



## **BOARD OF VARIANCE**

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

**DATE:** THURSDAY, 2016 MARCH 03

**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 Hearing held on 2016 February 04](#)

**3. APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6208 **6:00 p.m.**

**APPELLANT:** Morris Vanandel

**REGISTERED OWNER OF PROPERTY:** Sandra Wong

**CIVIC ADDRESS OF PROPERTY:** [6092 Brantford Avenue](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot 1; DL 92; Plan 69511

**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 single family dwelling at 6092 Brantford Avenue. The front yard setback, to the foundation, would be 25.25 feet where a minimum front yard setback of 30.56 feet is required based on front yard averaging. The porch post would project 2.0 feet and the overhang would project 3.5 feet beyond the foundation. (Zone R4)

(b) **APPEAL NUMBER:** B.V. 6209 **6:00 p.m.**

APPELLANT: Esther Keller

REGISTERED OWNER OF PROPERTY: Nordon Apartments Ltd

CIVIC ADDRESS OF PROPERTY: [#1-6750 Cariboo Road](#)

LEGAL DESCRIPTION OF PROPERTY: Lot A; DL 10; Plan 3320

APPEAL: An appeal for the relaxation of Section 405.7 of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new dust collector addition to the existing warehouse building at #1 - 6750 Cariboo Road, with a side yard setback to the posts of 10.0 feet where a minimum side yard setback of 19.69 feet is required. (Zone M5)

(c) **APPEAL NUMBER:** B.V. 6210 **6:15 p.m.**

APPELLANT: Jetander Tung

REGISTERED OWNER OF PROPERTY: Jetander and Tarlochan Tung

CIVIC ADDRESS OF PROPERTY: [8455 15th Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 7; DL 25; Plan 11671

APPEAL: An appeal for the relaxation of Sections 6.3.1 and 105.11 of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new two family dwelling at 8455 15th Avenue. The following variances are being requested:

a) The distance between the principal building and the detached garage would be 9.18 feet where a minimum distance of 14.8 feet is required.

b) The rear yard setback, to the foundation, would be 20.31 feet where a minimum rear yard setback of 24.6 feet is required. In addition, the overhang would project 2.0 feet, the stair landings would project 3.0 feet, and the sunken accesses would project 10.0 feet beyond the foundation. (Zone R5)

(d) **APPEAL NUMBER:** B.V. 6211 **6:15 p.m.**

APPELLANT: Harminder Bhattal

REGISTERED OWNER OF PROPERTY: Edgar Briza and Dianne Hing

CIVIC ADDRESS OF PROPERTY: [3881 Edinburgh Street](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot 21; District Lot 186; Plan 3755

**APPEAL:** An appeal for the relaxation of Section 103.6(1)(a) of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new single family dwelling at 3881 Edinburgh Street. The principal building height, measured from the rear average elevation, would be 35.23 feet where the maximum building height of 29.5 feet is permitted. The principal building height measured from the front average elevation would be 25.08 feet. (Zone R3)

(e) APPEAL NUMBER: B.V. 6212 6:30 p.m.

APPELLANT: Steven Piccolo

REGISTERED OWNER OF PROPERTY: Kim and Steven Piccolo

CIVIC ADDRESS OF PROPERTY: [6650 Humphries Avenue](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot 46; DL 91; Plan NWP13811

**APPEAL:** An appeal for the relaxation of Section 6.6(2)(d) of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a garage addition at 6650 Humphries Avenue. The dimension measured from the garage addition to the southeast property line would be 2.0 feet where a minimum 3.94 feet is required. (Zone R3)

(f) APPEAL NUMBER: B.V. 6213 6:30 p.m.

APPELLANT: Terrence Clark

REGISTERED OWNER OF PROPERTY: Marie Clark

CIVIC ADDRESS OF PROPERTY: 4412 Albert Street

LEGAL DESCRIPTION OF PROPERTY: Lot 3; DL 121; Plan 1054

**APPEAL:** An appeal for the relaxation of Sections RM6 206.2(2) to R5 105.9 of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new single family dwelling at 4412 Albert Street. The front yard setback, to the porch post, would be 22.72 feet where a minimum front yard setback of 24.88 feet is required based on front yard averaging. The porch post would project 1.5 feet beyond the foundation. (Zone RM6 to R5)

(g) **APPEAL NUMBER:** B.V. 6214 **6:45 p.m.**

**APPELLANT:** Jonathan Ehling

**REGISTERED OWNER OF PROPERTY:** Hu Hong X

**CIVIC ADDRESS OF PROPERTY:** [5635 Oakglen Drive](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot 8; DL 32; Plan 18542

**APPEAL:** An appeal for the relaxation of Sections 104.6(1)(a) and 104.9 of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new single family dwelling at 5635 Oakglen Drive. The following variances are being requested:

a) The principal building height measured from the rear average elevation would be 29.60 feet, where the maximum building height permitted is 29.50 feet.

b) The principal building height measured from the front average elevation would be 31.30 feet, where the maximum building height permitted is 29.50 feet.

c) The front yard setback would be 33.75 feet to the post, where a minimum front yard setback of 41.48 feet is required based on front yard averaging. The roof overhang would project 1.5 feet beyond the post. (Zone R4)

(h) **APPEAL NUMBER:** B.V. 6215 **6:45 p.m.**

**APPELLANT:** Faizal Virji

**REGISTERED OWNER OF PROPERTY:** Faizal, Farhan and Mehboob Virji

**CIVIC ADDRESS OF PROPERTY:** [4829 Canada Way](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot A; DL 74; Plan EPP54656

**APPEAL:** An appeal for the relaxation of Sections 103.7(a) and 103.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling at 4829 Canada Way. The following variances are being requested:

a) The depth of the principal building would be 58.0 feet where a maximum depth of 55.75 feet is permitted.

b) The front yard setback would be 25.43 feet to the post, where a minimum front yard setback of 28.67 feet is required based on front yard averaging. The roof overhang would be 2.95 feet beyond the post. (Zone R3)

(i) **APPEAL NUMBER:**    **B.V. 6216**                      **7:00 p.m.**

**APPELLANT:**    Gary Grewal

**REGISTERED OWNER OF PROPERTY:**    Cabana Wong and Shung Li

**CIVIC ADDRESS OF PROPERTY:**    [3348 Dalebright Drive](#)

**LEGAL DESCRIPTION OF PROPERTY:**    Lot 101; DL 58; Plan 33225

**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 dwelling at 3348 Dalebright Drive. The front yard setback from Lougheed Highway to the foundation/post, would be 55.67 feet where a minimum front yard setback of 74.79 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the foundation/post. (Zone R1)

(j) **APPEAL NUMBER:**    **B.V. 6217**                      **7:00 p.m.**

**APPELLANT:**    Karmjit Sanghera

**REGISTERED OWNER OF PROPERTY:**    Mandeep and Karmjit Sanghera

**CIVIC ADDRESS OF PROPERTY:**    [7774/76 16th Avenue](#)

**LEGAL DESCRIPTION OF PROPERTY:**    Lot 21; DL 28; Plan 19626

**APPEAL:**    An appeal for the relaxation of Sections 105.9 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling at 7774/76 16th Avenue. The front yard setback would be 22.13 feet to the window seats, where a minimum front yard setback of 27.36 feet is required based on front yard averaging. The overhang would project 1.5 feet beyond the window seat. (Zone R5)

4.    **NEW BUSINESS**

5.    **ADJOURNMENT**