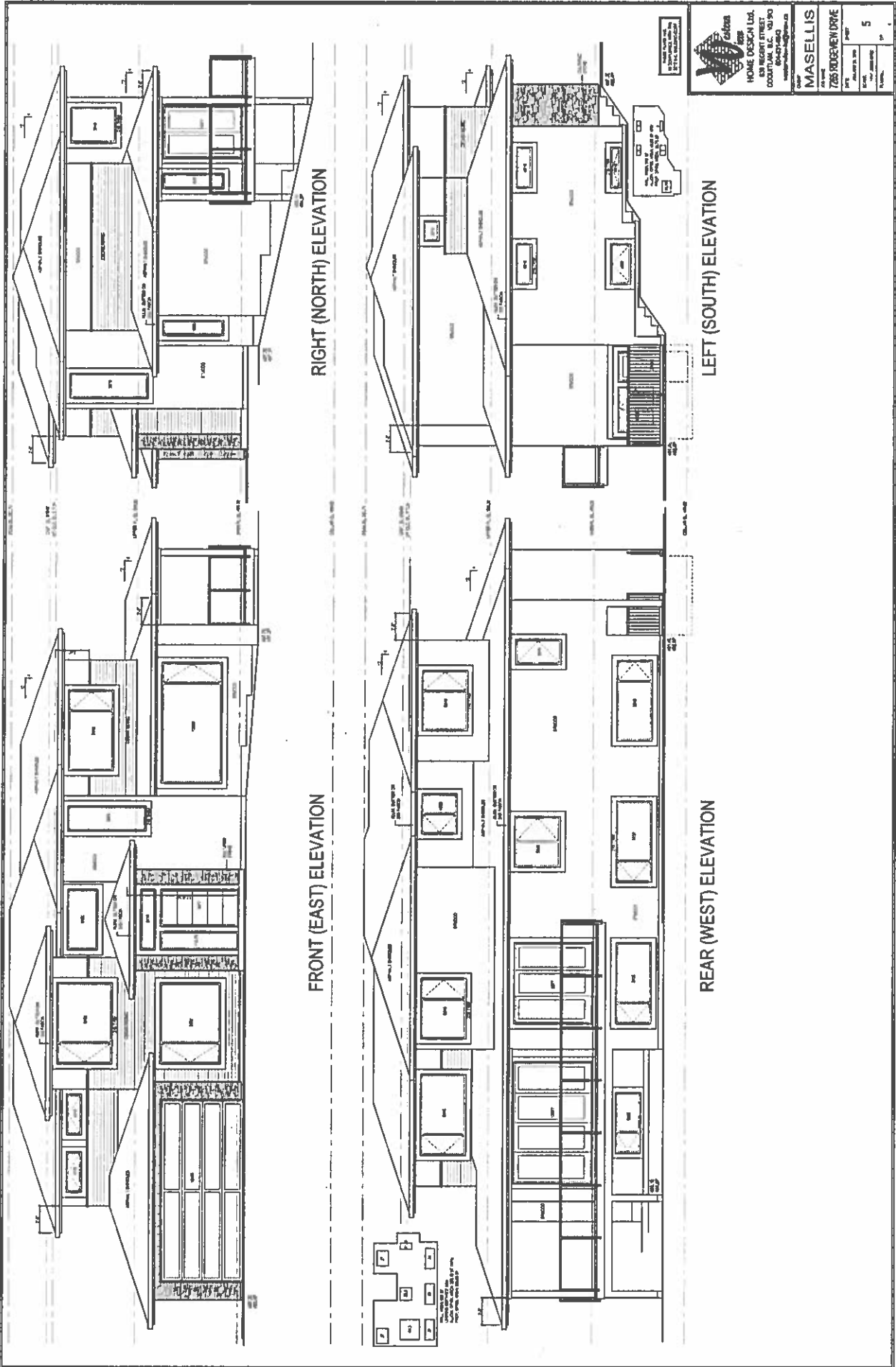
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

CN

Kushnir

Peter Kushnir
Deputy Chief Building Inspector





TOPOGRAPHIC PLAN OF LOT 224
DISTRICT LOTS 215 AND 216, GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 53168

7265 Ridgeway Drive
 Burnaby, B.C.

ZONING: R2

SCALE: 1 INCH = 16 FEET



All dimensions are in feet and decimals
 thereof unless otherwise indicated
 Contour Interval: 1.5' feet.

RECEIVED
 FEB 11 2016

BUILDING DEPARTMENT

LEGEND

- OLP old lead plug found
- OIP old iron post found
- LP lead plug placed
- IP iron post placed
- W witness (offset)
- MH manhole
- X X mark
- BCH BC Hydro utility
- TW top of wall
- BM bottom of wall
- SW top of sidewalk
- GA gutter
- Ø diameter
- IGW ground elevation
- a/a overall distance
- sf square feet

NOTE:
 All trees are plotted in
 accordance with Burnaby Tree
 Bylaw 1996

FRONTYARD SETBACK CALCULATIONS			
HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
7460	223	24.9	24.77
7255	225	24.5	
7247	226	24.9	MINIMUM
			24.61
			(7.5sf)
	TOTAL:	74.3	

NOTE:
 Elevations are based on geodetic
 datum.
 Bench Mark: Monument 78H7014
 located at the bend in the centre
 of Ridge Drive, opposite house 7260.
 B.M. Elevation = 402.22 feet
 (122.598 metres)

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 Planning Department prior
 to any design work. Failure to do so
 places sole responsibility for the design
 onto the house designer.

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

CERTIFIED CORRECT:
 September 8, 2015

[Signature]
 BLS

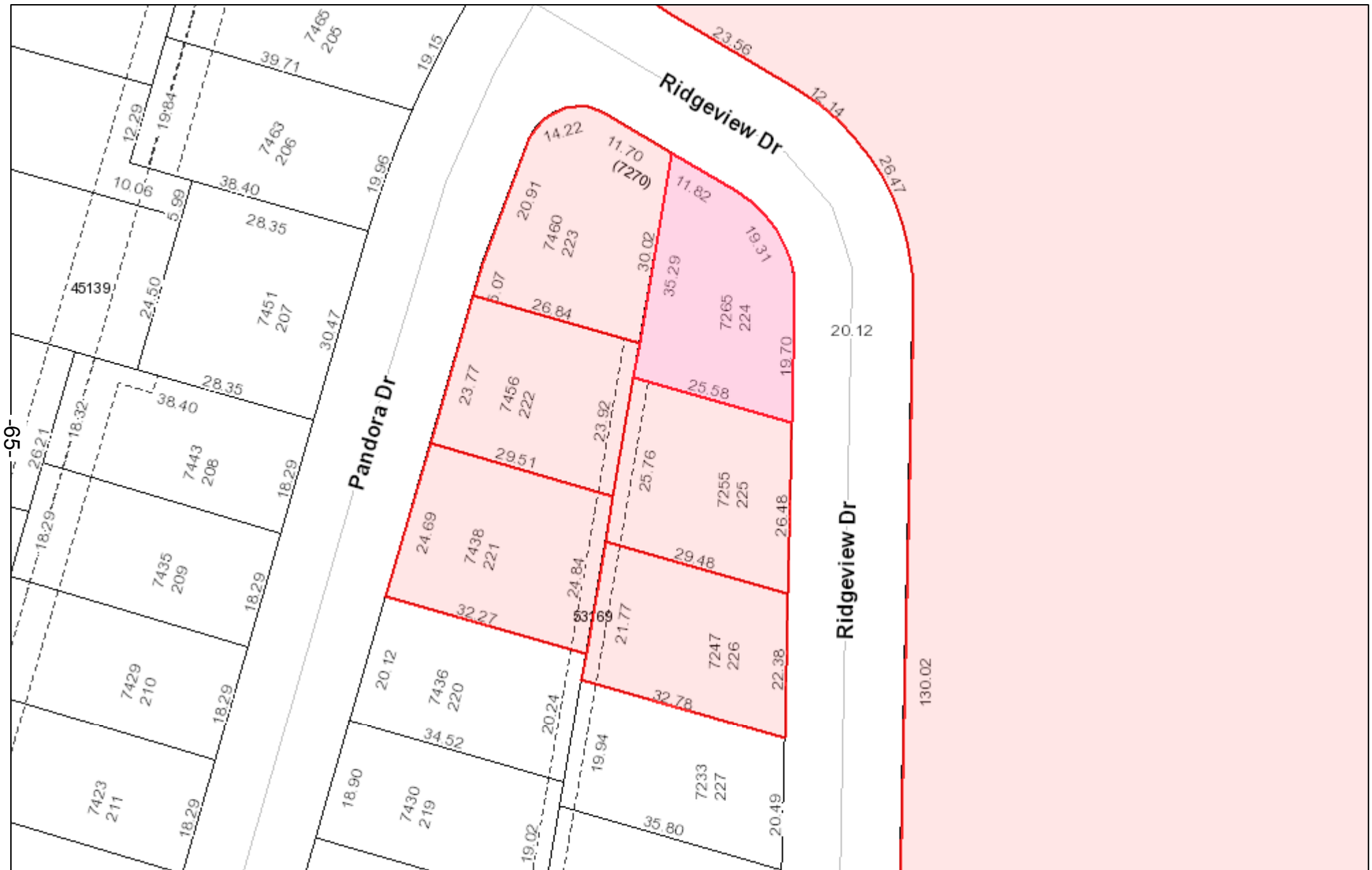
FILE: TF-4863

PID: 002-709-473

7265 Ridgeview Dr

June 15, 2016

1:800



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from 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.



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 HITESH NEB
 Mailing Address 1625 WEST 5th AVE
 City/Town VANCOUVER B.C Postal Code V6J 1N5
 Phone Number(s) (H) 778-668-3043 (C) 778-388-0129
 Email hitesh@regandesign.ca
 Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner TONY CHEN
 Civic Address of Property 4679 ALPHA DRIVE
BURNABY, B.C

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

JUNE 14th, 2016
 Date

[Signature]
 Applicant Signature

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6237

Required Documents:

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

Any documents submitted in support of this Board of
 Variance Appeal will be made available to the Public



To,
Board of Variance
Burnaby City Hall
4949 Canada Way,
Burnaby, B.C
V5G1M2

Subject: Letter of Appeal to Board of Variance for hardship @ 4679 Alpha Drive.

Dear Sir / Madam

REgeneration Design inc. is applying for variance to the Burnaby Zoning Bylaw on behalf of the owner of the property at 4679 Alpha Drive, Burnaby B.C. We are requesting the outlined variances due to the the irregular lot shape and the excessive slope on site that present hardships for designing a single family conforming to the R-10 Burnaby Zoning Bylaw.

Close Proximity to Garage

The garage is placed closer than the prescribed separation between the single family dwelling and the garage due to the odd shape of the lot. The garage is placed along the lane within the prescribed rear yard, as defined by the planning department.

Excessive Height

The house has been designed to keep a two storey expression along Alpha Drive and the Lane. The excess height is due to the steep slope on site from the lane to the front yard. The second floor is substantially set back from the front yard to bring down the mass of the building.

Excessive Building Depth

The proposed building depth is a product of the irregular shape of the property. The design of the house is deliberately an L-shaped floor plan to reduce encroachment into the front yard. Due to this the house is deeper than the prescribed as per R-10 Burnaby Zoning ByLaw.

Encroachment into the Front Yard

The house encroaches into the front yard due to the irregular shape of the house. In order to keep the design simple and reflect the neighbourhood character, i.e Mid-century bungalow, yet have a contemporary touch, to reflect it's time.

Retaining walls encroaching into Front Yard

We are proposing to retain the existing retaining wall along the south-east corner of the site and the new retaining walls have been added to have terracing landscaping next to the house to avoid tall concrete faces.

We appreciate your consideration of our proposal in light of the hardship we have faced in designing a livable home for our clients.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hitesh', written over a large 'X' mark.

Hitesh Neb,
B.Tech Arch.Sci



BOARD OF VARIANCE REFERRAL LETTER

DATE: June 10, 2016		DEADLINE: June 14, 2016 for the July 07, 2016 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: Hitesh Neb				
ADDRESS OF APPLICANT: 1625 West 5 th Avenue, Van. B.C., V6J 1N5				
TELEPHONE: 778.388.0129				
PROJECT				
DESCRIPTION: New Single Family Dwelling				
ADDRESS: 4679 Alpha Drive				
LEGAL:	LOT: 39	DL: 123	PLAN: 16792	

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 16.3.1; 110.6(2)(b); 110.7(a); 110.8; 110.12(2)
of the Burnaby Zoning Bylaw No. 4742

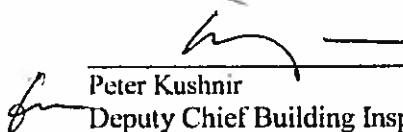
COMMENTS:

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

- 1) The distance between the principal building and the detached garage is 5.60 feet where a minimum distance of 14.8 feet is required.
- 2) The principal building height of 22.65 feet where a maximum height of 19.0 feet is permitted
- 3) The depth of the principal building will be 57.27 feet where a maximum depth of 38.23 feet is permitted.
- 4) The front yard setback will be 16.39 feet to the foundation where a minimum front yard setback of 24.9 feet is required based on front yard averaging. The roof overhang will be 2.81 feet beyond the foundation.
- 5) The relaxation of 110.12(2) of the Zoning By-Law which, if permitted, will allow retaining walls at the frontage of Alpha Drive with varying heights of up to a maximum of 2.50 feet where no fence or other structures are permitted in front of the face of the principal building facing the front yard.

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

DS


Peter Kushnir
Deputy Chief Building Inspector

B of V. Rappal

5605

LA
N
E

B. of V. Referral

52.27

ALPHA DRIVE

40

PLAN 10792
Drawing 24672

WILLIAM STREET

NOTES:

- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO IBCS 9.07.6 & 11.3
- WINDOWS WITHIN 5' FROM EXTERIOR DOORS AND BATHING ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
- ALL FIRE-ALARMS ARE DIRECTLY VENTED
- ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

[illegible][illegible]

z 

SITE PLAN

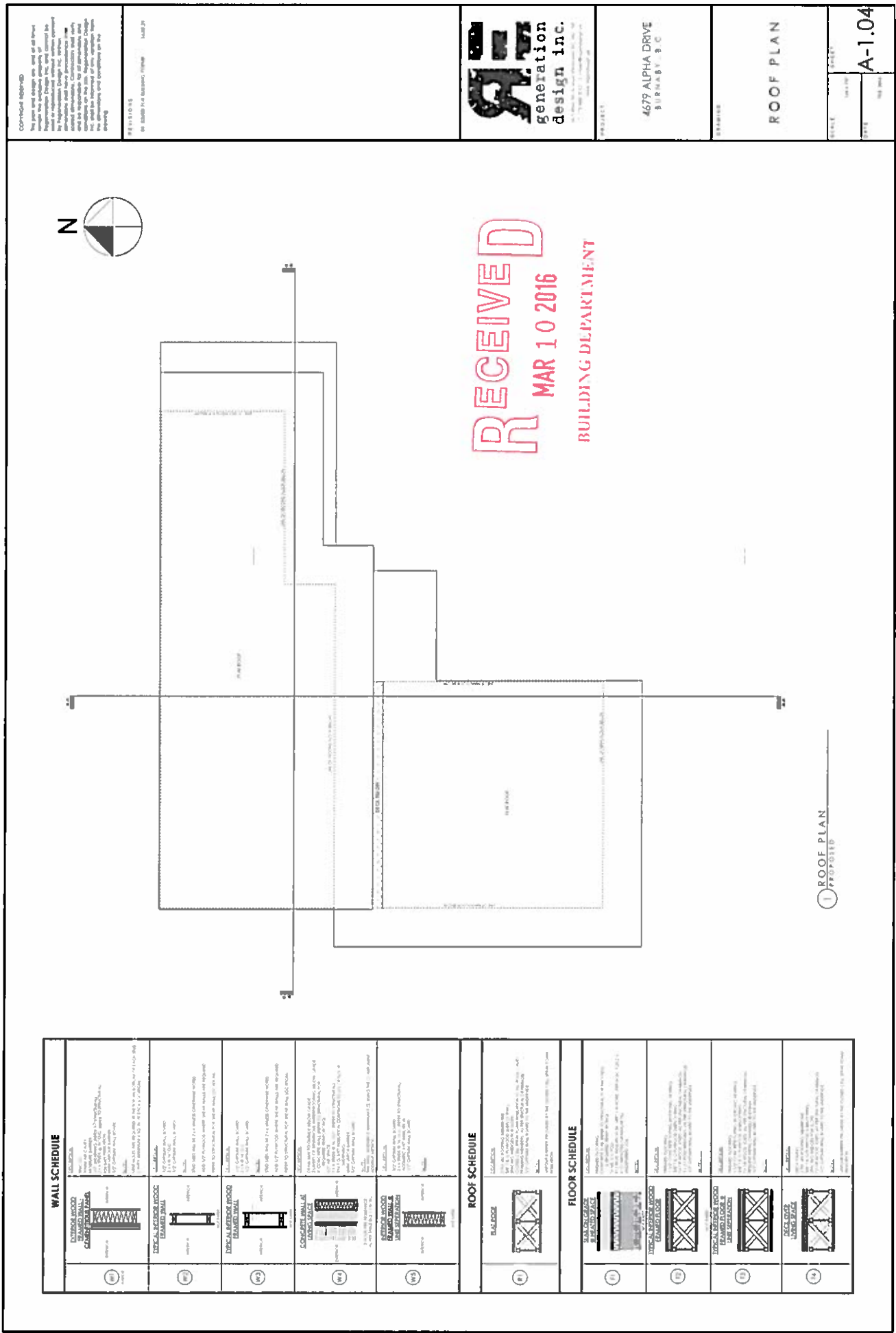
4679 ALPHA DRIVE
BURNABY, B.C.

**Generation
Design inc.**

Company address: The plan was designed and sold at all times within the exclusive property of Regeneration Design Inc. and cannot be used or reproduced without written consent by Regeneration Design Inc. All other directors shall have precedence in stockholders. Candidates must only and be responsible to all shareholders and conditions for the job Regeneration Design Inc. shall be informed of any violations before the shareholders and conditions on the subject.

1000

SCALE	1.00 = 10'	A-1.00
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COMPILED BY: [Signature]

THE PLAN AND DESIGN ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE: 10/10/15
BY: [Signature]

generation design inc.
1000 10th Ave. S.W.
Seattle, WA 98108
206.461.1000
www.generationdesign.com

4679 ALPHA DRIVE
BURNABY, B.C.

ROOF PLAN

A-1.04

WALL SCHEDULE

<p>WALL SCHEDULE</p> <p>1. EXTERIOR WOOD FRAME WALL 2. EXTERIOR WOOD FRAME WALL 3. EXTERIOR WOOD FRAME WALL 4. EXTERIOR WOOD FRAME WALL 5. EXTERIOR WOOD FRAME WALL</p>	<p>1. EXTERIOR WOOD FRAME WALL 2. EXTERIOR WOOD FRAME WALL 3. EXTERIOR WOOD FRAME WALL 4. EXTERIOR WOOD FRAME WALL 5. EXTERIOR WOOD FRAME WALL</p>
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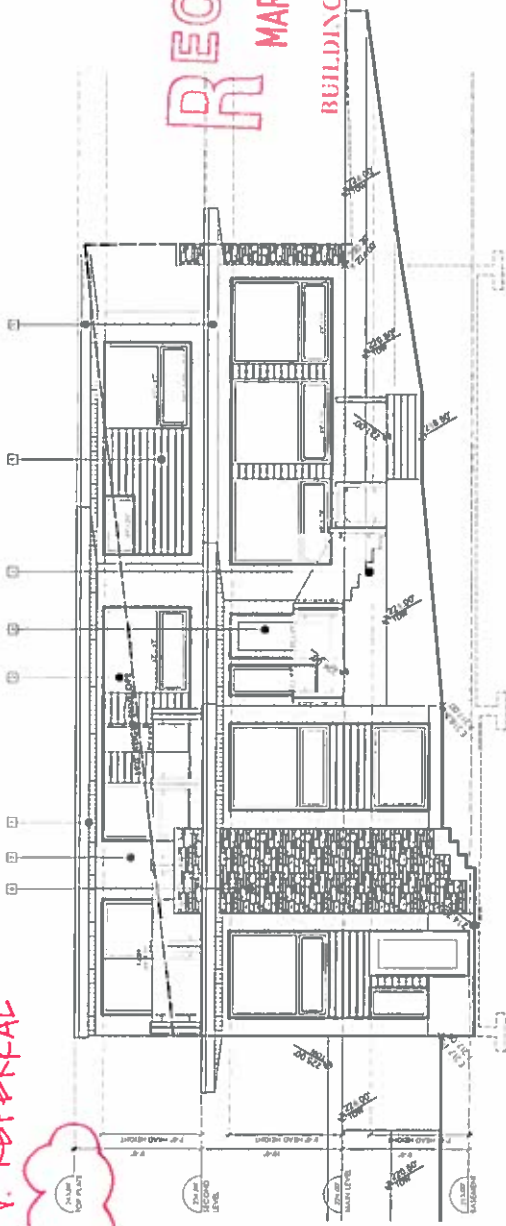
ROOF SCHEDULE

<p>ROOF SCHEDULE</p> <p>1. ROOF SCHEDULE 2. ROOF SCHEDULE 3. ROOF SCHEDULE 4. ROOF SCHEDULE 5. ROOF SCHEDULE</p>	<p>1. ROOF SCHEDULE 2. ROOF SCHEDULE 3. ROOF SCHEDULE 4. ROOF SCHEDULE 5. ROOF SCHEDULE</p>
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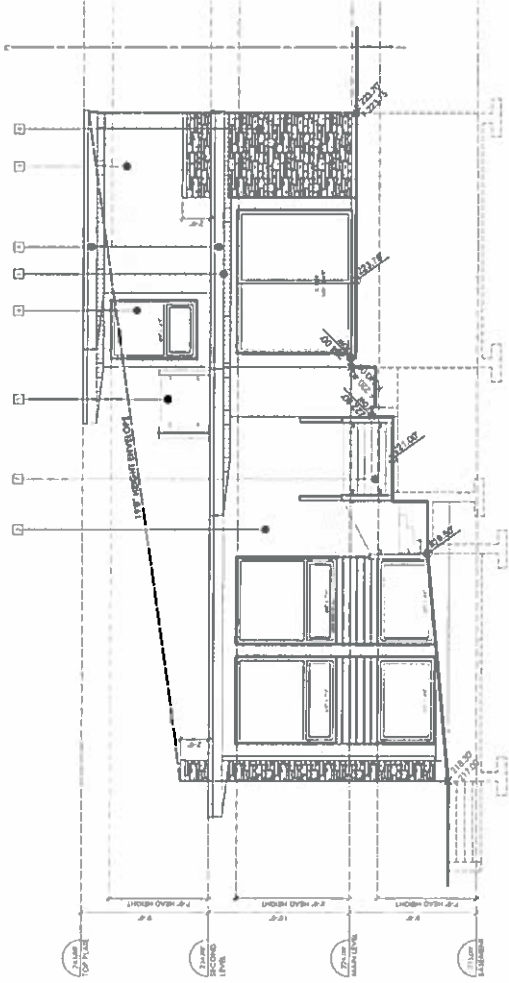
FLOOR SCHEDULE

<p>FLOOR SCHEDULE</p> <p>1. FLOOR SCHEDULE 2. FLOOR SCHEDULE 3. FLOOR SCHEDULE 4. FLOOR SCHEDULE 5. FLOOR SCHEDULE</p>	<p>1. FLOOR SCHEDULE 2. FLOOR SCHEDULE 3. FLOOR SCHEDULE 4. FLOOR SCHEDULE 5. FLOOR SCHEDULE</p>
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B. of V. REFERRAL



1 SOUTH ELEVATION
PROPOSED



2 EAST ELEVATION
PROPOSED

FINISH SCHEDULE

<input type="checkbox"/> WOOD SILL	<input type="checkbox"/> ONTARIO CEMENT BRICK
<input type="checkbox"/> 1/2" x 1/2" x 1/2" SILL	<input type="checkbox"/> 1/2" x 1/2" x 1/2" SILL
<input type="checkbox"/> ALUMINUM WINDOW	<input type="checkbox"/> SHED / ZINGING
<input type="checkbox"/> 1/2" x 1/2" x 1/2" SILL	<input type="checkbox"/> 1/2" x 1/2" x 1/2" SILL
<input type="checkbox"/> 1/2" x 1/2" x 1/2" SILL	<input type="checkbox"/> 1/2" x 1/2" x 1/2" SILL

NOTES

- ALL WINDOWS AND GUARDRAILS TO CONFORM TO BCRC 9.8.1 & 9.8.2
- WINDOWS WITHIN 3' FROM EXTERIOR DOORS AND LATRINE ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
- ALL REPLACES ARE DIRECTLY VENTED
- ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

generation design inc.

4679 ALPHA DRIVE
BURNABY, B.C.

ELEVATIONS

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

DATE: _____

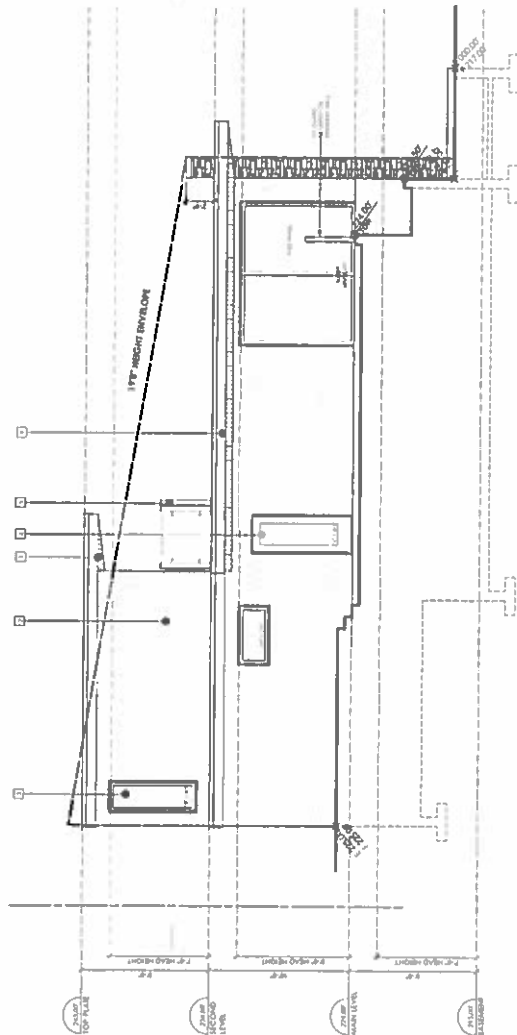
SHEET: **A-1.05**

RECEIVED

MAR 10 2016

BUILDING DEPARTMENT

1 NORTH ELEVATION
PROPOSED



2 WEST ELEVATION
PEOPLES

RECEIVED
MAR 10 2016
BUILDING DEPARTMENT

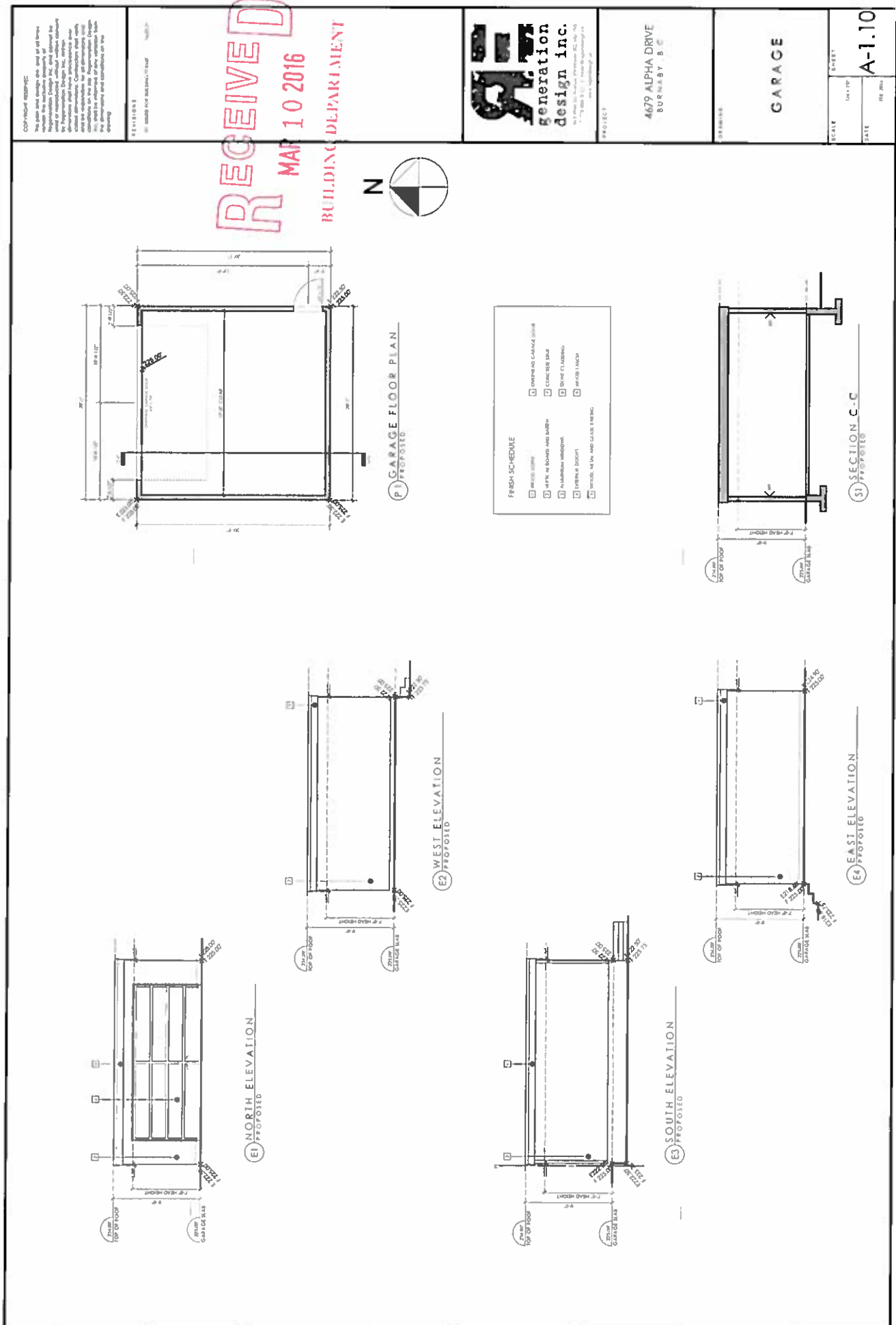


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Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100

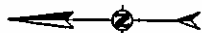
NOTES:

- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO ICBC 907.6.188
- WOODWORK WITHIN 3' FROM STAIRWELL DOORS AND BARRIER ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
- ALL REPLACES ARE DEFECTIVE VERIFIED
- ALL SHOWER ALUMINUM AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

[illegible]



TOPOGRAPHICAL PLAN OF LOT 39 DISTRICT LOT 123
GROUP 1 NWD PLAN 16792



- Legend:**
- Standard Iron Pin
 - Level Peg
 - Tree (diameter in mm 2500 Centre and Species)
 - Manhole
 - Catch Basin (Square)
 - Catch Basin (Round)
 - Power Pole
 - Water Valve
 - Lamp Standard

Symbol
T = Direction of top of wall

Zoning R10
Setbacks

Lot	Front	Address
40	23.58	4673
41	25.41	4551

Average = 24.50

Notes:

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.

Boundaries shown.
Elevations are in feet.
Referenced to Monument 7746796
Monument Elevation: 58.82m

Old bearings are derived from observations between specific control monuments 7746796 and 7746796.
Monument Elevation: 58.82m

WILLIAM STREET

BUILDING DEPARTMENT

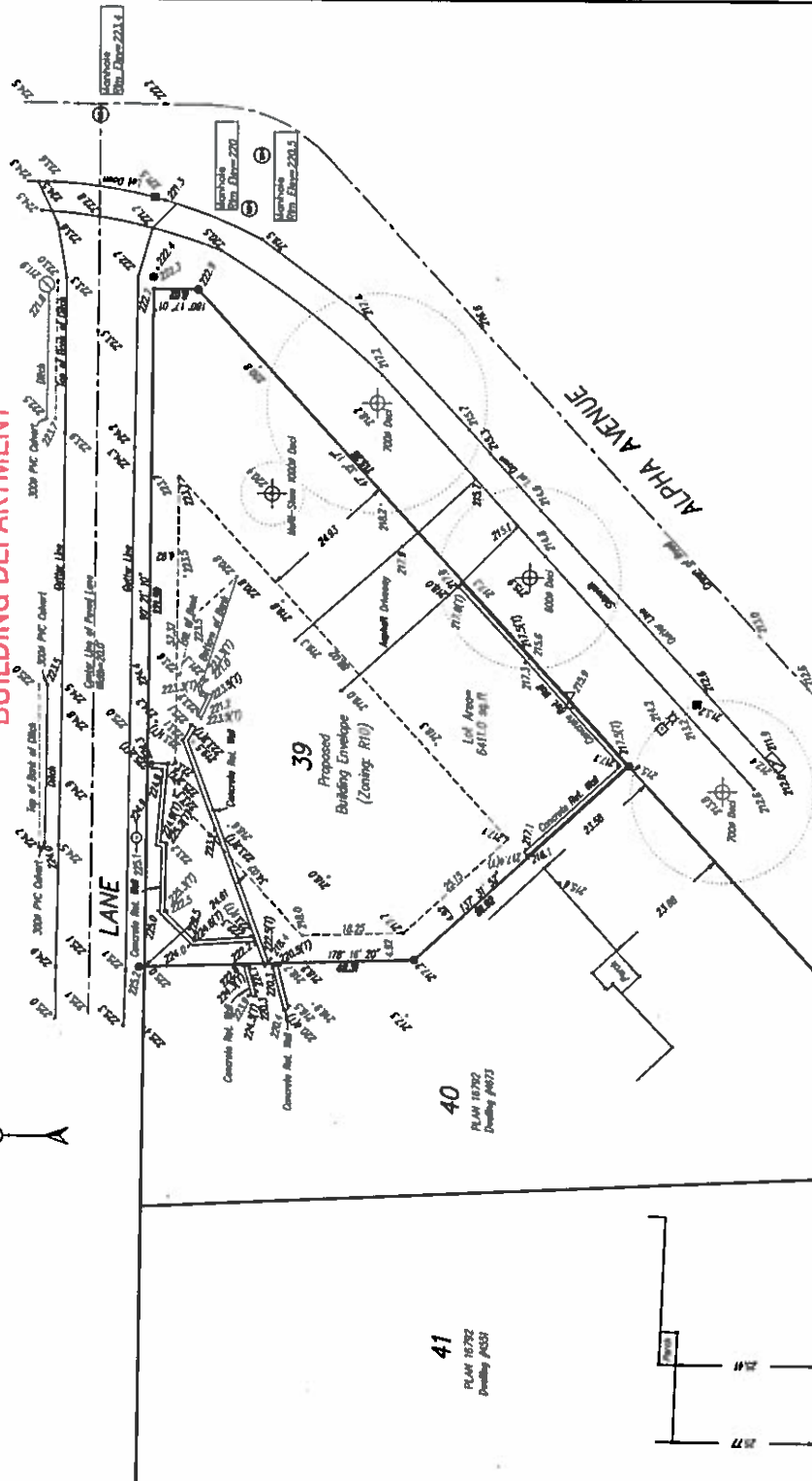
RECEIVED

MAR 10 2016

PH: 010-210-415

City Address: 4879 Alpha Drive,
City of Burnaby

Notes: These plans are to be used for 1995 and shown



This is certified correct and is valid only with respect to the improvements as shown herein and located on the 7th day of December, 2015

RECEIVED

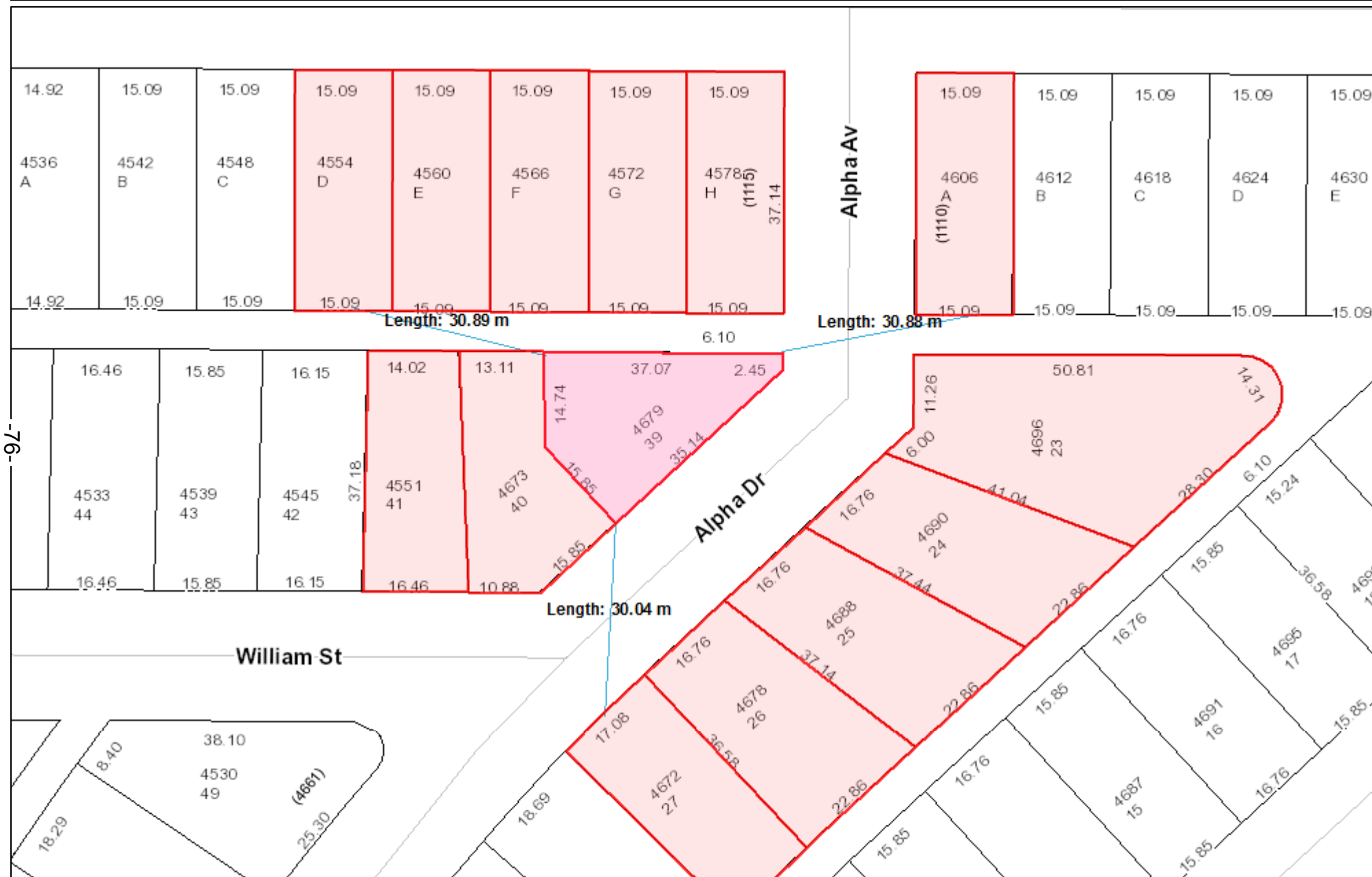
LANDING TEAM

This Document is Not Valid Unless
Originally Signed And Sealed

For: (800) 550-3299 Email Address: representative@cityofburnaby.com

City of Burnaby Land Survey Ltd. 2015 1001-5010 Smith Avenue, Burnaby, BC V5G 2H5

File No: B7258-1230





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 VIKRAM TIKU
 Mailing Address 180-2250 BOUNDARY ROAD
 City/Town BURNABY Postal Code V5M 3Z3
 Phone Number(s) (H) 604 2993821 (C) 604 8389093
 Email tdstudio.vancouver@gmail.com
 Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner AL-KARIM BAPUO.
 Civic Address of Property 3913 NITHSDALE ST.

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

June 14, 2016
 Date

[Signature]
 Applicant Signature

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6238

Required Documents:

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

**Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public**

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

June 13, 2016

Subject: Appeal for Variance to the overall building height for proposed new single family dwelling at 3913 Nithsdale St.

Dear Sir,

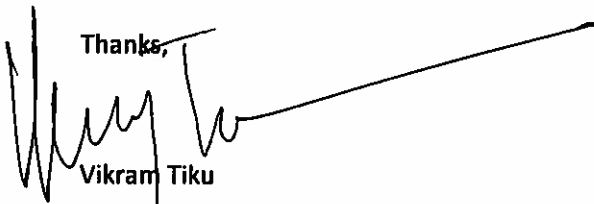
Our client is proposing to construct a new single family dwelling with an attached garage on the subject property. The lot is located towards the lower side of Nithsdale Street in an established neighborhood with a mix of older and newer homes. The subject property has a significant grade differential with the existing grade towards the front building line almost 10' higher than the existing grade towards the rear building line.

The proposed design with its modest two storey massing has been placed right at the natural grade towards the front which is almost 6' lower than the level of the sidewalk along Nithsdale St. The flat roof simple contemporary expression significantly reduces the impact of any additional massing. The overall massing being proposed is well integrated and compatible with the adjacent buildings and does not block any views from adjacent lots.

While exploring the various design options, the existing steep grade and the need to provide easy walkable at grade access to the secondary suite which will be occupied by the owners mother with mobility concerns were major factors which lead the design process.

On behalf of the owner I would like to request the members of the board to give our request due consideration, and hope that the circumstances and the lack of any negative impact will help the board members support our appeal.

Thanks,



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


BOARD OF VARIANCE REFERRAL LETTER

DATE: May 17, 2016		DEADLINE: June 14, 2016 for the July 7, 2016 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: Vikram Tiku				
ADDRESS OF APPLICANT: 180-2250 Boundary Rd., Burnaby B.C., V5M 3Z3				
TELEPHONE: 604.838.9093				
PROJECT				
DESCRIPTION: New Single Family Dwelling				
ADDRESS: 3913 Nithsdale Street				
LEGAL:	LOT: 11	DL: 68	PLAN: 11923	

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 a new single family dwelling. The following relaxation is being requested.

- 1) The principal building height, measured from the rear average elevation will be 33.0 feet where the maximum building height of 24.3 feet is permitted. The principal building height, measured from the front average elevation will be 23.0 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.

DS

Peter Kushnir
Deputy Chief Building Inspector

20⁺ LANE ASPHALT SURF AC

CIVIC ADDRESS
39 E WINDHOLE STREET
BURNABY, B.C.

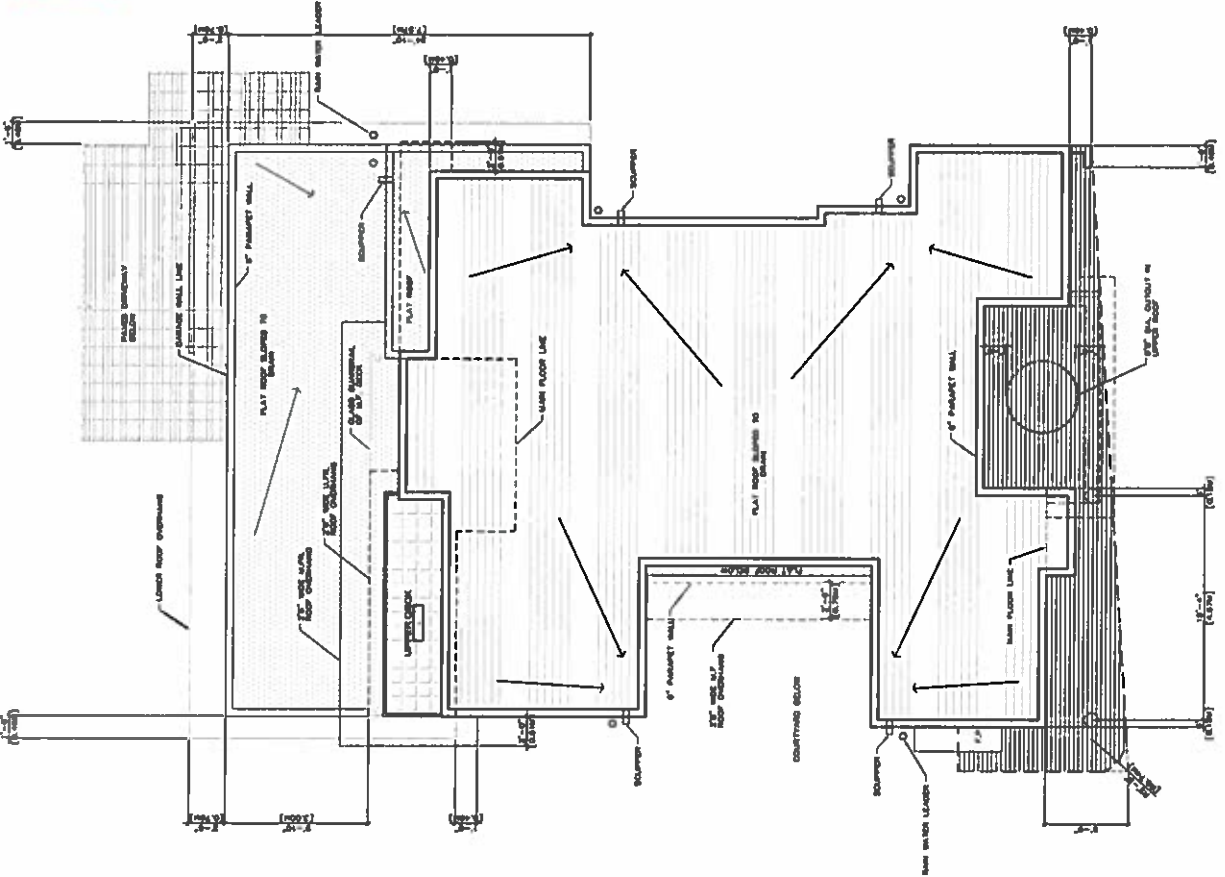
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San Diego (City of Government 644)	200.00	66.75	267.00	36.00
County Placer	48.00	5.77	79.00	6.70
Mobile Phone Duct	n/a	n/a	194.00	13.10
Upper Duct	n/a	n/a	36.00	12.25
Overall	150.00	13.54	156.00	11.94

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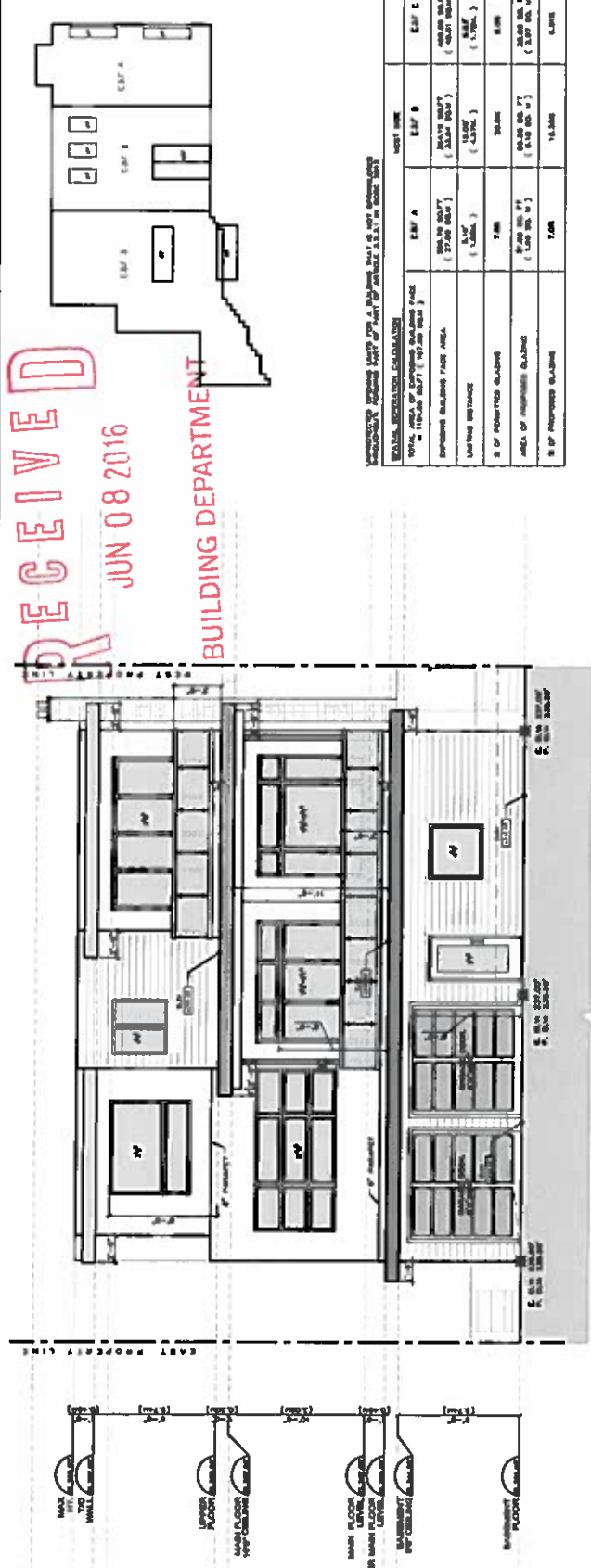


1 ROOF PLAN
A203 SCALE 1/4" = 1'-0"

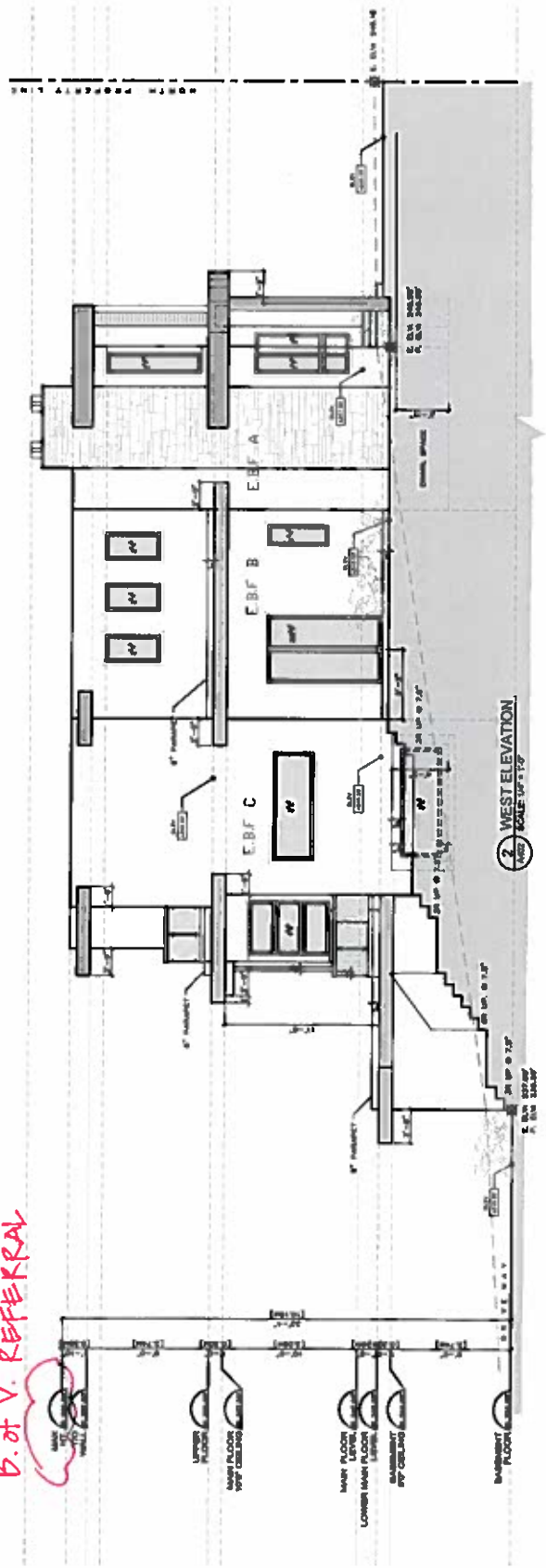
<p>TD Studio</p> <p>1000 10th Avenue, Suite 100 San Francisco, CA 94103 Tel: 415.774.1000 Fax: 415.774.1001 www.tdstudio.com</p>		<p>PROJECT NO. 11504</p> <p>DATE 11/15/14</p> <p>PROJECT NAME 3019 NITHSDALE STREET SUDDUTY 0 C</p>	
<p>OWNER</p> <p>3019 NITHSDALE STREET SUDDUTY 0 C</p>		<p>ARCHITECT</p> <p>TD Studio</p>	
<p>DATE</p> <p>11/15/14</p>		<p>SCALE</p> <p>1/4" = 1'-0"</p>	
<p>NO. 1</p> <p>NO. 2</p> <p>NO. 3</p> <p>NO. 4</p> <p>NO. 5</p> <p>NO. 6</p> <p>NO. 7</p> <p>NO. 8</p> <p>NO. 9</p> <p>NO. 10</p> <p>NO. 11</p> <p>NO. 12</p> <p>NO. 13</p> <p>NO. 14</p> <p>NO. 15</p> <p>NO. 16</p> <p>NO. 17</p> <p>NO. 18</p> <p>NO. 19</p> <p>NO. 20</p> <p>NO. 21</p> <p>NO. 22</p> <p>NO. 23</p> <p>NO. 24</p> <p>NO. 25</p> <p>NO. 26</p> <p>NO. 27</p> <p>NO. 28</p> <p>NO. 29</p> <p>NO. 30</p> <p>NO. 31</p> <p>NO. 32</p> <p>NO. 33</p> <p>NO. 34</p> <p>NO. 35</p> <p>NO. 36</p> <p>NO. 37</p> <p>NO. 38</p> <p>NO. 39</p> <p>NO. 40</p> <p>NO. 41</p> <p>NO. 42</p> <p>NO. 43</p> <p>NO. 44</p> <p>NO. 45</p> <p>NO. 46</p> <p>NO. 47</p> <p>NO. 48</p> <p>NO. 49</p> <p>NO. 50</p> <p>NO. 51</p> <p>NO. 52</p> <p>NO. 53</p> <p>NO. 54</p> <p>NO. 55</p> <p>NO. 56</p> <p>NO. 57</p> <p>NO. 58</p> <p>NO. 59</p> <p>NO. 60</p> <p>NO. 61</p> <p>NO. 62</p> <p>NO. 63</p> <p>NO. 64</p> <p>NO. 65</p> <p>NO. 66</p> <p>NO. 67</p> <p>NO. 68</p> <p>NO. 69</p> <p>NO. 70</p> <p>NO. 71</p> <p>NO. 72</p> <p>NO. 73</p> <p>NO. 74</p> <p>NO. 75</p> <p>NO. 76</p> <p>NO. 77</p> <p>NO. 78</p> <p>NO. 79</p> <p>NO. 80</p> <p>NO. 81</p> <p>NO. 82</p> <p>NO. 83</p> <p>NO. 84</p> <p>NO. 85</p> <p>NO. 86</p> <p>NO. 87</p> <p>NO. 88</p> <p>NO. 89</p> <p>NO. 90</p> <p>NO. 91</p> <p>NO. 92</p> <p>NO. 93</p> <p>NO. 94</p> <p>NO. 95</p> <p>NO. 96</p> <p>NO. 97</p> <p>NO. 98</p> <p>NO. 99</p> <p>NO. 100</p>		<p>NO. 101</p> <p>NO. 102</p> <p>NO. 103</p> <p>NO. 104</p> <p>NO. 105</p> <p>NO. 106</p> <p>NO. 107</p> <p>NO. 108</p> <p>NO. 109</p> <p>NO. 110</p> <p>NO. 111</p> <p>NO. 112</p> <p>NO. 113</p> <p>NO. 114</p> <p>NO. 115</p> <p>NO. 116</p> <p>NO. 117</p> <p>NO. 118</p> <p>NO. 119</p> <p>NO. 120</p> <p>NO. 121</p> <p>NO. 122</p> <p>NO. 123</p> <p>NO. 124</p> <p>NO. 125</p> <p>NO. 126</p> <p>NO. 127</p> <p>NO. 128</p> <p>NO. 129</p> <p>NO. 130</p> <p>NO. 131</p> <p>NO. 132</p> <p>NO. 133</p> <p>NO. 134</p> <p>NO. 135</p> <p>NO. 136</p> <p>NO. 137</p> <p>NO. 138</p> <p>NO. 139</p> <p>NO. 140</p> <p>NO. 141</p> <p>NO. 142</p> <p>NO. 143</p> <p>NO. 144</p> <p>NO. 145</p> <p>NO. 146</p> <p>NO. 147</p> <p>NO. 148</p> <p>NO. 149</p> <p>NO. 150</p> <p>NO. 151</p> <p>NO. 152</p> <p>NO. 153</p> <p>NO. 154</p> <p>NO. 155</p> <p>NO. 156</p> <p>NO. 157</p> <p>NO. 158</p> <p>NO. 159</p> <p>NO. 160</p> <p>NO. 161</p> <p>NO. 162</p> <p>NO. 163</p> <p>NO. 164</p> <p>NO. 165</p> <p>NO. 166</p> <p>NO. 167</p> <p>NO. 168</p> <p>NO. 169</p> <p>NO. 170</p> <p>NO. 171</p> <p>NO. 172</p> <p>NO. 173</p> <p>NO. 174</p> <p>NO. 175</p> <p>NO. 176</p> <p>NO. 177</p> <p>NO. 178</p> <p>NO. 179</p> <p>NO. 180</p> <p>NO. 181</p> <p>NO. 182</p> <p>NO. 183</p> <p>NO. 184</p> <p>NO. 185</p> <p>NO. 186</p> <p>NO. 187</p> <p>NO. 188</p> <p>NO. 189</p> <p>NO. 190</p> <p>NO. 191</p> <p>NO. 192</p> <p>NO. 193</p> <p>NO. 194</p> <p>NO. 195</p> <p>NO. 196</p> <p>NO. 197</p> <p>NO. 198</p> <p>NO. 199</p> <p>NO. 200</p>	

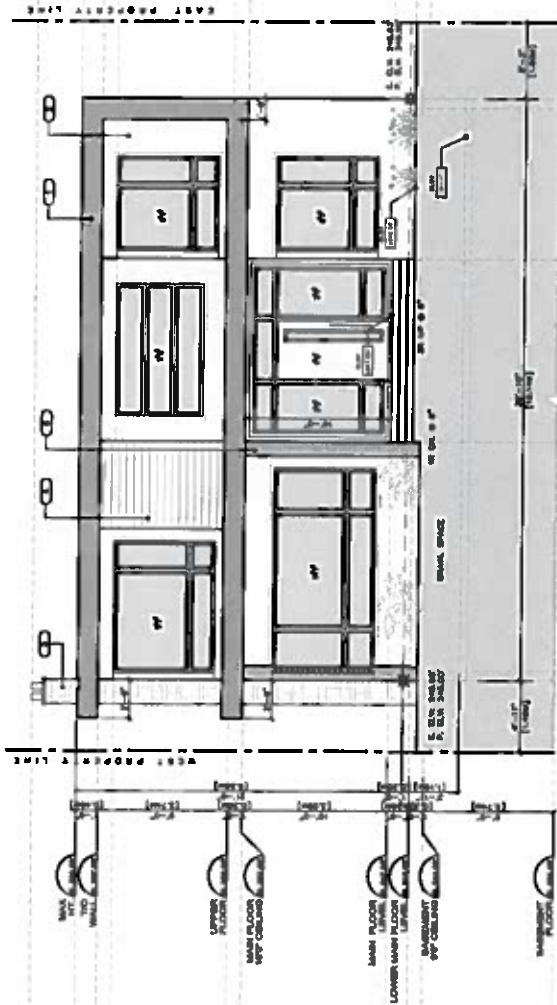
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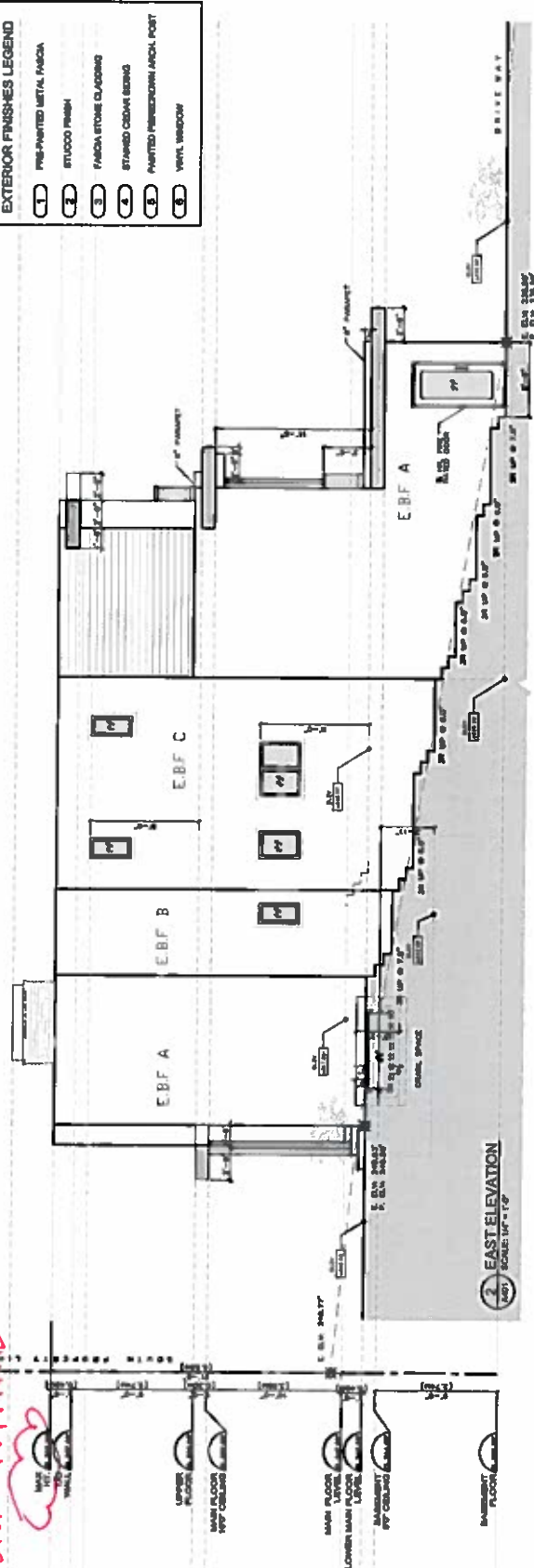
B. of V. REFERRAL





1 SOUTH ELEVATION
ASPI SCALE 1/4" = 1'-0"

B. of V. REFERRAL



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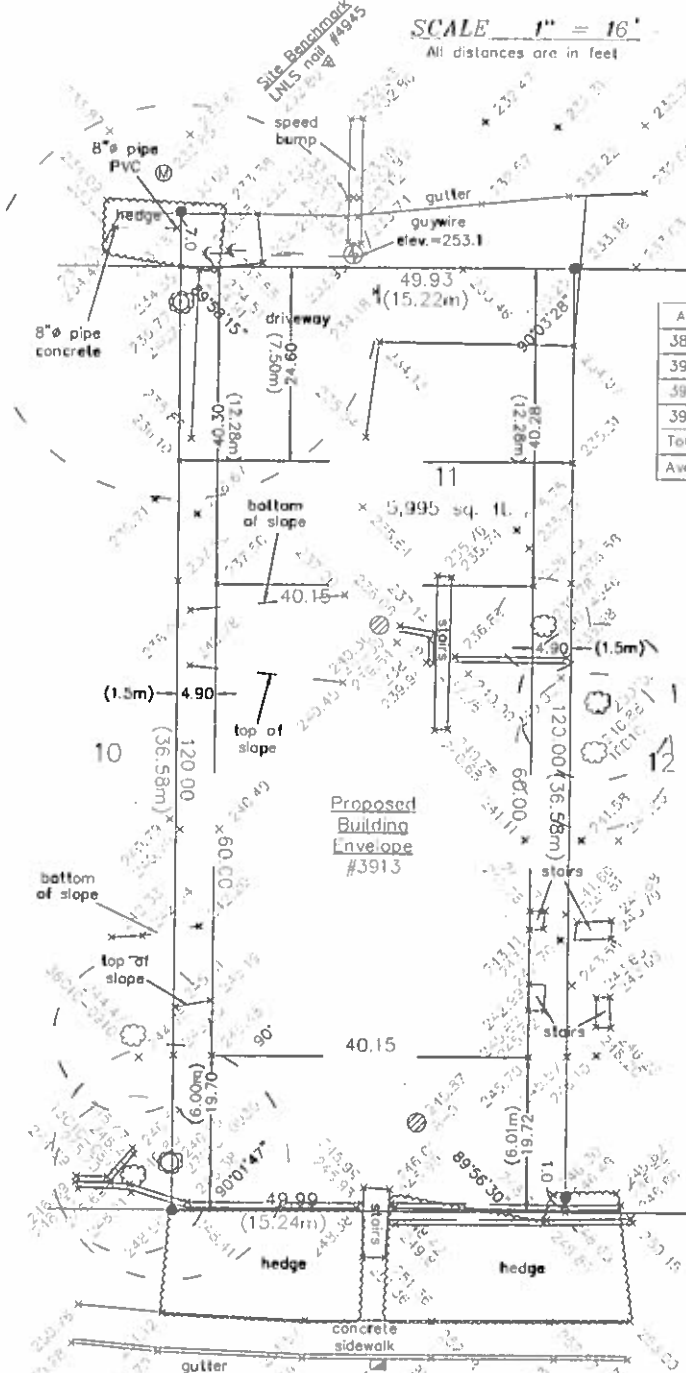
SECTION NUMBER PART OF ARTICLE 3.3.1 IN CODE 3002		EAST SIDE	
100% AREA OF EXPANDED BLADING FACE OF 100% GUTT (14.00 SQ FT)	0.57 A	0.57 B	0.57 C
EXPANDED BLADING FACE AREA	100% GUTT (14.00 SQ FT)	100% GUTT (14.00 SQ FT)	100% GUTT (14.00 SQ FT)
LANDING DISTANCE	0.00' (0.00m)	0.00' (0.00m)	0.00' (0.00m)
# OF REINFORCED BLADING	0.000	0.000	0.000
AREA OF REINFORCED BLADING	10.00 SQ FT (0.93 SQ M)	4.00 SQ FT (0.37 SQ M)	20.00 SQ FT (1.86 SQ M)
# OF REINFORCED BLADING	1.000	0.000	0.000

EXTERIOR FINISHES LEGEND

- | | |
|---|----------------------------------|
| 1 | PREFABRICATION METAL FABRICATION |
| 2 | STUCCO FINISH |
| 3 | FABRICATION STONE CLADDING |
| 4 | STAINED CEDAR SIDING |
| 5 | PREFABRICATION METAL FABRICATION |
| 6 | WOOD SIDING |

SURVEY PLAN OF LOT 11
DISTRICT LOT 68, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 11923

SCALE 1" = 16'
All distances are in feet



Applicable Adjacent House	Depth of Front Yard
3891 Nithsdale Street	21.66 ft
3905 Nithsdale Street	26.80 ft
3921 Nithsdale Street	23.90 ft
3927 Nithsdale Street	23.66 ft
Total	96.02 ft
Average	24.01 ft

LEGEND:

- denotes standard iron post.
- ⊕ denotes hydro pole.
- tw denotes top of wall.
- bw denotes bottom of wall.
- Ⓜ denotes manhole
- denotes anchor
- ⊗ 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)

NOTES:

All original corner posts have been located and are undisturbed, therefore a posting plan is not required.

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 81H4562 situated at the intersection of Elmwood Street and Smith Avenue. Elevation = 257.05 feet.
- For elevation control, use site benchmark only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

CIVIC ADDRESS

3913 NITHSDALE STREET
BURNABY, B.C.

ZONING: R5

CERTIFIED CORRECT.

DATED THIS 27TH DAY OF AUG., 2016

IVAN NGAN.

B.C.L.S.



METRO VANCOUVER
LAND SURVEYORS

PID:00-84--714

FILE: BNI-3913TP

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

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