



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2017 NOVEMBER 02

TIME: 6:00 p.m.

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 2017 October 05

3. APPEAL APPLICATIONS

(a) **APPEAL NUMBER:** B.V. 6307 **6:00 p.m.**

APPELLANT: Zach Switzer

REGISTERED OWNER OF PROPERTY: Zach Switzer and Erika Switzer

CIVIC ADDRESS OF PROPERTY: 4802 Oaktree Court

LEGAL DESCRIPTION OF PROPERTY: Lot 82; DL 82; Plan NWP56119

APPEAL: An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of interior alterations, an addition and a new secondary suite to an existing single family dwelling at 4802 Oaktree Court, with a front yard setback of 24.50 feet where a minimum set back of 30.30 feet is required based on front yard averaging. Zone R4.

(b) **APPEAL NUMBER:** B.V. 6308 **6:00 p.m.**

APPELLANT: Deirdre Spencer

REGISTERED OWNER OF PROPERTY: Evelyn Rosin

CIVIC ADDRESS OF PROPERTY: 5307/5309 Schou Street

LEGAL DESCRIPTION OF PROPERTY: Lot 3; DL 74; Plan BCP47211

APPEAL: An appeal for the relaxation of Sections 105.9, 105.11, 105.8(1), and 105.7(2)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling with a detached garage at 5307/5309 Schou Street. The following variances are requested:

- a) A front yard setback of 8.64 feet, where a minimum set back of 19.70 feet is required;
- b) A rear yard setback of 8.56 feet, where a minimum rear yard setback of 24.60 feet is required;
- c) A principal building depth of 65.0 feet where the maximum building depth of 41.14 feet is permitted, based on 50% of the lot depth; and,
- d) A principal building height, measured from the front average grade, of 25.51 feet, where a maximum height of 25.0 feet is permitted. The principal building height, measured from the rear average grade, will be 22.81 feet. Zone R5

4. **NEW BUSINESS**

5. **ADJOURNMENT**



BOARD OF VARIANCE

MINUTES

A Hearing of the Board of Variance was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C., on Thursday, **2017 October 05** at 6:00 p.m.

1. CALL TO ORDER

PRESENT: Ms. Charlene Richter, Chair
Mr. Rana Dhatt, Citizen Representative
Mr. Stephen Nemeth, Citizen Representative
Mr. Wayne Peppard, Citizen Representative
Mr. Brian Pound, Citizen Representative

STAFF: Ms. Margaret Malysz, Supervisor – PPA/Subdivision Approvals
Ms. Monica Macdonald, Administrative Officer

The Chair called the meeting to order at 6:07 p.m.

2. MINUTES

(a) Minutes of the Board of Variance Hearing held on 2017 September 07

MOVED BY MR. POUND
SECONDED BY MR. NEMETH

THAT the minutes of the Burnaby Board of Variance Hearing held on 2017 September 07 be adopted.

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. 6303

APPELLANT: Dimas Craveiro

REGISTERED OWNER OF PROPERTY: Madalena Eusebio

CIVIC ADDRESS OF PROPERTY: 7629 Stanley Crescent

LEGAL DESCRIPTION OF PROPERTY: Lot 147; DL 86; Plan 24947

APPEAL: An appeal for the relaxation of Section 101.6(1)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a new single family dwelling with a detached garage at 7629 Stanley Crescent. The relaxation would allow for a principal building height of 34.08 feet measured from the rear average grade, where the maximum height of 29.50 feet is permitted. The principal building height measured from the front average grade will be 28.33 feet. Zone R1

APPELLANT'S SUBMISSION:

Dimas Craveiro, Architect submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of his client's new home.

Mr. Dimas Craveiro and Ms. Madalena Eusebio, homeowner, appeared before members of the Board at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

The subject site, zoned R1 Residential District, is located in a stable single family neighbourhood in the Morley-Buckingham area. This slightly irregular interior lot is approximately 62.75 ft. wide and 169.08 ft. long at its longer northwest side property line. The subject site fronts onto Stanley Crescent to the southwest; the southwest front property line is a rough curve approximately 64.79 ft. long. Vehicle access to the site is provided from the rear lane to the northeast. The subject lot adjoins single family dwellings on all four sides. The lot observes a downward slope of approximately 10.0 ft. from the southwest corner to the northeast corner.

The subject property is proposed to be redeveloped with a new single family dwelling and detached garage.

The appeal is for a building height of 34.08 ft. measured from the rear average grade, where a maximum height of 29.5 ft. is permitted for a building with a sloping roof.

The intent of the height requirements of the Zoning Bylaw is to mitigate the massing impacts of new buildings or structures on neighbouring properties and to preserve the view.

The proposed dwelling would observe a front elevation height of 28.33 ft. (as viewed from the Stanley Crescent property line), which is 1.17 ft. less than the allowed maximum height. Therefore, this proposal would not impact the existing streetscape and the neighbouring properties directly across Stanley Crescent to the southwest; particularly as these properties are at higher elevation in relation to the subject site.

The requested variance is for the rear elevation height. In this case, the height calculation is based on the building height measured from the proposed rear average grade to the highest peak of the roof. The over height portion (4.58 ft.) of the roof occurs over the main ridgeline of the roof peak running in a northwest-southeast direction, which is approximately 23.0 ft. wide and set back by approximately 40.5 ft. in relation to the outermost rear building face at the main floor.

The design of the proposed dwelling is staggered at the rear of the building; the second floor is set back 12.77 ft. at the southeast portion and approximately 21 ft. at the northwest portion. This is reflected in the proposed roof form, which consists of two smaller gabled roofs running perpendicular at both ends of the main ridge. Such stepped design of the rear elevation of the building will help minimize negative impacts on the neighbouring properties across the rear lane to the northeast. These properties, which are at a lower elevation than the subject property, feature large yards fronting onto Canada Way further to the northeast (away from the subject site). Further, the neighbouring property directly across the lane (northeast) features a two car garage bordering the lane which would help mitigate negative impacts the subject over height might have on this neighbour. Also, the submitted site plan indicates an existing large deciduous tree in the northeast corner of the subject lot, which would provide, to a degree, screening for the proposed dwelling from the rear lane views.

With respect to the neighbouring dwellings to the sides of the subject lot, the neighbouring residence to the northwest would not be affected by this variance. This residence is set further forward and the over height portion of the subject dwelling would not be essentially within its sidelines. The neighbouring residence to the southeast, however, would be impacted by this height variance. This residence features windows along the upper floor of its northwest elevations (facing the subject site) which would have a direct view of the over height portion of the subject dwelling.

In summary, the requested variance is directly related to design choice; however, measures have been made to limit the massing impacts on the neighbouring dwellings. Despite these measures some negative impacts are anticipated on the neighbouring dwelling to the southeast. Therefore, this Department cannot support the granting of this variance.

ADJACENT OWNER'S COMMENTS:

A letter was received from the homeowner of 7619 Stanley Crescent opposing the appeal. The homeowner expressed his concern that if the variance were allowed, the new home would restrict his view even more so than if the owner built in compliance with the bylaw. He states if the zoning bylaws are not maintained, it may become "a game of up-mans-ship".

A letter was received from the homeowner of 7639 Stanley Crescent in support of the appeal.

No further submissions were received regarding this appeal.

MOVED BY MR. POUND
SECONDED BY MR. DHATT

THAT based on the plans submitted, this appeal be ALLOWED.

DEFEATED

OPPOSED: C. RICHTER
S. NEMETH
W. PEPPARD

(b) APPEAL NUMBER: B.V. 6304

APPELLANT: David Lin

REGISTERED OWNER OF PROPERTY: Wen Liang & Guang Wang

CIVIC ADDRESS OF PROPERTY: 5661 Bessborough Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 11; DL 218; Plan 4953

APPEAL: An appeal for the relaxation of Sections 102.6(1)(a), 102.7 & 102.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a new single family dwelling with a secondary suite and detached garage at 5661 Bessborough Drive. The following variances are requested:

- a) A front yard setback of 0 feet, where a minimum setback of 24.60 feet is required based on front yard averaging;
- b) A principal building depth of 73.11 feet, where a maximum depth of 58.24 feet is permitted; and,

c) A principal building height of 35.45 feet measured from the rear average grade, where the maximum height of 29.50 feet is permitted. The principal building height measured from the front average grade will be 21.83 feet. Zone R2

APPELLANT'S SUBMISSION:

David Lin, Architect, submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of his clients' new home.

Mr. Lin appeared before members of the Board at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

The subject site, which is zoned R2 Residential District, is located in the Capitol Hill neighbourhood, in which the age and condition of single family dwellings vary. This trapezoid interior lot, approximately 50.0 ft. wide and 123.7 ft. deep along its longer northwest property line, fronts onto Bessborough Drive to the southwest and borders a lane at the rear to the northeast. The rear lane runs at angle in relation to Bessborough Drive, which is reflected in the angled alignment of the rear property line. The subject site abuts single family residential lots to the northwest and southeast. Vehicular access to the subject site is proposed to be retained from the rear lane to the northeast. The site observes a significant downward slope from the front southwest portion of the lot to the rear northeast portion, dropping 37.4 ft. over 123.7 ft.

The subject lot is proposed to be re-developed with a new single family dwelling, with a secondary suite and detached garage, for which three variances have been requested.

The first a) appeal proposes the relaxation of Section 102.8 – "Front Yard" of the Burnaby Zoning Bylaw from 24.6 ft. to nil. The purpose of this variance is to allow construction of a new single family dwelling encroaching into the required front yard abutting the Bessborough Drive. Section 6.128 – "Yards" of the Zoning Bylaw allowing specific projections into the front yard will also be applicable.

The intent of the front yard requirements the Zoning Bylaw is to mitigate the massing impacts of the buildings and structures on the neighbouring properties and to preserve a unified streetscape.

The second b) appeal is to vary Section 102.7(b) – "Depth of Principal Building" of the Zoning Bylaw from 58.24 ft. to 73.11 ft. (based on 50 percent of the lot depth) to allow construction of a new single family dwelling.

The intent of the principal building depth requirements of the Zoning Bylaw is to prevent construction of the dwellings that present long imposing walls, where the massing of the building impacts the neighbouring properties.

The third c) appeal is to vary Section 102.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw from 29.5ft. to 35.45 ft., as measured from the rear average grade, to allow construction of a new single family dwelling with a sloping roof.

The intent of the height requirements of the Zoning Bylaw is to mitigate the massing impacts of the new buildings and structures on neighbouring properties and to preserve the views.

With respect to the first a) and second b) variance, it appears that the front yard relaxation request and the building depth relaxation request is related to the applicant's desire to provide a level access from the front property line to the proposed dwelling. This desire is proposed to be accomplished by adding/connecting an open bridge structure to the front of the dwelling. The 4.18 ft. wide bridge, consisting of metal railing/decking, would be slightly raised (1.1 ft.) from grade at the front property line towards the dwelling and connect at the upper floor level to the fully recessed front porch (proposed slightly off center to the northwest of the front elevation).

Due to the site's dropping terrain, the bridge structure would have to span across the entire front yard of 24.61 ft. As a result, the front yard setback would be reduced to nil. The main body of the dwelling (excluding the bridge structure) would observe the 24.61 ft. setback which is the minimum front yard setback required.

Consequently, the bridge structure would contribute 24.61 ft. to the overall building depth. Otherwise, the main body of the dwelling would observe a building depth of 48.5 ft. which is substantially less than the maximum allowed building depth by the Zoning Bylaw (58.24 ft.).

The small massing of the bridge structure would not create noticeable impacts on the neighbouring properties to the sides and the neighbouring properties across Bessborough Drive to the southwest which are at higher levels.

In summary, considering the challenging topography of the subject site and the negligible impacts on the neighbouring properties, this Department does not object to the granting of the first a) and the second b) variance.

With respect to the third c) variance, it appears that the building height relaxation request is partly related to the topography of the site and partly related to the design choices. In this case, the height calculation is based on the proposed grade at the rear elevation. A substantial grade difference from the front to the rear of the subject site contributes to the excess height. It is also noted that the proposed dwelling would observe a height of 21.83 ft. when viewed from the front property line, which is considerably less than the maximum height allowed by the Zoning Bylaw (29.5 ft.).

The proposed 5.95 ft. height encroachment occurs over the entire building width (38.5 ft.) as viewed from the rear elevation. The encroachment starts just above the top of the window/door level at the upper floor and continues to the highest point of the roof

which, in this case, is the top of the main roof fascia board. The roof is proposed to slope up and out ("reversed" slope), in a ratio of 4 in 12 which meets the criteria of a sloping roof, along the entire rear elevation.

The main body of the proposed dwelling, where the roof height encroachment occurs, will be sited at least 37.58 ft. from the rear property line (at its east rear corner which is the closest corner to the angled rear property line). This siting would not affect the views of the neighbouring residence immediately to the northwest, which are predominantly directed to the northeast. Also, due to the sloping terrain, the proposed dwelling would be partly underground, thus substantially reducing the building height as viewed from the northwest side elevation. However, with respect to the neighbouring property to the southeast, the existing residence on this property is placed on angle in relation to other dwellings in the subject block, with views oriented more to the north (as compared to the views oriented to the northeast of the other residences in the subject block). Therefore, there is a concern that the over height portion of the proposed dwelling, at its east rear corner would be in direct conflict with the views to the neighbouring residence to the southeast.

Further, the proposed "reversed" roof edge would appear as a flat roof edge along the rear (and front) elevation. A flat roof is typically associated with stronger massing impacts along the edges, which is reflected in lower height allowances permitted by the Zoning Bylaw. A sloping roof typically involves a sloping design that minimizes the roof massing above the fascia board level, which is reflected in higher height allowances permitted by the Zoning Bylaw. Therefore, there is a concern that the proposed excess height will create a large negative impact on the neighbouring dwelling directly opposite the subject site to the northeast (across the lane) which is at a lower level.

In summary, although it is recognized that the challenging topography of the subject site is a contributing factor, the requested major height variance is a result of the design choices and will create negative impacts on the neighbouring properties. Therefore, this Department cannot support the granting of this third c) variance.

ADJACENT OWNER'S COMMENTS:

A letter was received from the homeowners of 5640 Bessborough Drive opposing the appeal to the principal building height. The owners expressed concern that, if the variance were allowed, the new construction would significantly block their view and diminish their enjoyment of their own property, and reduce the value of their home.

An email was received from the homeowners of 5649 Bessborough Drive opposing the appeal to the principal building height. The owners advised that they feel the height of 35.45 feet takes away from the aesthetics of the street, and disrupts the neighbours' views.

A letter was received from the homeowner of 5660 Bessborough Drive requesting the principal building height variance not be allowed. The owner stated that he and others

in the neighbourhood purchased their homes for the views. If allowed, this appeal would severely impact his and 5640 Bessborough Drive's view as both properties overlook the subject property to the North Shore Mountains, Indian Arm and Burrard Inlet. The owner noted that the variance is one of design choice and not hardship and made the following points: 1) a flat roof design would lessen the height impact and still provide the same floor area and number of storeys; 2) the floor to ceiling heights in each of the levels is 9 feet or greater; and, 3) the applicant has chosen a large, monolithic shed roof design presenting a large expansive unattractive face to the homes south.

Nick Tabako, 5655 Bessborough Drive, appeared and spoke in opposition to the appeal for a front yard setback and principal building depth. Mr. Tabako stated he does not oppose the principal building height if it is going to be the same height or lower than his home.

Edward Jones and Elisabetta Chioccarello, 5640 Bessborough Drive, appeared and spoke in opposition to the appeal for the principal building height.

**Mr. Pound left the Hearing at 7:20 p.m.*

**Mr. Pound returned to the Hearing at 7:22 p.m.*

No further submissions were received regarding this appeal.

MOVED BY MR. NEMETH
SECONDED BY MR. POUND

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

CARRIED

OPPOSED: C. RICHTER

MOVED BY MR. NEMETH
SECONDED BY MR. POUND

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

CARRIED

OPPOSED: C. RICHTER

MOVED BY MR. NEMETH
SECONDED BY MR. POUND

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

CARRIED UNANIMOUSLY

(c) APPEAL NUMBER: B.V. 6305**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 110.12(2) and 6.13(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and detached garage at 4679 Alpha Drive. The following variances are being requested:

a) Construction of a 6.0 foot high fence in the required front yard along the North property line where no fence or other structure is permitted in front of the face of the principal building facing the front yard;

b) Construction of a 4.0 foot high retaining wall in the required front yard along the North property line where no fence or other structures are permitted in front of the face of the principal building facing the front yard; and,

c) Construction of a 6.0 foot high fence along the North property line where the fence cannot exceed 3.51 feet within 19.69 feet from the point of intersection of a lane and a street. Zone R10

A previous Board of Variance appeal (B.V. 6241, August 4 2016)***Allowed:***

- *a distance of 5.6 feet between principal building and detached garage;*
- *a principal building height of 21.04 feet;*
- *a principal building depth of 57.02 feet; and,*
- *a front yard setback of 16.55 feet.*

A previous Board of Variance (BV 6237, 2016 July 07)***Allowed:***

- *a distance of 5.6 feet between principal building and detached garage; and,*
- *a principal building depth of 57.27 feet.*

Denied:

- *a principal building height of 22.65 feet;*
- *a front yard setback of 16.39 feet to the foundation; and,*
- *retaining walls at the frontage of Alpha Dr. with heights up to 2.5 feet.*

APPELLANT'S SUBMISSION:

Hitesh Neb, designer, submitted an application for relaxation of the Burnaby Zoning Bylaw to allow for construction of his client's new home.

Mr. Neb appeared before members of the Board at the Hearing.

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 52.0 ft. deep along the southwest (side) property line and has a frontage of approximately 115.0 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 from the north lane. The site observes a substantial downward slope of approximately 10.0 ft. in the north-south direction.

This property was the subject of an appeal before the Board twice before: on 2016 July 07 (BV # 6237) and on 2016 August 04 (BV # 6241).

With respect to the first 2016 July 07 appeal, five variances were sought to allow for the construction of a new single family dwelling with a detached garage observing: a) a distance of 5.60 ft. from the accessory building to the principal building where a minimum distance of 14.8 ft. is required; b) a building height of 22.65 ft. where a maximum height of 19.0 ft. is permitted; c) a principal building depth of 57.27 ft. where a maximum building depth of 38.23 ft. is permitted; d) a front yard setback of 16.39 ft. where a minimum front yard setback of 24.9 ft. is required; and e) 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 first a) and third c) appeals concerning distance between two structures and building depth were supported by this Department and the Board of Variance granted both appeals. The second c) appeal concerning building height, while was supported by this Department, was denied by the Board of Variance. The fourth d) and fifth e) appeals concerning front yard and retaining walls were not supported by this Department, and the Board of Variance denied both appeals.

Subsequently, in response to the concerns raised by the neighbours at the hearing, the applicant has revised the proposal, which resulted in a 1.61 ft. reduction to building height, a 0.25 ft. reduction to the building depth and a 0.16 ft. increase to the front yard setback. In addition, the previously indicated retaining walls within the front yard were no longer proposed, and therefore, a related variance was no longer needed.

Consequently, with respect to the second 2016 August 04 appeal, only four variances were sought to allow for the construction of a new single family dwelling with a detached garage observing: a) a distance of 5.60 ft. from the accessory building to the principal building where a minimum distance of 14.8 ft. is required; b) a building height of 21.04 ft. where a maximum height of 19.0 ft. is permitted; c) a principal building depth of 57.02 ft. where a maximum building depth of 38.23 ft. is permitted; and d) a front yard setback of 16.55 ft. where a minimum front yard setback of 24.9 ft. is required.

While this Department supported the first a), second b) and third c) appeal concerning distance between two structures, building height and building depth respectively, and did not support the fourth d) appeal concerning front yard, the Board of Variance granted all four appeals.

The subject site is currently in the last stages of construction for a new single family dwelling with detached garage in accordance to the building permit BLD # 16-00408 (issued in August 2016). However, the omissions/modifications from the approved plans were identified on site by City staff; these omissions/ modifications include the already built fence and retaining wall along the north side (lane) property line within the required front yard (Alpha Drive). As a result, this appeal requests three variances in order to permit the applicant to continue with the modifications into the approved plans.

The first a) appeal is to vary Section 110.12(2) – “Fences” of the Zoning Bylaw to permit the already built 6.0 ft. high fence 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 second b) appeal is to vary Section 110.12(2) – “Fences” of the Zoning Bylaw to permit the already built 4.0 ft. high retaining wall 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 third c) appeal is to vary Section 6.13(1)(b) – “Vision Clearance” of the Zoning Bylaw to permit the already built 6.0 ft. high fence to encroach into the vision clearance area at the intersection of Alpha Drive and the lane, where a maximum height of 3.51 ft. is permitted.

With respect to the first a) and second b) appeal, 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.

In general, 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, it is recognized that the subject site does not exhibit sufficient depth to accommodate the substantial grade difference, due to its geometry. Therefore, design options which require lowering of grades are limited, particularly at the subject lot's narrowest eastern part.

With respect to the first a) variance, it is noted that a 6.0 ft. high fence was indicated on the approved building permit drawings and therefore, the building permit was issued in error with respect to the Zoning Bylaw requirements for fences in the R10 District. The 6.0 ft. high fence is now built along the north side (lane) property line which connects at sharp angle to the front property line (Alpha Drive). The fence consists of horizontal wooden slats, which provide solid screening. Since the site exhibits the highest grades along the north side (lane) property, the fence is highly visibility from lower grades at Alpha Drive.

With respect to the second b) variance, the already built 4.0 ft. high retaining wall was not indicated on the approved building permit drawings. The retaining wall starts from the northeast corner of the dwelling, and runs approximately 20 ft. to the east and is offset 4.67 ft. from the north side (lane) property line. It appears that the need for the retaining wall is to accommodate the walkout patio immediately south of the retaining wall, in the subject lot's narrowest eastern part. The retaining wall is fully exposed and highly noticeable from Alpha Drive.

It is recognized that the unique site geometry and orientation of the subject site creates design challenges and limits the development options available on this site. Nevertheless, 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 and would defeat the intent of the Bylaw. Furthermore, the requested variances are a result of design choices rather than a hardship and will create major impacts on the existing streetscape. Therefore, this Department cannot support the granting of the first a) and the second b) appeal.

With respect to the third c) variance, the intent of the Bylaw in requiring the vision clearance is to facilitate vehicular, pedestrian and cyclists' safety at street and lane intersections. The vision clearance area is a triangular area formed by the property lines and a line joining two points along the property lines. In this case, the joining line must be 19.69 ft. from the intersection of the street and the lane.

It should be noted that the Zoning Bylaw requires that no hedge, shrub, tree or other growth be maintained or allowed to grow so as to obstruct vision clearance within a private property

In this case, the 6.0 ft. high solid wooden fence discussed under the first a) appeal encroaches 5.0 ft. into the vision clearance area (at the northeast corner of the site) along the north side (lane) property line, and therefore, is also the subject of the third c) appeal. The resultant obstruction of side views from the lane is further exaggerated by

the sharp angle alignment of Alpha Drive in relation to the lane and the steeply dropping terrain of Alpha Drive to the south, which is a safety concern.

In summary, despite the challenging geometry of the site, given ongoing concerns regarding traffic safety, this Department questions the advisability of reducing the vision clearance setback. Therefore, this Department cannot support the granting of the third c) major variance, which reduces traffic safety at the street intersection.

ADJACENT OWNER'S COMMENTS:

An email was received from the homeowner of 4578 Napier Street stating that he does not have any objections to this appeal.

No further submissions were received regarding this appeal.

MOVED BY MR. NEMETH
SECONDED BY MR. POUND

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

CARRIED UNANIMOUSLY

MOVED BY MR. NEMETH
SECONDED BY MR. POUND

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

CARRIED UNANIMOUSLY

MOVED BY MR. NEMETH
SECONDED BY MR. POUND

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

CARRIED UNANIMOUSLY

(d) **APPEAL NUMBER:** B.V. 6306 **WITHDRAWN**

APPELLANT: Jonathan Ehling

REGISTERED OWNER OF PROPERTY: Joy Dalla-Tina & Stefano De Bei

CIVIC ADDRESS OF PROPERTY: 465 Springer Avenue North

This appeal was **WITHDRAWN** on 2017 September 19 by the applicant.

4. NEW BUSINESS

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

5. ADJOURNMENT

MOVED BY MR. POUND
SECONDED BY MR. NEMETH

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at 7:50 p.m.

Ms. C. Richter, CHAIR

Mr. R. Dhatt

Mr. S. Nemeth

Mr. W. Peppard

Ms. M. Macdonald
ADMINISTRATIVE OFFICER

Mr. B. Pound



3.(a)

2017 Board of Variance Notice of Appeal 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 Zach Switzer
Mailing Address 7532 Craig Avenue
City/Town Burnaby Postal Code V3N 4E3
Phone Number(s) (H) 778-858-2499 (C) _____
Email zdsca@yahoo.ca

Property

Name of Owner Zach Switzer
Civic Address of Property 4802 Oaktree Court
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.

October 5, 2017
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date November 02 2017 Appeal Number SV#

Required Documents:

- ☐ Fee Application Receipt
- ☐ Building Department Referral Letter
- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property

OCT 05 2017

CITY OF BURNABY
CLERK'S OFFICE

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

Zach Switzer
4802 Oaktree Court
Burnaby BC
V5G 4K9

Oct 5th 2017

City of Burnaby
4949 Canada way
Burnaby
V5G 1M2

Ref Application #BLD!&-00833

Interior alterations, addition and new secondary suite to an existing single family dwelling

4802 Oaktree Court
Burnaby BC
V5G 4K9
Lot 82 DL:82 Plan: NWP56119

Dear Committee Members.

I am writing in regards to my renovation proposal, and the reasoning behind why I would deeply appreciate its approval.

Our family home on the south west corner of Moscrop Street and Oaktree Court was the first home built in the cul-de-sac. My father contracted, designed and built it in 1979/80 and it has been our family home ever since. Unfortunately, due to my father's sudden passing, my mother Riki Switzer decided to leave the house. However, because of the attachment my family has to the home, I decided to purchase and renovate it. I'd like to bring the home up to modern day standards so that it can be enjoyed by my family and I for years to come.

With this in mind, I would like to honour the memory of my father by maintaining as much of the original beauty of the lot and landscaping, and keeping it as intact and untouched as much as possible. I have tried to maintain the original footprint of the home with the only exception being a small addition on the north east corner to accommodate a small 1 bed secondary suite. This will generate a minimal amount of income to offset the cost of acquisition and renovation. I intend to maintain the fabric of the existing home, and though the home will be a little larger, the home will be significantly more attractive thus adding to the beauty and calm of Oaktree Court.

The Burnaby Planning Department has indicated that the lot is currently non-conforming to current by law Section 104.9. The existing home was constructed around 1980 legally with a front yard setback of 24.7', which would under most circumstance be acceptable. When the two adjoining properties were subsequently constructed however they were located with a front yard set back greater than the normal requirement of 24.6', and by doing this they created the situation where my home is non-conforming. The new requirement is calculated based on a seemingly immaterial calculation of the averages of the setbacks of the 2

properties added after the fact. If the two neighbouring homes had been legally placed a few feet closer to the street, then my home would not be deemed non-conforming.

In trying to deal with this anomaly we decided that we would respect the existing front setback and would not propose any floor space in front of the existing setback. Projections into the front setback have been designed in compliance with any other bylaws.

Our proposal does include a one car garage, which would be inside the current conforming set-back however it does not encroach on the existing set back and replaces a significant structure and floor space which forms the existing car-port. It should also be noted that the existing car port encroaches on the required side yard setbacks however we are proposing to reduce the width of the existing car-port by a few inches to make the house conform to the side yard set-back.

I am therefore kindly requesting your review and consideration to grandfather the non-conforming condition in the front yard of the property. It is my opinion that the finished product will not detrimentally worsen the existing situation but will significantly improve the neighbourhood for the residents of Oaktree Court.

I have canvassed my neighbours of the properties from which the calculations are derived, and they have expressed support of my application. I have included their signatures of approval below. I would also like to note that this is not a situation of a speculative developer trying to bend the rules for personal profit. 4802 Oaktree Court has been my family home for almost 40 years, and it has been a part of my life since birth. I aspire to do exactly what my parents were able to do – create a safe, comfortable, functional home in which to raise a family, and contribute to the community.

I have put my heart and soul into this project to get it to this point and I would appreciate for favourable consideration so that I may fulfill this dream.


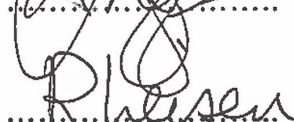


Thank you in advance for your attention to this matter. I can be reached at 778-858-2499 for any questions or concerns you may have.

Zach Switzer

The undersigned have reviewed the proposal submitted by the applicant and have no concerns related to the set-backs on the front and side yards.

Kevin Ratcliffe and Patricia Ratcliffe
4810 Oaktree Court

Richard Leisen and Sandra Whalley
4820 Oaktree Court



BOARD OF VARIANCE REFERRAL LETTER

DATE: September 21, 2017			<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: October 10, 2017 for the November 2, 2017 hearing.			
APPLICANT NAME: Zach Switzer			
APPLICANT ADDRESS: 4802 Oaktree Court, Burnaby BC V5G 4K9			
TELEPHONE: 778-858-2494			
PROJECT			
DESCRIPTION: Interior alterations, addition and a new secondary suite to an existing single family dwelling			
ADDRESS: 4802 Oaktree Court, Burnaby BC V5G 4K9			
LEGAL DESCRIPTION:	LOT: 82	DL: 82	PLAN: NWP56119

Building Permit application BLD17-00833 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Section 104.9

COMMENTS:

The applicant proposes to construct interior alterations, addition and a new secondary suite to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 104.9 – "Front Yard" of the Zoning Bylaw requirement for the minimum front yard depth from 30.30 feet (based on front yard averaging) to 24.50 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.

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

All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.

Fences and retaining walls in the resulting front and rear yard will conform to the requirements of Section 6.14

JQ


 Peter Kushnir
 Deputy Chief Building Inspector

ZONING		LOCAL DESCRIPTION		PERMITTED		EXISTING	
LOT AREA	4490.00	FT ²	4490.00	FT ²	7114.00	FT ²	10560.76
MAIN FLOOR HOUSE							1369.70
2ND FLOOR HOUSE							300.50
MAIN FLOOR SUITE							180.40
2ND FLOOR SUITE							180.40
AREA > 12' HIGH							110.00
ADDITIONAL GARAGE							1000.76
LOT COVERAGE	2833.60	FT ²	2833.60	FT ²	2833.60	FT ²	1000.76
BUILDING DEPTH		60'					1369.70
DEGREE	86.72						350.50
FRONT YARD	26.3'						180.40
REAR YARD	24.5'						120.00
SIDE YARD	11.5'						
REAR YARD	4.8'						
REAR YARD	4.8'						
REAR YARD	24.5'						
REAR YARD	37'-3.5'						
ACCOMMODATION	602.00	FT ²					
ACCOMMODATION	132.00	FT ²					

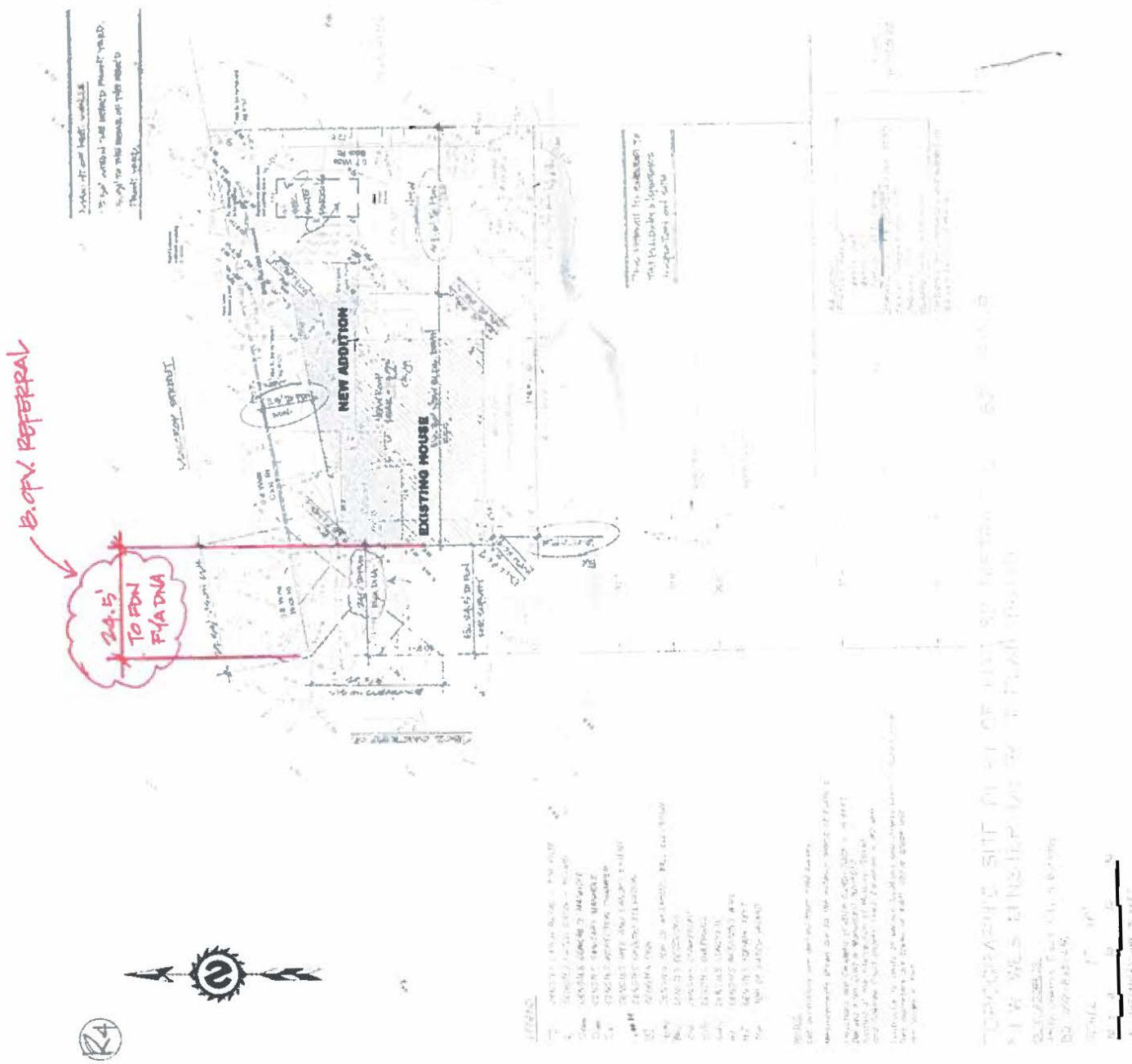
DRAWING LIST

DRAWING NO.

- | | |
|----|-----------------------------------|
| A1 | Site Plan |
| A2 | Foundation Plan |
| A3 | Main Floor Plan |
| A4 | 2nd Floor Plan |
| A5 | Roof Plan |
| A6 | North and South Side Elevations |
| A7 | Front (W) and Rear (E) Elevations |
| A8 | Sections A-A and B-B |
| A9 | Section C-C |

RECEIVED
JUN 02 1964
BUILDING DEPARTMENT

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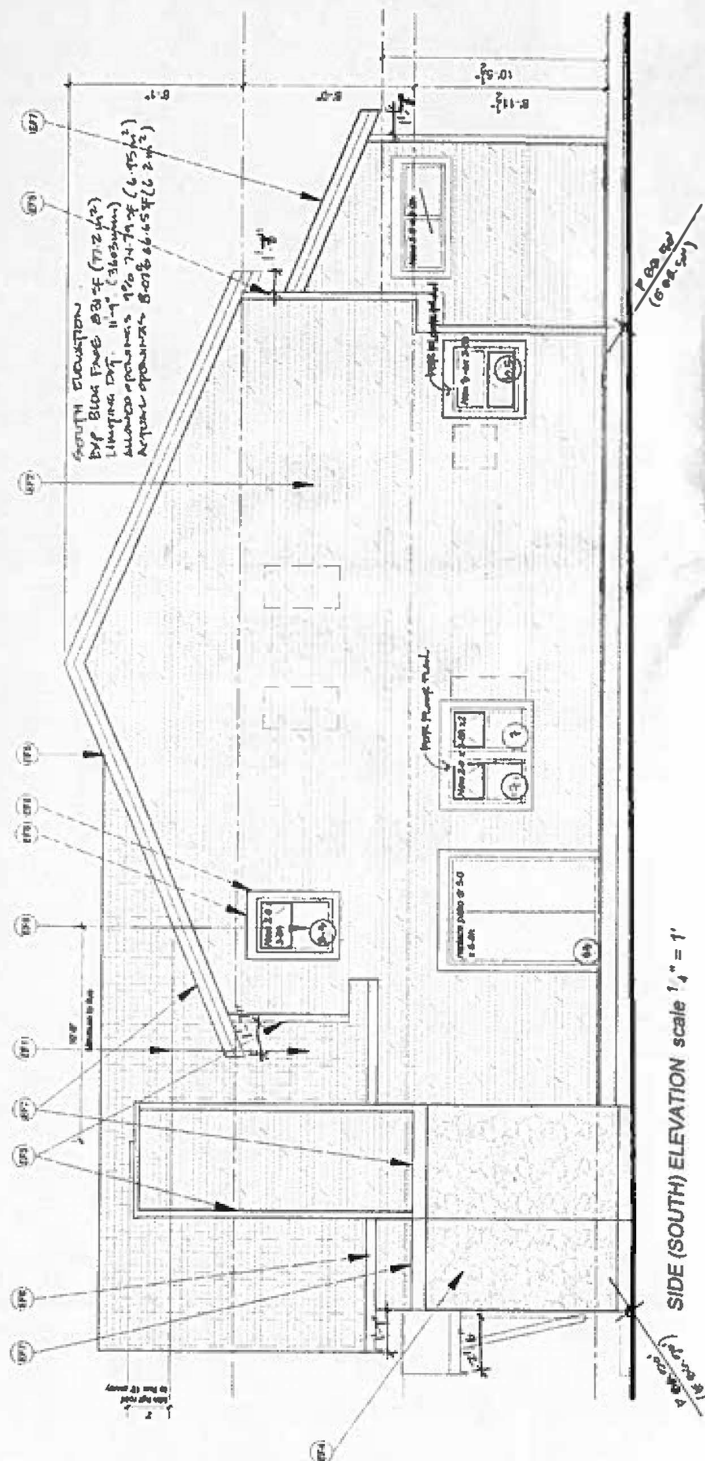


- EF1: Asphalt Shingles
- EF2: HardPlank Horizontal Siding
- EF3: Cedar Shakes Installed Vertically
- EF4: Random-Order Stone Veneer
- EF5: 4" Fascia Trim
- EF6: 6" Fascia Board
- EF7: 10" Fascia Board
- EF8: Double Glazed Windows

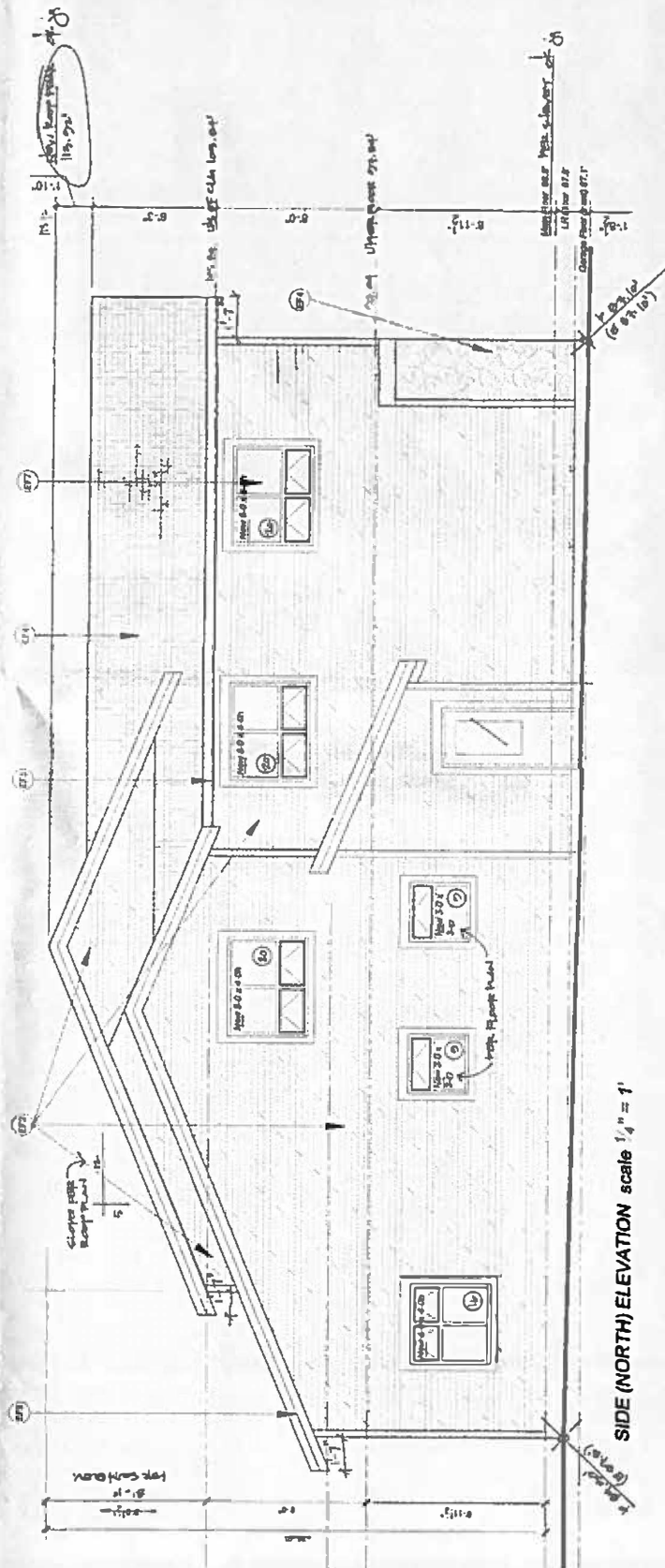
DEAR

JUN 05 2017

BUILDING DEPARTMENT



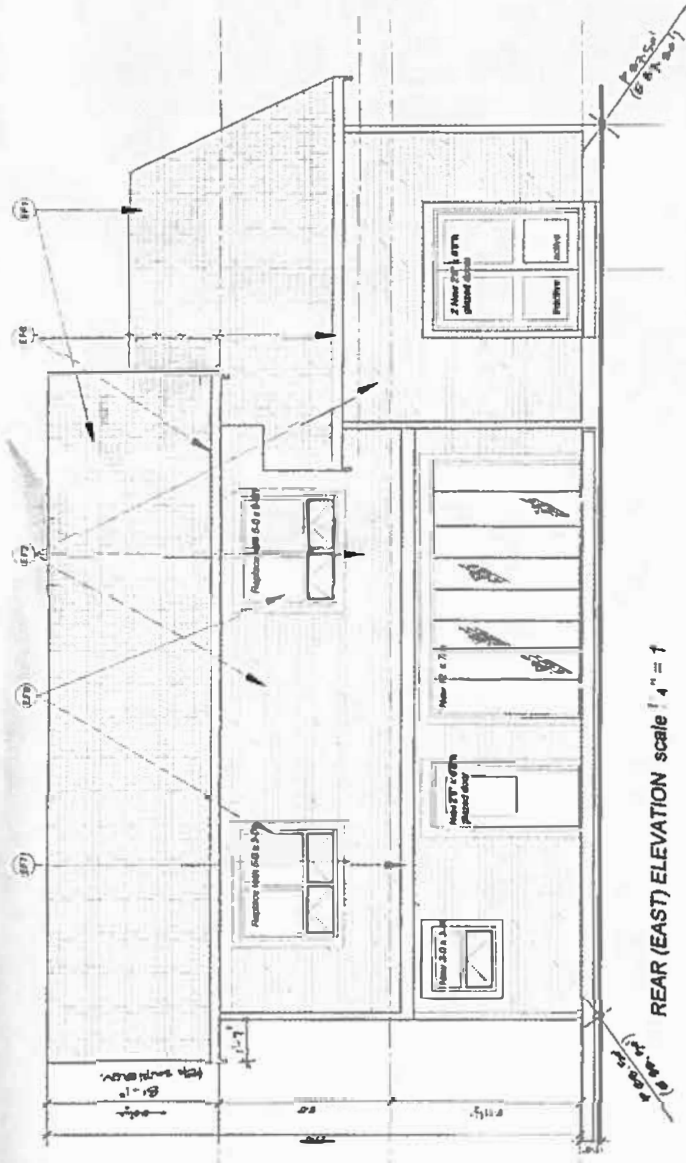
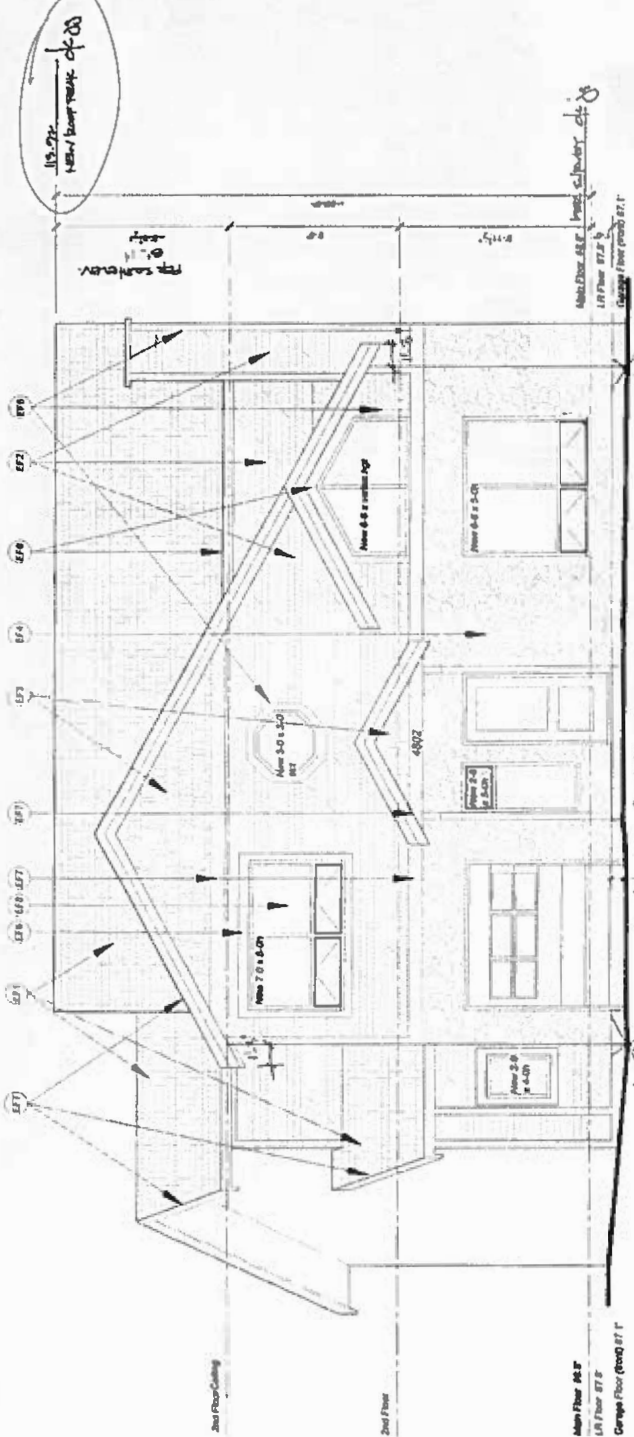
SIDE (SOUTH) ELEVATION scale 1" = 1'



SIDE (NORTH) ELEVATION scale $\frac{1}{4}'' = 1'$

- EF1 Asphalt Shingles
- EF2 HardPlank Horizontal Siding
- EF3 Cedar Shakes installed Vertically
- EF4 Reconstructed Stone Veneer
- EF5 4" Fascia Trim
- EF6 6" Fascia Board
- EF7 10" Fascia Board
- EF8 Double Glazed Windows

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3.(a)

Prepared for
Zach & Ricki Switzer
4802 Oaktree Court

Project
Renovation and Addition
to Existing House

Drawn:
Roof Plan EXISTING

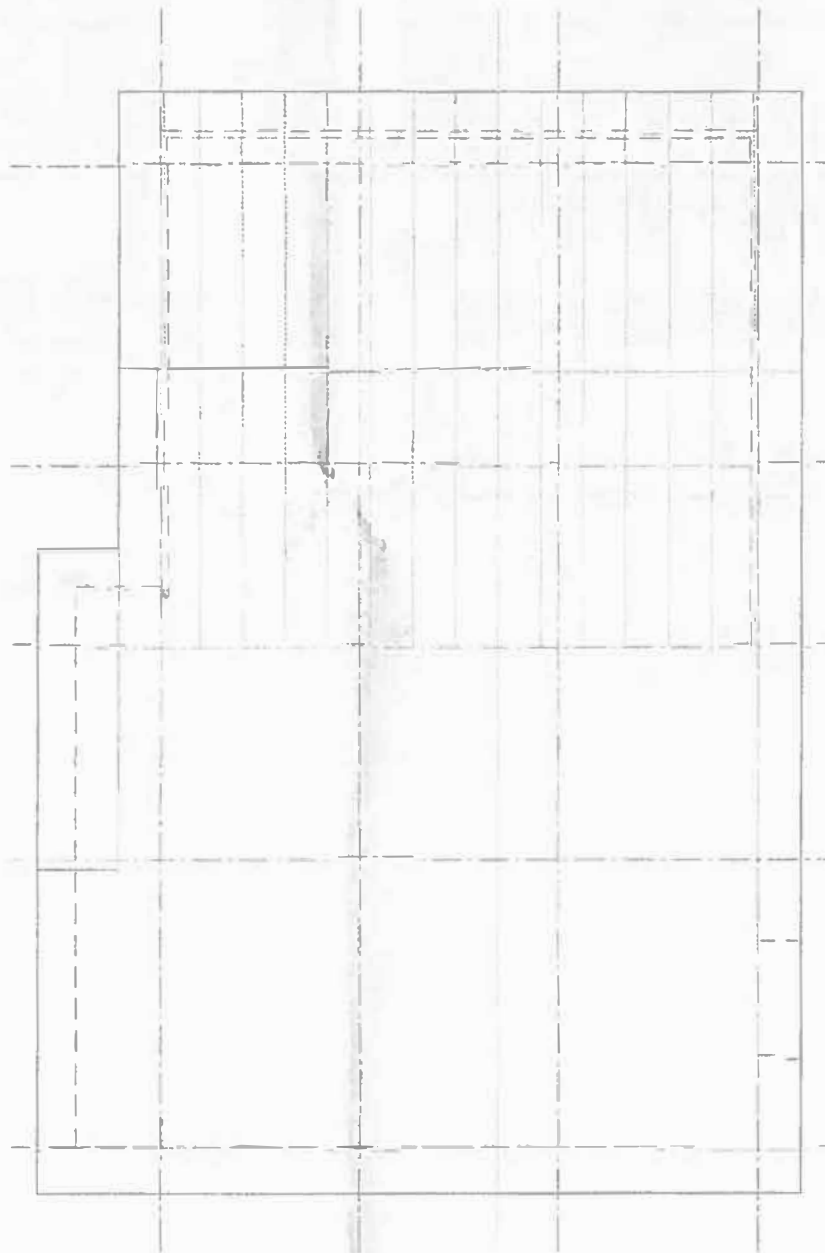
Scale:
1/4" = 1' or as noted

Date:
May 10 2017

Sheet (of 3)

A12

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BUILDING DEPARTMENT



EXROOF PLAN scale 1/4" = 1'

TOPOGRAPHIC SITE PLAN OF LOT 82 DISTRICT LOT 82 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 56119

CIVIC ADDRESS:

4802 Oaktree Court, City of Burnaby
PID: 002-893-436

SCALE 1" = 16'

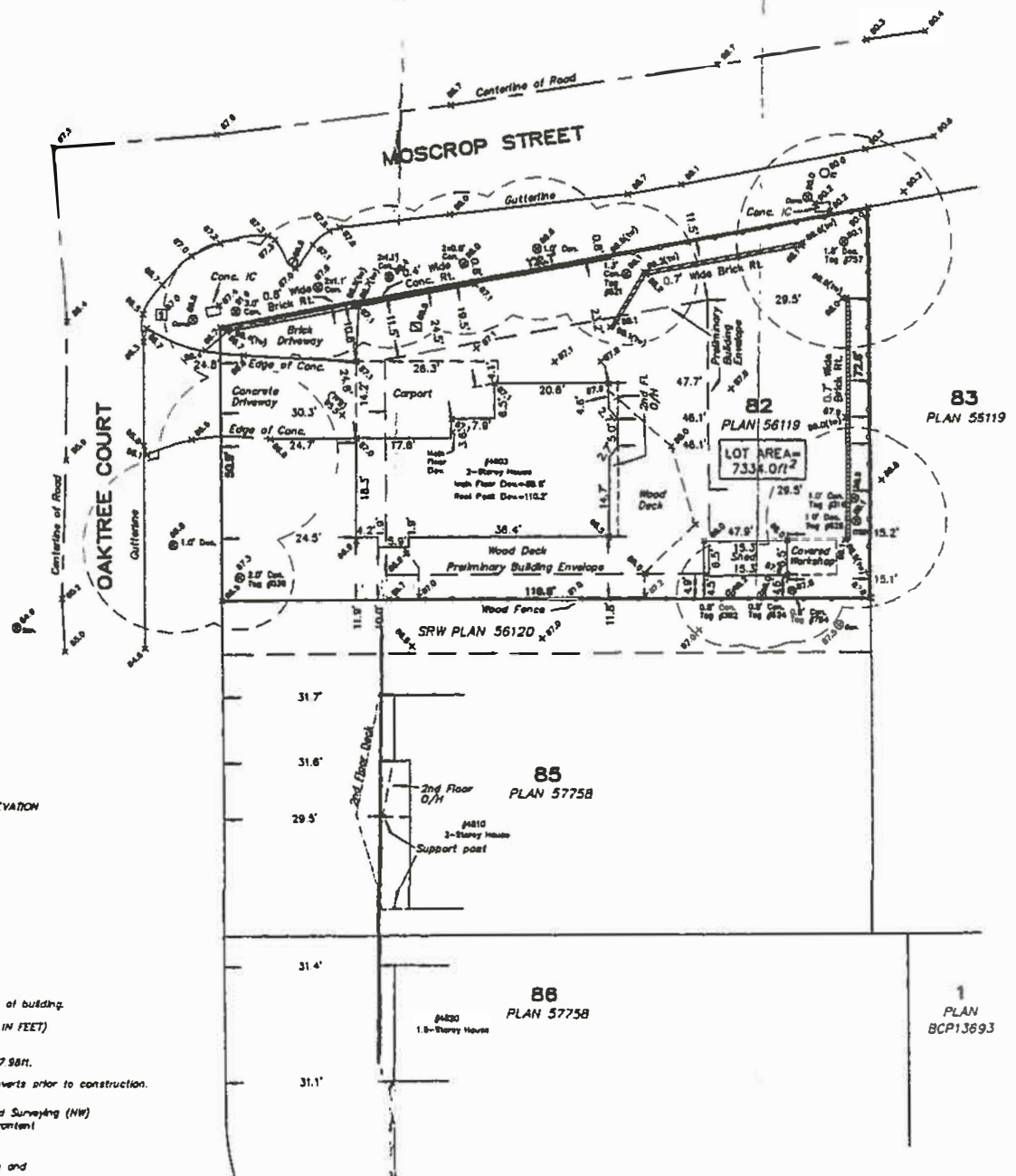
10 5 0 10 20 30

ALL DISTANCES ARE IN FEET

The intended plot size of this plan is 17" in width
and 22" in height (C size) when plotted at a scale of 1":16'

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JUN 05 2017

BUILDING DEPARTMENT



LEGEND

- ☐ DENOTES CATCH BASIN - TOP ENTRY
- DENOTES CATCH BASIN - ROUND
- DENOTES CONCRETE MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES INSPECTION CHAMBER
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- DENOTES SIGN
- (1w) DENOTES TOP OF RETAINING WALL ELEVATION
- Dec. DENOTES DECIDUOUS
- Can. DENOTES CONIFEROUS
- O/H DENOTES OVERHANG
- Conc. DENOTES CONCRETE
- RI. DENOTES RETAINING WALL
- A2 DENOTES SQUARE FEET
- TFB DENOTES TOP OF FASCIA BOARD

NOTES:

Lot dimensions are derived from field survey.

Measurements shown are to the exterior siding of building.

Elevations are Geodetic (GVD28 GVRD-2005 - IN FEET)

Derived from Control Monument 82H5017

located at the intersection of Moscrop Street and Oaktree Court (North Side). Elevation = 87.98ft.

Contractor to verify all service locations and inverts prior to construction.

If this plan is used in digital form, Target Land Surveying (NW) will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 4.8ft. above grade and are shown in feet.

This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

REMARKS

Frontyard Average:
#4810: 29.5'
#4820: 31.1'
Average: 30.3' (shown)
Sideyard: min. 4.8' (Combined min. 11.5')
Exterior Sideyard: min 11.5'
Rearyard: 29.5'
Building Depth: 60.0' max.
*Setbacks are preliminary and subject to approval by City of Burnaby.

ORIGINAL SURVEY DATE: AUGUST 24TH, 2016

RE-INSPECTION DATE: MAY 29TH, 2017

CHANGING NAME: CHANGING NAME

DATE: MAY 29TH, 2017

DATE: MAY 29TH, 2017

DATE: MAY 29TH, 2017

DATE: MAY 29TH, 2017

DATE: MAY 29TH, 2017

DATE: MAY 29TH, 2017

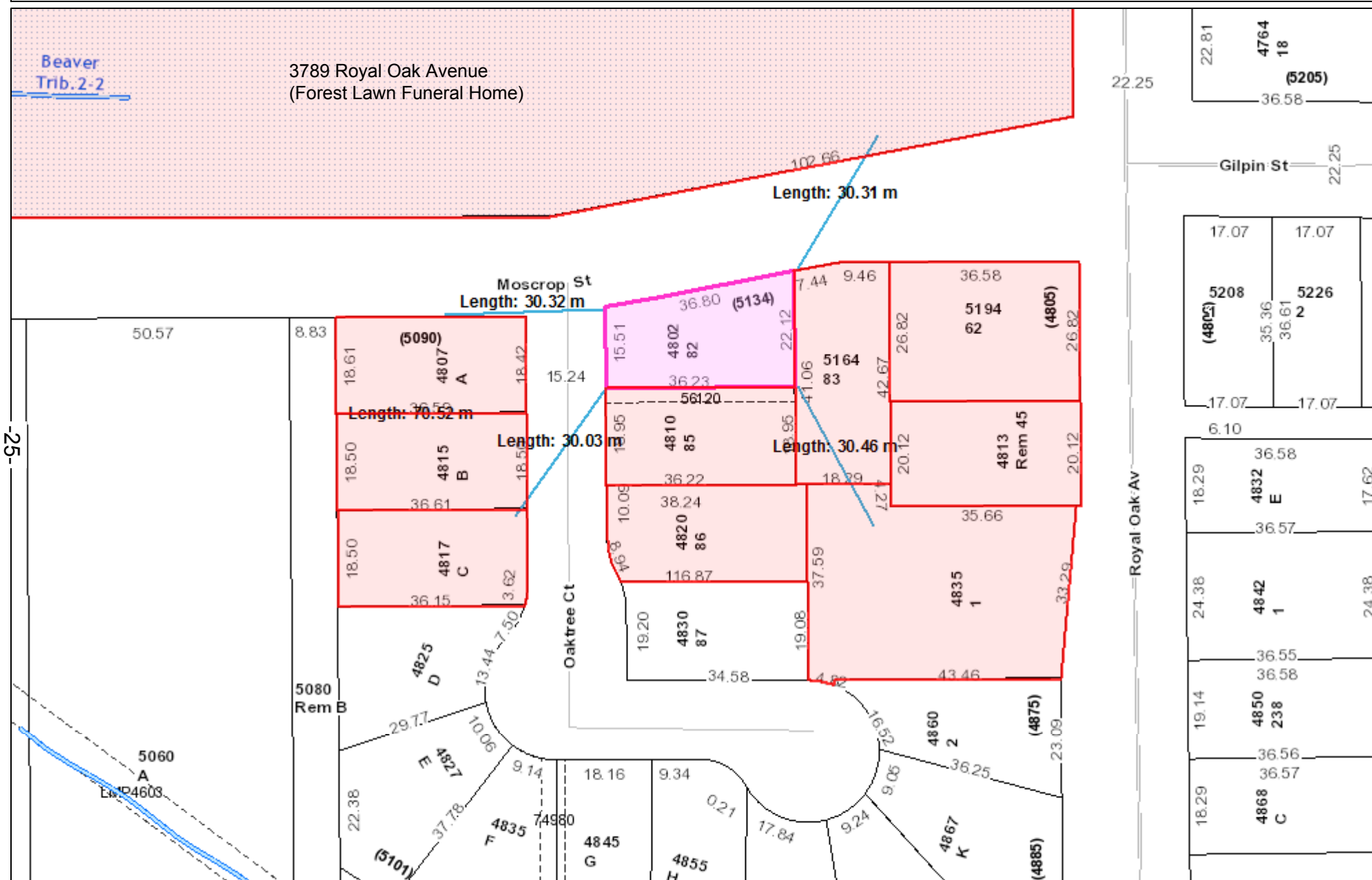
DATE: MAY 29TH, 2017

TARGET
LAND SURVEYING

www.targetlandsurveying.ca

FILE: N3212-TOPO-FEET-RE-INSPECT

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2017 Board of Variance Notice of Appeal 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 Deidre Spencer
 Mailing Address 5620 Eagle Court
 City/Town North Vancouver Postal Code V7R 419
 Phone Number(s) (H) 604-250-7078 (C) _____
 Email dee@terrafirmadesignltd.com

Property

Name of Owner Evelyn Rosin
 Civic Address of Property 5307 / 5309 Schou Street

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.

October 10, 2017

Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date November 02 2017 Appeal Number BV# _____

Required Documents:

- ☐ Fee Application Receipt
- ☐ Building Department Referral Letter
- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property

CITY OF BURNABY

OCT 10 2017

CLERK'S OFFICE

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

October 9, 2017

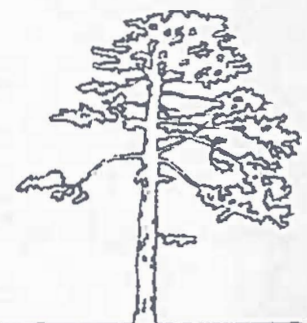
City of Burnaby
Burnaby Planning and Building Department
Board of Variance

Re: Board of variance application for 5307 Schou Street.

To Whom it may concern;

We are submitting this application for consideration by the board of variance for 5307 Schou street. We are asking for relaxations of front yard, rear yard, building depth, and height. We are asking for these relaxations because of the way that the planning department has changed the designation of yards on this site. They have determined that the west side yard is actually the front yard as it is the only property line that touches Schou street. This change to the designation of front yard, has created a hardship for this site because it would mean in order to conform to the required yard dimensions, the allowable building depth on this site would not be attainable. It would also force this building to front facing west, which would look directly at its west neighbor and be out of rhythm with the other homes along the north side of schou street. We are asking for this relaxation to allow us to orient our new building so that the front yard is facing south and the rear yard facing north. This orientation is in keeping with the rhythm of the block along the north side of schou street. We are asking for a relaxation to the front yard of 11.06' and the rear yard 16.04'. we are also asking for a small relaxation in height of 4.5", with the cross slope of this site and the width of the building we are asking for a small relaxation in height to allow this roofline to run continuously over the building and not be stepped. This also means we can leave grade relatively close to existing and not propose grade changes that could adversely affect neighboring sites. We have two letters of support from neighbors. We feel that these are reasonable requests and appreciate the board members consideration in this matter.

Deirdre Spencer
Terra Firma Design Ltd.





BOARD OF VARIANCE REFERRAL LETTER

DATE: October 3, 2017		<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>	
DEADLINE: October 10, 2017 for the November 2, 2017 hearing.			
APPLICANT NAME: Dee Spencer			
APPLICANT ADDRESS: 5620 Eagle Court, North Vancouver, V7R 4I9			
TELEPHONE: 604-250-7078			
PROJECT			
DESCRIPTION: New two family dwelling with detached garage.			
ADDRESS: 5307 / 5309 Schou Street			
LEGAL DESCRIPTION:	LOT: 3	DL: 74	PLAN: BCP47211

Building Permit application BLD17-00875 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 105.9, 105.11, 105.8 (1), 105.7 (2) (b)

COMMENTS:

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

- 1) To vary Section 105.9 – “Front yard” of the Zoning Bylaw requirement for the minimum front yard depth from 19.7 feet (based on minimum front yard depth) to 8.64 feet.
- 2) To vary Section 105.11 – “Rear yard” of the Zoning Bylaw requirement for the minimum rear yard depth from 24.6 feet to 8.56 feet.
- 3) To vary Section 105.8 (1) – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 41.14 feet (based on 50 percent of the lot depth) to 65 feet.
- 4) To vary Section 105.7 (2) (b) – “Height of Principal Building. Two Family Dwellings” of the Zoning Bylaw requirement for the maximum building height from 25.0 feet to 25.51 feet measured from the front average grade for the proposed two family dwelling with a sloped roof. The principal building height measured from the rear average grade will be 22.81 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.

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

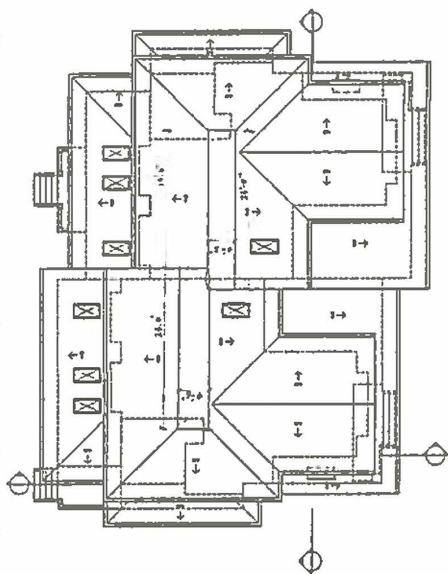
All principal building projections into the resulting front yard will conform to the requirements of Section 6.12.

Fences and retaining walls will conform to the requirements of Section 6.14.

CN

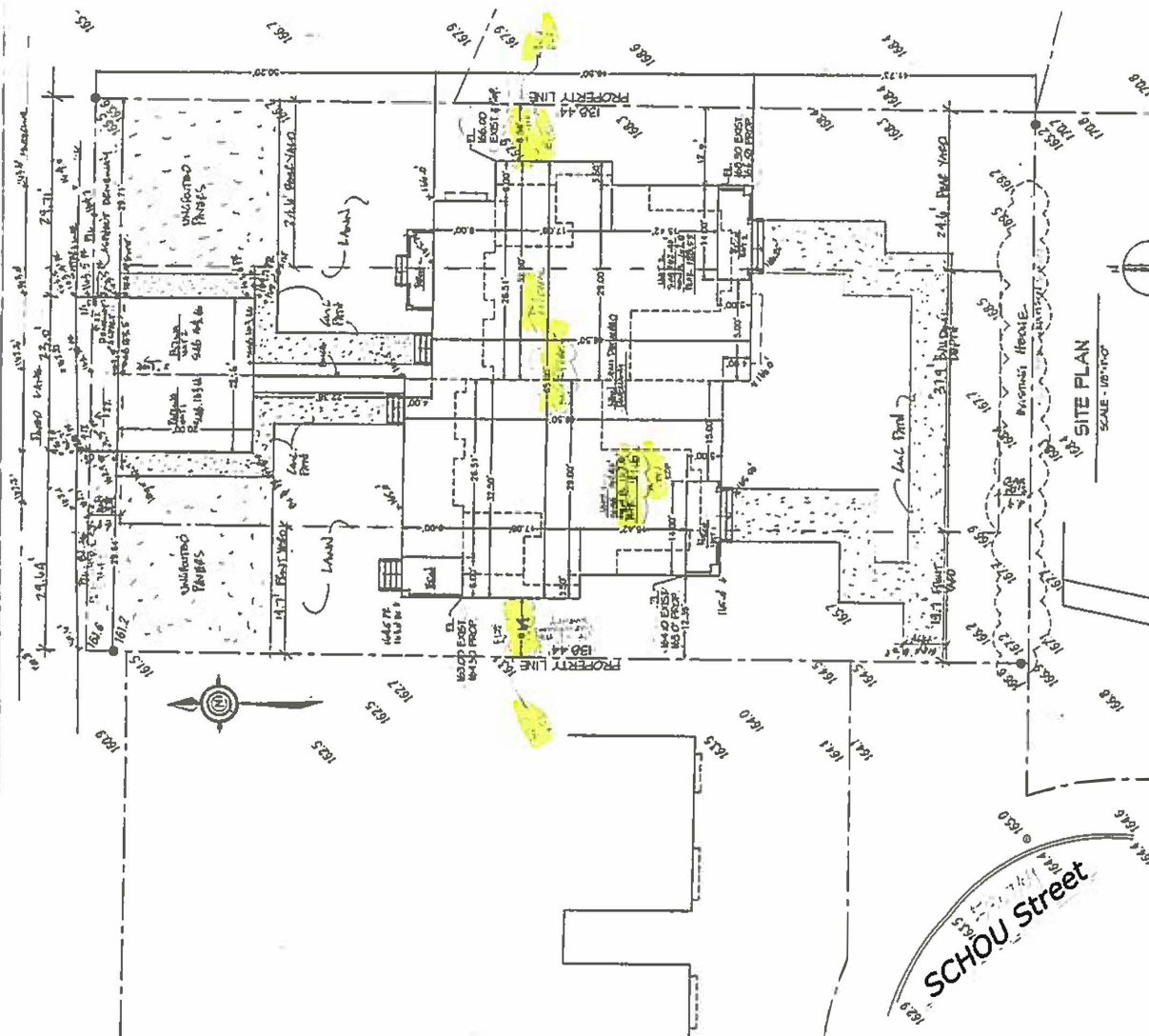
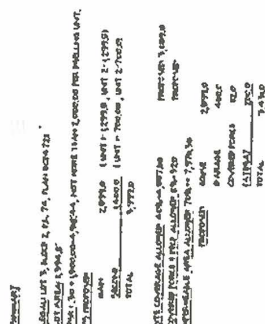


Peter Kushnir
Deputy Chief Building Inspector



ROOF PLAN
SCALE - 1/8" = 1'-0"

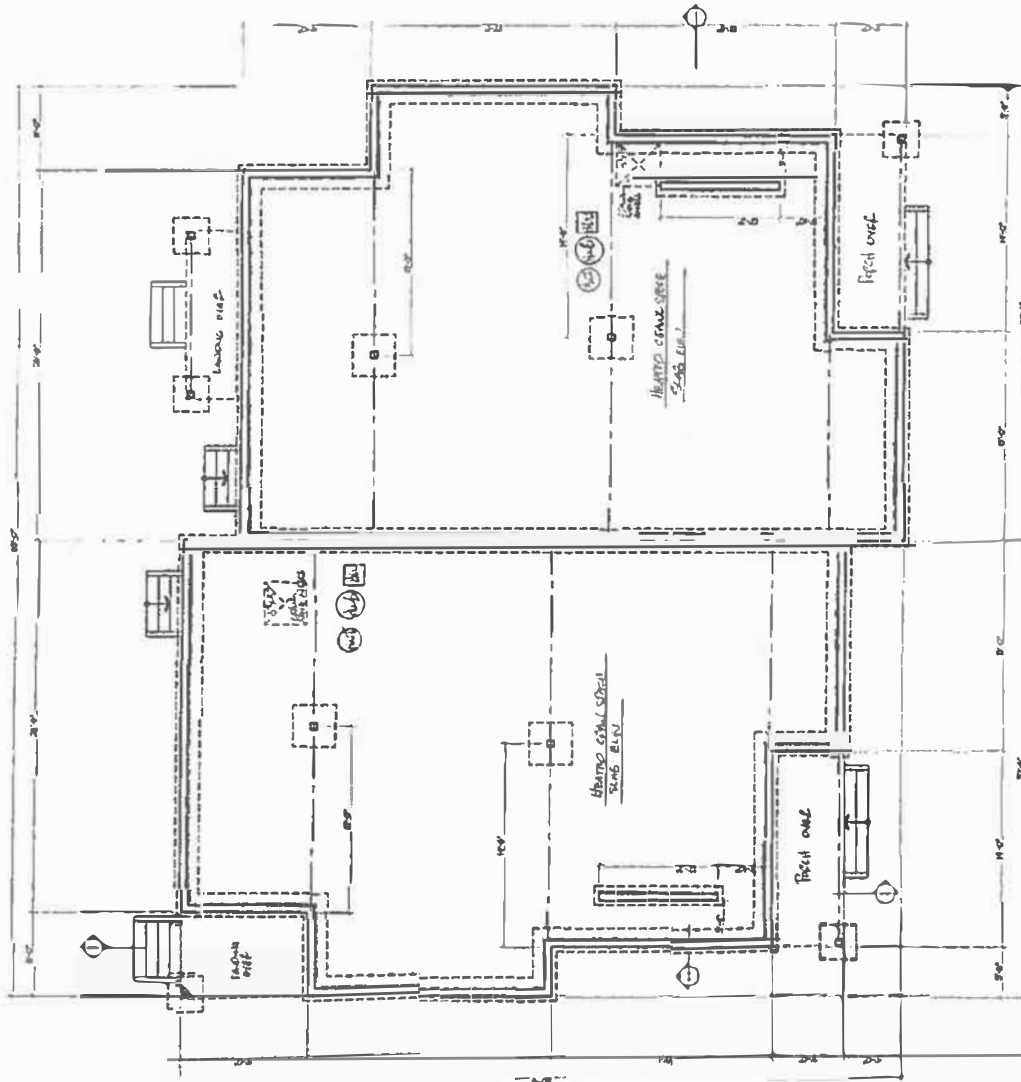
For AFA: 9179.0⁴
For CMA: 1356⁴ - 178.0⁴ = 1178⁴



SITE PLAN

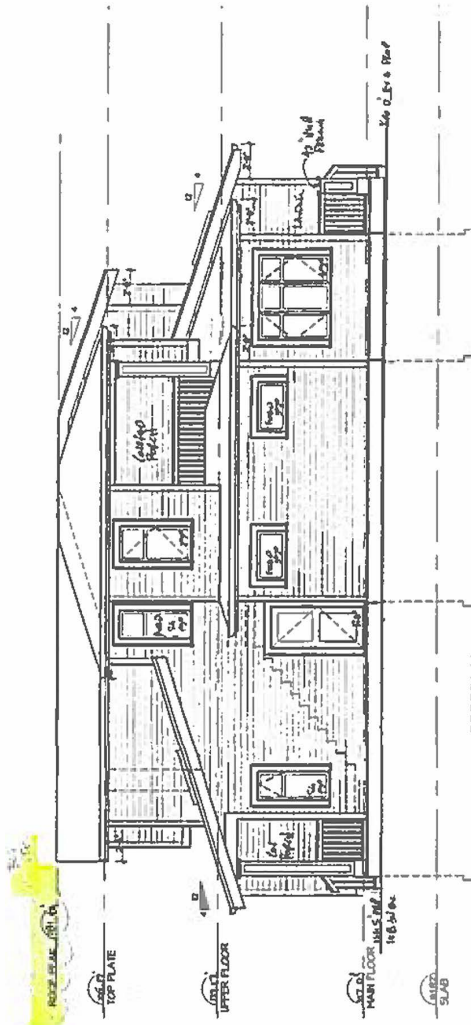
SCALE - 100:1-0"

PROJECT NEW DUPLEX 5507 SCHOU STREET BURNABY, B.C.		TERRA TRAVA DESIGN LTD.	DATE: DEC 2014 DRAWN BY: STYLIS SCALE: AS SHOWN SHEET NO.	4 OF 1
COMPANY LOGO				

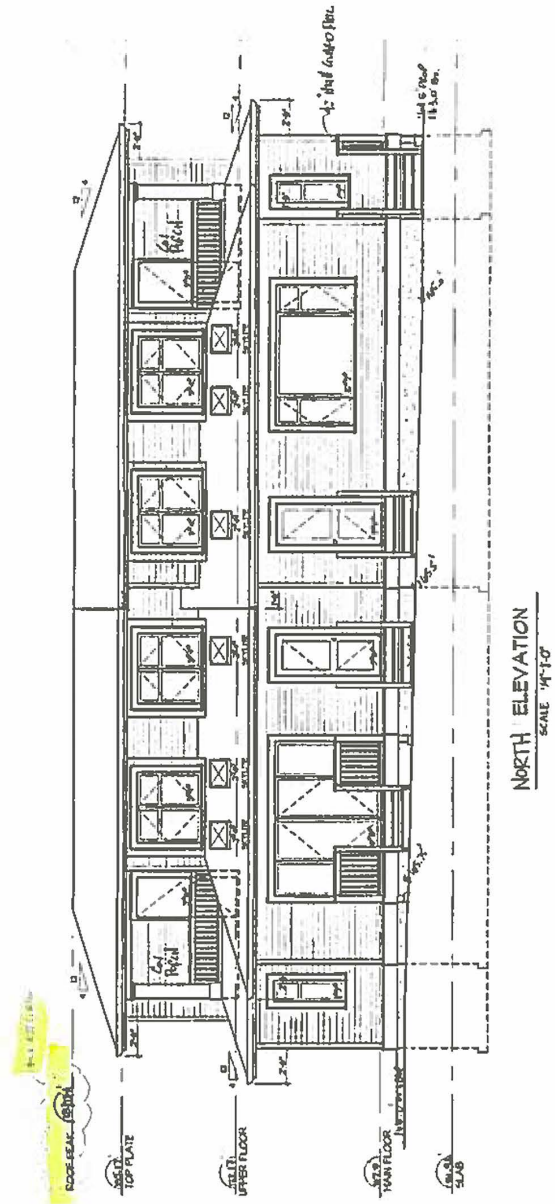


FOUNDATION PLAN SCALE: 1/4"=1'-0"

 CITY OF BURNABY SALICITY'S DEPARTMENT		PROJECT NEW DUPLEX 5507 SCHOU STREET BURNABY, B.C.		 TERA NOVA DESIGN LTD.	
DATE: DEC 2018	DESIGN BY: Q. STELLER	DRAWING NO. 6		SHEET NO. 07	
APPROVED: [Signature]					

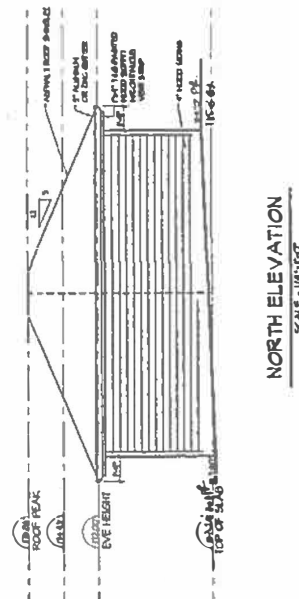
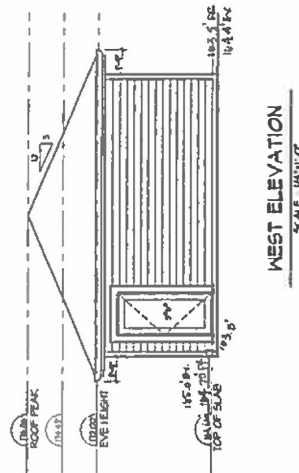
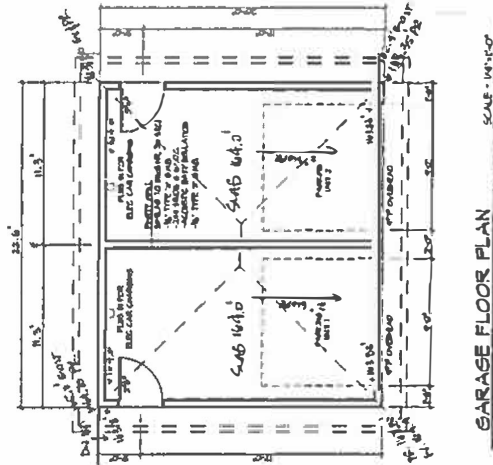
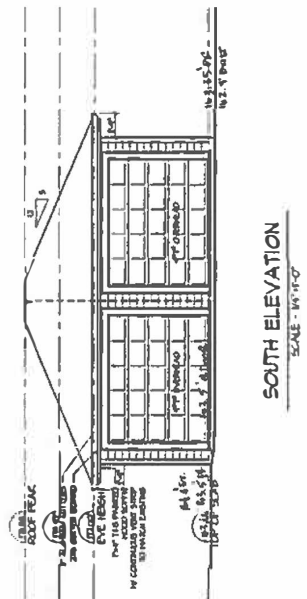
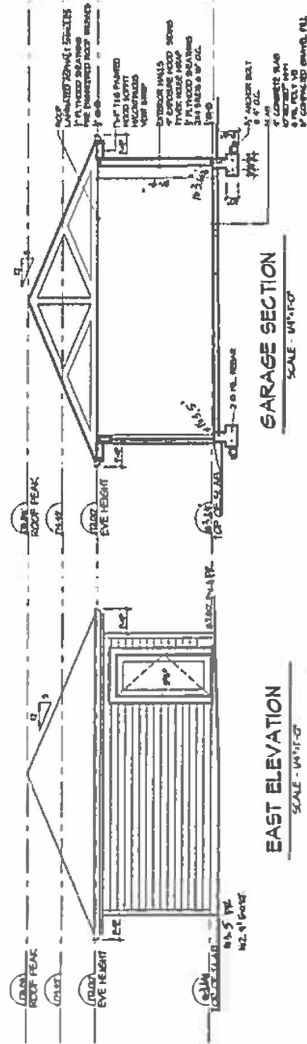


EAST ELEVATION
SCALE 1/4"=1'-0"

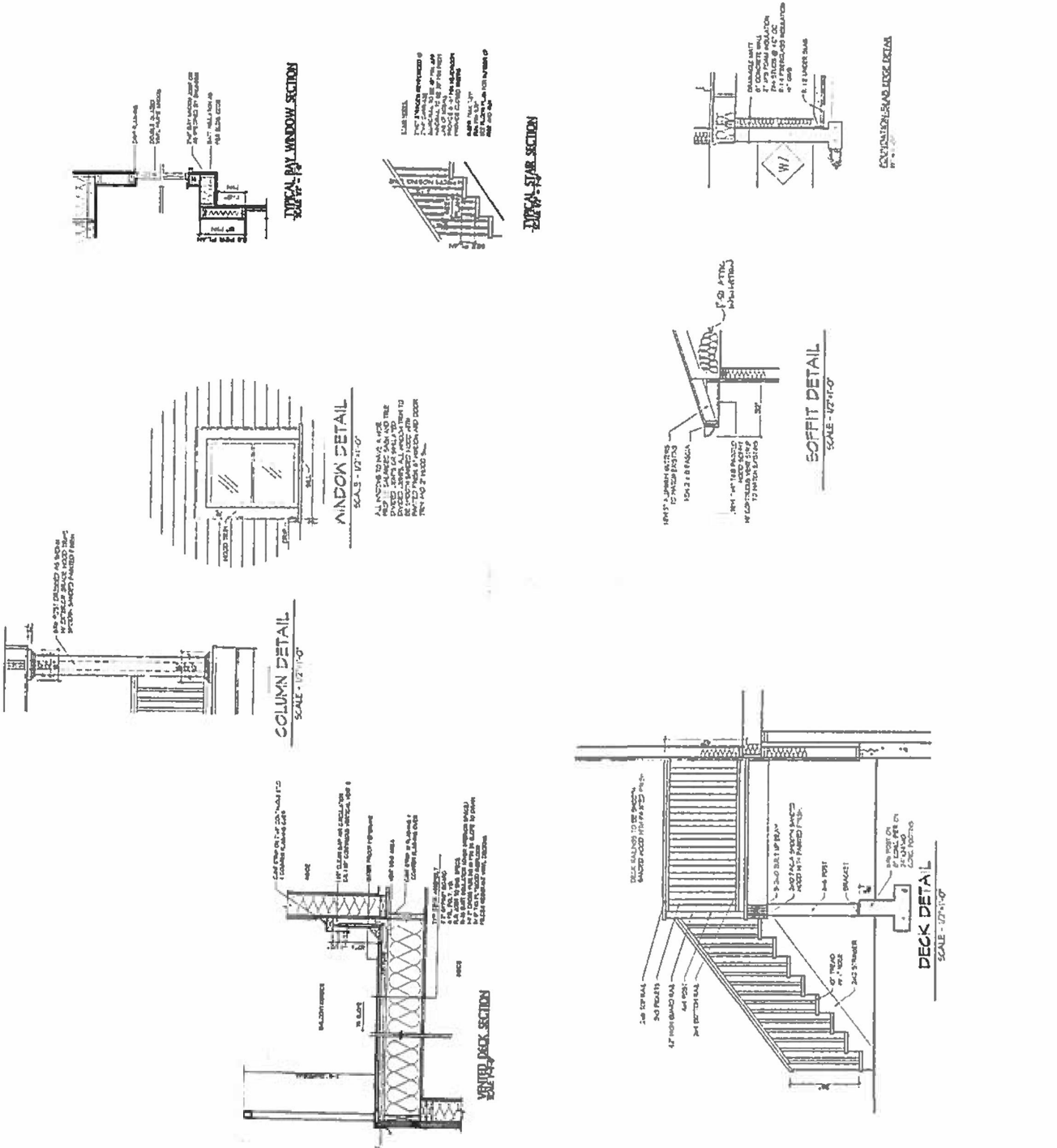


NORTH ELEVATION
SCALE 1/4"=1'-0"

		NEW DUPLEX 5307 SCHOOL STREET BURNABY, B.C.	
DATE: 12/23/18	SCALE: 1/4"=1'-0"	PROJECT NO: 18-000	DESIGNER: T.F.D.



		<p>PROJECT: NEW DUPLEX 5307 SCHOU STREET BURNABY, B.C.</p>	
<p>DATE: JUL 12, 2009</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>DRAWING NO.</p>		<p>DETAIL SHEET</p>	
<p>REVISION BY: P. FINCH</p>		<p>DATE: 01/07/09</p>	
<p>COMPANIES ADDRESS:</p>		<p>COMPANIES ADDRESS:</p>	

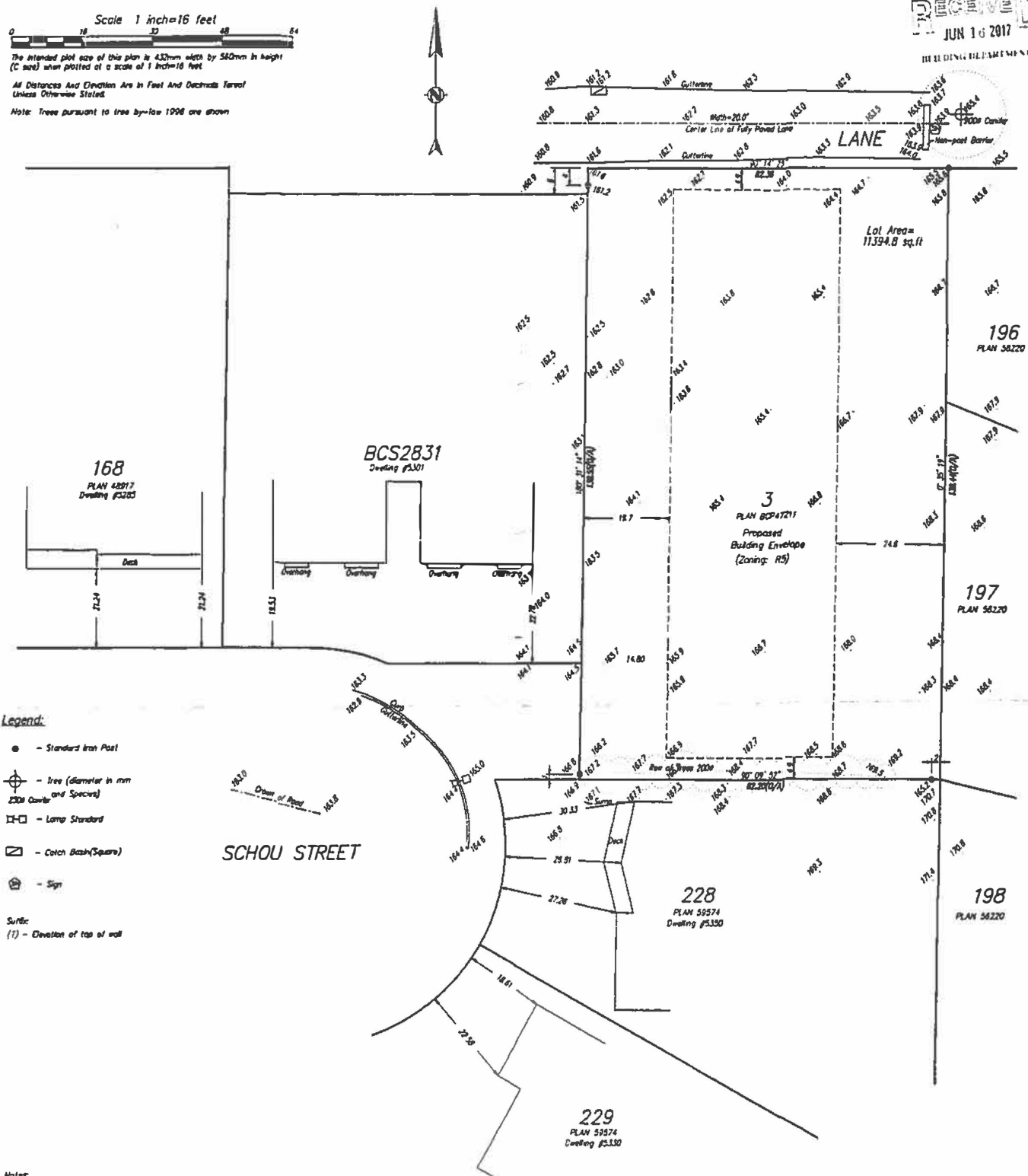


TOPOGRAPHICAL PLAN OF LOT 3 BLOCK 2 DISTRICT LOT 74
GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP47211

PID: 028-449-070
Civic Address: 5307 Schou Street,
City of Burnaby

RECEIVED
JUN 1 2017
BUILDING DEPARTMENT

Scale 1 inch=16 feet
The intended plot size of this plan is 432mm width by 562mm in height
(C size) when plotted at a scale of 1 inch=16 feet
All Distances And Elevations Are In Feet And Decimals Thereof
Unless Otherwise Stated
Note: Trees pursuant to tree by-law 1996 are shown



Legend:

- - Standard Iron Post
- ⊕ - Tree (diameter in mm
2500 Centre and Species)
- ⊞ - Lamp Standard
- ⊞ - Catch Basin (Square)
- ⊞ - Sign

Surf:
(1) - Elevation of top of wall

Notes:

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

All rights reserved. No person may copy, reproduce,
transmit, offer, distribute, or store copies of this document
in whole or in part without the prior written consent
of the undersigned.

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

Benchmark Notes:

Elevations Are Geodetic
Referred To Monument B2N0020
Monument Elevation: 145.77(44.432m)

Grid bearings are derived from observations between
geodetic control monuments B2N5020 and B2N5021.
Lot dimensions are based on site survey.

Zoning: R5
Setbacks:

Lot	Front	Address
168	21.24	5285
BCS2831	18.53	5301
228	28.81	5350
229	18.61	5350

Average = 21.55

This is certified correct and is valid only with respect
to the improvements as shown hereon and accepted on
the 8th day of February, 2017.

LMING YUAN
This Document is Not Valid Unless
Originally Signed And Sealed

**SUBDIVISION PLAN OF THE EAST 1/2 OF
LOT 3, BLOCK 2, D.L. 74, G.P.I., N.W.D., PLAN
1380, CITY OF BURNABY.**

PLAN B.C.P.

NOTES:

ALL DISTANCES ARE IN METERS AND
ARE AROUND MEASURED.
THIS PLAN LIES IN INTEGRATED SURVEY
AREA N° 25, CITY OF BURNABY
PERIOD TO COMPUTATION OF N.T.M. CO-
ORDINATES. MULTIPLE ALL DISTANCES
BY THE CONTAINED FACTOR OF
0.995964 - (NAD 83, CSRS).

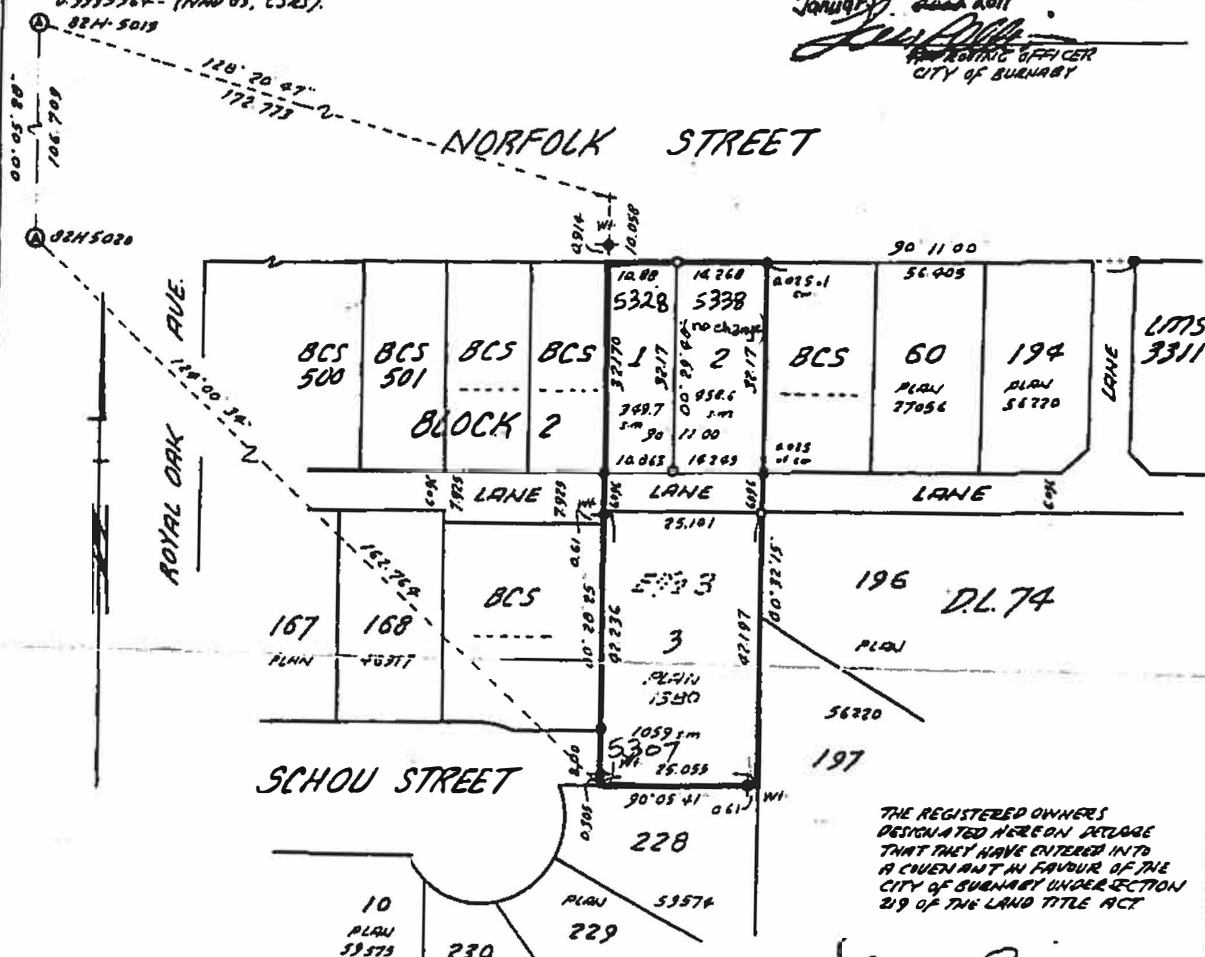
BCGS 926.026

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., THIS
DAY OF

DEPUTY REGISTRAR

APPROVED PURSUANT TO
THE LAND TITLE ACT THIS 11TH DAY OF
JANUARY, 2008 AD

REGISTERING OFFICER
CITY OF BURNABY



THE REGISTERED OWNERS
DESIGNATED HEREON DECLARE
THAT THEY HAVE ENTERED INTO
A COVENANT IN FAVOUR OF THE
CITY OF BURNABY UNDER SECTION
219 OF THE LAND TITLE ACT

Romano Rosin
ROMANO ROSIN

Eveline Rosin
EVELINE ROSIN

WITNESS AS TO SIGNATURES
NAME: ROBERT D. LEA
OCCUPATION: B.C.S.
ADDRESS: 3186 W. 12TH AVENUE,
VANCOUVER, B.C. V6K 2R7

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

SCALE: 1:750 (Metric)



SUB# 07-56

LEA & ASSOCIATES

LAND SURVEYING LTD.
3186 W. 12TH AVENUE,
VANCOUVER, B.C. V6K 2R7
TEL: 603 6344

LEGEND:

BERGINGS ARE GRAB DERIVED
FROM CONTROL MONUMENTS
N° 25, 5019 & 5020

- ... CONTROL MONUMENT FOUND.
- ... LEAD PLUS FOUND.
- ... LEAD PLUS SET.
- ... IRON POST FOUND.
- ... IRON POST SET.
- W... WITNESS
- S.M. SQUARE METERS

I, ROBERT D. LEA, A BRITISH COLUMBIA LAND
SURVEYOR OF VANCOUVER, IN BRITISH COLUMBIA, CERTIFY
THAT I WAS PRESENT AT AND PERSONALLY
SUPERINTENDED THE SURVEY REPRESENTED BY
THIS PLAN, AND THAT THE SURVEY AND PLAN
ARE CORRECT. THE FIELD SURVEY WAS COMPLETED
ON THE 25TH DAY OF DECEMBER, 2010.
THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER ECP# 00095 ON THE 25TH
DAY OF APRIL, 2008.

SIGNATURE OF R.C.S.

FILE: 4655

