BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: **THURSDAY, 2016 AUGUST 04**

TIME: **6:00 PM**

PLACE: **CLERK'S COMMITTEE ROOM, LOWER 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 July 07

3. APPEAL APPLICATIONS

(a) APPEAL NUMBER: B.V. 6239 6:00 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 Sections 6.3.1 and 104.11 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family home at 4935 and 4937 Georgia Street. The following variances are being requested:

a) The distance between the principal building and the detached garage would be 8.39 feet where a minimum distance of 14.8 feet is required; and,

b) The rear yard setback would be 19.33 feet to the foundation where a minimum rear yard setback of 29.5 feet is required. (Zone R4)

A previous Board of Variance application was withdrawn prior to the 2016 July 07 Hearing.

(b) APPEAL NUMBER: B.V. 6240 6:00 p.m.

APPELLANT: Monika Amini

REGISTERED OWNER OF PROPERTY: Isabella and Mikel Iuliano

CIVIC ADDRESS OF PROPERTY: 1484 Douglas Road

LEGAL DESCRIPTION OF PROPERTY: Lot 14; DL 117; Plan NWP1222

APPEAL: An appeal for the relaxation of Sections 105.8(1), 105.9 and 105.11 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with attached garage at 1484 Douglas Road. The following variances are being requested:

a) the depth of the principal building would be 59.0 feet where a maximum depth of 33.5 feet is permitted;

b) The front yard setback would be 8.17 feet to the posts where a minimum front yard setback of 19.7 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the post; and,

c) The rear yard setback would be 6.58 feet to the post where a minimum rear yard setback of 24.6 feet is required. The roof overhang would be 2.0 feet beyond the post. (Zone R5)

(c) APPEAL NUMBER: B.V. 6241 6:15 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 16792

APPEAL: An appeal for the relaxation of Sections 6.3.1, 110.6(2)(b), 110.7(a) and 110.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a 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 21.04 feet where a maximum height of 19.0 feet is permitted;

c) the depth of the principal building would be 57.02 feet where a maximum depth of 38.23 feet is permitted; and,

d) the front yard setback would be 16.55 feet to the foundation where a minimum front yard setback of 24.9 feet is required. The roof overhang would project a further 2.95 feet beyond the foundation. (Zone R10)

A previous Board of Variance (BV 6237, 2016 July 07) allowed the appeals requesting the distance between the principal building and the detached garage to be 5.60 feet where a minimum distance of 14.8 feet is required, and the depth of the principal building to be 57.27 feet where a maximum depth of 38.23 feet is permitted.

The Board of Variance denied the appeals requesting the principal building height of 22.65 feet where a maximum height of 19.0 feet is permitted; the front yard setback of 16.39 feet to the foundation where a minimum front yard setback of 24.9 feet is required based on front yard averaging, with the roof overhang extending 2.81 feet beyond the foundation; and 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.

4. NEW BUSINESS

5. ADJOURNMENT

CITY OF BURNABY

BOARD OF VARIANCE

NOTICE OF OPEN MEETING

M I N U T E S

A Hearing of the Board of Variance was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C., on Thursday, 2016 July 07 at 6:00 PM

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. Margaret Malysz, Planning Department Representative
Ms. Eva Prior, Administrative Officer

The Chair called the meeting to order at 6:10 p.m.

2. MINUTES

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

MOVED BY MR. DHATT
SECONDED BY MR. POUND

THAT the minutes of the Burnaby Board of Variance Hearing held on 2016 June 02 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. 6231

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)

APPELLANT'S SUBMISSION:

Ken Fung submitted an application to allow for the construction of a new home at 8211 Lakeland Drive. Mr. Fung requested the variance to preserve existing trees on the property.

Ken Fung, on behalf of the homeowners, appeared before members of the Board of Variance.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, zoned R1 Residential District, is located in a stable single-family neighbourhood in the Government Road area. This large interior lot, approximately 76 ft. wide and 130 ft. long, fronts Lakeland Drive to the south. Single family dwellings abut the subject site to the west, north, east and across Lakeland Drive to the south. Vehicular access to the subject site is provided from Lakeland Drive; there is no lane access. The site observes a substantial downwards slope of approximately 18.6 ft. from rear to front. The site contains a 7.5 ft. wide sewer and drainage easement along the rear property line.

A new single family dwelling with a detached garage is currently under construction on the subject site (BLD15-01631). However, the building permit was issued in error with respect to the side yard setback of the accessory detached garage, which was approved at 2.5 ft. where a minimum side yard setback of 3.94 ft. is required for accessory buildings. This error was identified by City staff upon inspection of foundation

forms. As a result, a variance is requested in order to permit construction to continue according to the approved plans.

The appeal proposes a side yard setback of 2.5 ft. from the west property line to the accessory building, with a further projection for roof eaves of 1.0 ft., where a minimum side yard setback of 3.94 ft. is required.

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

The Bylaw requires an accessory building to be set back at least 3.94 ft. from the side property line, except where such accessory building is situated within the rear 29.53 ft. of the lot and not less than 70.54 ft. from the street, in which case a setback from the side lot line can be reduced to nil.

In this case, the approved building permit drawings include a 22 ft. wide by 20 ft. deep detached garage in the northwest corner of the site, approximately 16.33 ft. from the rear (north) property line and 93.74 ft. from the front (south) property line. As such, the detached garage extends outside of the rear 29.53 ft. of the property by approximately 6.8 ft., and therefore cannot observe the nil side yard setback provided in the Bylaw. The location of the garage outside of the rear 29.53 ft. of the property is a result of the above-mentioned sewer and drainage easement, which occupies the rear 7.5 ft. of the lot.

Further, although the detached garage is located in an elevated portion of the site, the garage is sunken into the ground approximately 6 ft. and 4 ft. at its northwest and southwest corners respectively. As a result, only slightly more than half of the west elevation is visible from the neighbouring property to the west. A 5.91 ft. high fence along the shared property line, if constructed, would screen the entire west wall of the detached garage, leaving only a small portion of the roof exposed. Given the small scale of the proposed side yard encroachment and the siting of the neighbouring residence over 70 ft. from the shared property line, no impacts to the neighbouring property are expected.

In view of the above, this Department does not object to the granting of this variance.

ADJACENT OWNER'S COMMENTS:

No submissions were received regarding this appeal.

MOVED BY MR. POUND
SECONDED BY MR. NEMETH

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED UNANIMOUSLY

(b) APPEAL NUMBER: B.V. 6232

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)

APPELLANT'S SUBMISSION:

Muiz Awadji submitted an application to allow for the construction of a new single family home with a detached garage at 7683 Burgess Street. The applicants requested the garage for safety and security reasons.

Mr. Sanjeet Ark and Ms. Aye Kyi appeared before members of the Board of Variance.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, which is zoned R5 Residential District, is located in the Edmonds neighbourhood, in which the age and condition of single and two family dwellings vary. This slightly irregular interior lot, approximately 33 ft. wide and 110 ft. long, fronts onto Burgess Street to the northeast. The subject site abuts single family lots to the northwest and southeast. Vehicular access to the subject site is proposed to be retained via the rear lane to the southwest of the property. The site is relatively flat with a downward slope of approximately 2 ft. in the northwest-southeast direction.

The subject site is currently under construction for a new single family dwelling in accordance with a recently issued building permit (BLD15-01759). The construction of the dwelling is in the early framing stage. The building permit included a detached carport, the construction of which has not yet started. The applicant wishes to replace the detached carport with a detached garage in a similar location. However, the proposed size of the proposed detached garage, which is larger than the approved detached carport, creates the need for a variance.

The appeal would permit a distance between the principal building and the detached garage of 10.45 ft., where a minimum distance of 14.8 ft. is required.

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

The subject detached garage would be within the footprint of the previously approved 20 ft. wide and 14.83 ft. deep detached carport, but is proposed to extend further to the northeast towards the building by 5.17 ft., to a total depth of 20 ft., and is proposed to extend by 1 ft. on each side, to a total width of 22 ft. The proposed detached garage would contain two parking spaces, accessed off the rear lane.

Although this variance request would increase the massing of the accessory structure, the view lines of neighbouring residences to the northwest and southeast (sides) of the subject property would not be affected. In addition, the screening provided by mature trees and hedging along the shared (side) property lines, which exist on the adjacent properties to the northwest and southeast, would limit any impacts of this increased massing on the rear yards of these properties.

With respect to outdoor living space, this variance would reduce the provision of outdoor living space by slightly over 100 sq. ft., with approximately 345 sq. ft. of green area remaining within the rear yard. There is some concern that the garage could create a tunnel effect, as it overlaps nearly the full width of the dwelling, with the exception of 2.54 ft. The proposed two bay windows at the upper floor, projecting 1.6 ft. into this space, could also contribute further to a sense of enclosure. Some additional outdoor space would be available in the approximately 32 ft. deep front yard; however, this area would not afford the same level of privacy as a rear yard.

It is noted that the existing dwelling on the subject site observed a front yard setback of approximately 19 ft., significantly less than the current Zoning Bylaw requires. The siting of the proposed dwelling just meets the front yard setback requirement (approximately 32 ft.), based on front yard averaging, leaving no room to relocate the dwelling further forward. Also, the slightly skewed geometry of the subject site affects the overall length on the site available for new development.

In summary, although the site is somewhat constrained by its geometry and the development pattern in the subject block (which affects the front yard requirements) and no significant negative impacts are expected to result from the proposal, alternatives exist that fully comply with the requirements of the Zoning Bylaw, including the previously permitted design. For this reason, this Department cannot support the granting of this variance**.**

ADJACENT OWNER'S COMMENTS:

No submissions were received regarding this appeal.

MOVED BY MR. CLARK
SECONDED BY MR. POUND

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED

OPPOSED: Mr. Nemeth

(c) APPEAL NUMBER: B.V. 6233

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)

APPELLANT'S SUBMISSION:

Mr. Saran submitted an application to allow for the construction of a new home at 5936 Keith Street. Mr. Saran requested the front yard setback due to front yard averaging which includes a neighbouring property that is 200 feet deep with a front yard setback of approximately 50 feet. The subject property is only 120 feet deep.

Mr. Saran appeared before members of the Board of Variance.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, zoned R2 Residential District, is located in the Clinton-Glenwood neighbourhood in which the age and condition of single family dwellings vary. This corner lot, approximately 51 ft. wide and 120 ft. long, fronts onto Keith Street to the north and is flanked by Buller Avenue to the west. The subject site abuts single family dwellings to the east and south. The northern section of Buller Avenue is closed to traffic and developed as a pedestrian pathway. Vehicular access to the subject site is proposed to be retained from the southern section of Buller Avenue; there is no lane access. The subject property observes a downward slope of approximately 22 ft. from

the front to the rear. The site is restricted by a 10 ft. wide sanitary/storm sewer easement along the rear (south) property line.

The subject lot is proposed to be developed with a new single family dwelling with a secondary suite and attached garage.

The appeal proposes a front yard setback of 35.10 ft. for the new single family dwelling, measured to the front porch posts, with a further projection of 3.0 ft. for porch roof eaves, where front yard averaging requires a minimum setback of 43.91 ft. from the Keith Avenue property line.

In 1991, Council responded to public concerns with respect to the bulk and massing of newer and larger homes that were being built in existing neighbourhoods. Several text amendments to the Zoning Bylaw were made to address these concerns, including a requirement to set new construction back from the front property line based on an average of the two dwellings on either side of the subject site. The intent was to help to ease the new construction into existing street frontages with minimal impacts.

In this case, the front yard averaging calculations are based on two neighbouring dwellings at 5946 and 5956 Keith Street immediately east of the subject site. These front yards are 37.61 ft. and 50.21 ft. respectively. The neighbouring property at 5956 Keith Street (second to the east) affects these calculations.

As mentioned above, the front yard setback is measured to the posts of the front porch, which is centrally located on the front elevation. The main body of the proposed dwelling is set back an additional 2.5 ft. at the ground floor, resulting in a setback of 37.6 ft. The proposed second floor is set back a similar distance, excluding two 1 ft. deep by 7.5 ft. wide bay windows. The proposed dwelling would be situated essentially in line with the neighbouring dwelling to the east, if the face of the main floor is considered. Such placement would not result in any impacts to the neighbouring dwelling to the east. The current dwelling on the subject site observes a front yard setback of approximately 25 ft. Therefore, the proposed placement of the new dwelling would improve upon existing conditions. To the west, beyond the pedestrian pathway, the homes appear to observe the minimum required setback in the R2 District, which is 24.6 ft.; however, due to the intervention of Buller Avenue, those setbacks are not included in the front yard averaging calculation.

With respect to the existing streetscape, the proposed siting of the subject dwelling would be consistent with the majority of the neighbouring dwellings in the subject block which observe an average front yard setback of approximately 38 ft. The only exception would be the second neighbouring dwelling to the east, which observes the largest setback on the block (50.21 ft.), and the dwelling at 6086 Keith Street, near the eastern terminus of the subject block, which observes a shorter setback (approximately 22 ft.).

In view of the above, this Department does not object to the granting of this variance.

ADJACENT OWNER'S COMMENTS:

No submissions were received regarding this appeal.

MOVED BY MR. POUND
SECONDED BY MR. NEMETH

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED UNANIMOUSLY

(d) APPEAL NUMBER: B.V. 6234

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)

APPELLANT'S SUBMISSION:

Andrew and Pietro Cappellano submitted an application to allow for the construction of a new home at 3223 Bainbridge Avenue. The applicants advised that the front yard setback is being requested due to the square shape of the subject property. The writers stated that undue hardship would be caused by adhering to the 40 foot front yard setback which would result in a back yard of 14.25 feet.

Mr. and Mrs. Cappellano appeared before members of the Board of Variance.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, zoned R1 Residential District, is located in the Government Road neighbourhood in which the age and condition of single family dwellings vary. This corner lot, approximately 106 ft. wide and 102 ft. deep, fronts onto Bainbridge Avenue to the east and flanks Hillview Street to the south. The subject site abuts single family residential lots to the north and west. Vehicular access to the subject site is proposed to

be retained from Bainbridge Avenue; there is no lane access. The subject property observes a downward slope of approximately 4.2 ft. in the north to south direction.

The subject lot is proposed to be developed with a new single family dwelling, with a secondary suite and attached garage.

The appeal proposes a front yard setback of 24.5 ft. for the new single family dwelling, measured to the foundation, with a further 2.0 ft. projection for roof eaves, where front yard averaging requires a minimum setback of 39.8 ft. from the Bainbridge Avenue property line.

In 1991, Council responded to public concerns with respect to the bulk and massing of newer and larger homes that were being built in existing neighbourhoods. Several text amendments to the Zoning Bylaw were made to address these concerns, including a requirement to set new construction back from the front property line based on an average of the two dwellings on either side of the subject site. The intent was to help to ease the new construction into existing street frontages with minimal impacts.

In this case, the front yard averaging calculations are based on two neighbouring dwellings at 3183 and 3149 Bainbridge Avenue immediately north of the subject site. These front yards are 46.4 ft. and 33.2 ft. respectively. The neighbouring property at 3183 Bainbridge Avenue (immediately north) affects these calculations. It is noted that the current dwelling on the subject site observes a similar front yard setback of approximately 46 ft.

The front yard setback is measured to the foundation of the northeast corner of the proposed dwelling, in the location of an attached garage. The remainder of the subject dwelling would observe a varying front yard setback, with a 31 ft. setback in the center and a 30 ft. setback at the southeast corner. The upper floor would be generally aligned with the main body of the dwelling, but set back a further 4.68 ft. at the northeast corner (resulting in distance of 35.68 ft. from the front property line). In addition, the upper floor would be set back on both sides in relation to the main floor face, 4.67 ft. on the north side and 9 ft. on the south side.

The proposed siting would place the dwelling 21.9 ft. in front of the neighbouring dwelling immediately to the north, as measured from the northeast corner of the attached garage. The 12.71 ft. wide north side yard adjacent to the garage is proposed to be utilized as a parking space. This significant side yard setback, as well as the proposed upper floor setback would somewhat lessen massing impacts on the neighbouring property to the north. Also, the mature greenery along the shared north property line, existing mainly on the neighbouring site, would provide some screening. Nevertheless, the proposed variance is significant and would have massing impacts on this neighbouring property. In addition, although a limited number of windows are proposed within the area of encroachment, a large upper window overlooks the neighbouring front yard.

With respect to the existing streetscape, the subject block consists of four lots. The two northernmost lots observe shorter front yard setbacks of approximately 30-33 ft.; the two remaining lots, including the subject lot, observe larger front yard setbacks of approximately 46 ft. This proposal would provide the subject dwelling with the most forward placement in the subject block, with no transition between it and the neighbouring property immediately to the north. In fact, the most forward portion of the dwelling would be adjacent to this neighbouring property. Therefore, although this is a shallow lot, some design adjustments could be made to better address this relationship and the intent of the bylaw to ease the new construction into existing street frontages with minimal impacts.

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

ADJACENT OWNER'S COMMENTS:

No submissions were received regarding this appeal.

MOVED BY MR. NEMETH
SECONDED BY MR. POUND

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED

OPPOSED: Mr. Clark

(e) APPEAL NUMBER: B.V. 6235

APPELLANT: Jatinderpal Gill

REGISTERED OWNER OF PROPERTY: 1072218 BC LTD

CIVIC ADDRESS OF PROPERTY: 4935 and 4937 Georgia Street

This appeal was WITHDRAWN at the Board of Variance Hearing.

(f) APPEAL NUMBER: B.V. 6236

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 / 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)

Prior to the commencement of this appeal (approximately 6:50 p.m.), Mr. Guyle Clark declared a conflict of interest and left the Council Chamber for the duration of this appeal.

APPELLANT'S SUBMISSION:

Danny Masellis submitted an application to allow for the construction of a new home at 7265 Ridgeview Drive. Mr. Masellis requested the variances due to the odd shape and curved profile of the lot. The required setbacks would create a long, narrow and curved building envelope.

Mr. Masellis and his contractor appeared before members of the Board of Variance.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, zoned R2 Residential District, is located in the Westridge neighbourhood, in which the age and condition of single family dwellings vary. This irregular lot, approximately 116 ft. wide (along the south property line) and 84 ft. deep (along the west property line), has approximately 167 ft. of frontage on Ridgeview Drive, which curves along the north and east sides of the property. As a result, the subject lot resembles a skewed trapezoid with a rounded northeast corner; however, given that the "corner" is the result of a curve in a single road, the property does not meet the definition of a corner lot. Abutting the subject site to the south and west are single family dwellings. Across Ridgeview Drive to the east and north, the subject site is bordered by a forested portion of the Burnaby Mountain Conservation Area. Vehicular access to the site is provided from Ridgeview Drive; there is no lane access. The site observes a substantial downward slope of approximately 16 ft. from the southeast corner to the northwest corner of the lot.

A new single family dwelling with attached garage is proposed for the subject site, for which two variances are requested.

The first a) appeal requests a front yard setback of 21.09 ft., measured to the front porch post of the proposed single family dwelling, with a further projection for roof eaves of 2.67 ft., where a minimum front yard setback of 24.6 ft. is required from the Ridgeview Drive property line.

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

The second b) appeal requests a rear yard setback of 19.75 ft., measured to the foundation of the proposed single family dwelling, with a further projection for roof eaves of 2.67 ft., where a minimum rear yard setback of 29.5 ft. is required.

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

The two variances are related to the lengthy frontage and shallow depth of the property. In particular, the average depth of the site is approximately 75 ft., measured from the centerline of the approximately 167 ft. long frontage. As such, the application of the required front and rear yard setbacks, which together represent a depth of 54.1 ft., significantly limits potential building depth.

With respect to the first a) variance, the front yard setback is measured to the centrally located front porch, which encroaches into the required front yard up to 3.51 ft. at the northeast corner post.

With respect to the front yard setback, the siting of the proposed dwelling would be similar to the placement of the existing dwelling on the subject site, as well as neighbouring properties.

The proposed design varies the building massing to reflect the curved alignment of the front property line and minimize the front yard encroachment. As a result, with the exception of the small triangular areas of the front porch and the adjacent corners of the dwelling (encroaching up to 1.44 ft.), the main body of the dwelling would be set back at least 24.6 ft. In fact, the proposed setbacks to the northeast and southeast corners of the residence are approximately 30 ft. and 26 ft. respectively, well exceeding the minimum front yard setback requirement.

In summary, considering the small scale of the front yard encroachment, which is minimally visible from the adjacent residences, this variance would not create any impacts on neighbouring properties and the existing streetscape.

With respect to the second b) appeal, the principal building encroaches 9.75 ft. into the required rear yard setback.

Although the existing dwelling provides a rear yard setback that is somewhat larger than proposed, it appears that the neighbouring properties would not be affected by the proposed encroachment.

With respect to the neighbouring residence to the south, the massing impacts of the rear yard encroachment would be mitigated by the recessed configuration proposed at the southwest corner of the dwelling. This 10 ft. deep corner area would be set back 5 ft. at the ground floor and additional 4 ft. at the upper floor in relation to the main face of the south elevation.

With respect to the neighbouring residence to the west, although the proposed dwelling is slightly closer than the existing dwelling, the various setbacks introduced at the rear elevation as well as the stepping back of the upper floor on the side elevations would help mitigate any impacts. With views predominantly oriented to the northwest, and only few small windows featured on the east elevation, the impacts on this residence would be further reduced. Currently, there is a mature hedge along the shared rear property line, which provides affective screening between the two properties. However, it is not clear if this hedge would remain in the future.

With respect to outdoor living space, a sizable rear yard area (over 2,000 sq. ft.) would remain on the subject site.

In summary, considering the challenging geometry of the site and the absence of any anticipated negative impacts on the adjacent properties and the existing streetscape, this Department does not object to the granting of the first a) and second b) appeal.

ADJACENT OWNER'S COMMENTS:

Correspondence was received from residents at 7460 Pandora Drive in opposition to the back yard setback variance due to; loss of privacy, increased noise, and decreased property value.

Correspondence was received from residents of 7255 Ridgeview Drive in opposition to the back yard setback variance due to loss of; sunlight, view, privacy and property value. They also expressed concern regarding massing.

Correspondence was received from residents at 7247 Ridgeview Drive in opposition to the rear yard setback. The author advised that the variances would affect site lines and expressed concern that allowing the requested variances could be precedent setting.

Correspondence was received from residents at 7438 Pandora Drive advising that they would not be directly impacted by the requested variances; however, they did express concern regarding this becoming a precedent setting decision.

Correspondence was received from residents at 7456 Pandora Drive expressing concern regarding a loss of privacy and increased noise.

A second item of correspondence was received from 7460 Pandora further advising they are opposed to the back yard setback. The residents advised they are concerned regarding loss of privacy, property value, damage to a cedar hedge and retaining walls. They are also concerned that an allowance of the variance for the rear yard setback would become precedent setting.

Residents of 7255 Ridgeview and a representative for 7460 Pandora appeared at the Board of Variance in opposition to the proposed variances, reiterating the concerns expressed in their written submissions, as well as the potential for this decision to become precedent setting. The speakers advised they would be amiable to a revised plan that would bring the home 10 feet closer to the front property line.

No further submissions were 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

OPPOSED: Ms. Richter

Upon conclusion of this appeal (approximately 7:35 p.m.), Mr. Clark returned to the Board of Variance hearing and took his seat at the table.

(g) APPEAL NUMBER: B.V. 6237

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)

APPELLANT'S SUBMISSION:

Hitesh Neb submitted an application to allow for the construction of a new home at 4679 Alpha Drive. Mr. Neb requested the variances due to the irregular lot shape and the slope of the property.

Mr. Neb appeared before members of the Board of Variance.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject property is located in the Brentwood Park area, in a mature single family R10 District neighbourhood that is characterized by low-scale single family dwellings. The R10 District in this area was established through a resident-initiated area rezoning process in order to control the form and character of new development, including fences and other structures. This irregular interior lot, which is roughly kite-shaped, is approximately 52 ft. deep along the southwest (side) property line and has a frontage of approximately 115 ft. on Alpha Drive to the southeast. Abutting the subject site to the southwest and across the lane to the north are single family dwellings. Vehicular access to the site is proposed to be relocated from Alpha Drive to the north lane. The site observes a substantial downward slope of approximately 10 ft. in the north-south direction.

A new single family dwelling with detached garage is proposed for the subject site, for which five variances are requested.

The first a), third c) and fourth d) appeals will be discussed first. Comments on the second b) and fifth e) appeals will follow.

The first a) appeal would permit a distance of 5.60 ft. from the accessory building to the principal building, with further roof projections of 0.15 ft., where a minimum distance of 14.8 ft. is required.

The Bylaw requires a separation between buildings on the same lot to ensure that the overall massing of the building does not have a negative impact on the occupants of the buildings and neighbouring properties, as well as to provide for sufficient outdoor living space.

The proposal locates the detached garage and the principal building side by side along the north (side) property line, with the garage placed right at the west (rear) property line. A 5.6 ft. wide pathway is proposed between the two structures, which leads to an approximately 700 sq. ft. backyard area. Only small two windows, in a bedroom and bathroom, would face the garage, so few impacts are expected on the future occupants/users of the subject site. The garage would be aligned with the detached garage on the adjacent property to the west and with the detached garage directly across the lane to the north. Therefore, the reduced distance between the two structures would not impact these neighbouring properties.

It could be argued that the reduced distance between the two structures would affect views from the neighbouring residence at 4572 Napier Street, across the lane to the north, which the proposed principal building would fully overlap. However, a mature hedge on the rear property line of this property provides extensive screening. Further, the proposed dwelling provides the required side yard setback from the north property line.

In view of the above, this Department does not object to the granting of this first a) appeal.

The third c) appeal is for a principal building depth of 57.27, with further roof projections of 2.81 ft., where a maximum building depth of 38.23 ft. is permitted.

The Bylaw's intent in limiting building depth is to prevent the creation of dwellings that present a long imposing wall, such that the massing of the building impacts neighbouring properties.

The building depth calculation is based on the building depth as projected onto the lot depth, which is the line joining the center points of the front and rear property lines. Due to the site geometry, this line is angled in relation to these property lines and measures only 84.97 ft. The siting of the proposed dwelling is also slightly rotated in relation to the lot depth line. Measured along this line, the proposed projected building depth is 57.27 ft., which exceeds the maximum permitted building depth by 19.04 ft. It is noted that the existing building depth, as constructed in 1957/60, is approximately 50.0 ft., which is legal non-conforming with respect to current Zoning Bylaw requirements.

The proposed principal building resembles a rough “L” in plan view, with the longer wing (17.97 ft. wide by 55.93 ft. long) oriented in the east-west direction and the shorter wing (23.29 ft. wide by 47.25 ft. long) oriented in the north-south direction. Given this design, and the rotated orientation of the subject dwelling with respect to the front property line, the proposal would not create a long “wall” effect as viewed from the immediately adjacent property to the southwest and properties across Alpha Drive to the southeast. With respect to the neighbouring properties across the lane to the north, these properties front onto Napier Street and observe generous rear yard setbacks (approximately 70 ft. deep). In addition, the elevated position of these residences in relation to the subject dwelling (the terrain continues ascending to the north) largely mitigates any massing impacts.

Further, the unique site geometry and orientation of the subject site creates design challenges and limits the development options available on this site.

Given these factors and the relatively low impact of the proposal on neighbouring properties, this Department does not object to the granting of this third c) appeal.

The fourth d) appeal requests a front yard setback of 16.39 ft., measured to the foundation of the proposed single family dwelling, with a further projection for roof eaves of 2.81 ft., where a minimum front yard setback of 24.9 ft. is required from the Alpha Drive property line.

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

The proposed front yard setback is measured to the foundation at the southeast corner of the longer wing, which runs parallel to the north property line. Similarly, the southeast corner of the shorter wing observes a slightly larger setback of 16.88 ft. Due to the rotated orientation of the proposed dwelling with respect to the front property line and the proposed “L” shape, these distances gradually increase up to approximately 28.5 ft. and 32.5 ft. at the outermost (northeast and southwest) corners of the dwelling respectively, or to approximately 34.5 ft. at the center of the dwelling where the two wings connect. As a result, the front yard encroachment of up to 8.51 ft. is limited to two small triangular areas at the southeast portions of the two wings. Most of this area would appear as a one and a half storey form.

It is noted that the current dwelling observes a front yard setback of approximately 23.5 ft., slightly less than the minimum required, and is legal non-conforming with respect to current Zoning Bylaw requirements.

With respect to the neighbouring property to the west, considering the small scale of the front yard encroachment and the generous distance of approximately 23 ft. to the shared (west) side property lines, no massing impacts are expected on this property. Similarly, given the relatively minor nature of the variance, in combination with the distant siting, the front yard encroachment would not be prominent from the properties on the opposite side of Alpha Drive. With respect to the neighbouring properties across

the lane to the north, the encroachment areas would not be visible due to the angled alignment of Alpha Drive, and would therefore have no impacts. In addition, the proposed dwelling would exceed the required front yard setback at the side (north) property line.

In the broader neighbourhood context, the proposed rotated placement of the subject dwelling would not be out of the ordinary in the immediate context, in which many of the neighbouring homes either front different streets or feature a staggered alignment with adjacent homes.

However, given that the encroaching portions of the proposed residence are relatively small, it would be feasible to construct a dwelling that observes the required front yard setback with only moderate changes to the proposed design. As such, while recognizing the challenging geometry of the site and the absence of any anticipated negative impacts on adjacent properties, this Department cannot support the granting of this fourth d) variance.

The second b) appeal proposes a building height of 22.65 ft. where a maximum height of 19.0 ft. is permitted for flat roofs.

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

In this case, the height calculation is based on the building height base line, which is the imaginary line joining the mid-points of the projected front and rear lines of the building. This calculation method applies specifically to the R10 District and is intended to accommodate sloped sites, such as the subject site. However, the irregular geometry and skewed orientation of the subject site, combined with the divergent direction of the slope, makes it difficult to meet this requirement.

The proposed height encroachment of up to 3.65 ft. extends from approximately 1.0 ft. below the top of the window line at the upper storey to the top of the flat roof above, when viewed from the rear (west) elevation. The proposed encroachment slightly increases, to approximately 1.5 ft. below the top of the window line when viewed from the front property line. It is difficult to establish the exact extent of the encroachment, given the proposed rotated siting of the dwelling in relation to the front property line in combination with the angled alignment of the front and rear property lines.

The proposed 17.93 ft. wide by 51.22 ft. long upper storey extends over the longer wing only, which runs parallel to the north side property line. The proposed area of encroachment at the upper floor is set back approximately 26 ft. from the rear (west) property line. Due to the angled alignment of the front property line, the proposed area of encroachment is set back varying distances, from approximately 22.5 ft. at the southeast corner to over 50 ft. at the opposite southwest corner. These measurements exclude the proposed large roof overhangs, facing to the south, which project into these setbacks. Considering the generous setbacks, the excess height would have relatively

small impacts on views from the neighbouring properties across Alpha Drive to the southeast and the adjacent property to the west. When viewed from the properties across the lane to the north, the proposed dwelling would appear within the 19 ft. height envelope, given the grades along the north property line.

Given that this request would not jeopardize the low-scale character of the streetscape, this Department does not object to the granting of the second b) variance.
The fifth e) appeal is to permit retaining walls at the Alpha Drive frontage where no fence or other structure is permitted in front of the face of the principal building facing the front yard.

The intent of the R10 District is to maintain the existing development pattern of the neighbourhood, which generally contains open lawns and a minimum of fencing. The R10 zone was created in response to the residents' desire to ensure that all new development recognized the unique R10 architectural and landscape context. The R10 streetscape is characterized by low building profiles, uniform front yards, and the absence of fences.

Various options exist with respect to sloping front yards: a downward slope can be gradually distributed over the yard area, or, if a flatter area is desired, a small berm can be introduced at the outer edge. This is a common front yard edge treatment that is exhibited by the majority of properties in this neighbourhood. However, the subject site does not exhibit sufficient depth to accommodate the substantial grade difference, particularly at its narrowest eastern part.

In this case, there are existing retaining walls on the subject property, along the front property line and to the rear of the lot, which were most likely built in 1957, when the existing dwelling was constructed. The retaining wall along the front property line would be retained and new retaining walls are proposed to facilitate an access walkway and windows on the main and lower floor of the proposed dwelling. These retaining walls would run at angle to the front property line, similar to the angled placement of the proposed dwelling, and would be up to 2.5 ft. high, gradually "sinking' into the eastern portion of the site.

Although these walls are neither high nor prominent, permitting a fence or other structure in the front yard of an R10 District, where it is expressly prohibited, is a major variance in that it is a complete reversal of the bylaw provision that would defeat the intent of the bylaw. Moreover, in the location proposed, these walls appear to be a design choice rather than a necessity.

In view of the above, this Department cannot support the granting of this fifth e) appeal.

ADJACENT OWNER'S COMMENTS:

Correspondence was received from residents at 4578 Napier Street in opposition to this appeal. The residents stated that the building would create a mass blocking their view

corridor. The writers expressed concern regarding; loss of privacy, increased noise, loss of the concept and intent of the R10 zoning and well as an unestablished hardship.

Correspondence was received from residents of 4696 Alpha Drive expressing concern regarding the loss of front yard continuity and potential loss of a cherry blossom tree in the front yard.

Correspondence was received from residents at 4566 Napier Street in opposition to the variances being requested.

Correspondence was received from residents of 4690 Alpha Drive in opposition of the requested variances. The writers expressed concerns regarding the loss of view, sunlight, environmental impacts and the magnitude of the variances being requested.

Residents of 4578 Napier Street appeared before the members of the Board in opposition of this appeal. In addition to their original written submission, they also provided a presentation demonstrating the impacts to their home should the proposed variances be granted.

Residents of 4673 Alpha Drive appeared regarding their opposition and concerns to the proposed variances. The speakers advised that allowing changes to the established R10 zoning would change the character of the neighbourhood. The variances would also create a mass in height and width, resulting in loss of sunlight.

Residents of 4551Alpha Street appeared in opposition to the proposed variances. The speakers advised that allowing changes to the R10 zoning would change the character of the neighbourhood.

A resident of 4672 Alpha appeared in opposition to the proposed variances. The resident advised that allowing these variances would change the R10 character of the neighbourhood and felt it was a design choice and not a hardship.

No further submissions were received.

MOVED BY MR. CLARK
SECONDED BY MR. NEMETH

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

CARRIED UNANIMOUSLY

MOVED BY MR. CLARK
SECONDED BY MR. DHATT

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

CARRIED

OPPOSED: Mr. Pound

MOVED BY MR. CLARK
SECONDED BY MR. NEMETH

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

CARRIED UNANIMOUSLY

MOVED BY MR. CLARK
SECONDED BY MR. NEMETH

THAT based on the plans submitted part (d) of this appeal be DENIED.

CARRIED UNANIMOUSLY

MOVED BY MR. CLARKE
SECONDED BY MR. NEMETH

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

CARRIED UNANIMOUSLY

(h) APPEAL NUMBER: B.V. 6238

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)

APPELLANT'S SUBMISSION:

Vikram Tiku submitted an application to allow for the construction of a new home at 3913 Nithsdale Street.

Mr. Tiku and Mr. Bapoo appeared before members of the Board of Variance.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS

The subject site, which is zoned R5 Residential District, is located in the Cascades-Schou neighbourhood, in which the age and condition of single and two family dwellings vary. The majority of dwellings surrounding the subject site consist of single family dwellings built in early 1950's. This interior lot, approximately 50.0 ft. wide and 120 ft. deep, fronts onto the northwest side of Nithsdale Street. Immediately to the southwest and northeast of the subject site are single family dwellings. Across the lane to the northwest is Avondale Park. Vehicle access to the site is provided via the rear lane. The site observes a downward slope of approximately 15 ft. from the front to the rear.

The subject site is proposed to be redeveloped with a new single family dwelling with attached garage.

The appeal is for a building height of 33.00 ft., measured from the rear average elevation, where a maximum height of 24.3 ft. is permitted for flat roofs.

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

The proposed dwelling would observe a front elevation height of 23.0 ft. from the Nithsdale Street property line, which is 1.3 ft. less than the allowed maximum height. Therefore, this proposal would not impact the existing streetscape and the properties directly across Nithsdale Street to the south, which are at substantially higher elevations.

The requested variance is for the rear elevation height. In this case, the height calculation is based on the proposed average grade at the outermost face of the rear elevation. This grade is slightly lower than existing average grade (by 0.75 ft.). A substantial grade difference from the front to the rear of the subject site partly contributes to the excess height of the rear elevation. The proposed height encroachment of 8.7 ft. extends from approximately 2 ft. above the floor level of the entire upper storey to the top of the flat roof above. The rear elevation would appear as a three storey form, although the proposed setbacks of the main and upper floor in relation to the cellar level would help to mitigate, to a degree, this appearance. The northeast corner of the proposed dwelling would be set back approximately 11 ft. at the main floor and an additional 3 ft. at the upper floor in relation to the cellar level. The northwest corner would be set back approximately 16 ft. at the main floor and 15 ft. at the upper floor respectively. Considering the stepped design and the proposed siting of

the subject dwelling, over 40 ft. from the rear property line, the excess height would not significantly impact views from the park playground area directly across the lane to the north.

When viewed from the southwest and northeast side property lines, the upper rear portions of the side elevations, “triangular” in shape due to the nature of the sloping terrain, would be overheight. These portions of the upper floor are approximately 3.5 ft. and 4.0 ft. overheight at the northwest and northeast corners respectively, if natural grades are considered. (The proposed grade at the rear elevation is approximately 0.75 ft. lower.)

The siting of the proposed dwelling would bring the subject dwelling approximately 25 ft. further into the rear yard than the main body of the existing dwelling on the subject site, which is currently aligned with the neighbouring residences to the southwest and northeast. These neighbouring residences feature large rear decks. The portions of the proposed dwelling where the excess height occurs would be highly visible from these decks. Therefore, there is a concern that this variance would create negative massing impacts on the adjacent neighbours to either side.

Further, although the sloping terrain provides some grounds for hardship, it appears that this variance request is also the result of a design choice. For example, the 11.5 ft. clear height (from floor to ceiling) of the main floor and the 9 ft. clear height of the cellar and upper floor could be reduced to lessen the required variance.

In summary, since the proposed height would impact neighbouring properties to the southwest and northeast, and simple design adjustments could be made to reduce the height of the building, this Department cannot support the granting of this appeal.

ADJACENT OWNER’S COMMENTS:

Correspondence was received from residents at 3892 Nithsdale Street in opposition to the requested variance. The writer expressed concern regarding the loss of view and characteristic of the neighbourhood.

Correspondence was received from 3932 Nithsdale, 3906 Nithsdale and 3921 Nithsdale advising they have no objections to the proposed variances.

No further submissions were received regarding this appeal.

MOVED BY MR. DHATT
SECONDED BY MR. NEMETH

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED

OPPOSED: Mr. Nemeth

4. NEW BUSINESS

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

5. ADJOURNMENT

MOVED BY: MR. NEMETH
SECONDED BY: MR. DHATT

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at 8:50 p.m.

_____
Ms. C. Richter, Chair

_____
Mr. G. Clark

_____
Mr. R. Dhatt

_____
Mr. S. Nemeth

_____ _____
Ms. E. Prior Mr. B. Pound
ADMINISTRATIVE OFFICER

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: JATINDER PAL SINGH GILL

Mailing Address: 211-12877-76 AVE.

City/Town: SURREY Postal Code: V3W 1E6

Phone Number(s) (H) _____ (C) 604-763-7068

Email: gilldrafting@yahoo.ca

Preferred method of contact: ☑ email ☐ phone ☐ mail

Property

Name of Owner: 1072218 BC Ltd.

Civic Address of Property: 4935 + 4937 - GEORGIA ST. 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.

July 11/2016
Date

Applicant Signature

Office Use Only

Appeal Date 2016 August 04 Appeal Number BV# 6239

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

Hardship Letter for 4935 - Georgia Street, Burnaby

Date: 11 July 2016

To The Board of Variance Department, City of Burnaby

Subject: Application for the Setback Relaxation in Rear Yard and between the Detached Garage and the Principal Building

Dear Sir/Madam,

I want to put in a request for relaxation in the rear yard. There is a corner cut on the North-west corner of the lot, therefore, we cannot build the house in the allowable setback as per the minimum average front yard setback is 41.43' given by the surveyor. Approximately 13'-10" x 13'-10" corner of the Principal building is encroaching in the min. required rear setback. I want to apply for the relaxation of this encroachment in the North-West corner (rear left corner) of the principal building. The details are given on the site plan attached with the application.

The second request is to reduce the minimum required setback between the principal building and the accessory building of 14.8' to 8.4' (a relaxation of 6.5') as the minimum required front yard setback of 41.43' does not allow for us to accommodate the detached garage at rear with excess from the back lane.

I thank you kindly for your time and consideration. It is greatly appreciated.

Regards,

Jatinderpal Singh Gill
Symbolic Construction Group Ltd.
#211-12877 76 Ave
604-763-7068

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: July 12, 2016	**DEADLINE: July 12, 2016 for the August 4, 2016 hearing**	*This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Jatinderpal Gill		
ADDRESS OF APPLICANT: 211-12877 76th 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) <u>R4 [6.3.1; 104.11]</u>
of the Burnaby Zoning Bylaw No. 4742

<u>COMMENTS:</u>
The applicant is proposing to build a new two family dwelling. The following relaxations are being requested.

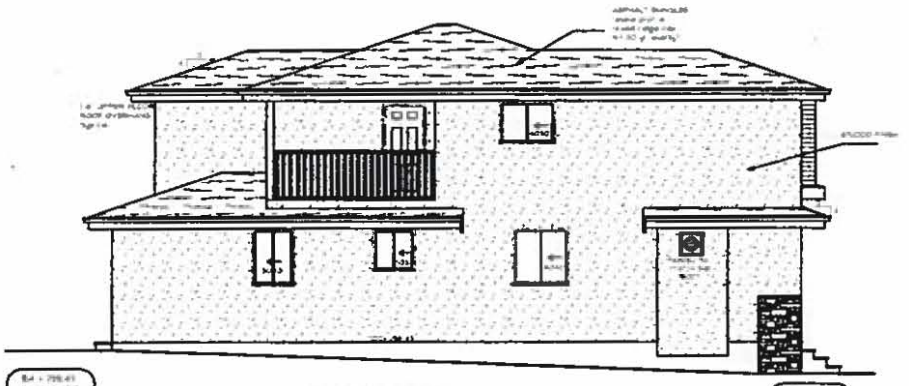
1) The distance between the principal building and the detached garage is 8.39 feet where a minimum distance of 14.8 feet is required.

2) The rear yard setback will be 19.33 feet to the foundation where a minimum rear yard setback of 29.5 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



LEFT (WEST) ELEVATION

FRONT (SOUTH) ELEVATION

TOTAL WALL AREA:	660.00 SQ.FT.
PERCENTAGE AREA OF WINDOW OPENING :	8.00%
WINDOW OPENING ALLOWED:	52.80 SQ.FT.
WINDOW OPENING PROPOSED:	49.00 SQ.FT.

RIGHT (EAST) ELEVATION

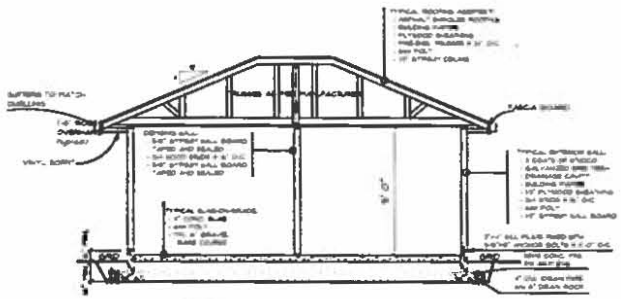
REAR (NORTH) ELEVATION

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

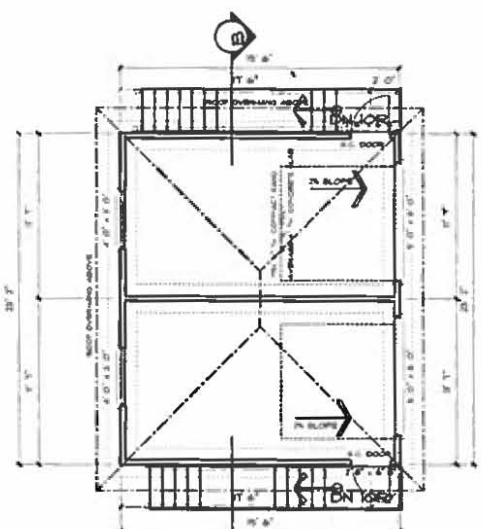
SCALE: 1/4" = 1'-0"
DATE: FEB 5, 2016
PLAN: 1044-E 50-10
DRAWN: BH

4

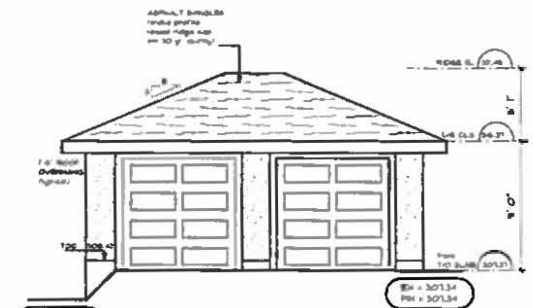
simplex home design



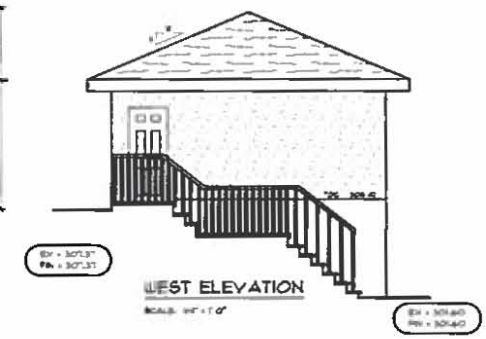
SECTION B-B



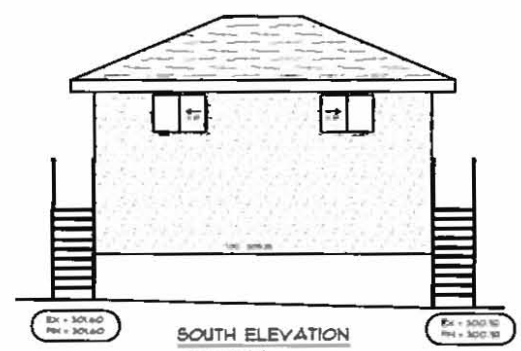
GARAGE PLAN



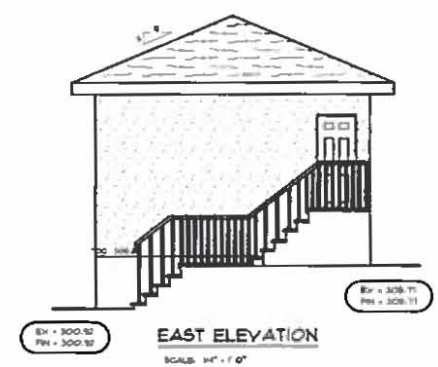
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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

SCALE: 1/4" = 1'-0"
DATE: FEB 5, 2016
PLAN: 10-4-E 56-16
DRAWN: RH

5

simple home design ltd

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

PID: 010-143-211
Civic Address: 4935 Georgia Street, City of Burnaby

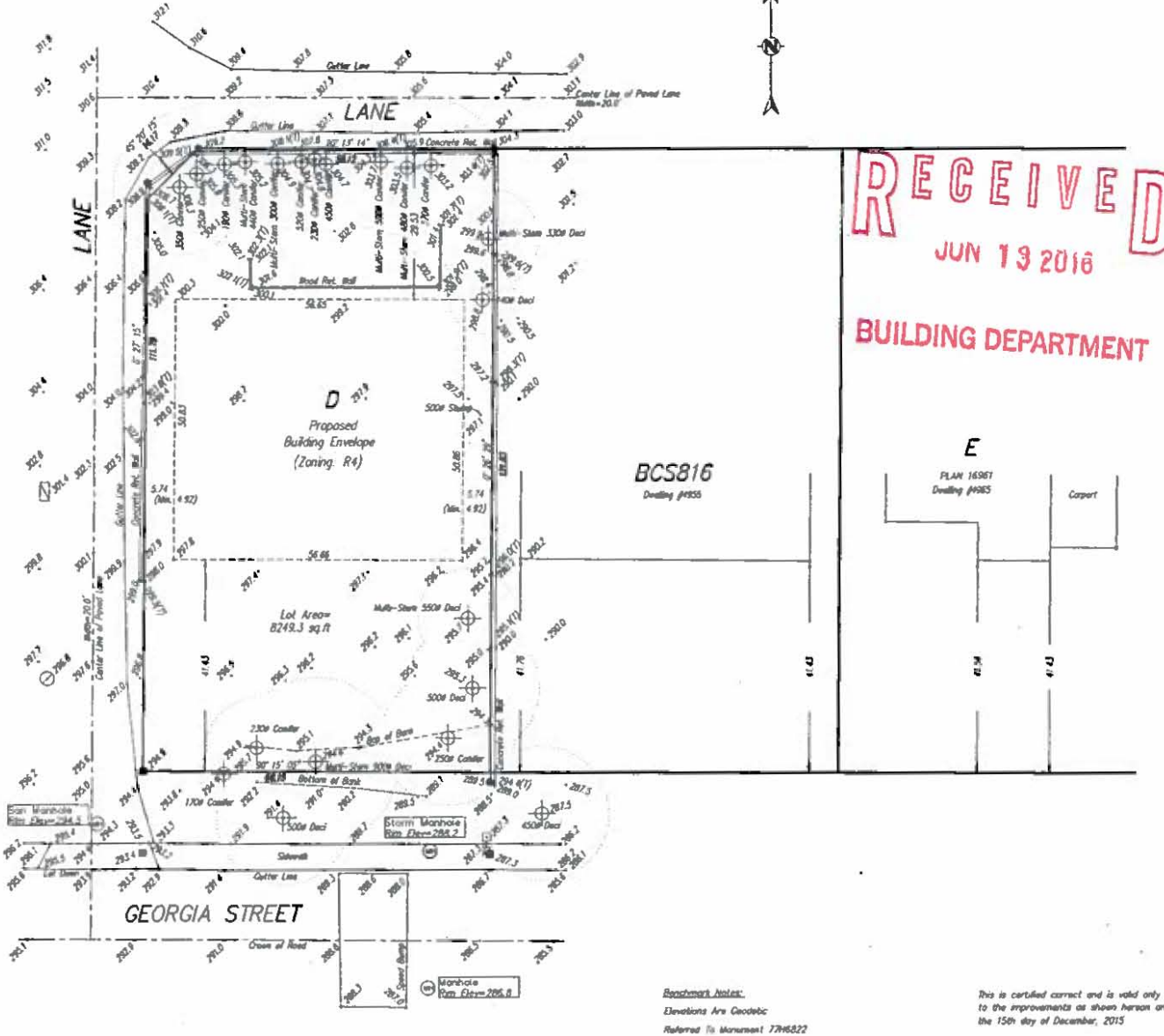
Note: Trees pursuant to by tree law 1996 are shown

Scale 1 inch=16 feet

0 16 32 48 64

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

All Distances And Elevation Are in Feet And Decimals Thereof Unless Otherwise Stated.



RECEIVED
JUN 13 2016
BUILDING DEPARTMENT

Legend:

- ● – Standard Iron Post
- ■ – Lead Plug
- – Tree (diameter in mm and Species)
- – Manhole
- – Catch Basin (Square)
- – Catch Basin (Round)
- – Lamp Standard

Suffix:
T – Elevation of top of wall

Zoning: R4
Setbacks

Lot	Front	Address
BCS816	41.43	4955
E	41.43	4965

Average = 41.43

Notes:

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

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

Benchmark Notes:
Elevations Are Geodetic
Referred To Monument 77H6822
Monument Elevation: 85.755m

Grid bearings are derived from observations between geodetic control monuments 77H6822 and 311.

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

B.C.L.S. #869
LIMING YUAN
This Document Is Not Valid Unless Originally Signed And Sealed

Amray Land Surveying Ltd. 2015 #201-5010 Smith Avenue, Burnaby, BC, V5G 2W5 Tel: (604)620-5299 Email Address: raymond@amraysurveying.com

File No. B17163-TOPO

4935 & 4937 Georgia Street

July 12, 2016

1:900

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: MIKEL IULIANO

Mailing Address: 2080 CASSIAR ST.

City/Town: VANCOUVER Postal Code: V5M 3W7

Phone Number(s) (H) _____ (C) 604 626 5735

Email: mikeiuliano@hotmail.com

Preferred method of contact: ☐ email ☑ phone ☐ mail

Property

Name of Owner: MIKE IULIANO / ISABELLA IULIANO

Civic Address of Property: 1484 DOUGLAS ROAD, BURNABY. V5C 5A2.

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.

July 5TH /16.
Date

Applicant Signature

Office Use Only

Appeal Date 2016 August 04 Appeal Number BV# 6240

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

Mikel Iuliano

2080 Cassiar Street, Vancouver British Columbia, V5M 3W7
Phone: 604-626-5735 Email: mikeiuliano@hotmail.com

Date: Monday July 4th, 2016

Dear Burnaby Board of Variance:

In regards to 1484 Douglas Road, Burnaby British Columbia, V5C 5A2;
Minimum allowed front yard (facing Douglas Road) by law is 19.7 feet.

We are proposing for 10 feet top of foundation and 8 feet 2 inches to the front porch post. Side yard minimum by law is 4.9 feet. We are proposing 5 feet 10 inches on the east side and 6 feet 7 inches on the north side. The north side could be considered a backyard. The minimum setback is 24.6 feet. We are proposing a setback of 6 feet 7 inches. By law house depth is 50% of lot depth. We are more because of the irregular shape and size, it is difficult to meet the required depth.

The reason we are asking for this relaxation to the setbacks and depth is the hardships due to the shape and size of the irregular property with no lane access. It is hard to determine which is the rear side.

As shown in the last page provided, near by properties have similar issues. Furthermore, the existing house is even closer to Douglas Road and this can clearly be seen on the aerial view with the proposed outline of the house.
Thank you for your consideration.

Sincerely,

Mikel Iuliano
Property Owner

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: July 5, 2016	**DEADLINE: July 7, 2016 for the August 4, 2016 hearing**	*This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Monika Amini		
ADDRESS OF APPLICANT: 251 Delta Ave, Burnaby B.C. V5B 3C6		
TELEPHONE: 604.339.3165		

PROJECT			
DESCRIPTION: New Single Family Dwelling With Attached Garage			
ADDRESS: 1484 Douglas Road			
LEGAL:	**LOT: 14**	**DL: 117**	**PLAN: NWP1222**

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) <u>R5 [105.8(1); 105.9; 105.11]</u>
of the Burnaby Zoning Bylaw No. 4742

<u>COMMENTS:</u>
The applicant is proposing to build a new single family dwelling with attached garage. The following relaxations are being requested:

1) The depth of the principal building will be 59.0 feet where a maximum depth of 33.5 feet is permitted.

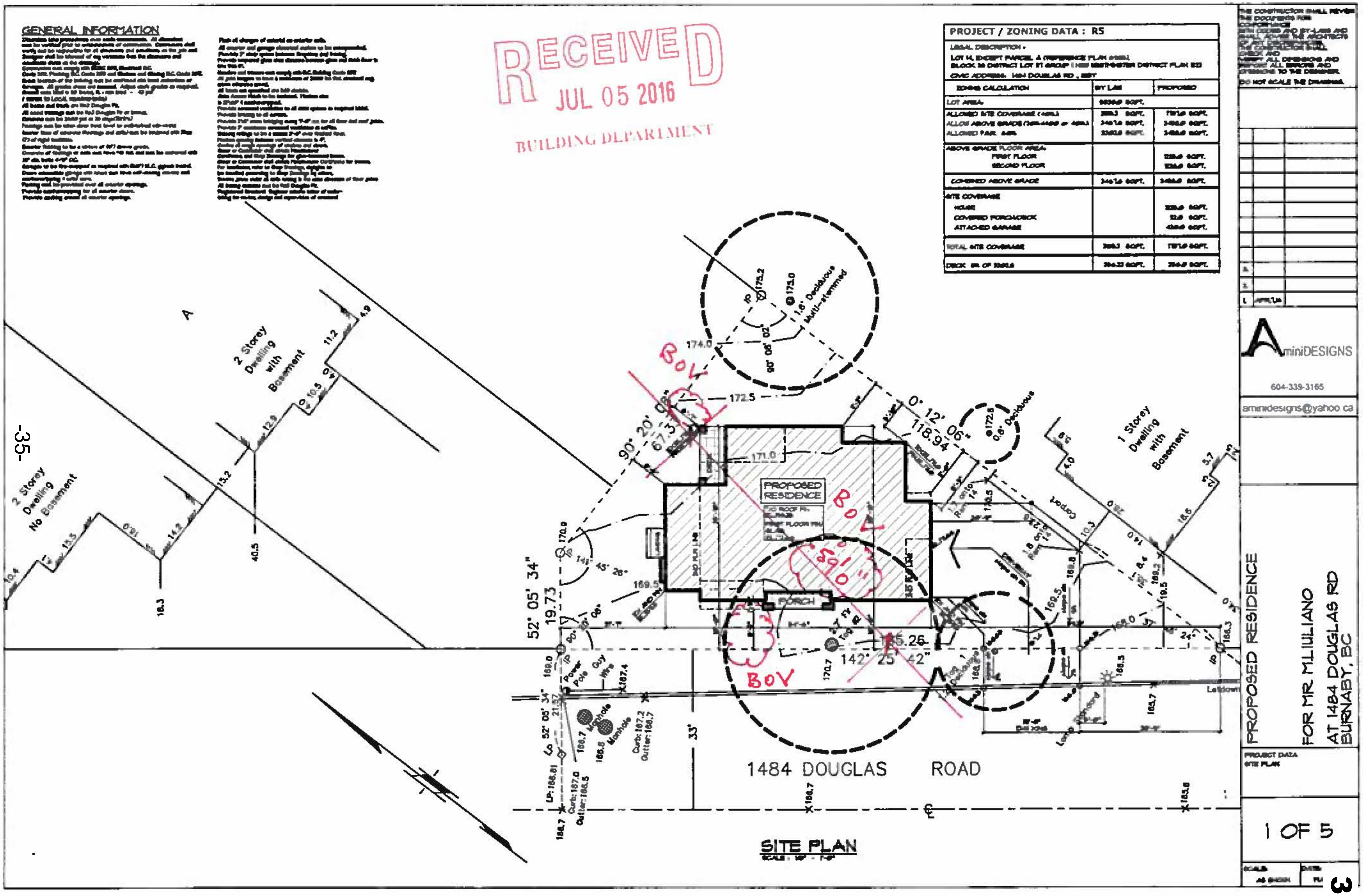
2) The front yard setback will be 8.17 feet to the posts where a minimum front yard setback of 19.7 feet is required. The roof overhang will be 2.0 feet beyond the post.

3) The rear yard setback will be 6.58 feet to the post where a minimum rear yard setback of 24.6 feet is required. The roof overhang will be 2.0 feet beyond the post.

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

IY

for Peter Kushnir
Deputy Chief Building Inspector


GENERAL INFORMATION
RECEIVED
JUL 05 2016
BUILDING DEPARTMENT
PROJECT / ZONING DATA : RS
1484 DOUGLAS ROAD
PROPOSED RESIDENCE
PORCH
1 Storey Dwelling with Basement
2 Storey Dwelling with Basement
2 Storey Dwelling No Basement
Carport
1.6" Deciduous Multi-stemmed
0.6" Deciduous
BOV
52° 05' 34"
19.73
90° 20' 02"
67.31
0° 12' 06"
118.94
142° 25' 42"
165.26
141° 45' 26"
172.5
174.0
171.0
Power Pole
Guy Wire
Manhole
33'
Letdown
SITE PLAN
AminiDESIGNS
604-339-3165
aminidesigns@yahoo.ca
PROPOSED RESIDENCE
FOR MR M.LIULIANO
AT 1484 DOUGLAS RD
BURNABY, BC
PROJECT DATA
SITE PLAN
1 OF 5

3.(b)

RIGHT SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.
DO NOT SCALE THE DRAWING.

AminiDESIGNS
604-339-3165
aminidesigns@yahoo ca

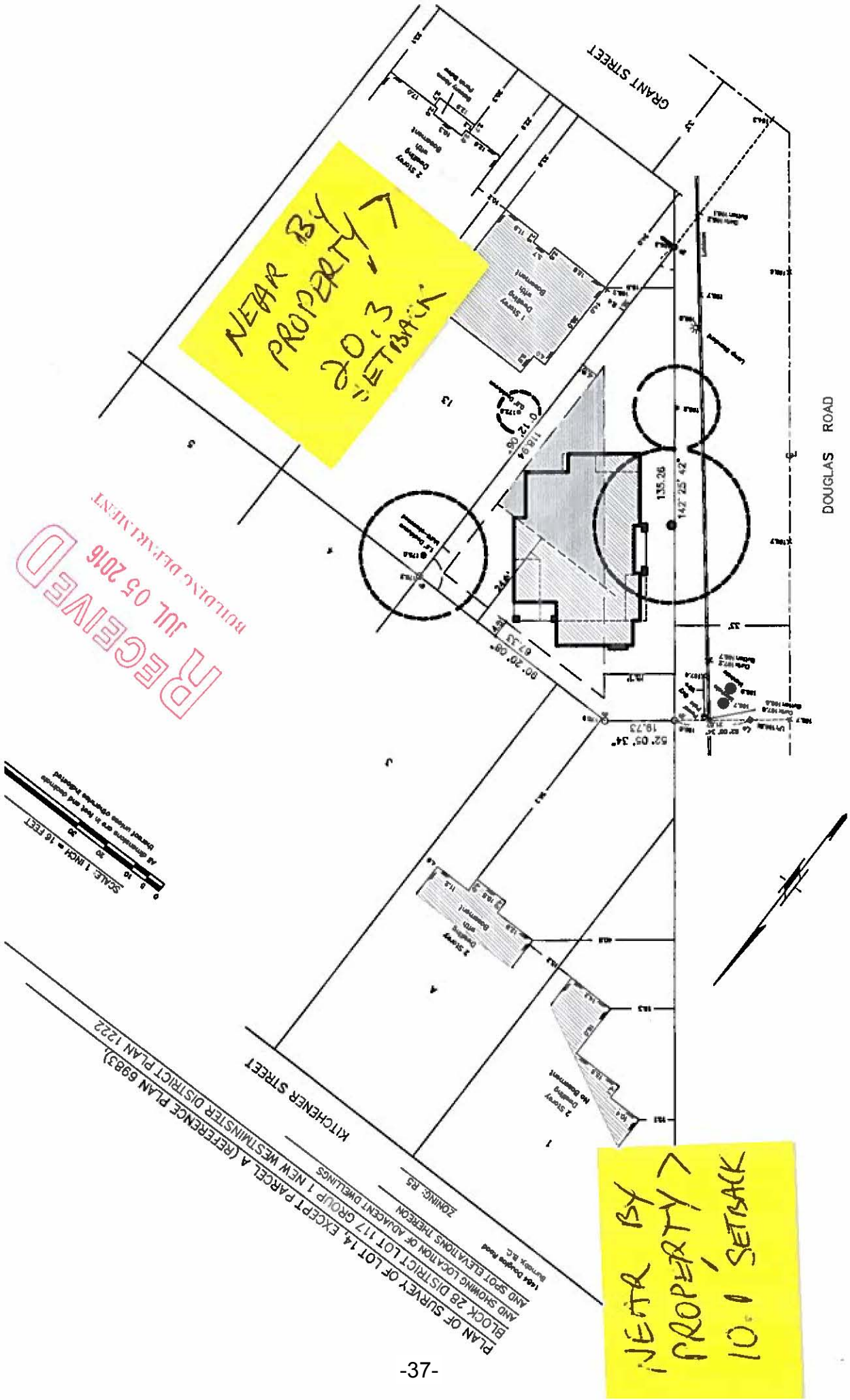
PROPOSED RESIDENCE
FOR MR M.LIULIANO
AT 1484 DOUGLAS RD
BURNABY, BC

ELEVATIONS

5 OF 5

SCALE: AS SHOWN
DATE: JUL

3.(q)


NEAR BY PROPERTY 7
20.3
SETBACK
NEAR BY PROPERTY 7
10.1 SETBACK
GRANT STREET
DOUGLAS ROAD
KITCHENER STREET
RECEIVED
JUL 05 2016
BUILDING DEPARTMENT
PLAN OF SURVEY OF LOT 14, EXCEPT PARCEL A (REFERENCE PLAN 6983), BLOCK 28 DISTRICT LOT 117 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1222
AND SHOWING LOCATION OF ADJACENT DWELLINGS
AND SPOT ELEVATIONS THEREON
ZONING: R3
SCALE: 1 INCH = 16 FEET

1484 Douglas Road

July 8, 2016

1:900

City of Burnaby

Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

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

Applicant

Name of Applicant: HITESH NEBB

Mailing Address: 1625 WEST 5TH AVE

City/Town: VANCOUVER, B.C. Postal Code: V6J1N5

Phone Number(s): (H) 778.388.0129 (C) 778.668.3043

Email: hitesh@regendesign.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.

July 12th 2016
Date

Applicant Signature

Office Use Only

Appeal Date 2016 August 04 Appeal Number BV# 6241

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

generation
design inc.

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 dwelling 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. The proposal complies with the rear yard requirements.

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 the extent of encroachment into the front yard. Even if we were to comply to the building envelope as prescribed in the Zoning By-Law, the dwelling wouldn't conform to the prescribed 45% of the lot depth. Due to this we request a relaxation of the prescribed building depth as per R-10 Burnaby Zoning ByLaw.

A: 1625 West 5th Ave, Vancouver, B.C V6J 1[illegible] T: 778.668.3043 E: office@regendesign.ca

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. The L-shape of the house allows us to provide larger front yard setbacks along most of the front yard in lieu of the two corners of both wings encroaching into the front yard. We ask for this relaxation to avoid an unconventional shaped building (Triangular-shaped dwelling), in an otherwise uniform neighbourhood in terms of character of houses. We have made every effort to reduce the impact of our encroachments on the neighbouring properties whilst proposing a livable design for the proposed house. *Please see the attached diagram for further information.*

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.

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

Sincerely,

Hitesh Neb,

ALLOWED SITE CONDITIONS
4679 ALPHA DRIVE

PROPOSED SITE CONDITIONS
4679 ALPHA DRIVE

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: July 12, 2016	**DEADLINE: July 12, 2016 for the August 04, 2016 hearing**	*This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Hitesh Neb		
ADDRESS OF APPLICANT: 1625 West 5th 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) <u>R10 [6.3.1; 110.6(2)(b); 110.7(a); 110.8]</u>
of the Burnaby Zoning Bylaw No. 4742

<u>COMMENTS:</u>
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 21.04 feet where a maximum height of 19.0 feet is permitted
3) The depth of the principal building will be 57.02 feet where a maximum depth of 38.23 feet is permitted.
4) The front yard setback will be 16.55 feet to the foundation where a minimum front yard setback of 24.9 feet is required. The roof overhang will be 2.95 feet beyond the foundation.

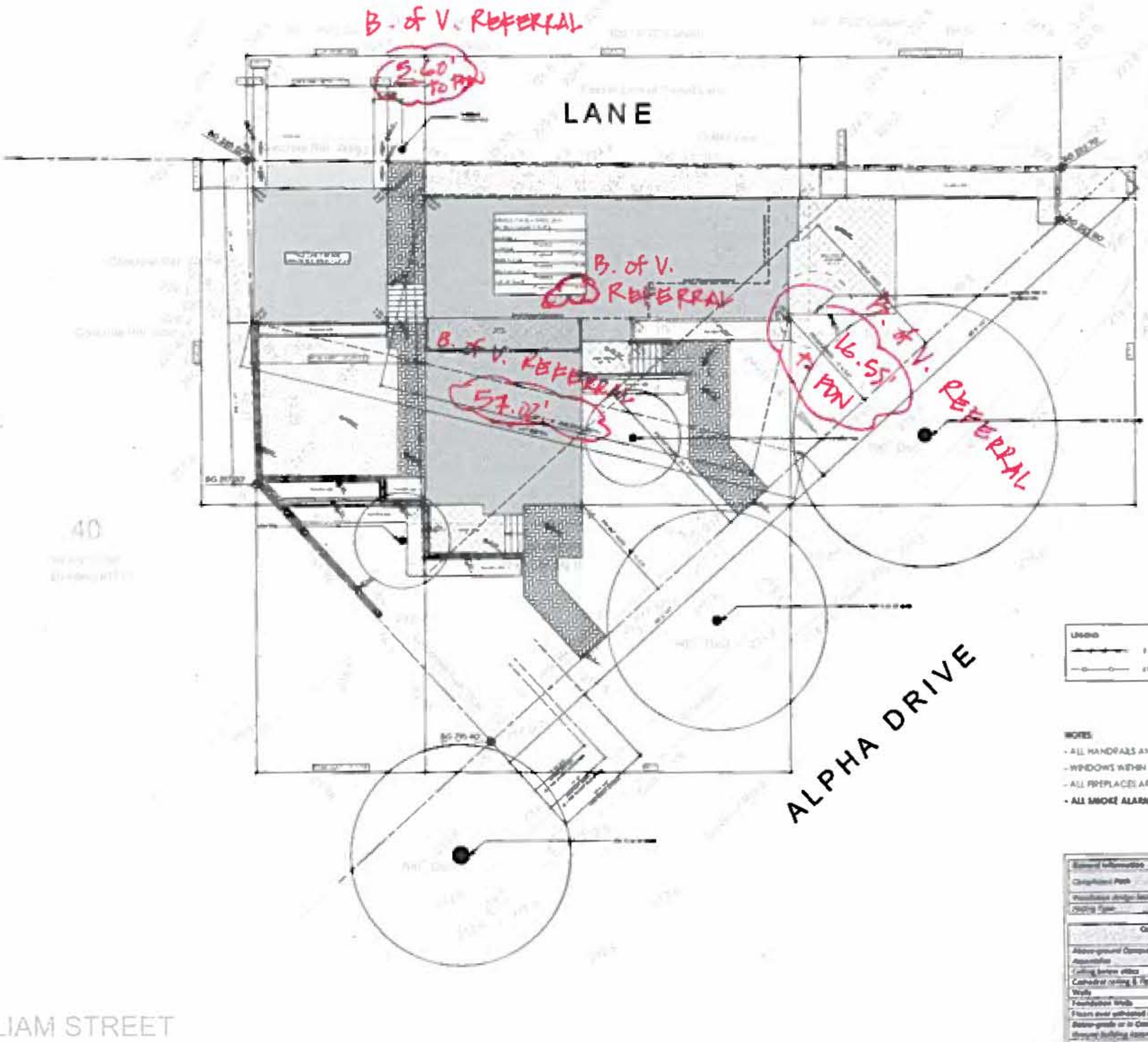
Note: A previous Board of Variance (B.V. 6237) allowed the appeals requesting the distance between the principal building and the detached garage is 5.60 feet where a minimum distance of 14.8 feet is required and the depth of the principal building will be 57.27 feet where a maximum depth of 38.23 feet is permitted. The Board of Variance denied the appeals requesting the principal building height of 22.65 feet where a maximum height of 19.0 feet is permitted; 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; and 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

FOR Peter Kushnir
Deputy Chief Building Inspector

RECEIVED
JUL 12 2016
BUILDING DEPARTMENT



PROJECT DATA

LEGEND

NOTES:
- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO BCBC 9.8.7 & 9.8.8
- WINDOWS WITHIN 3' FROM EXTERIOR DOORS AND BATHTUB ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
- ALL FIREPLACES ARE DIRECTLY VENTED
- **ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED**

N

RE generation design inc.

PROJECT
4679 ALPHA DRIVE
BURNABY, B.C.

DRAWING
SITE PLAN

SHEET
A-1.00

-44-

3.(c)

WALL SCHEDULE

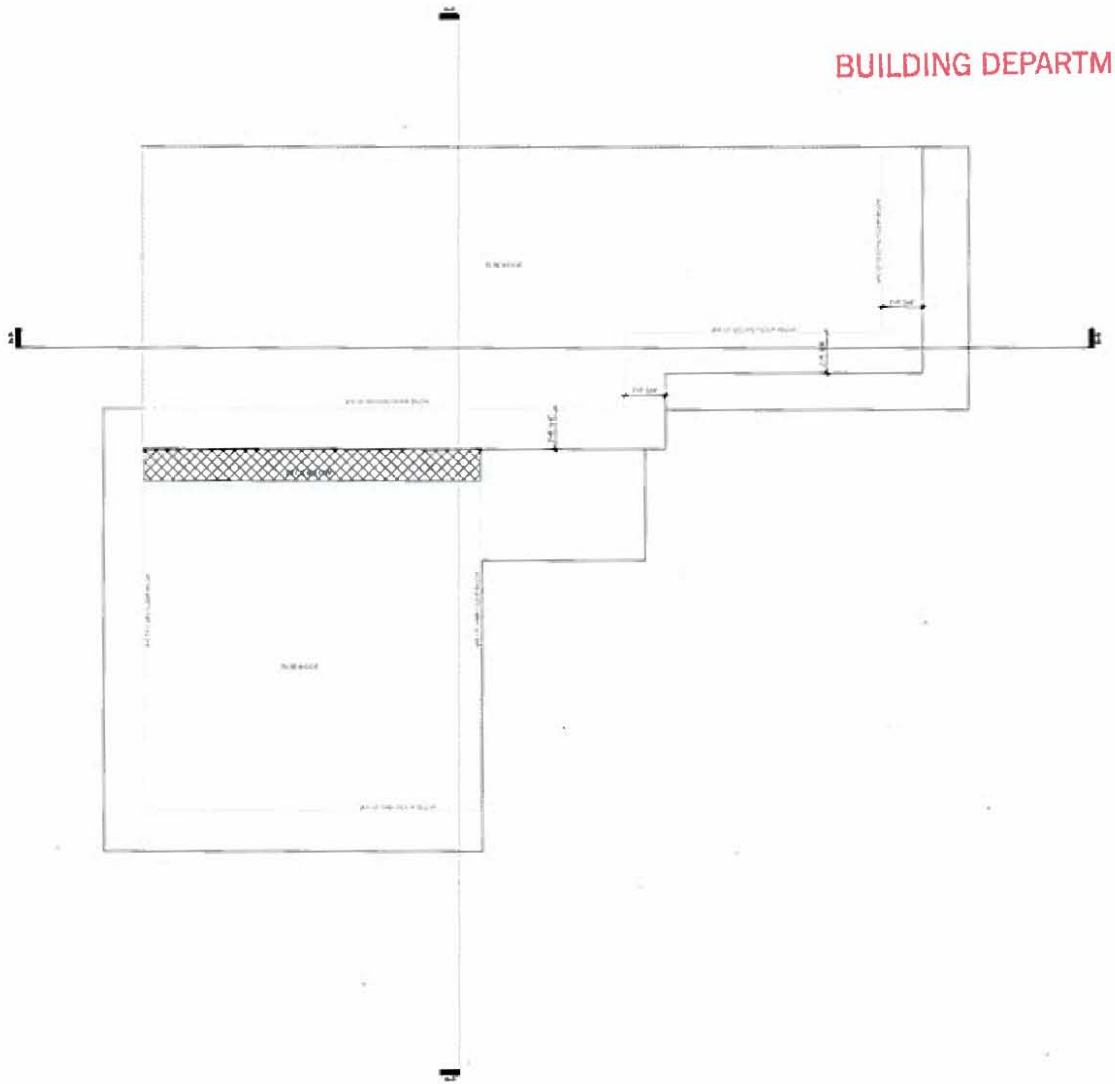
W1	EXTERIOR WOOD FRAMED WALL - CEMENTITIOUS PANEL	
W2	TYPICAL INTERIOR WOOD FRAMED WALL	
W3	TYPICAL INTERIOR WOOD FRAMED WALL	
W4	CONCRETE WALL @ LIVING SPACE	
W5	INTERIOR WOOD FRAMED WALL @ UNIT SEPERATION	

ROOF SCHEDULE

R1	FLAT ROOF	

FLOOR SCHEDULE

F1	SLAB ON GRADE @ HEATED SPACE	
F2	TYPICAL INTERIOR WOOD FRAMED FLOOR	
F3	TYPICAL INTERIOR WOOD FRAMED FLOOR @ UNIT SEPERATION	
F4	DECK OVER UNHEATED SPACE	



1 ROOF PLAN
PROPOSED

N

REVISIONS

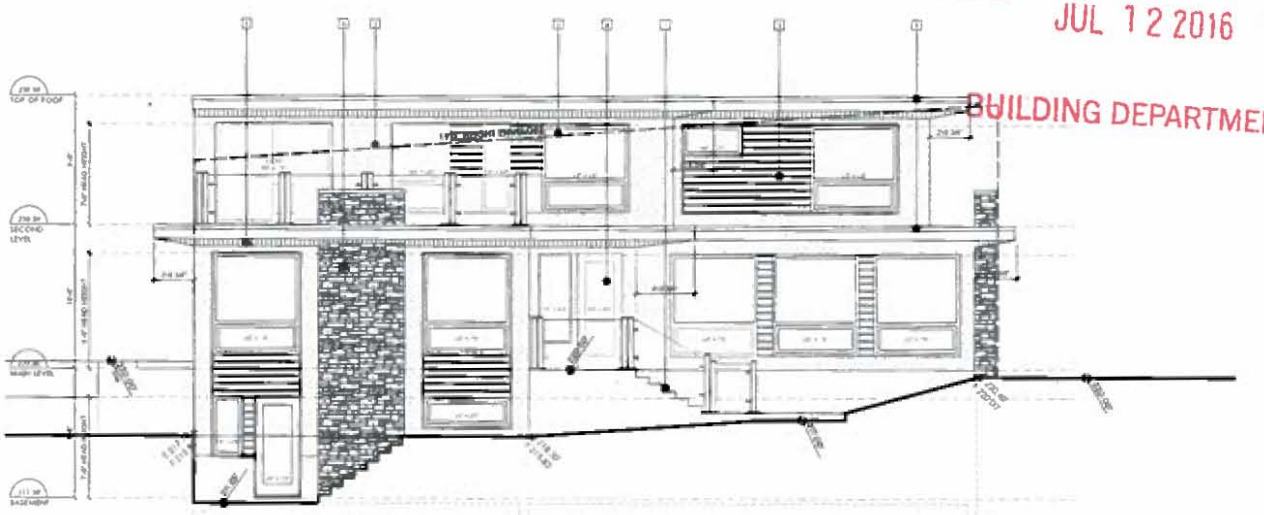
01	ISSUED FOR PUBLIC MEETING
02	REVISED PER PLANNING COMMENTS

generation design inc.

PROJECT
4679 ALPHA DRIVE
BURNABY B.C.

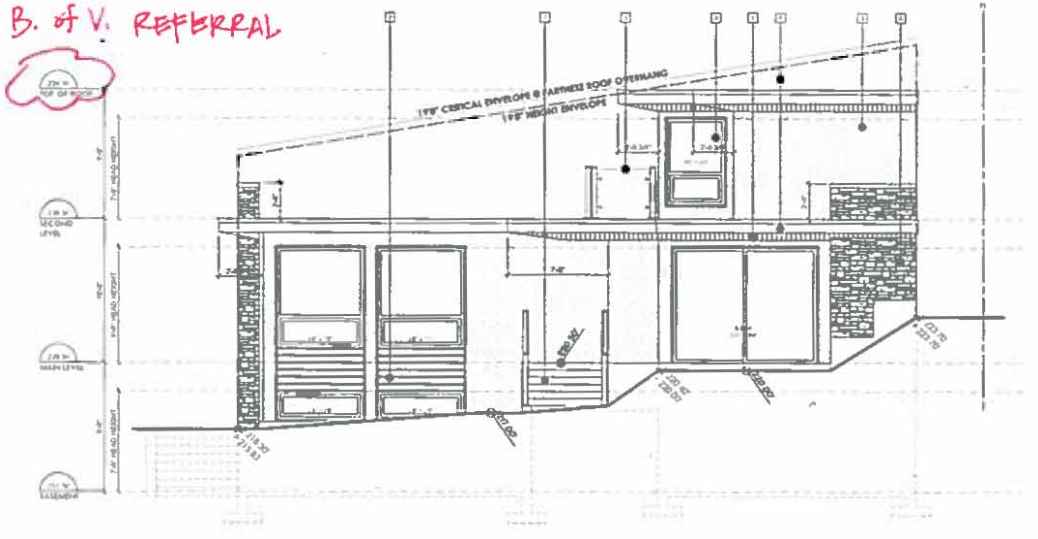
DRAWING
ROOF PLAN

SCALE
DATE
SHEET
A-1.04



1 SOUTH ELEVATION
PROPOSED

B. of V. REFERRAL



2 EAST ELEVATION
PROPOSED

FINISH SCHEDULE

NOTES:
- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO BCBC 9.8.7 & 9.8.8
- WINDOWS WITHIN 3' FROM EXTERIOR DOORS AND BATHTUB ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
- ALL FIREPLACES ARE DIRECTLY VENTED
- ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

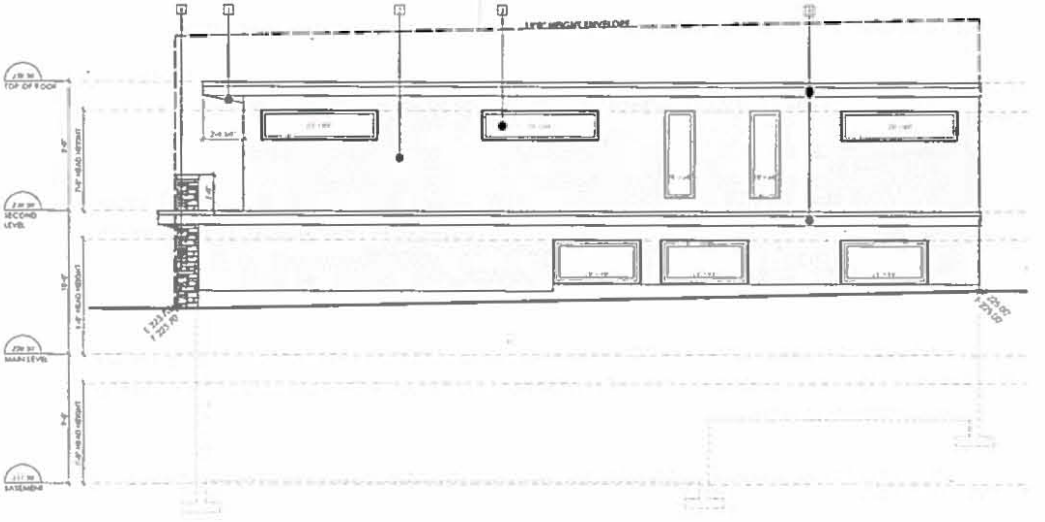
REVISIONS

generation design inc.

PROJECT
4679 ALPHA DRIVE
BURNABY, B.C.

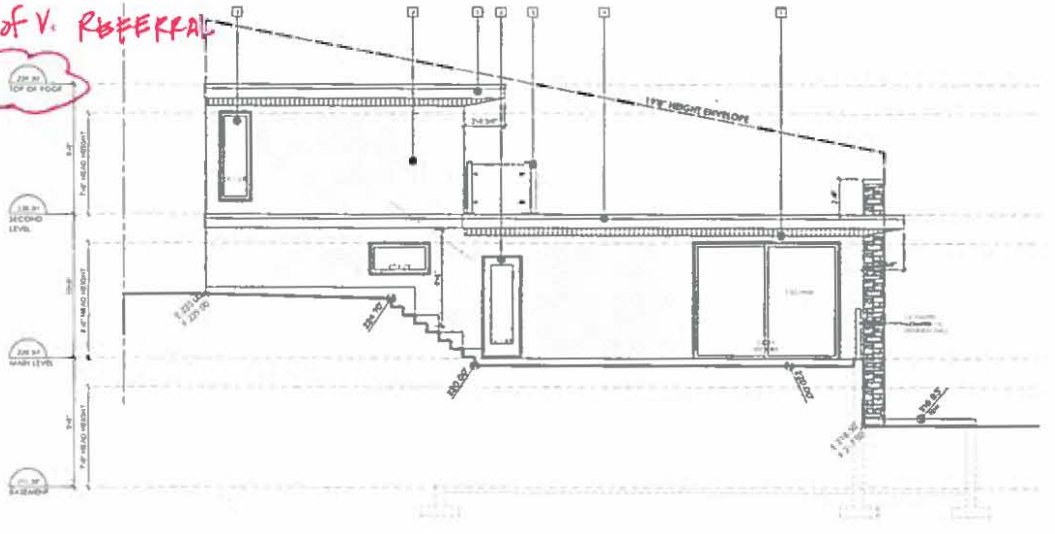
DRAWING
ELEVATIONS

SCALE
DATE
SHEET
A-1.05

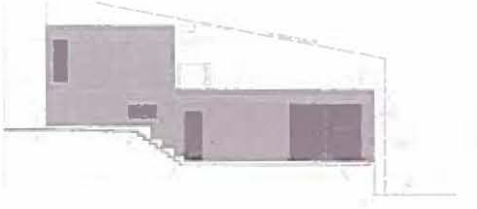


1 NORTH ELEVATION
PROPOSED

B. of V. REFERRAL



2 WEST ELEVATION
PROPOSED



NOTES:
- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO BCBC 9.8.7 & 9.8.8
- WINDOWS WITHIN 3' FROM EXTERIOR DOORS AND BATHTUB ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
- ALL FIREPLACES ARE DIRECTLY VENTED
- ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

FINISH SCHEDULE

generation design inc.

PROJECT
4679 ALPHA DRIVE
BURNABY, B C

DRAWING
ELEVATIONS

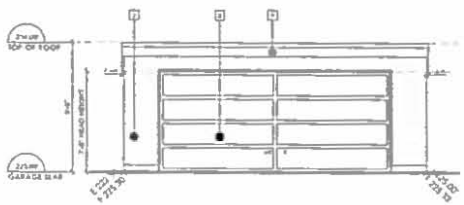
SCALE

DATE

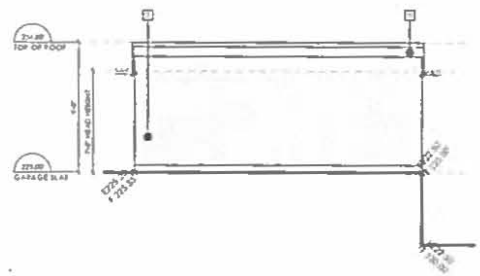
SHEET
A-1.06

-47-

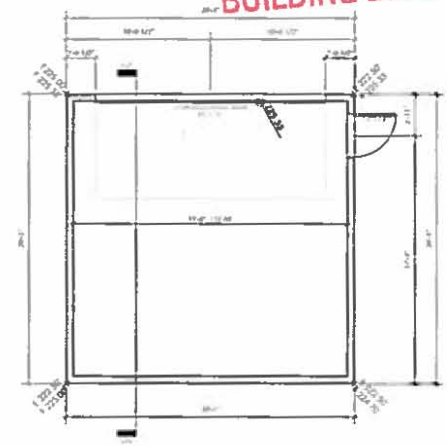
3.(c)



E1 NORTH ELEVATION
PROPOSED

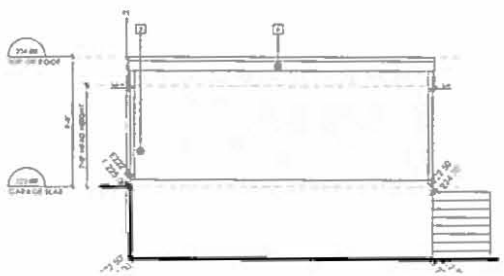


E2 WEST ELEVATION
PROPOSED



P1 GARAGE FLOOR PLAN
PROPOSED

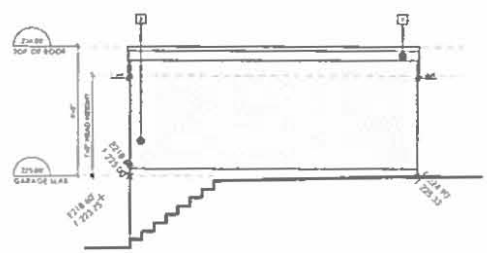
N



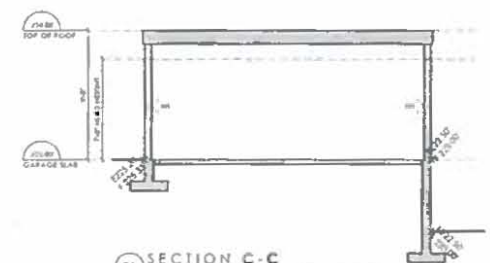
E3 SOUTH ELEVATION
PROPOSED

FINISH SCHEDULE

1	6
2	7
3	8
4	9
5	



E4 EAST ELEVATION
PROPOSED



S1 SECTION C-C
PROPOSED

REVISIONS

generation design inc.

PROJECT
4679 ALPHA DRIVE
BURNABY, B.C.

DRAWING
GARAGE

SCALE

DATE

SHEET
A-1.10

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

PID: 010-210-415
Civic Address: 4679 Alpha Drive, City of Burnaby

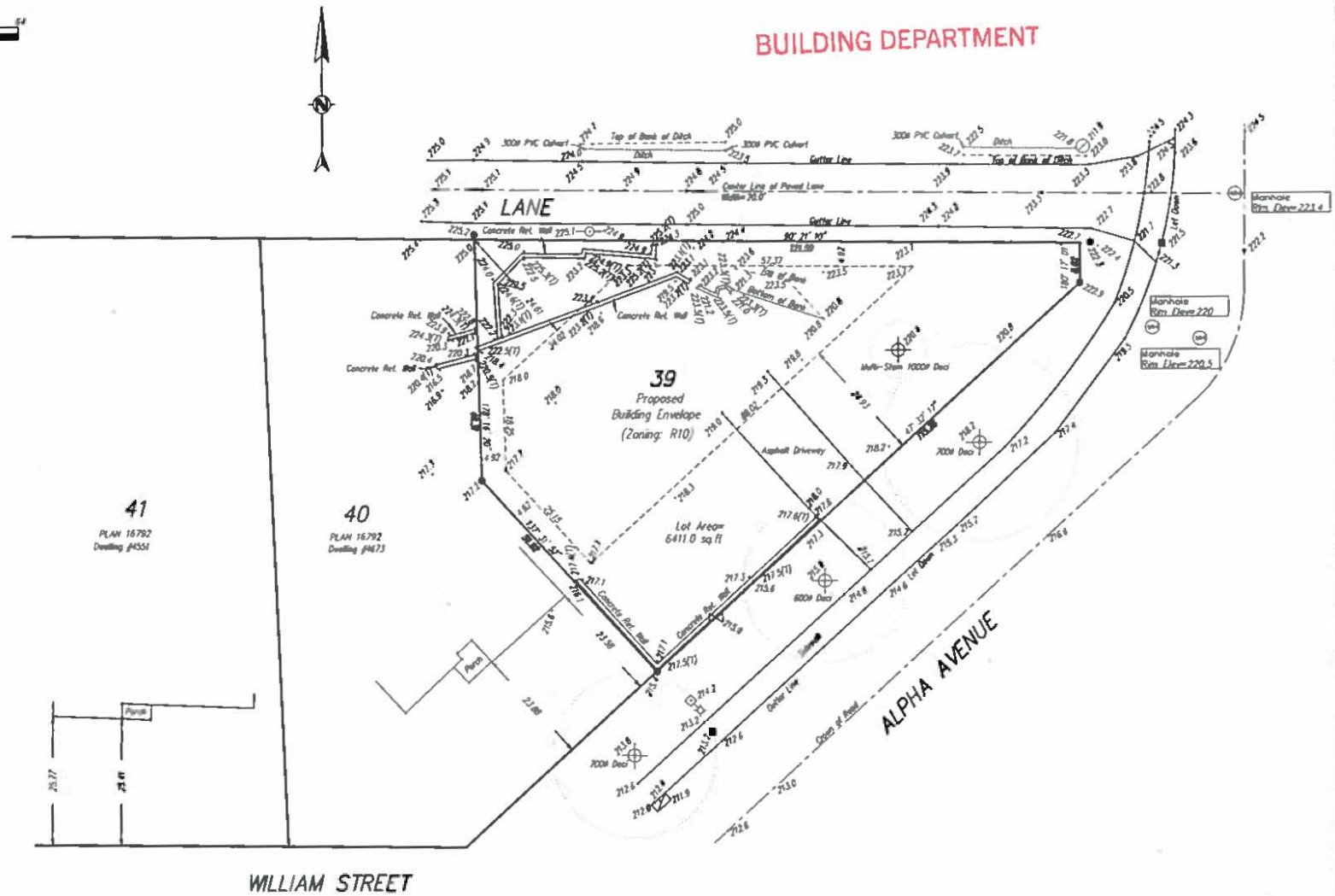
Note: Trees pursuant to by tree law 1996 are shown

Scale 1 inch=16 feet

0 16 32 48 64

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

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



Legend:

- ● – Standard Iron Post
- ■ – Lead Plug
- – Tree (diameter in mm and Species)
- – Manhole
- – Catch Basin (Square)
- – Catch Basin (Round)
- – Power Pole
- – Water Valve
- – Lamp Standard

Suffix:
T – Elevation of top of wall

Zoning: R10
Setbacks

Lot	Front	Address
40	23.58	4673
41	25.41	4551

Average = 24.50

Notes:

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

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

Benchmark Notes:

Elevations Are Geodetic
Referred To Monument 77H6796
Monument Elevation 58.929m

Grid bearings are derived from observations between geodetic control monuments 77H6794 and 77H6796.

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

B.C.L.S. #869
LIMING YUAN

This Document Is Not Valid Unless Originally Signed And Sealed

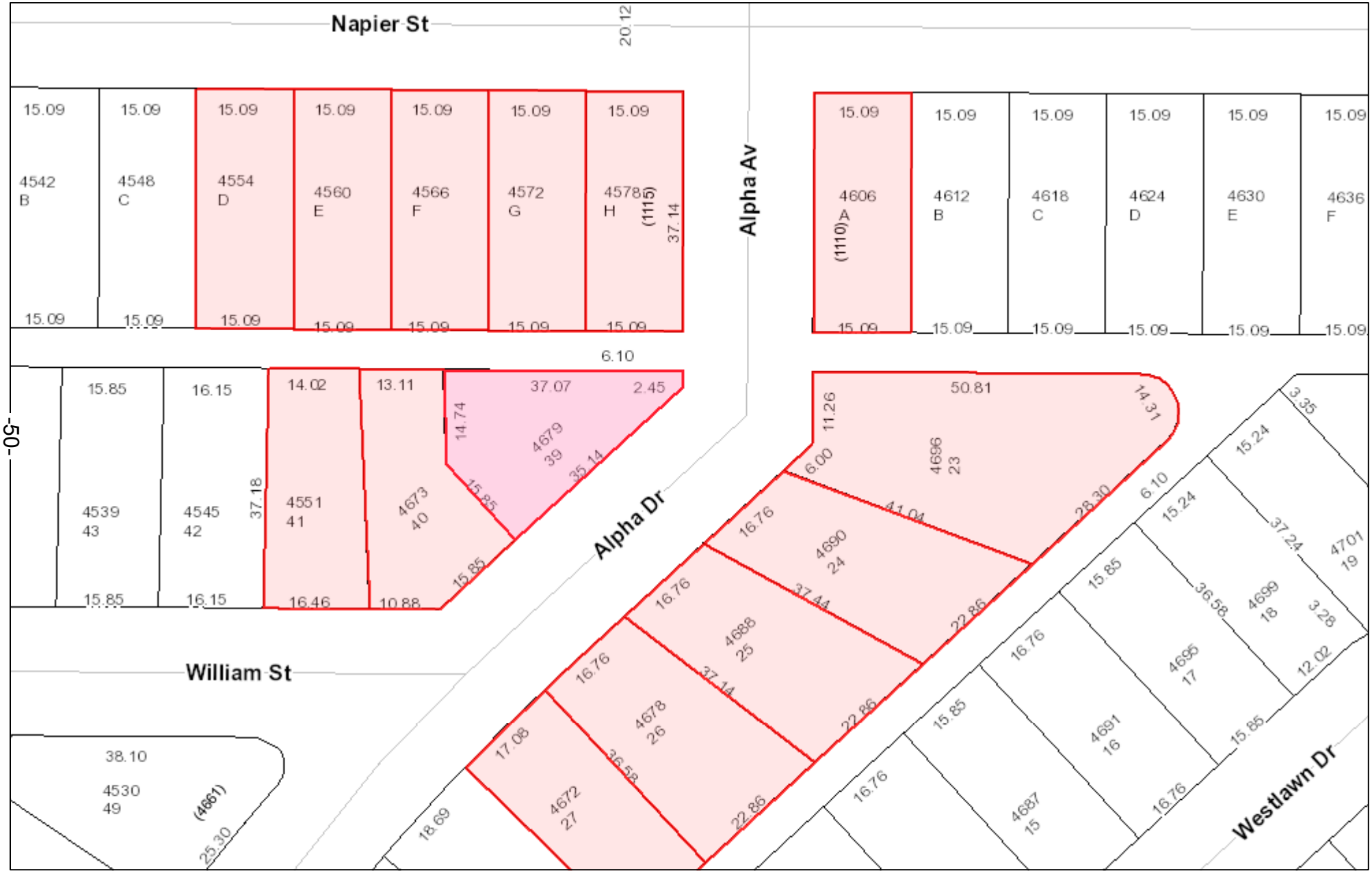
© Amray Land Surveying Ltd. 2015 #201-5010 Smith Avenue, Burnaby, BC, V5G 3T8 Tel: (604)620-5299 Email Address: raymond@amraysurveying.com

File No. 81758-TOPO

4679 Alpha Dr

July 15, 2016

1:800



BOV 6241