



## **BOARD OF VARIANCE**

### ***NOTICE OF OPEN MEETING***

**DATE:** THURSDAY, 2016 DECEMBER 15

**TIME:** 6:00 PM

**PLACE:** COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

### **A G E N D A**

**1. CALL TO ORDER**

**2. APPEAL APPLICATIONS**

**(a) APPEAL NUMBER: B.V. 6260 6:00 p.m.**

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

APPEAL: An appeal to vary Section 102.6(1)(b) 'Height of Principal Building' of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a flat roof and attached garage at 4610 Marine Drive. The height of the principal building, measured from the rear average elevation, would be 30.32 feet where a maximum height of 24.3 feet is permitted. The building height, as measured from the front average elevation, would be 19.0 feet.

**(b) APPEAL NUMBER: B.V. 6261 6:00 p.m.**

APPELLANT: Harb Mann

REGISTERED OWNER OF PROPERTY: Jack and Paulina Chan

**CIVIC ADDRESS OF PROPERTY:** 8462 Royal Oak Avenue

**LEGAL DESCRIPTION OF PROPERTY:** LOT 18; DL 158; PLAN 1489

**APPEAL:** An appeal to vary Section 102.6(1)(a) 'Height of Principal Building' and Section 102.8(1) 'Front Yard' of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with secondary suite, sloped roof and attached garage at 8462 Royal Oak Avenue. The following variances are being requested:

a) The height of the principal building, measured from the front average elevation, would be 33.7 feet where a maximum height of 29.5 feet is permitted. The building height, as measured from the rear average elevation, is proposed to be 27.15 feet; and,

b) The front yard depth would be 24.60 feet where a front yard depth of 39.48 feet is required based on front yard averaging.

**3. NEW BUSINESS**

**4. ADJOURNMENT**



# 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 ANRIAN BOTEZ  
 Mailing Address 1501 - 8160 LANSDOWNE RD  
 City/Town RICHMOND Postal Code \_\_\_\_\_  
 Phone Number(s) (H) \_\_\_\_\_ (C) 7789960570  
 Email \_\_\_\_\_  
 Preferred method of contact: ☒ email ☒ phone ☐ mail

### Property

Name of Owner ANRIAN & VICTORIA BOTEZ  
 Civic Address of Property 4160 MARINE DR  
BURNABY

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

01/12/2016

Date

[Signature]

Applicant Signature

### Office Use Only

Appeal Date Dec. 15 2016 Appeal Number BV# 6260.

Required Documents: @ 6:00 p.m.

- ☐ 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 City of Burnaby Board of Variance

Applicant Name: **Adrian Botez**

Date: October 11<sup>th</sup>, 2016

Project address: 4160 Marine Drive, Burnaby, BC

To whom it may concern,

This letter is to demonstrate and describe the hardship resulting in the request for the relaxation of the Building Height as per the Burnaby Zoning Bylaw as it applies to this property.

The proposed building is in the R5 Residential District Zone and is located on south side of Marine Drive. The shape of the site is a parallelogram which is approximately 50 ft. wide and 200 ft. deep. To the east and west of the subject site there are single family dwellings. There is no back lane so vehicle access is through the front driveway. The property's south boundary is bordered by the parking lot of the Riverway Sports Complex.

The site slopes significantly from north to south, with a difference of 28.88 ft in elevation from the highest elevation at the street property line to the lowest elevation point of the site at the rear property line (39.98 ft. - 11.10 ft.). When applying the height calculation as per the lowest average side the property's steep terrain has a significant impact. The calculation would cause the building to be significantly below the road level and significantly lower than the neighboring homes. The result poses difficulty in dealing with driveway slopes from the street, considering there is no lane access for a detached structures this further complicates the design abilities for the property.

When viewed from Marine Drive the proposed building height measured from the front (north) elevation will be only 17.03 ft. (57.01ft. - 39.98ft.). This will create a pleasant streetscape with the neighboring homes.

In the back the height of the building is 20'10" on the south edge of the house and only 32' towards the middle of the building height increases with 9'6" taking the maximum height to 30'4". At that point, as detailed in LOT PROFILE attached, the height from the grade is only 23'7".

Compared to the other two newer homes on the west side of the property, the top of the roof follows the street line and is lower than other two homes situated west of the property (57'01" for proposed building vs 58'20" the first house and 61'22" second house - all the roof elevations have been surveyed by Richard Fu Land Surveying Inc.).

Seen from back yard or front yard house looks like a 2 story house, a rendering is attached to this letter.

I consider that it is unlikely that the height created by a relaxation in the height calculation would affect the views from the north side neighboring properties as these are much higher in their position on north side of Marine Drive, nor would it affect the parking lot to the south of the property in any negative manner.

The steep slope of the site creates this hardship situation when attempting to meet the bylaw height restrictions. A relaxation in the height would create a considerably more pleasing architectural and streetscape appearance on the block of homes and would address the structural challenge in building on the extensively sloped site. This will all be achieved with only positive impacts to the neighborhood.

Sincerely,

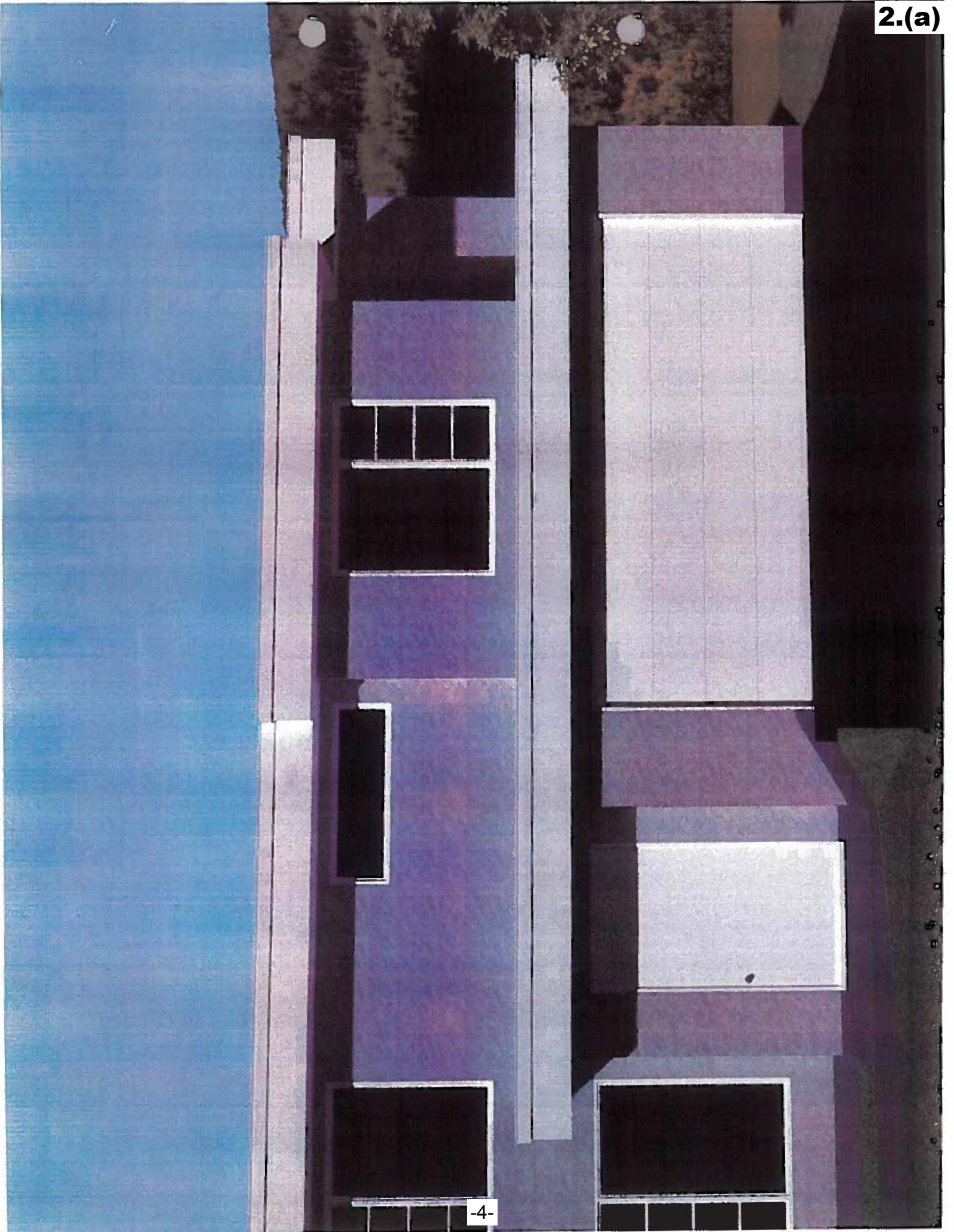
Adrian Botez












**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> November 01, 2016		<b>DEADLINE:</b> November 8, 2016 for the December 15, 2016 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Adrian Botez				
<b>ADDRESS OF APPLICANT:</b> 4610 Marine Drive, Burnaby, B.C.				
<b>TELEPHONE:</b> 778 996 0570				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New single family dwelling w/ attached garage				
<b>ADDRESS:</b> 4610 Marine Drive				
<b>LEGAL:</b>	<b>LOT:</b> 110	<b>DL:</b> 157	<b>PLAN:</b> NWP26519	

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

**Zone/Section(s) R2 [102.6(1)(b)]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling with attached garage. The following relaxation is being requested.

- 1) To vary Section 102.6(1)(b) – “Height of Principal Building” of the Zoning Bylaw from 24.3 feet to 30.32 feet. The purpose of this variance is to allow construction of the proposed single family dwelling with a flat roof to exceed the permitted maximum building height, as measured from the rear average elevation. The building height, as measured from the front average elevation, is proposed to be 19.0 feet.

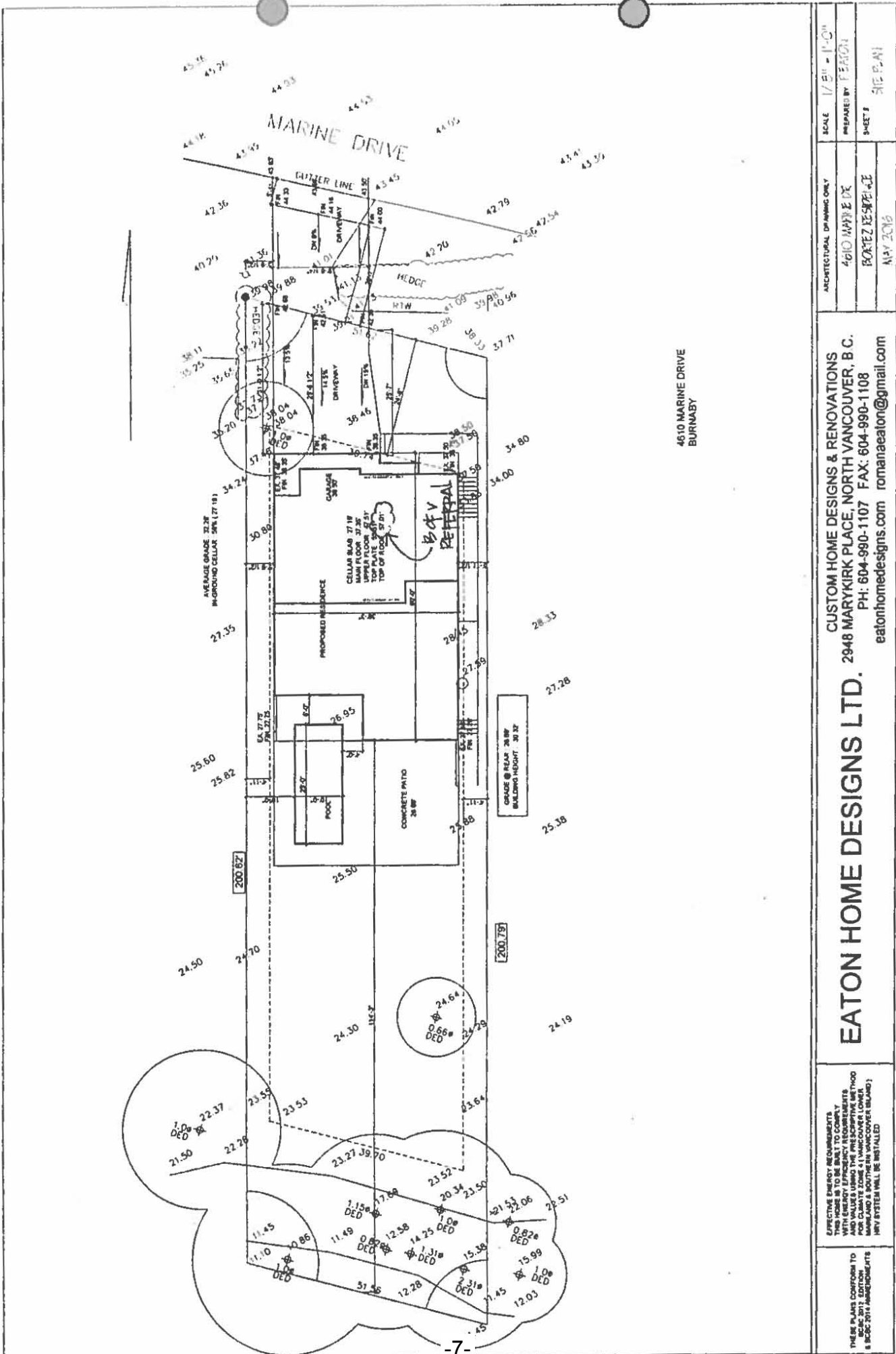
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

JQ

Peter Kushnir  
Deputy Chief Building Inspector, Permits and Customer Service



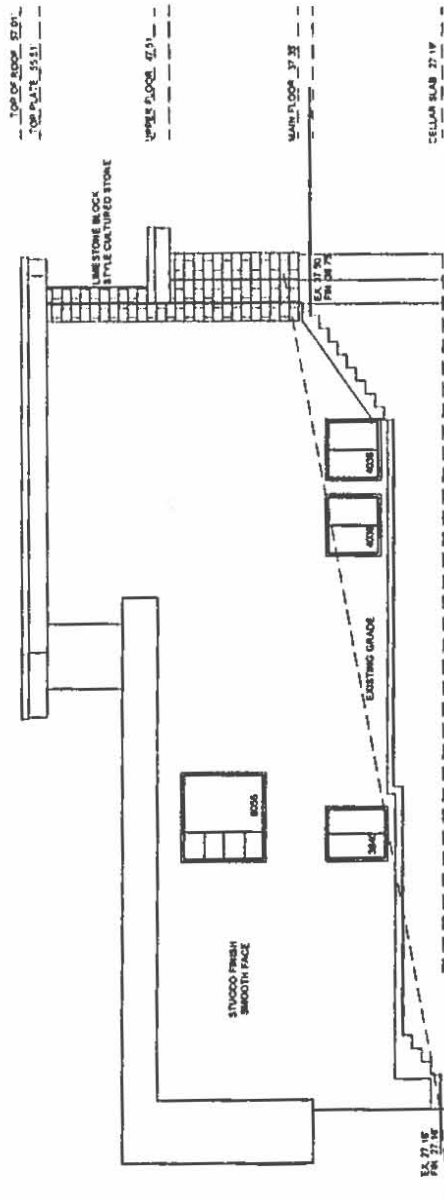




SCALE 1/8" = 1'-0"	ARCHITECTURAL DRAWING ONLY	CUSTOM HOME DESIGNS & RENOVATIONS	EATON HOME DESIGNS LTD.	EFFECTIVE ENERGY REQUIREMENTS FOR CLIMATE ZONE 4 (VICTORIA) WITH ENERGY EFFICIENCY REQUIREMENTS AND VALUES USING THE PREScriptive METHOD FOR CLIMATE ZONE 4 (VICTORIA) (LOWER HVAC SYSTEM WILL BE INSTALLED)
PREPARED BY: EATON	4610 MARINE DRIVE	2948 MARYKIRK PLACE, NORTH VANCOUVER, B.C.		THESE PLANS CONFORM TO B.C. 2012 EDITION B.C. 2012 REGULATIONS
SHEET #	EATON DESIGNS	PH: 604-990-1107 FAX: 604-990-1108		
SHEET #	A137 2016	eatonhomedesigns.com romanaeaton@gmail.com		

THESE PLANS CONFORM TO  
IBC BC 2012 EDITION  
& CBC 2014 AMENDMENTS

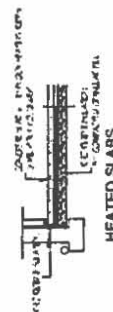
ARCHITECTURAL DRAWING ONLY	SCALE 1/4" = 1'-0"
SECTION	PREPARED BY E.A.C.O.
SECTION	SHEET # 10



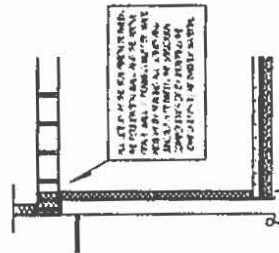
LEFT SIDE ELEVATION  
EAST

SPATIAL SEPARATION  
WALL AREA: 1085 SQFT.  
LANDING DISTANCE: 1.8m  
OPENINGS: 75 SQFT. (0.7%)

DESCRIPTION	EFFECTIVE R-VALUE
1. 4" POLYSTYRENE INSULATION	0.08
2. 1/2" GYPSUM BOARD	0.05
3. 1/2" GYPSUM BOARD	0.05
4. 1/2" GYPSUM BOARD	0.05
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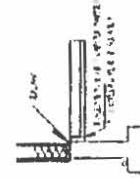
DESCRIPTION	EFFECTIVE R-VALUE
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DESCRIPTION	EFFECTIVE R-VALUE
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CUSTOM HOME DESIGNS & RENOVATIONS  
2948 MARYKIRK PLACE, NORTH VANCOUVER, B.C.  
PH: 604-990-1107 FAX: 604-990-1108  
eatonhomedesigns.com romanaeaton@gmail.com

EATON HOME DESIGNS LTD.

EFFECTIVE ENERGY REQUIREMENTS  
THIS HOME IS TO BE BUILT TO COMPLY  
WITH THE BC ENERGY CODE (BCEC) 2015  
AND VALUES USING THE PRESCRIPTIVE METHOD  
(BCEC 2015, SECTION 4.1, VANCOUVER LOWER  
MAINLAND) (BCEC 2015, SECTION 4.1, VANCOUVER ISLAND)  
NEW SYSTEMS WILL BE INSTALLED

THESE PLANS CONFORM TO  
BCEC 2015, SECTION 4.1, VANCOUVER LOWER  
MAINLAND (BCEC 2015, SECTION 4.1, VANCOUVER ISLAND)

ARCHITECTURAL DRAWING ONLY	SCALE	DATE
2010 MARCH 20	1/4" = 1'-0"	2010
2010 MARCH 20		2010
2010 MARCH 20		2010



## CEILING & ROOF ASSEMBLIES

## CEILINGS IN CATHEDRAL & FLAT ROOFS

[illegible]

## EXTERIOR WALL ASSEMBLIES

ABOVE GRADE WALL ASSEMBLY  
STUCCO FINISH

[illegible][illegible][illegible][illegible]

DESCRIPTION	EFFECTIVE RES. VALUE
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<p>THESE PLANS CONFORM TO          &amp; BC202 PWT AMENDMENTS</p>	<p>EFFECTIVE ENERGY REQUIREMENTS          THIS HOME IS TO BE BUILT TO COMPLY          WITH ENERGY EFFICIENCY REQUIREMENTS          AND VALUES USING THE PRESCRIPTIVE METHOD          OF THE 2006 ENERGY CODE OF ALBERTA          (SARAJAN AND ROUTINE IN VANCOUVER ISLAND)          HWY SYSTEM WILL BE INSTALLED</p>	<p><b>EATON HOME DESIGNS LTD.</b></p> <p>CUSTOM HOME DESIGNS &amp; RENOVATIONS</p> <p>2948 MARYKIRK PLACE, NORTH VANCOUVER, B.C.</p> <p>PH: 604-990-1107 FAX: 604-990-1108</p> <p><a href="http://eatonhomedesigns.com">eatonhomedesigns.com</a> <a href="mailto:romanaeaton@gmail.com">romanaeaton@gmail.com</a></p>	<p>ARCHITECTURAL DRAWING ONLY</p> <p>2-10 NAME OF</p> <p>HOME DESIGN</p> <p>HWY 206</p>	<p>SCALE 1/4" = 1'-0"</p> <p>PREPARED BY</p> <p>DATE</p>
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# TOPOGRAPHIC SURVEY OF LOT 110, DISTRICT LOTS 157 & 63 GROUP 1, N.W.D., PLAN 26519

SCALE 1" = 16 FEET

CIVIC ADDRESS: 4010 MARINE DRIVE,  
BURBANK, BC

FID: 005-077-624

ZONING: R2

BENCHMARK  
ELEVATIONS ARE BASED ON  
O.C.M. 358  
ELEVATION = 35.55 FEET GEODETIC  
DATUM = CVD280VRD

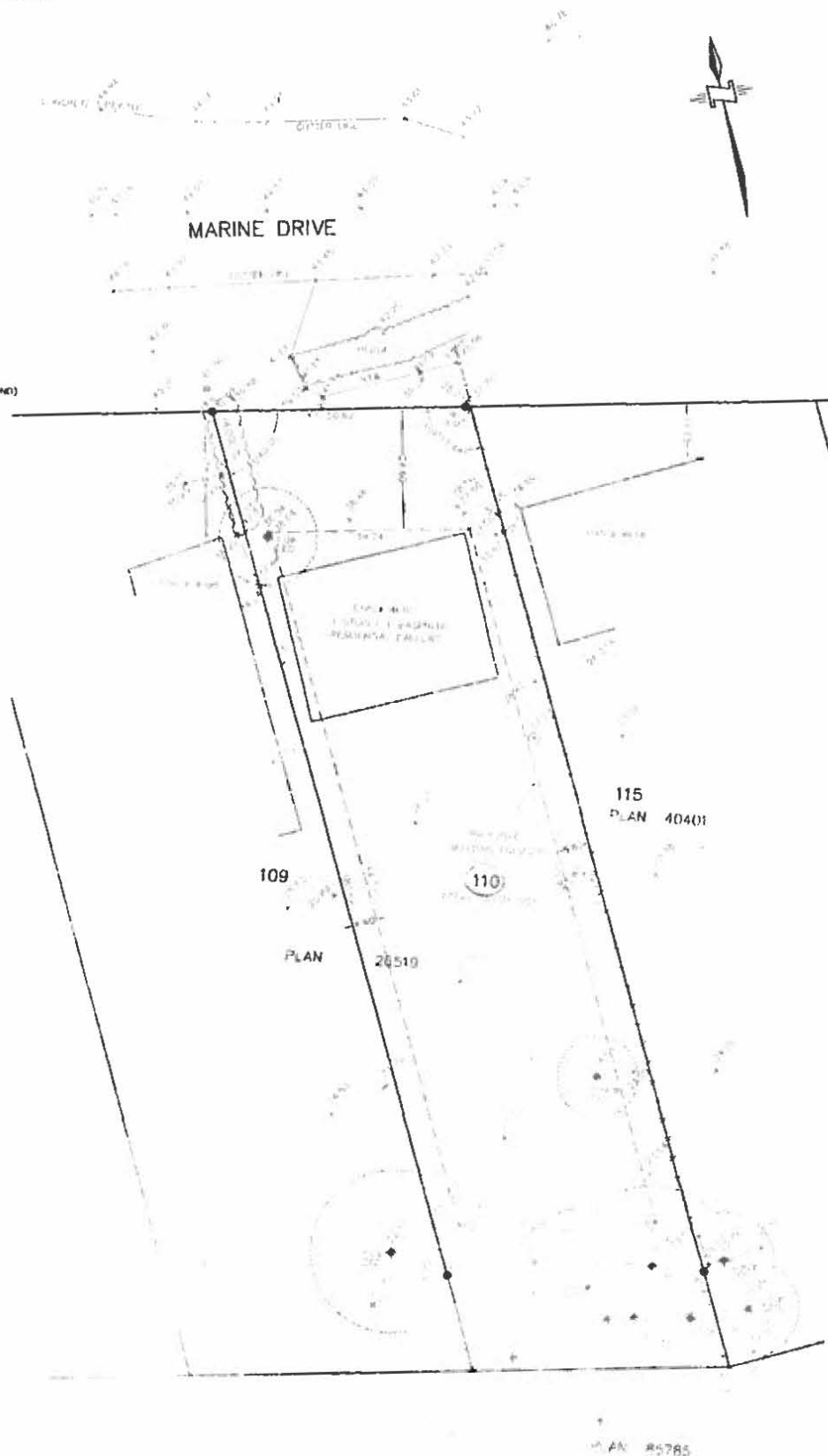
## LEGEND:

- BENCHMARK ELEVATION
- TREE WITH DIAMETER (10.0 AT POINT OF ENTRY INTO THE GROUND)
- MANHOLE
- LEGAL MONUMENT
- WOOD FENCE
- UTILITY POLE
- WITNESS

## NOTE:

PROPERTY LINES ARE BASED ON FIELD SURVEY

PERCENTAGE	
10%	10.00
15%	15.00
20%	20.00
25%	25.00
30%	30.00
35%	35.00
40%	40.00
45%	45.00
50%	50.00
55%	55.00
60%	60.00
65%	65.00
70%	70.00
75%	75.00
80%	80.00
85%	85.00
90%	90.00
95%	95.00
100%	100.00



NOT FOR CONSTRUCTION PURPOSES  
DATE: 27th DAY OF APRIL, 2018

RICHARD F. FU  
B.C.L.S.

THIS SURVEY WAS MADE FOR THE PURPOSE AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS  
SURVEY DOES NOT GUARANTEE THE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE  
BOUNDARIES OF THE LOTS DESCRIBED ABOVE. THE DOCUMENT SHALL NOT BE USED TO DETERMINE PROPERTY LINES  
OR INTERESTS THEREIN. THE SURVEYOR ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE  
INCURRED BY ANY PARTY AS A RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

**RICHARD F. FU**  
Surveyor  
B.C.L.S.

30-7 BARNBY PLACE  
RICHMOND, BC V6V 2G6  
TEL: 604-215-2883  
FAX: 604-215-2883

RECEIVED  
APR 28 2018  
PLANNING DEPARTMENT







# 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 HARB MARR  
 Mailing Address 7779 11th AVE  
 City/Town BURNABY Postal Code V3N 2N9  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604 375 1655  
 Email mvdevelopment1@gmail.com  
 Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner JACK & PAULINE CHAN  
 Civic Address of Property 8462 ROYAL OAK AVE BURNABY  
PL NWP1439 LT13 D4150 LD36

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

OCT 31 / 2016  
 Date

[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date Dec. 15 2016 Appeal Number BV# 6261  
 Required Documents: @ 6:00 p.m.  
☐ 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

**SUBJECT – Hardship Letter regarding 8462 Royal Oak Avenue Burnaby**

To Whom it may concern,

I am writing this formal hardship letter to the Board of Variance to request that our application to build a new detached family dwelling at address 8462 Royal Oak Avenue be approved for the following:

- A 4ft height increase of the building structure
- A front yard setback of 29.53 from property line to foundation where a minimum front yard setback of 39.48 ft. is required based on front yard averaging

The reason why we are looking for a 4ft height increase is because the property is very steep to begin with as it is located on the corner of Royal Oak avenue and Keith st, on block north of marine drive. The driveway to the attached garage will have a slope of 33% initially, however with the 4 ft height increase we can obtain a driveway slope of 14.88% (this is the number where we derived the 4ft height increase from), the maximum allowed for driveway slope is 15% according to the city bylaws. The driveway will come off of the back alley for Keith st. City of Burnaby Engineering will not allow for a driveway off of Royal Oak Avenue as it is a main road, also we are unable to build a detached garage as the property is not wide enough to accommodate enough distance between the garage and the main residence, in addition the owner's that will be occupying this home are in their mid to late 70's of age and will not be able to walk down the number of steps required if a detached garage was an option.

The proposed height of the new home will not obstruct the North and East neighbors views they currently have from their homes. The placement of the new proposed home is currently complying with all building setbacks and there is no room to adjust the placement of the building on the property.

We are unable to lower the building any further down as the garage slab and slopes do not comply also reducing the basement height will move the garage lower, which in turn will increase the slope of the driveway.

The second relaxation we are proposing is the front yard minimum setback of the proposed new single family dwelling at the above address. The front yard setback off of Keith St ( which in this properties case is the side yard setback as the front yard is facing Royal Oak Ave) is proposed to be 29.53 ft to the foundation where a minimum front yard setback of 39.48 is required based on front yard averaging of the 2 properties to the east of 8462 Royal Oak Ave.

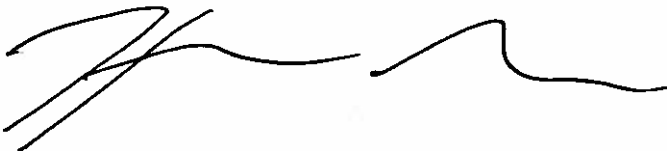
The subject site, which is zoned R2 Residential District, is located in the South Slope neighbourhood, in which the age and condition of single and two-family dwellings vary. This interior lot, approximately 70 ft. wide and 104 ft in depth. The property next door (5229 Keith St) has a driveway off the front elevation of Keith St. The property 2 houses down to the east 5269 Keith St also has a driveway off the front elevation of Keith St; as do many other addresses on Keith St. We feel that the reason some of these homes on Keith St are set so far back are because they have attached garages on the front elevations with driveways.

8462 Royal Oak also has a attached garage however the driveway is proposed off of the back alley on the north elevation and the minimum backyard setback allowed in the bylaw is 29.5 ft, we have proposed 29.83 ft from the property line to the foundation of the house. The house is 49.33 ft wide, in this amount of space we were able to slightly obtain a functional floor plan. If the front yard setback is set to 39.48 ft which is the average setback of the 2 properties to the east, we will not meet the minimum backyard setback of 29.5 ft, we are unable to shrink the home by approximately 10 ft in width as the outcome will be a home that is very narrow with a un-functional floor plan on all 3 levels and we will not be able to achieve the allowed sq footage in the r2 zoning.

We hope that the Board will consider all the above information justifying the increase in height and the front yard setback of 29.53 ft of the new proposed building and make the appropriate decision.

Thank you for your time and consideration

Harb Mann

A handwritten signature in black ink, appearing to read 'Harb Mann', with a stylized, flowing script.





### BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> Dec. 1, 2016		<b>DEADLINE:</b> Nov 08, 2016 for the Dec 15, 2016 hearing		<i>This is <u>not</u> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
<b>NAME OF APPLICANT:</b> Jack and Paulina Chan				
<b>ADDRESS OF APPLICANT:</b> 5537 Marine Drive Burnaby				
<b>TELEPHONE:</b> 604-435-1248				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New Single Family Dwelling w/ Secondary Suite and Attached Garage				
<b>ADDRESS:</b> 8462 Royal Oak Avenue				
<b>LEGAL:</b>	<b>LOT:</b> 18	<b>DL:</b> 158	<b>PLAN:</b> NWP1489	

Building Permit application BLD16-01173 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

**Section 102.6(1)(a)**  
**Section 102.8(1)**

#### **COMMENTS:**

The applicant proposes to build a new single family dwelling. In order to allow the Building Permit application to proceed the applicant requests that the following variances be granted:

1. Vary Section 102.6.(1).(a) to allow a principle building with a maximum building height of 33.7 feet where a maximum building height of 29.5 feet would otherwise be required (for a building with a sloped roof with height measured from the lower of the front yard average elevation or the rear yard average elevation).

The proposed building height is measured from the front average grade elevation; the building height measured from the rear average elevation will be 27.15 feet.

The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

2. Vary Section 102.8(1) to permit a front yard depth of 24.60 feet where 39.48 feet (based on front yard averaging) would otherwise be required.

All projections into the resulting front yard will conform to the requirements of Section 6.12.

The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

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

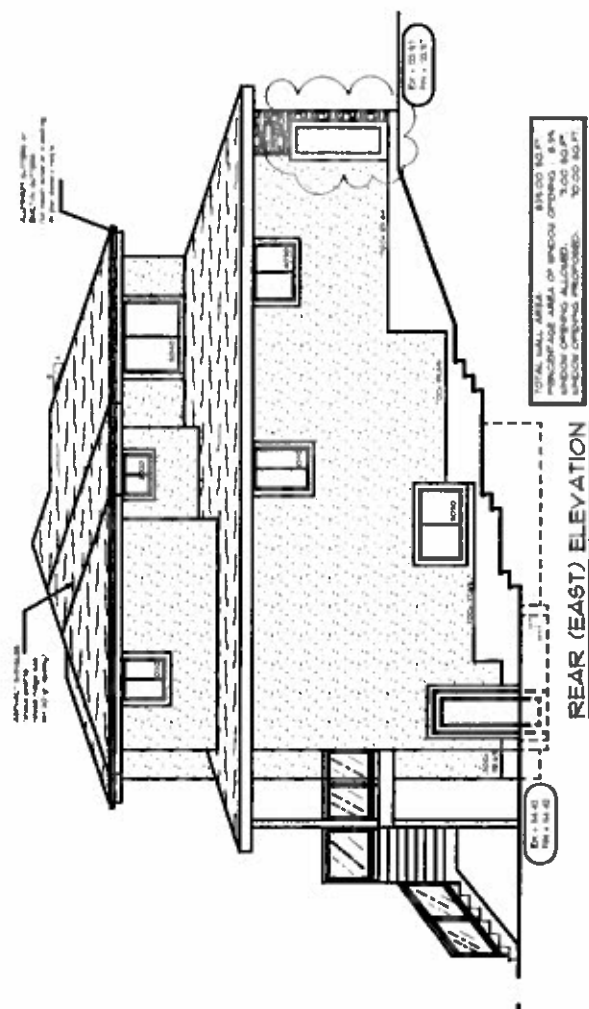
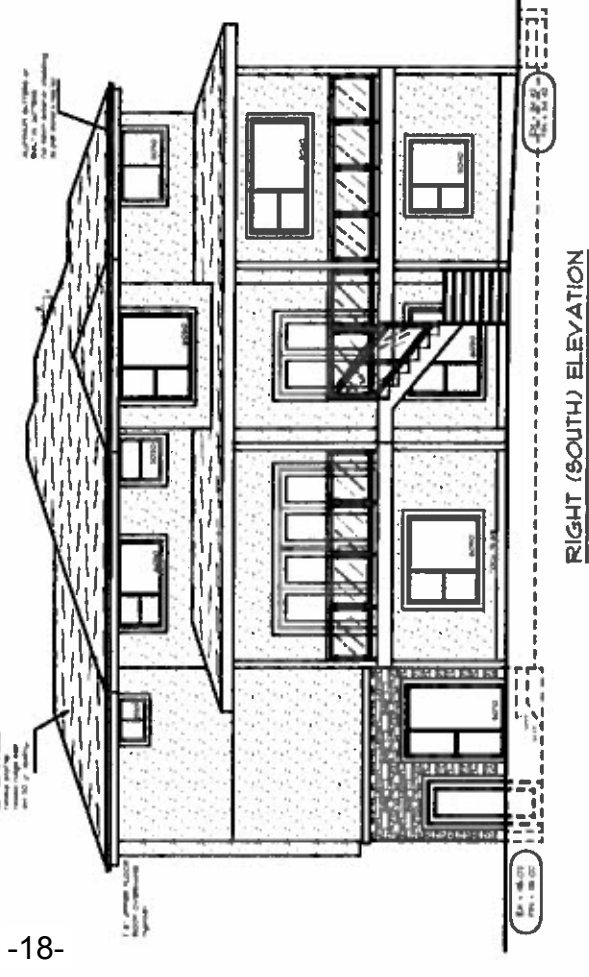
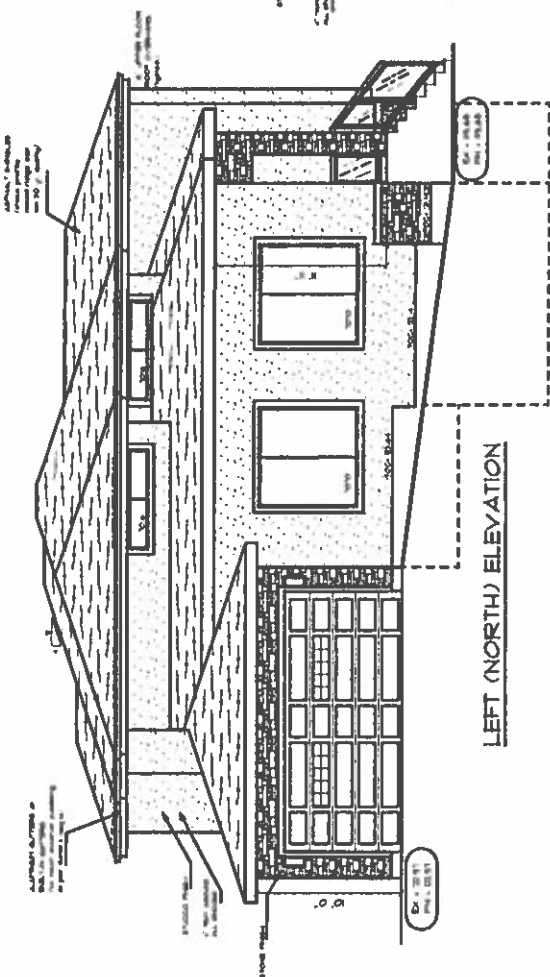
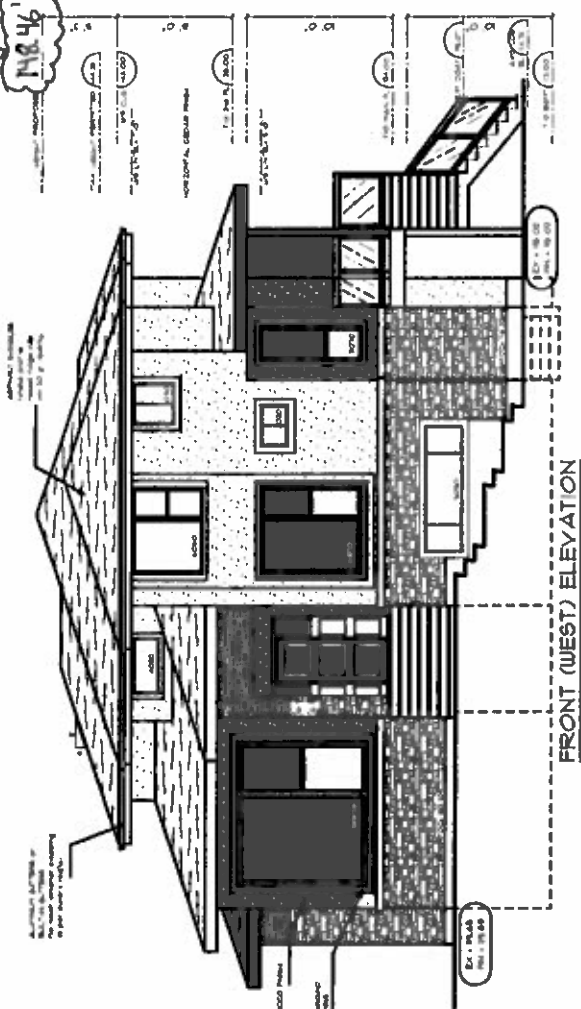


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Peter Kushnir  
Deputy Chief Building Inspector

ms/MS

B.C.V. REFERRAL



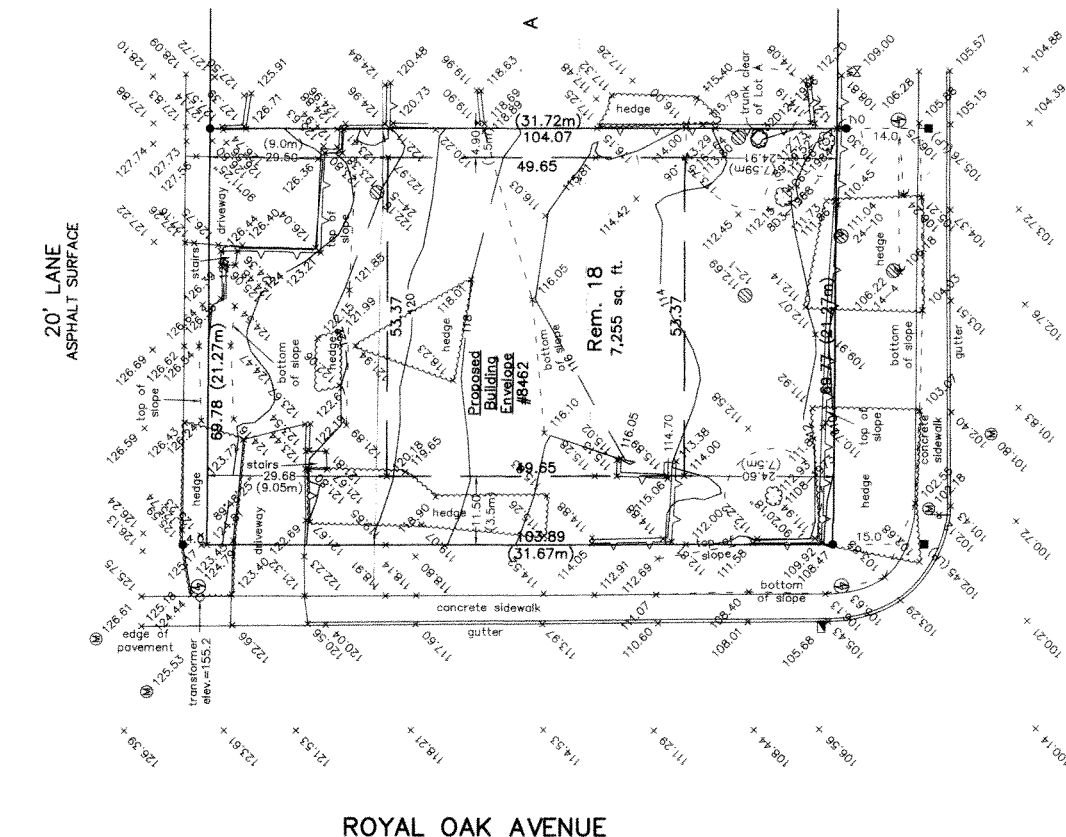
PROPOSED RESIDENCE for MR. HARB MANN (604-375-1655) ON 8462 ROYAL OAK AVENUE, BURNABY, B.C.		4 simple home design	
DATE: 1-14-17	SCALE: 1/4" = 1'-0"	DATE: 1-14-17	SCALE: 1/4" = 1'-0"
REV: 1-14-17	REV: 1-14-17	REV: 1-14-17	REV: 1-14-17
TOTAL WALL AREA: 834.00 SQ. FT. PERCENTAGE AREA OF WINDOW OPENING: 8.8%		TOTAL WALL AREA: 834.00 SQ. FT. PERCENTAGE AREA OF WINDOW OPENING: 8.8%	

2.(b)



SURVEY PLAN OF LOT 18: EXCEPT PART ON PLAN 14508  
DISTRICT LOT 158, GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 1489

SCALE 1" = 16'  
All distances are in feet.



Applicable Adjacent House	Depth of Front Yard
5229 Keith Street (Lot A)	39.53 ft
5249 Keith Street (Lot B)	39.42 ft
Total	78.95 ft
Average	39.48 ft

NOTES:

- Lot dimensions are derived from field survey.
- Elevation points are derived from a survey of the intersection of Keith Street and Royal Oak Avenue.
- Elevation = 102.45 feet.
- For elevation control, use control monument or lead plugs.
- Concrete sidewalks are shown only as an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.
- denotes standard iron post.
- denotes lead plug.
- denotes hydro pole.
- denotes top of wall.
- denotes bottom of wall.
- denotes manhole.
- denotes water valve.
- denotes catch basin.
- denotes sign post.
- denotes anchor.
- denotes tree stump.
- height (feet).
- diameter (inches).
- denotes tree.
- 80-1234 (tree tag number).
- drip line radius (feet).
- C-coniferous.
- deciduous.
- diameter (inches).

CIVIC ADDRESS  
8462 ROYAL OAK AVENUE  
BURNABY, B.C.

ZONING: R2

CERTIFIED CORRECT  
DATED THIS 12TH DAY OF MAY, 2016

*[Signature]*

IVAN NGAN B.C.L.S.

L N L S  
METRO VANCOUVER  
LAND SURVEYORS

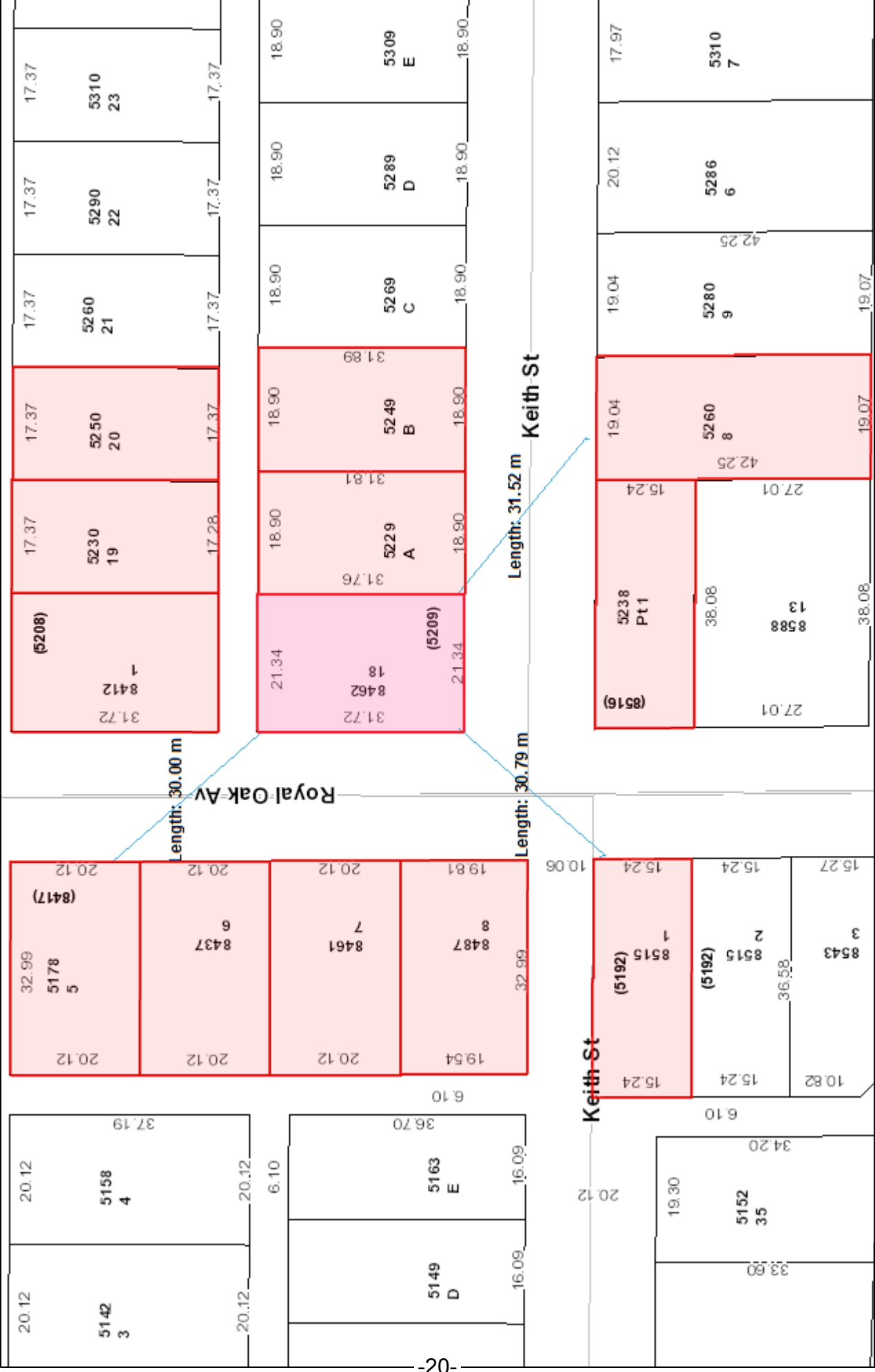
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4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6  
FILE: BRO-8462TP T 604-327.1535 WEB WWW.LNLS.CA



# 8462 Royal Oak Ave

November 9, 2016

1:800



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

2.(b)