



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2016 DECEMBER 01

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 November 03](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6251 **6:00 p.m.**

APPELLANT: Chloe Lee

REGISTERED OWNER OF PROPERTY: Bin Liu

CIVIC ADDRESS OF PROPERTY: [7416 17th Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 3; DL30; Plan 3036

APPEAL: An appeal for the relaxation of Section 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 7416 17th Avenue. The rear yard setback would be 20.71 feet where 24.6 feet is required. All projections into the proposed rear yard will conform to the requirements of Section 6.12. (Zone R5)

(b) APPEAL NUMBER: B.V. 6252 6:00 p.m.

APPELLANT: Gurdeep Sandhar

REGISTERED OWNER OF PROPERTY: Manjit Malhi, Amarjit and Sarabjeet
Lehal, Aneeta Sandhar

CIVIC ADDRESS OF PROPERTY: [4467 Marine Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 2; DL 157; Plan 12963

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 with secondary suite and attached garage at 4467 Marine Drive. The front yard setback would be 81.56 feet where a minimum front yard setback of 93.87 feet is required based on front yard averaging. (Zone R2)

(c) APPEAL NUMBER: B.V. 6253 6:15 p.m.

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 14508

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 family home with detached garage at 5469 Keith Street. The front yard setback would be 28.09 feet where a front yard setback of 33.09 feet is required based on front yard averaging. (Zone R2)

(d) APPEAL NUMBER: B.V. 6254 6:15 p.m.

APPELLANT: David Song

REGISTERED OWNER OF PROPERTY: S Jala Investments LTD

CIVIC ADDRESS OF PROPERTY: [8580 Gilley Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 12; DL 159; Plan 2-14

APPEAL: An appeal for the relaxation of Sections 102.8(1) and 102.7(b) of the Burnaby zoning Bylaw which, if permitted would allow for the construction of a new single family home with attached garage at 8580 Gilley Avenue. The following variances are being requested:

a) a front yard setback from Byrne Road of 69.10 feet where 104.25 feet is required based on front yard averaging; and,

b) the depth of the principal building would be 61.0 feet where a maximum permitted depth of 60.0 feet is permitted. The sundeck would extend 3.94 feet beyond the building. (Zone R2)

(e) **APPEAL NUMBER:** B.V. 6255 **6:30 p.m.**

APPELLANT: Boni Maddison Architects

REGISTERED OWNER OF PROPERTY: Tinny Jones

CIVIC ADDRESS OF PROPERTY: [7729 and 7731 Rosewood Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 4; DL 90; Plan 13173

APPEAL: An appeal for the relaxation of Section 105.7(2)(c) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling with detached garage at 7729 and 7731 Rosewood Street. The following variances are being requested:

a) the height of the principal building, measured from the rear average elevation, would be 24.79 feet where a maximum height of 20.0 feet is permitted; and,

b) the height of the principal building, measured from the front average elevation, would be 22.04 feet where a maximum height of 20.0 feet is permitted. (Zone R5)

(f) **APPEAL NUMBER:** B.V. 6256 **WITHDRAWN**

APPELLANT: Harb Mann

REGISTERED OWNER OF PROPERTY: Jack and Pauline Chan

CIVIC ADDRESS OF PROPERTY: [8462 Royal Oak Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 18; DL 158; Plan 1489

(g) **APPEAL NUMBER:** B.V. 6257 **WITHDRAWN**

APPELLANT: Adrian Botez

REGISTERED OWNER OF PROPERTY: Adrian and Victoria Botez

CIVIC ADDRESS OF PROPERTY: [4610 Marine Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 110; DL 157; Plan 26519

(h) **APPEAL NUMBER:** B.V. 6258 **7:00 p.m.**

APPELLANT: Rob Hsu

REGISTERED OWNER OF PROPERTY: Ying On

CIVIC ADDRESS OF PROPERTY: [395 Glynde Avenue North](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 16; DL 189; Plan 4953

APPEAL: An appeal for the relaxation of Section 102.6(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with attached garage at 395 Glynde Avenue North. The following variances are being requested:

a) the principal building height, measured from the rear average elevation, would be 33.5 feet where a maximum height of 24.3 feet is permitted; and,

b) the principal building height, measured from the front average elevation, would be 25.86 feet where a maximum building height of 24.3 feet is permitted. (Zone R2)

(i) **APPEAL NUMBER:** B.V. 6259 **7:00 p.m.**

APPELLANT: Raffaele and Associates

REGISTERED OWNER OF PROPERTY: Mela Properties LTD

CIVIC ADDRESS OF PROPERTY: [7774 Government Road](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 54; DL 42; Plan 26832

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 at 7774 Government Road. The front yard setback would be 43.81 feet where a minimum front yard setback of 114.5 feet is required based on front yard averaging. (Zone R1)

Although the requested variance to the front yard setback is the same as the requested variance to the front yard setback in the 2016 November 03 appeal, the design form proposed in this appeal has been altered, as compared to the design form proposed in the 2016 November 03 appeal.

A previous Board of Variance appeal (BOV 6246, 2016 October 06) seeking a front yard setback of 29.53 feet was denied.

A previous Board of Variance appeal (BOV 6250, 2016 November 03) seeking a front yard setback of 43.81 feet was denied.

4. NEW BUSINESS

5. ADJOURNMENT