



CITY OF BURNABY
BOARD OF VARIANCE
NOTICE OF OPEN MEETING

MINUTES

A Hearing of the Board of Variance was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C., on Thursday, 2017 March 02 at 6:00 PM

1. **CALL TO ORDER**

2. **MINUTES**

- (a) [Minutes of the Board of Variance Hearing held on 2017 February 02](#)

3. **APPEAL APPLICATIONS**

- (a) **APPEAL NUMBER:** **B.V. 6268** **6:00 PM**

APPELLANT: Sukhdev Bhambra

REGISTERED OWNER OF PROPERTY: Sukhdev and Kuldip Bhambra

CIVIC ADDRESS OF PROPERTY: [5858 Sprott Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 9; DL 80; Plan 1892

APPEAL: An appeal for the relaxation of Section 104.11 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with secondary suite and attached garage at 5858 Sprott Street. The rear yard setback would be 26.82 feet where a minimum setback of 29.5 feet is required. Fences and retaining walls will conform to the requirements of Section 6.14.

- (b) **APPEAL NUMBER:** **B.V. 6269** **6:00 PM**

APPELLANT: Gurminder Biln

REGISTERED OWNER OF PROPERTY: Gurminder and Gurpreet Biln

CIVIC ADDRESS OF PROPERTY: [7770 Sussex Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot A; DL 157; Plan NWP11640

APPEAL: An appeal for the relaxation of Section 102.6(1)(a) of the Burnaby Zoning Bylaw which, if permitted would allow for construction of a new single family dwelling with secondary suite and detached garage at 7770 Sussex Avenue. The principal building height, measured from the front average grade, would be 31.31 feet where a maximum height of 29.5 feet is allowed. The principal building height, measured from the rear average grade, would be 27.82 feet.

(c) **APPEAL NUMBER:** B.V. 6270 **6:00 PM**

APPELLANT: Ian McLean

REGISTERED OWNER OF PROPERTY: Paul and Voya Cheetham

CIVIC ADDRESS OF PROPERTY: [4611 Westlawn Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 2; DL 123; Plan NWP15924

APPEAL: An appeal for the relaxation of Section 110.6(2)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for the interior alteration and addition to the main and upper floors of a single family dwelling at 4611 Westlawn Drive. The following variances are requested:

a) A principal building height, measured from the front average elevation, of 28.68 feet where the maximum permitted height is 24.90 feet; and,

b) A principal building height, measured from the rear average elevation, of 27.82 feet where the maximum permitted height is 24.90 feet.

(d) **APPEAL NUMBER:** B.V. 6271 **6:00 PM**

APPELLANT: Domenico and Dragana Sacco

REGISTERED OWNER OF PROPERTY: Domenico and Dragana Sacco

CIVIC ADDRESS OF PROPERTY: [5623 Highfield Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 1; DL 189; Plan 16465

APPEAL: An appeal for the relaxation of Sections 6.14(5)(a), 102.6(1)(a), 102.7(b) and 102.9(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with two detached garages at 5623 Highfield Drive. The following variances are requested: a) A retaining wall height up to 8.49 feet in the required front yard facing Highfield Drive where a maximum height of 3.28 feet is permitted; b) A fence height of 8.0 feet and a gate height of 6 feet in the required front yard facing Highfield Drive where a maximum height of 3.28 feet is permitted; c) A fence height of 8.0 feet located outside the front yard where a maximum height of 5.91 feet is permitted; d) A principal building height, measured from the rear average elevation, of 30.58 feet, where a maximum height of 29.5 feet is permitted. The principal building height, measured from the front average elevation, will be 24.68 feet; e) A principal building depth of 69.0 feet where the maximum building depth of 60.0 feet is permitted, the roof would project a further 5 feet; f) A side yard setback for an accessory building of 4.0 feet where a minimum flanking street side yard setback of 11.5 feet is required

4. NEW BUSINESS

5. ADJOURNMENT

Ms. C. Richter

Mr. G. Clark

Mr. R. Dhatt

Mr. S. Nemeth

Ms. E. Prior
ADMINISTRATIVE OFFICER

Mr. B. Pound