



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2017 JUNE 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 held on 2017 May 04.](#)

3. APPEAL APPLICATIONS

(a) **APPEAL NUMBER:** B.V. 6274 **6:00 p.m.**

APPELLANT: Amrik Sahota

REGISTERED OWNER OF PROPERTY: Amrik, Jasbir and Amanbir Sahota

CIVIC ADDRESS OF PROPERTY: [3408 Dalebright Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 170; DL 58; Plan 34460

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 3408 Dalebright Drive. This is a through lot with two front yards, it faces both Dalebright Drive and Lougheed Highway. The front yard setback from Lougheed Highway would be 60.52 feet where a minimum front yard depth of 70.63 feet is required based on front yard averaging.

A previous Board of Variance appeal (B.V. 6263, January 5, 2017) seeking relaxation of the front yard setback requirement from Lougheed Highway, from 70.63 feet to 64.46 feet was approved.

(b) APPEAL NUMBER: B.V. 6275 6:00 p.m.

APPELLANT: Tony Jiang

REGISTERED OWNER OF PROPERTY: Wei Deng

CIVIC ADDRESS OF PROPERTY: [7580 Dorchester Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 113; DL 43; Plan 41916

APPEAL: An appeal for the relaxation of Section 6.2(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with detached garage at 7580 Dorchester Drive. This is a through lot with two front yards, it faces both Dorchester Drive and Winston Street. The accessory building would be located in the Winston Street front yard, 42 feet from the front property line and 4 feet from the west property line, where no accessory building is permitted in the front yard.

(c) APPEAL NUMBER: B.V. 6276 6:15 p.m.

APPELLANT: Todd Senft and Maria Volk

REGISTERED OWNER OF PROPERTY: Todd Senft and Maria Volk on behalf of owner

CIVIC ADDRESS OF PROPERTY: [5520 Frances Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 3; DL 127; Plan 1342

APPEAL: An appeal for the relaxation of Section 104.8(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for a new rear sundeck to the main floor and new sundeck on the upper floor at 5520 Frances Street. The depth of the principal building would be 65.06 feet where a maximum depth of 60 feet is permitted.

(d) APPEAL NUMBER: B.V. 6277 6:30 p.m.

APPELLANT: Rey Lim

REGISTERED OWNER OF PROPERTY: Robin Arora

CIVIC ADDRESS OF PROPERTY: [4720 Fairlawn Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 19; DL 123; Plan 15924

APPEAL: An appeal for the relaxation of Section 6.6(1)(c) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new detached garage to an existing single family home at 4720 Fairlawn Drive. The detached garage would be setback .5 feet from the lane where a minimum setback of 3.94 feet is required.

(e) **APPEAL NUMBER:** B.V. 6278 **6:30 p.m.**

APPELLANT: Gary Gao and Joe Yue

REGISTERED OWNER OF PROPERTY: Ya Deng and Lixiu Xue

CIVIC ADDRESS OF PROPERTY: [4958 Portland Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot D; DL 158; Plan 18634

APPEAL: An appeal for the relaxation of Sections 102.6(1)(a) and 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 4958 Portland Street. The following variances are being requested:

a) A principal building height of 33.30 feet, measured from the rear average grade, where a maximum of 29.50 feet is permitted. The principal building height from the front average grade would be 29.10 feet; and

b) the front yard depth would be 19.50 feet where a minimum front yard depth of 24.50 feet is permitted.

(f) **APPEAL NUMBER:** B.V. 6279 **6:45 p.m.**

APPELLANT: Sarban Rai, RAI Development

REGISTERED OWNER OF PROPERTY: Reinhardt Adano, Megumi Mizuno and Sachiko Mizuno

CIVIC ADDRESS OF PROPERTY: [4537 Marine Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot A; DL 157; Plan 17543

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 attached garage at 4537 Marine Drive. The front yard depth would be 24.60 feet where a minimum front yard depth of 46.28 feet is required based on front yard averaging.

(g) APPEAL NUMBER: B.V. 6280 7:00 p.m.

APPELLANT: Joel Nelson, Victoreric Design Group

REGISTERED OWNER OF PROPERTY: Peter and Rebecca Cheung

CIVIC ADDRESS OF PROPERTY: [5361 Meadedale Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 228; DL 126; Plan 32082

APPEAL: An appeal for the relaxation of Section 102.6(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for an upper floor addition to an existing single family dwelling with new secondary suite in the basement, and new detached garage at 5361 Meadedale Drive. The following variances are being requested:

a) The height of the principal building, measured from the rear average grade, would be 38.52 feet where a maximum height of 29.50 feet is permitted; and

b) the height of the principal building, measured from the front average grade, would be 38.14 feet where a maximum height of 29.50 feet is permitted.

(h) APPEAL NUMBER: B.V. 6281 7:15 p.m.

APPELLANT: Lucky Jawanda

REGISTERED OWNER OF PROPERTY: Lucky and Sons Development LTD

CIVIC ADDRESS OF PROPERTY: [1135 \(and 1137\) Yorston Court](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 468; DL 135; Plan 53876

APPEAL: An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted would allow for the construction of a new two family dwelling with attached garage and accessory building at 1135 (and 1137) Yorston Court. The depth of the front yard would be 24.6 feet where a minimum of 73.1 feet is required based on front yard averaging.

(i) APPEAL NUMBER: B.V 6282 7:30 p.m.

APPELLANT: Joe Manhas 1083966 B.C. LTD

REGISTERED OWNER OF PROPERTY: 1083966 BC LTD

APPEAL: An appeal for the relaxation of Section 6.12(3)(a)(i) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with an attached garage at 6038 McKee Street. The side yard setbacks would be 2.33 feet where a minimum side yard setback of 2.95 feet is required.

(j) APPEAL NUMBER: B.V. 6283 7:30 p.m.

APPELLANT: Steven Petersson

REGISTERED OWNER OF PROPERTY: Maktab Tarighat Oveyssi
Shahmaghsoudi (School of Islamic
Sufism)

CIVIC ADDRESS OF PROPERTY: [140 Esmond Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 19; DL 186; Plan 1124

APPEAL: An appeal for the relaxation of the Section 531(1) of the Local Government Act and 105.10(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for the structural addition to the existing legal non-conforming church at 140 Esmond Avenue. These additions would include a proposed roof over the entry and ramp down to the lower level of the existing legal non-conforming church. The following variances are being requested:

- a) To exempt from Section 531(1) of the Local Government Act to allow for structural addition to the existing legal non-conforming church; and
- b) To vary Section 105.10(2) of the Burnaby Zoning Bylaw to allow for a null (0) width of the flanking street side yard where a minimum side yard of 9.84 feet is required.

4. NEW BUSINESS

5. ADJOURNMENT