



**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, 2019 September 05 at 6:00 PM

1. **CALL TO ORDER**

2. **MINUTES**

(a) [Minutes of the Board of Variance Hearing held on 2019 July 04](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6372 **6:00 PM**

APPELLANT: Jianting Ji

REGISTERED OWNER OF PROPERTY: Jianting Ji

CIVIC ADDRESS OF PROPERTY: [9890 Martin Court](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: 18 DL: 8 Plan: NWP18503

APPEAL: An appeal for the relaxation of Section 102.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and attached garage at 9890 Martin Court, with a front yard depth of 30.63 feet (<?> meters) where a minimum depth of 33.91 feet (<?> meters) is required based on front yard averaging. Zone R2.

(b) **APPEAL NUMBER:** B.V. 6373 **6:00 PM**

APPELLANT: Shu Bing Zheng

REGISTERED OWNER OF PROPERTY: Ming F. Zhang

CIVIC ADDRESS OF PROPERTY: [4684 Burke Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: 56 DL: 33 Plan: NWD 16622

APPEAL: An appeal for the relaxation of Section 6.3.1 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 4684 Burke Street, with a distance between buildings on the same lot of 2.0 meters (6.58 feet) where a minimum distance of 4.5 meters (14.8 feet) is required. Zone R4.

(c) **APPEAL NUMBER:** B.V. 6375 **6:00 PM**

APPELLANT: Eric Lee, VICTORERIC DESIGN GROUP

REGISTERED OWNER OF PROPERTY: Bakhshish S. Haylat

CIVIC ADDRESS OF PROPERTY: [7038 Mawhinney Close](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: A DL: 78 Plan: EPP39700

APPEAL: An appeal for the relaxation of Section 102.6(1)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and attached garage at 7038 Mawhinney Close, with a principal building height 10.36 meters (34.00 feet), measured from the rear average grade for the proposed dwelling with a sloping roof, where a maximum building height of 9.00 meters (29.50 feet) is permitted. Zone R2.

A previous application (BOV 6337 - 2018 September 06) denied an appeal requesting a principal building height of 10.6 meters (34.81 feet), measured from the rear average grade (sloping roof); however, allowed an appeal requesting a building depth of 33.56 meters (74.00 feet).

(d) **APPEAL NUMBER:** B.V. 6376 **6:00 PM**

APPELLANT: Vikram Tiku, TD Studio Inc.

REGISTERED OWNER OF PROPERTY: Ravi Bansal

CIVIC ADDRESS OF PROPERTY: [7280 Inlet Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: 56 DL: 216 Plan: 11555

APPEAL: An appeal for the relaxation of Section 6.14(5)(a)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of over height retaining walls in the front and rear yard of a new single family dwelling with a secondary suite at 7280 Inlet Drive. The following variances are requested:

a) a fence height up to 2.15 meters (7.06 feet), where a maximum height of 1.07 meters (3.51 feet) is permitted for heights of constructed fences located in the required front yard;

b) a retaining wall height up to 2.17 meters (7.12 feet), where a maximum height of 1.07 meters (3.51 feet) is permitted for heights of constructed retaining walls located in the required front yard;

c) a fence height up to 2.59 meters (8.5 feet), where a maximum height of 1.8 meters (5.91 feet) is permitted for heights of constructed fences located in the required front yard; and,

d) a retaining wall height up to 3.23 meters (10.6 feet), where a maximum height of 1.07 meters (3.51 feet) is permitted for heights of constructed retaining walls located in the required front yard. Zone R2.

This appeal came to the 2019 April 04 hearing but was withdrawn prior to any decision made.

(e) **APPEAL NUMBER:** B.V. 6365 **6:00 PM**

APPELLANT: Vern Milani

REGISTERED OWNER OF PROPERTY: Vern and Nicole Milani

CIVIC ADDRESS OF PROPERTY: [5591 Oakland Street](#)

LEGAL DESCRIPTION OF PROPERTY: Parcel "One" (Plan 11711) except Parcel "F" (Plan 68816), DL 94, Group 1, New Westminster District

APPEAL: An appeal for the relaxation of Sections 6.3(1)(b), 104.9 and 104.10(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alterations, new secondary suite and new addition to an existing single family dwelling at 5591 Oakland Street. The following variances are requested: a) a distance between overlapping exterior walls of the same building on the same lot of 12.5 feet, where a minimum distance of 14.76 feet is required; b) a front yard depth of 15.63 feet, where a minimum front yard depth of 24.6 feet is required; and, c) a side yard setback of 10.11 feet adjoining the flanking street, where a minimum

side yard setback of 11.5 feet is required. Zone R4.

CARRIED

4. **NEW BUSINESS**

5. **ADJOURNMENT**

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Ms. C. Richter

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Mr. G. Clark

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Mr. R. Dhatt

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Mr. S. Nemeth

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Ms. E. Prior  
ADMINISTRATIVE OFFICER

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Mr. B. Pound