



## **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**



**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, 2016 February 04 at 6:00 p.m.

**1. CALL TO ORDER**

PRESENT: Ms. Charlene Richter, Chair  
Mr. Guyle Clark, Citizen Representative  
Mr. Brian Pound, Citizen Representative  
Mr. Stephen Nemeth, Citizen Representative

STAFF: Mr. Maciek Wodzinski, Development Plan Technician  
Ms. Sharon Knapp, Development Plan Technician  
Ms. Eva Prior, Administrative Officer

The Administrative Officer called the meeting to order at 6:00 p.m.

**2. ELECTION OF CHAIRPERSON**

Nominations for Chairperson of the Burnaby Board of Variance were called for.

Mr. B. Pound nominated Ms. C Richter for the position of Chairperson of the Board of Variance.

There were no further nominations received.

MOVED BY MR. P. POUND

SECONDED BY MR. S. NEMETH

“THAT Ms. C. Richter be appointed as Chairperson of the Burnaby Board of Variance from 2016 February 04 to 2016 December 01.”

CARRIED UNANIMOUSLY

**3. MINUTES**

MOVED BY MR. P. POUND  
SECONDED BY MR. S. NEMETH

THAT the Hearing of the Burnaby Board of Variance held on 2015 December 03 be adopted as circulated.

CARRIED UNANIMOUSLY

**4. 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. 6203**

APPELLANT: Simmi Brar

REGISTERED OWNER OF PROPERTY: Harbinder and Simmerjit Brar

CIVIC ADDRESS OF PROPERTY: 8050 Sussex Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot; 157 Plan 1406

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 an accessory building in a required front yard at 8050 Sussex Avenue, located 10.0 feet from the east property line and 4.0 feet from the south property line, where no accessory building can be located in the required front yard. (Zone R2)

**APPELLANT'S SUBMISSION:**

Simmi Brar submitted an application to allow for the construction of an accessory building at 8050 Sussex Avenue.

Simmi Brar appeared before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:**

The subject property is a large through lot that is 66.6 ft. wide and approximately 228.0 ft. deep. The front façade of the existing house faces Sussex Avenue, and

vehicular access is taken from Sussex Avenue and McKee Street via a 15.0 ft. wide Statutory Right of Way that runs the length of the north side yard. The subject lot slopes in two directions: it ascends approximately 9.0 ft. from the front to rear and descends McKee approximately 5.6 ft. in a southerly direction across the McKee Street property line.

This is a through lot because, in addition to the Sussex Avenue frontage, McKee Street provides a 32.0 ft. street frontage at the eastern side of the property. McKee Street continues east from the subject property for 62.5 ft. between the front yards of 4450 and 4460 McKee Street on the South and the front and side yard of 8029 Edson Avenue on the North. It is the only street access for 4450 and 4469 McKee Street which are located immediately south east of the subject property.

The intent of the Bylaw in prohibiting construction of accessory buildings in front yards is to ensure a uniform streetscape and to limit impacts on neighbouring yards, such as loss of privacy.

The proposed accessory building, which consists of a heated changing area, sitting room and bathroom, is located in the southeast corner of the property, adjacent to the side yard of 4450 McKee Street. Three large windows are proposed on the front elevation facing this neighbouring side yard. The proposed building is 20.0 ft. wide and 14.83 ft. tall, with a 10.0 x 12.0 ft. patio on the north side. The building is intended to overlook a swimming pool in the center of the rear yard that will be the subject of a separate building permit.

The proposed residence is 60.0 ft. long, and has a 40.83 ft. front yard setback on Sussex Avenue, where 24.6 ft. is required. The rear yard has been designed with three terraces, each approximately 3.5 ft. lower than the previous one, starting with the highest terrace next to McKee Street. This terrace is approximately 42 ft. deep and contains the proposed accessory building. The middle terrace, where the proposed pool would be located, is 52 ft. deep. The proposed pool has 16.0 ft. wide decks around the east and west sides, and approximately 13.0 ft. wide decks on the north and south sides. It is noted that the pool could be rotated 90 degrees and shifted northwards to accommodate an accessory building on the middle terrace, outside of any required setbacks. It is also noted that the 33.0 ft. deep lowest terrace between the rear of the house and the retaining wall supporting the middle terrace contains a curving driveway into the attached garage, which could be modified to allow the pool terrace to be extended. The 15.0 ft. Statutory Right of Way has not had a negative impact on the site planning of the property, as it provides vehicle access from Sussex Drive, through the lot to McKee Street on the north side of the property.

The proposed accessory building encroaches into the required 24.6 ft. front yard setback by 14.6 ft. The subject property is located at the terminus of McKee Street and is oriented at a right angle to neighbouring properties on the south side of McKee Street. The front property line of the subject property extends approximately 33 ft. behind the front property line of all the properties on the south side of McKee Street. As such, the proposed accessory building extends 14.6 ft. in front of the dwelling at 4450 McKee. It is noted that the trees on the southern side of the subject property

between the two properties will be removed. As a result, the accessory building will have little spatial or visual separation from the front yard of 4450 McKee Street.

The dwellings on the south side of McKee Street all have uniform 24.6 ft. front yard setbacks. The placement of an accessory building within the front yard of the subject property, which would project 14.6 ft. beyond the facades on the south side of McKee Street, would be out of place. In addition, the placement of an accessory building so close to the front yard of the adjacent dwelling could adversely affect their privacy.

The siting of the accessory building in this location is a design choice, as options exist to locate it outside the required front yard setback, and in conformance with the Bylaw. An alternative location in the middle terrace would create more visual and auditory separation from 4450 McKee Street and preserve the existing streetscape.

In summary, this is a major variance that defeats the intent of the Zoning Bylaw. On a large lot such as this, design solutions exist to conform to the Bylaw. As such, this Department cannot support the granting of this variance.

ADJACENT OWNER'S COMMENTS:

A petition letter was received on February 4 in opposition to the proposed variance containing signatures from owners/occupants at the following addresses: 4450 and 4460 McKee Street, 8009 and 8029 Edson, 8010, 8030 and 8069 Sussex Avenue, and 4388 Winnifred Street.

A separate item of correspondence was received from owners of 8029 Edson Avenue in opposition, expressing concern regarding the negative impact on the neighbourhood.

Mr. P. Kutak, 4450 McKee Street appeared before the Board in opposition to the appeal.

Mr. K. Hubler, 4460 McKee Street appeared before the Board in opposition to the appeal.

MOVED BY MR. B. POUND  
SECONDED BY MR. S. NEMETH

THAT based on the plans submitted this appeal be DENIED.

CARRIED UNANIMOUSLY

**(b) APPEAL NUMBER: B.V. 6204**APPELLANT: Geoffrey WardREGISTERED OWNER OF PROPERTY: Bojana DzombetaCIVIC ADDRESS OF PROPERTY: 6507 Waltham AvenueLEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot 93; Plan 7299

APPEAL: An appeal for the relaxation of Section 105.9 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 6507 Waltham Avenue. The front yard setback would be 22.83 feet to the foundation where a minimum front yard setback of 30.01 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the foundation. (Zone R5)

**APPELLANT'S SUBMISSION:**

Geoffrey Ward, on behalf of the homeowner, submitted an application to allow for construction of a new single family home at 6507 Waltham Avenue.

Ms. Bojana Dzombeta, homeowner appeared before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:**

The subject site, which is zoned R5 Residential District, is located in the Windsor neighbourhood, in which the age and condition of single and two-family dwellings vary. This corner lot, approximately 50 ft. wide and 109 ft. deep, fronts onto the west side of Waltham Avenue and the south side of Bryant Street. Abutting the subject site immediately to the south are single family dwellings. To the north across Bryant Street are single and two family dwellings and across the lane to the west are single-family dwellings. Vehicular access to the subject site is provided from the lane to the west. The site observes a gentle slope of approximately 1.6 ft. from north to the south.

The subject site is proposed to be redeveloped with a new single-family dwelling (including an accessory detached garage), which is the subject of this appeal.

The appeal requests a front yard setback of 22.83 ft., measured to the foundation of the proposed single-family dwelling, with a further projection for roof eaves of 2.0 ft., where front yard averaging requires a minimum setback of 30.01 ft.

In 1991, Council responded to public concerns regarding the bulk and massing of newer and larger homes that were being built in existing neighbourhoods. Several text amendments to the Zoning Bylaw were adopted to address these concerns, including a

requirement to set new construction back from the front property line based on an average of the two dwellings on either side of the subject site. The intent was to help to ease new construction into existing street frontages with minimal impact.

In this case, the front yard averaging calculations are based on the front yard setbacks of only two existing dwellings at 6521 and 6537 Waltham Avenue south of the subject site. These front yards are 33.6 ft. and 26.6 ft. deep respectively. The proposed front yard setback is measured to foundation and, as noted above, the roof overhang would project further into the front yard by 2.0 ft. The proposed front yard setback applies to the entire front façade, including the upper storey, with the exception of the southeast corner. This portion of the residence is set back 4.5 ft. from the south side property line and 10 ft. from the front property line on both levels, placing this portion of the building within the required setback.

The proposed siting, with the exception of the southeast corner, would place the subject dwelling 10.77 ft. in front of the neighbouring dwelling to the south. This siting would be approximately 19.5 ft. closer to the front property line than the existing dwelling on the subject site, which observes an approximately 42.4 ft. front yard setback. In view of the above, the existing massing relationship between the proposed dwelling and the adjacent property on this side would be changed.

The massing impacts of the proposed residence are somewhat reduced by the following factors: a lower roof height over the front 14 ft. of the residence; the 4.5 ft. by 10 ft. recessed southeast corner as mentioned previously; and a limited amount of windows on the south elevation. It should also be noted that portion of the proposed building encroaching into the required front yard setback will flank the attached garage and driveway on the neighbouring property to the south.

With regard to the broader neighbourhood context, there are substantial frontage variations, from an approximately 13 ft. setback at 6591 Waltham Avenue, to an over 61 ft. setback at 6691 Waltham Avenue, on the same side of the street and within the same city block. The majority of the existing dwellings on the subject block observe an average front yard setback of approximately 20-40 ft. Therefore, the siting of the proposed dwelling would not be out of ordinary within the existing streetscape.

Further, it is noted that the siting of the proposed dwelling and the relatively modest 46.5 ft. building depth would provide for a rear yard setback of approximately 40 ft. This setback would permit the construction of a detached garage accessed from the rear lane and observation of the required separation between the garage and residence.

In view of the above, this Department does not object to the granting of this variance.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

MOVED BY MR. B. POUND  
SECONDED BY MR. S. NEMETH

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED UNANIMOUSLY

**(c) APPEAL NUMBER: B.V. 6205**

APPELLANT: Hana Kim

REGISTERED OWNER OF PROPERTY: Yong and Kap Kim

CIVIC ADDRESS OF PROPERTY: 5410 Laurel Street

LEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot 74; Plan EPP53307

APPEAL: An appeal for the relaxation of Section 103.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 5410 Laurel Street. The front yard setback, to the foundation, would be 35.0 feet where a minimum front yard setback of 46.85 feet is required based on front yard averaging. The porch overhang would project 1.67 feet beyond the foundation. (Zone R3)

**APPELLANT'S SUBMISSION:**

Hana Kim submitted an application to allow for the construction of a new single family home at 5410 Laurel Street.

Ms. Hana Kim, daughter of homeowners, appeared before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:**

An appeal for the relaxation of Section 103.8 of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite at 5410 Laurel Street. The proposed front yard setback to the foundation is 35 ft. where a minimum front yard setback of 46.85 ft. is required based on front yard averaging. The porch overhang projects 1.67 ft. beyond the foundation.

The subject site, zoned R3 Residential District, is located in a neighbourhood with older dwellings dating from the 1940s and newer houses constructed from the 1970s to present. This interior lot, approximately 50.0 ft. wide and 120.0 ft. deep, fronts Laurel Street to the north.



In 1991, Council responded to public concerns with respect to the bulk and massing of newer and larger homes that were being built in existing neighbourhoods. Several text amendments to the Zoning Bylaw were made to address these concerns, including a requirement to set new construction back from the front property line based on an average of the two houses on either side of the subject property. The intent was to help to ease the new construction into existing street frontages with minimal impact.

In this case, there is no consistent setback for homes on this block front. Generally, the area is transitioning to newer homes with standard front yard setbacks.

In this case, the front yard average is affected by the dwelling immediately to the west at 5408 Laurel Street, which observes a 67.71 ft. front yard setback. The lot depth of this lot (263.87 ft.) is more than twice the lot depth (120 ft.) of the subject property. The second property to the west, 5388 Laurel Street, observes a front yard setback of 39.37 ft. To the east, the properties at 5420 and 5432 Laurel Street observe front yard setbacks of 38.71 ft. (which was approved in 2009 under BV 5825) and 39.04 ft. respectively.

The front yard setback has been measured from the foundation of the garage, which projects 6.5 ft. in front of the house facade. The entire second storey of the house is also set 6.5 ft. back from the foundation wall of the garage. The front yard setback of the house, without the garage projection is 41.5 ft. from the front property line.

In this case, a front yard setback of 35 ft., measured from the foundation wall of the garage, and 41.5 ft., measured from the remainder of the house, would be consistent with the streetscape on this side of Laurel Street, where setbacks for three of the four immediately adjacent homes range from 38.0 – 39.0 ft. It is noted that the original application showed a front yard setback of 19.5 ft., which the applicant withdrew and replaced with the current proposal.

In view of the intended pattern of development in this area, and the evolving streetscape, this Department does not object to the granting of this variance.

ADJACENT OWNER'S COMMENTS:

Correspondence was received from Farid Mawani at 5420 Laurel Street regarding this appeal and advising that he has no objections to the development.

No further correspondence was received.

MOVED BY MR. S. NEMETH  
SECONDED BY MR. B. POUND

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED UNANIMOUSLY

**(d) APPEAL NUMBER: B.V. 6206**

APPELLANT: David Sarzynick

REGISTERED OWNER OF PROPERTY: David Sarzynick

CIVIC ADDRESS OF PROPERTY: 4062 Marine Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 186; District Lot 175; Plan 41124

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 single family home at 4062 Marine Drive. The following variances are being requested:

a) The principal building height, measured from the rear average elevation would be 35.99 feet where a maximum building height of 29.5 feet is permitted. The principal building height, measured from the front average elevation would be 29.03 feet; and,

b) The front yard setback, to the foundation, would be 54.96 feet where a minimum front yard setback of 64.24 feet is required based on front yard averaging. The overhang would project 2.0 feet beyond the foundation. (Zone R2)

**APPELLANT'S SUBMISSION:**

David Sarzynick submitted an application to allow for the construction of a single family home at 4062 Marine Drive.

Mr. David Sarzynick appeared before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:**

The subject site, which is zoned R2 District, is located on Marine Drive, where the age and condition of dwellings vary. This interior lot is irregular in shape: 180.07 ft. deep on the longest side, 176.5 ft. deep on the opposite side, and 70 ft. wide. Vehicular access is provided from the rear lane.

Abutting the subject site to the west is an older single family dwelling (4052 Marine Drive), and to the east is a single family dwelling that was constructed in 1972 (4072 Marine Drive). To the south, the subject property overlooks the back of a warehouse building in the M5 Light Industrial District.

The intent of the Bylaw in limiting height is to mitigate the massing of new buildings or

structures and their impact on neighbouring properties. With respect to the first variance, the site observes a downward slope from the tallest point of 50.3 ft. in the northeast corner to 24.8 ft. in the southeast corner. The 3.28 ft. grade change from the elevation of the front façade (37.89 ft.) to the elevation at the rear façade (34.61 ft.) contributes to the excess height of the building, as measured from the rear.

As viewed from the rear elevation, 60% of the façade measures 32.0 ft. in height from the finished grade, and 40% of the façade measures 37.5 ft. in height because the entrance to the attached garage is cut into the existing grade. The sunken garage entrance contributes to the increased average height at the back of the dwelling.

The subject lot is one of many large lots on the south side of Marine Drive. The proposed dwelling has an 8.25 ft. wide side yard on the east adjacent to 4052 Marine Drive. On this side, the second story is set a further 9.0 ft. back from the exterior wall of the ground floor, increasing the upper storey setback to 16.25 ft. from the shared property line. In addition, 4052 Marine Drive has a 24.0 ft. wide side yard adjacent to the subject property, so it is unlikely that the proposed height will impact this property's privacy or views.

The western side yard of the proposed dwelling is 12.41 ft. wide, which is slightly more than the adjacent 12.0 ft. wide side yard of neighbouring 4072 Marine Drive. There is a thick line of trees along the shared property line that screens views of either property. It is not expected that the additional massing created by the proposed height encroachment would negatively impact this neighbour's views or privacy. Furthermore, considering that the subject property overlooks the back of an industrial warehouse, which is situated approximately 161.0 ft. from the rear property line, there will be no negative impacts from the additional height on that property.

In summary, as the proposed relaxation will have no impact on the adjacent properties, given the generous side and rear yard setbacks, this Department does not object to the granting of this first a) variance.

The second b) appeal proposes a front yard setback, to the foundation, of 54.96 ft. where a minimum front yard setback of 62.24 ft. is required based on front yard averaging. The overhang projects 2.0 ft. beyond the foundation.

With respect to the second variance, the intent of the Bylaw is to "ease" new development into the existing streetscape. The front yard averaging calculations are based on the setbacks of the two dwellings to the west and east of the subject property. On the west, 4042 and 4052 Marine Drive observe front yard setbacks of 51.43 and 57.74 ft. respectively. On the east, 4072 and 4092 Marine Drive observe front yard setbacks of 52.64 and 95.16 ft. respectively. The property at 4092 Marine Drive significantly affects the front yard averaging calculation.

A front yard setback of 54.96 ft. would fit in with the existing streetscape on the south side of Marine Drive. The lots on the south side of Marine Drive are all large, and the front yard setbacks are generous, but there is no established pattern to the

streetscape. The front yards on this side of Marine Drive are heavily screened from the road by fencing and landscaping, so a 7.0 ft. difference in the front yard setback between what is required by front yard averaging and what is proposed would not be perceived from the properties on the opposite side of Marine Drive.

The placement of the dwelling in this location is not likely to affect the property immediately to the east at 4072 Marine Drive, because both the properties have 12 ft. side yards along their common property line. In addition, a thick row of trees along the shared property line creates privacy. To the west, the dwelling at 4052 Marine Drive has a 24.0 ft. side yard setback adjoining the 8.0 ft. setback on the subject property. Again, the distance between these two houses negates any possible negative impacts of the reduced front yard setback.

In summary, the requested relaxation is modest given the overall development pattern of the neighbourhood. In addition, the proposal will have no negative impacts on the adjacent properties, given the generous side yard setbacks. For these reasons, this Department does not object to the granting of this second b) variance.

ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.

MOVED BY MR. B. POUND  
SECONDED BY MR. S. NEMETH

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

CARRIED UNANIMOUSLY

MOVED BY MR. B. POUND  
SECONDED BY MR. S. NEMETH

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

CARRIED UNANIMOUSLY

(e) APPEAL NUMBER: B.V. 6207

APPELLANT: Marius Serban

REGISTERED OWNER OF PROPERTY: Marius and Monica Serban

CIVIC ADDRESS OF PROPERTY: 4042 Marine Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 184; District Lot 175; Plan 41124

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 at 4042 Marine Drive. The following variances are being requested:

a) The principal building height, measured from the rear average elevation would be 34.10 feet, were a maximum building height of 29.5 feet is permitted. The front average elevation would be 28.17 feet; and,

b) The front yard setback would be 45.0 feet to the foundation, where a minimum front yard setback of 72.08 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the foundation. (Zone R2)

APPELLANT'S SUBMISSION:

Marius Serban submitted an application to allow for the construction of a new single family home at 4042 Marine Drive

Mr. Marius Serban appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

The subject site is located in the Big Bend neighbourhood, in which the age and condition of single family dwellings vary. This parallelogram interior lot, approximately 70 ft. wide by 176 ft. long, fronts onto the south side of Marine Drive. Abutting the subject site to the east and west are single family dwellings. Across the lane, south of the subject site, are two large industrial buildings on an M5 Light Industrial District property. The properties to the north, across Marine Drive, contain single family dwellings. Existing and proposed vehicular access to the site is from the rear lane. The site observes a significant downward slope from the northeast corner of the lot at Marine Drive to the southwest corner of the property at the rear lane, dropping 22.66 ft. over 223 feet.

The site, which is the subject of two appeals, is proposed to be redeveloped with a new single family dwelling with attached garage and secondary suite.

The first a) appeal is for a building height of 34.10 ft., measured from the front average elevation, where a maximum height of 29.50 ft. is permitted for sloped roofs.

The intent of the Bylaw is to mitigate the massing impacts of new buildings or structures on neighbouring properties.

With reference to the first a) appeal, the height calculation is based on existing natural grade at the rear elevation. As noted above, the grade difference from the front to the

rear of the subject site contributes to the excess height of the rear elevation. The proposed height encroachment of 4.6 ft. would extend over the majority of the roof, as the central portion of the sloped roof is flat. However, existing trees and hedges on both the east and west side of the property and a group of trees close to the south property line would mitigate any massing impacts on neighbouring properties and on views from the lane.

It is noted that the proposed dwelling would meet the allowable maximum height (29.5 ft.) as measured from the front average elevation.

In summary, considering the site topography and the proposal's minimal impacts on the neighbouring properties, this Department does not object to the granting of the first a) variance.

The second b) appeal requests a front yard setback of 45.0 ft., measured to the foundation of the northwest corner of proposed single family dwelling, with a further extension of 2.0 feet for roof eaves, where front yard averaging requires a minimum setback of 72.08 ft.

In 1991, Council responded to public concerns regarding the bulk and massing of newer and larger homes that were being built in existing neighbourhoods. Several text amendments to the Zoning Bylaw were adopted to address these concerns, including a requirement to set new construction back from the front property line based on an average of the two dwellings on either side of the subject site. The intent was to help to ease new construction into existing street frontages with minimal impact.

In this case, the front yard averaging calculations are based on the front yard setbacks of the two dwellings at 4028 and 4032 Marine Drive west of the subject site and on the front yard setbacks of the two dwellings at 4052 and 4062 Marine Drive immediately east of the subject site. These front yards are 58.64 ft., 74.59 ft., 78.02 and 77.06 ft., respectively. The property at 4062 Marine Drive is the subject of a request for a reduced front yard setback of 54.96 ft. where a 64.24 ft. setback is required based on front yard averaging (BOV #16-6206). That request also appears on the 2016 Feb 4th hearing agenda.

The proposed front yard setback is measured perpendicular to Marine Drive, which is skewed at an approximately 30 degree angle in relation to the side property lines. As a result, the residences along Marine Drive are staggered in relation to each other, even when the same front yard setback depth is observed. Each residence overlooks the front yard of the residence to the west and the rear yard of the residence to the east. As such, the proposed siting would place the subject dwelling approximately 35 ft. behind the front of the neighbouring dwelling to the east and approximately 65 ft. in front of building to the west; however, considering that the siting of the proposed dwelling is also over 30 ft. away from the residence to the east and over 50 ft. away from the residence to the west, the reduced front yard setback would have minimal impacts on those residences.

With regard to the broader neighbourhood context, given the staggered frontage and substantial front setback variations (from 58.64 ft. at 4028 Marine Drive to 78.02 ft. at 4052 Marine Drive) on the subject block, the siting of the proposed dwelling would be consistent with the existing streetscape.

In view of the above, this Department does not object to the granting of this second b) variance.

**ADJACENT OWNER'S COMMENTS:**

No correspondence was received regarding this appeal.

**MOVED BY MR. S. NEMETH**  
**SECONDED BY MR. B. POUND**

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

CARRIED UNANIMOUSLY

**MOVED BY MR. S. NEMETH**  
**SECONDED BY MR. B. POUND**

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

CARRIED UNANIMOUSLY

**5. NEW BUSINESS**

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

**6. ADJOURNMENT**

MOVED BY MR. S. NEMETH  
SECONDED BY MR. B. POUND

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at 7:10 p.m.

\_\_\_\_\_  
Ms. C. Richter

\_\_\_\_\_  
Mr. G. Clark

\_\_\_\_\_  
Mr. B. Pound

\_\_\_\_\_  
Mr. S. Nemeth

\_\_\_\_\_  
Ms. E. Prior  
ADMINISTRATIVE OFFICER





# Board of Variance Appeal Application 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 SANDRA WONG

Mailing Address 6212 NEVILLE ST.

City/Town BURNABY Postal Code V5J 2J6

Phone Number(s) (H) (604) 620-2538 (C) (778) 772-7000

Email SANDRA.RITA.WONG@GMAIL.COM

Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner SANDRA WONG

Civic Address of Property 6092 BRANTFORD AVENUE, BURNABY  
V5E 2R7

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 within this application.

January 28, 2016  
Date

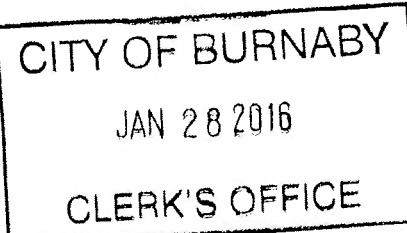
Sandra Rambert Wong  
Applicant Signature

### Office Use Only

Appeal Number BV# 6208

Required Documents:

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



Sandra Lambert Wong  
6092 Brantford Avenue  
Burnaby, B.C.

Wednesday, January 27, 2016

Burnaby Board of Variance  
c/ Office of the City Clerk  
4949 Canada Way  
Burnaby, B.C. V5G 1M2

**Re: 6092 Brantford Avenue Plan NWP69511, DL 92 Lot 1 - Request for relaxation of Front Yard Set Back**

We are writing to request your assistance in obtaining approval for a relaxation in our front yard set back.

Our architect has advised us that the minimum front yard set back is typically 24.61', but understand the requirements due to averaging (taking into consideration the neighbouring properties) at our residence is 30.56'. We would like to request a relaxation by the City of Burnaby to provide us with a front yard average of 25.26' (5.30' less), which would still be within the typical set back.

The original survey (provided to us by the previous owner) at the time of purchase showed a set back of 24.6' in the front. We designed our house with the back deck as an extension of our home and without a relaxation in the set back, we would lose a significant portion of our deck. The beauty of our home is as much in the back incorporating the yard and creek as much as it is the inside of the house.

Our property on Brantford has a Class B creek - Fume Creek - that flows northward through our rear yard with a 10m setback bylaw (Streamside Protection and Enhancement Areas Bylaw (SPEA), Zoning Bylaw, Section 6.23).


We spoke to Planning and Environmental to obtain the additional space in our rear yard in order to adhere to the front yard set back. But unfortunately, we were advised that we could not due to the 10m set back requirement (as we our building envelop is as far back as we can go) and that we would need to request for a relaxation of the front yard set back.

We purchased this property because we love the creek and think it adds a unique and rare element of nature/ outdoors in our rear yard. The beauty of the lot is in the back yard which incorporates the creek. Unfortunately, if we are unable to receive the relaxation, we would have to lose the majority of our back deck which was designed specifically for our family to use as an outdoor recreation space while enjoying the beauty of the back yard.

We want to build a space that we can enjoy from the rear of the house and one our young family can grow into. In fact, this is our dream - forever home and plan to pass this down to our children. We hope the City will take into consideration that when the original bylaws were created that homes were relatively smaller and give us the opportunity to build our dream home which will be a beautiful addition to the neighbourhood.

Thank you for your consideration in this matter.

Regards,

  
Sandra Lambert Wong  
778.772.7000



### BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> Jan 27, 2015	<b>DEADLINE:</b> February 9, 2016 for the March 3, 2016 hearing	<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
<b>NAME OF APPLICANT:</b> Morris Vanandel			
<b>ADDRESS OF APPLICANT:</b> 11004 – 165B St., Surrey V4N 5G7			
<b>TELEPHONE:</b> 604.724.3000			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling			
<b>ADDRESS:</b> 6092 Brantford Ave			
<b>LEGAL:</b>	<b>LOT:</b> 1	<b>DL:</b> 92	<b>PLAN:</b> 69511

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R4 [104.9]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The front yard setback, to the foundation, will be 25.25 feet where a minimum front yard setback of 30.56 feet is required based on front yard averaging. The porch post projects 2.0 feet beyond the foundation. The overhang projects 3.5 feet beyond the foundation.

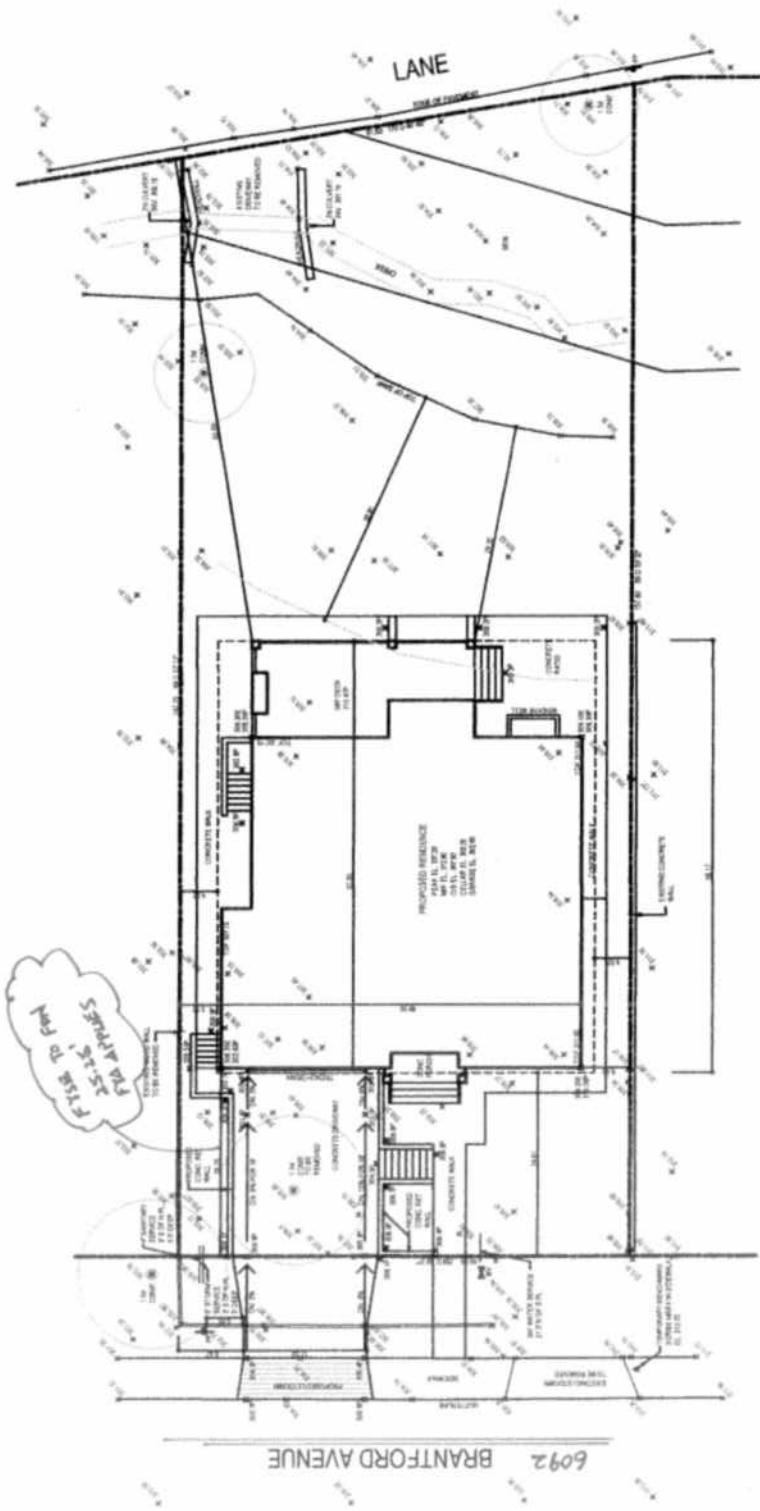
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

BHS

Peter Kushnir  
Deputy Chief Building Inspector

RECEIVED  
NOV 24 2016

BUILDING DEPT. ME.



6092 BRANTFORD AVENUE

REVISIONS	
NO. 1	AS SHOWN ON PLANS
NO. 2	AS SHOWN ON PLANS
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NO. 99	AS SHOWN ON PLANS
NO. 100	AS SHOWN ON PLANS

WONG HOME DESIGN LTD.  
1000 MILLIKEN AVENUE  
SUITE 100  
SCARBOROUGH, ONTARIO M1V 1B7  
TEL: (416) 291-8888  
WWW.WONGHOMEDSIGN.COM

6092 BRANTFORD AVENUE

DATE: 11/15/2016

BY: [Signature]

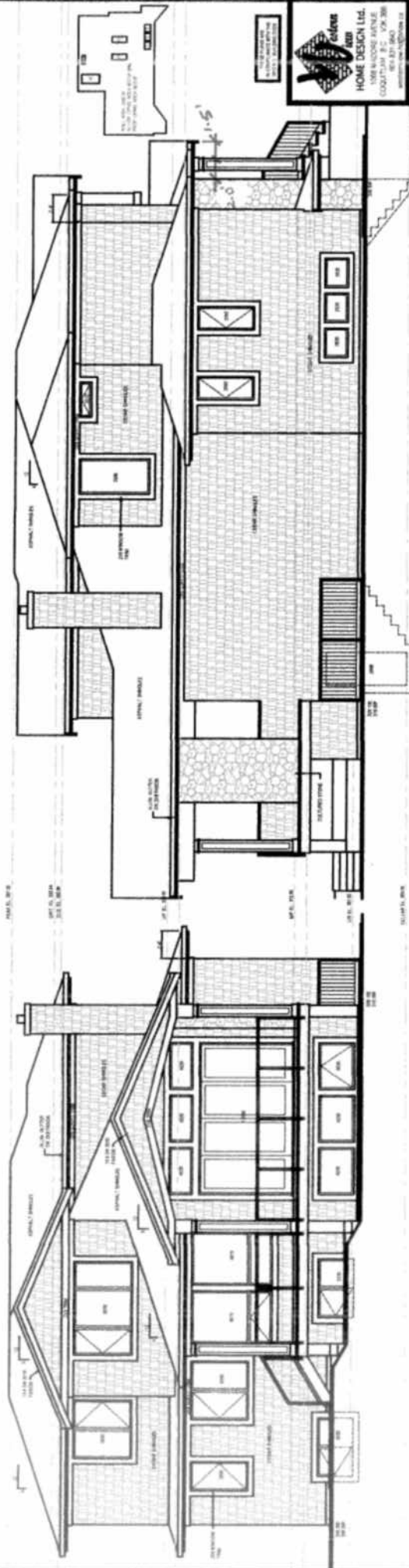
CHECKED: [Signature]

APPROVED: [Signature]

3.(a)



FRONT ELEVATION



REAR ELEVATION

**WONG**  
6092 BRANTFORD

NAME	DATE	TIME
ROOM	NO.	PRICE
TOTAL		
TAXES		
TOTAL		



POSTING PLAN OF LOT 1,  
DISTRICT LOT 92, GROUP 1,  
NEW WESTMINSTER DISTRICT, PLAN 69511

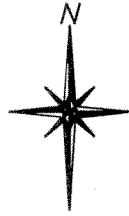
PURSUANT TO SECTION 68, LAND TITLE ACT

BCGS 92G.026

10 0 10 20

All distances are in metres.

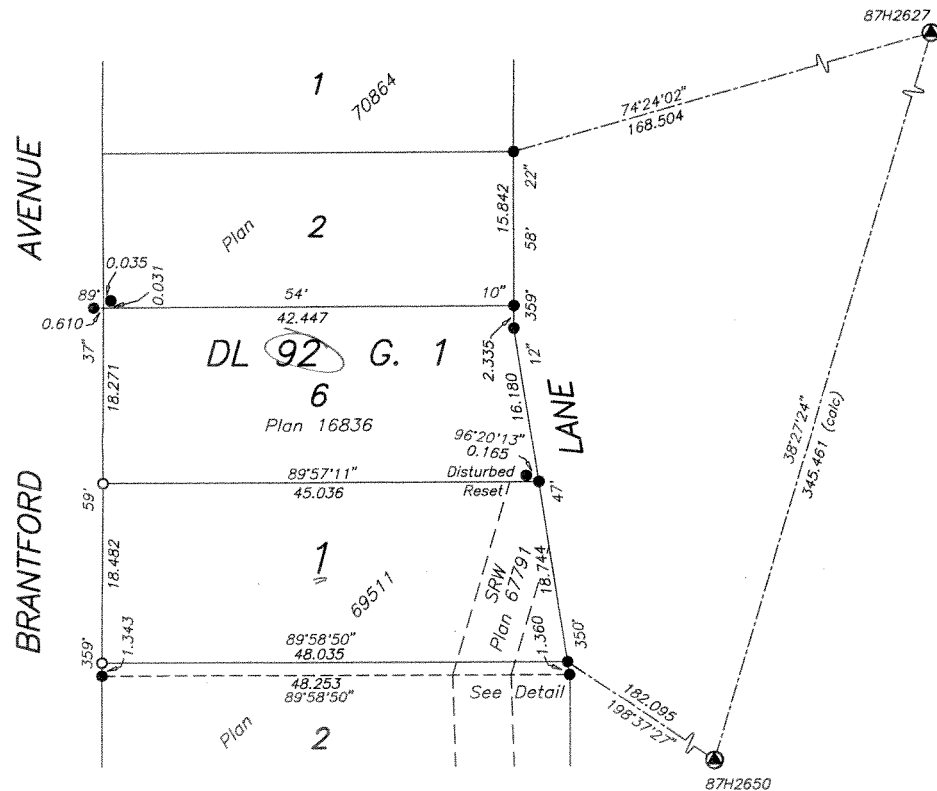
THE INTENDED PLOT SIZE OF THIS PLAN  
IS 280mm IN WIDTH BY 432mm IN HEIGHT  
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:500



RECEIVED  
NOV 24 2015

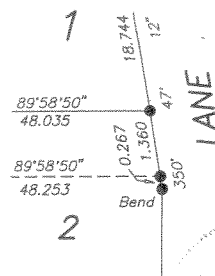
BUILDING DEPT. ME.

DATUM: NAD83, (CSRS) 4.0.0.BC.1.GVRD, UTM ZONE 10  
UTM NORTHING: 5452969.849  
UTM EASTING: 502559.492  
POINT COMBINED SCALE FACTOR: 0.9995877  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02m



DATUM: NAD83, (CSRS) 4.0.0.BC.1.GVRD, UTM ZONE 10  
UTM NORTHING: 5452699.438  
UTM EASTING: 502344.731  
POINT COMBINED SCALE FACTOR: 0.9995859  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02m

DETAIL NOT TO SCALE



Integrated Survey Area No. 25, City of Burnaby, NAD83, (CSRS), 4.0.0.BC.1.GVRD.

Grid bearings are derived from observations between geodetic control monuments 87H2627 and 87H2650.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995883 which has been derived from geodetic control monuments 87H2627 and 87H2650.

The field survey represented by this plan was completed on the 27th day of March, 2015.  
William Papove, BCLS #593

PAPOVE  
PROFESSIONAL LAND SURVEYING INC.  
202 - 1120 WESTWOOD STREET  
COQUITLAM, B.C., V3B 7K8  
TEL : (604) 464-5199  
FAX : (604) 464-6509  
FILE NUMBER : 6651C

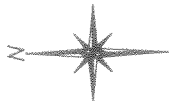
LEGEND :

- indicates control monument found
- indicates standard iron post found
- indicates standard iron post placed

This plan lies within the Greater Vancouver Regional District.

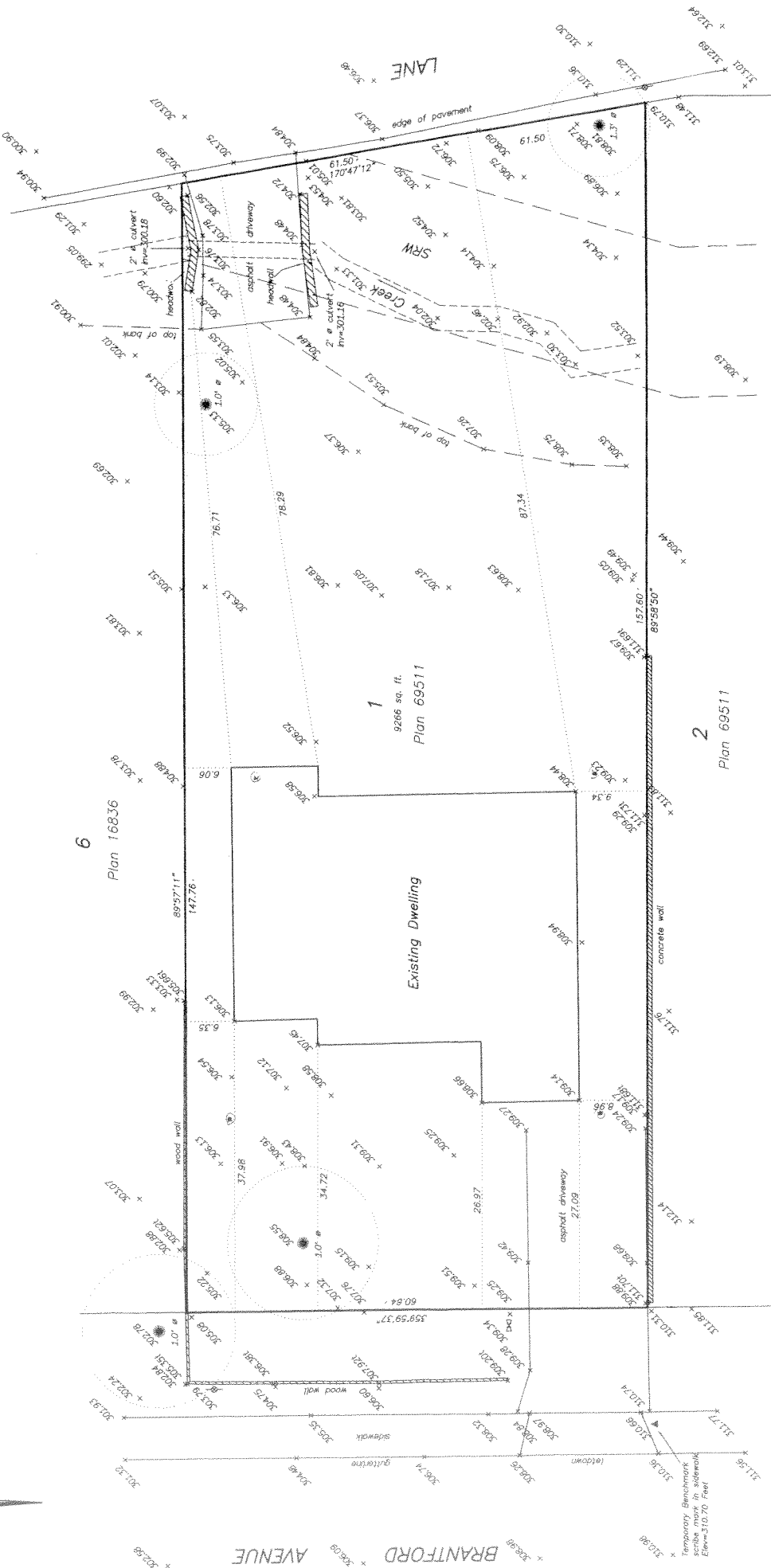
TOPOGRAPHICAL PLAN OF LOT 1,  
DISTRICT LOT 92, GROUP 1,  
NEW WESTMINSTER DISTRICT, PLAN 69511

SCALE: 1 inch = 10 feet  
All distances are in feet.



BUILDING DEPARTMENT

PARCEL IDENTIFIER 001-659-073  
CIVIC ADDRESS 6092 Brantford Avenue  
Burnaby, B.C.



LEGEND

- + Spot Elevation
- + Elevation of Top of Wall
- Power Pole
- Water Valve
- Coniferous Tree

Elevations are Geodetic, shown  
with West Coast Control  
Monument 8710827  
Elevation = 321.93 feet  
Datum: CVD2800RD, 2005.  
Lot dimensions are based  
on this plan.

CERTIFIED CORRECT  
this 8th day of October, 2015.

*[Signature]*

CHARGES ON TITLE	
CHARGE NO.	NATURE
BY217268	SRW

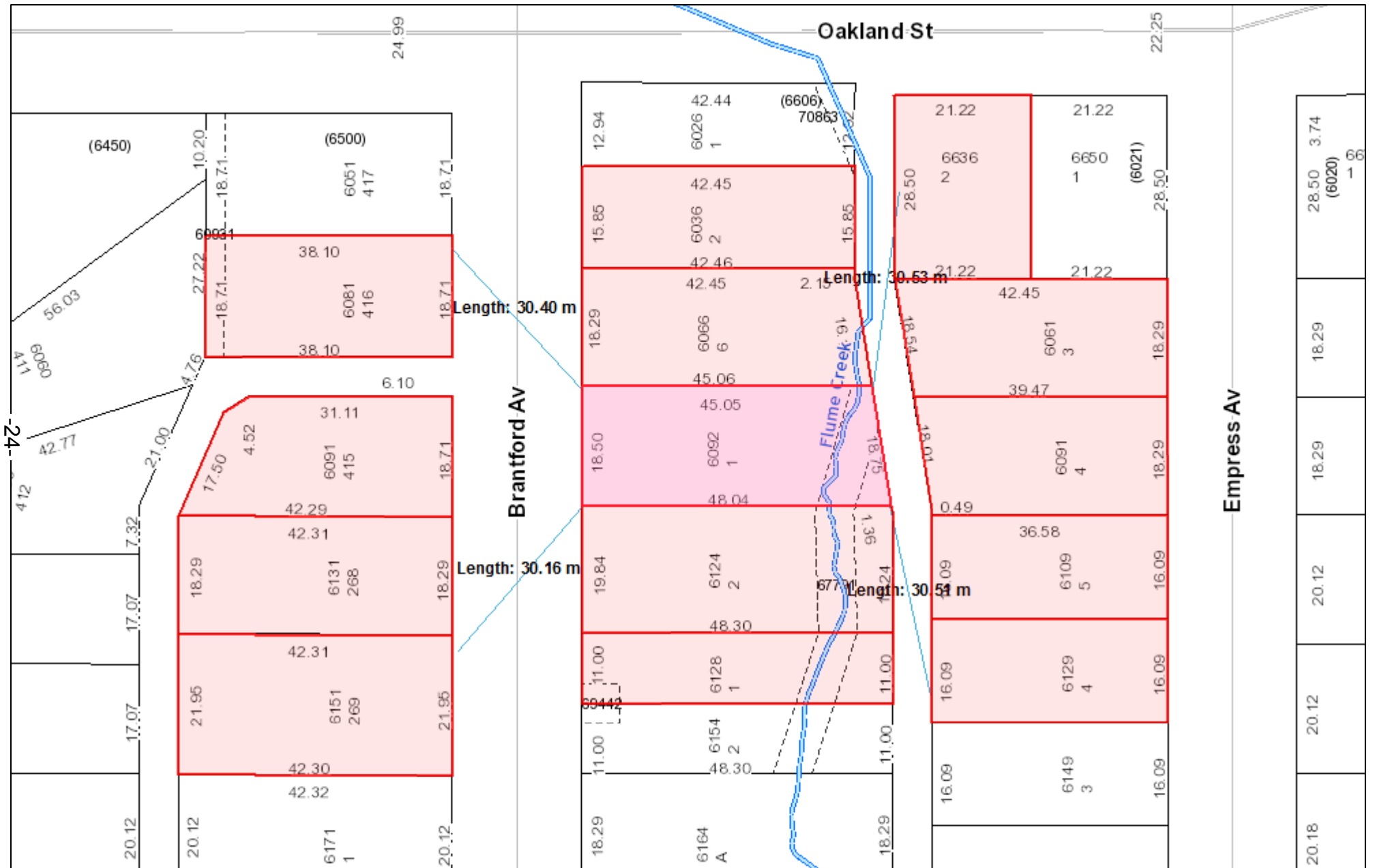
CIVIC ADDRESS	FRONT YARD SETBACK
6036 Brantford Avenue	42.20
6056 Brantford Avenue	41.20
6076 Brantford Avenue	21.20
6128 Brantford Avenue	23.81
Average = 30.56	

Offsets shown are not to be used to  
define property lines. This plan was  
prepared for a specific purpose and is  
for the exclusive use of our client. We  
assume no responsibility for the  
use of this plan for any other purpose.

3.(a)

PAVONE  
PROFESSIONAL LAND SURVEYOR  
202 - 1120 WESTWOOD  
COQUITLAM, B.C. V3B  
TEL: (604) 464-5199  
FAX: (604) 464-6509







# Board of Variance Appeal Application 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 Esther Keller, Baekun Musical Services  
 Mailing Address 1-6750 Cariboo Road  
 City/Town Burnaby BC Postal Code V3N 4A4  
 Phone Number(s) WK (H) 604-205-5770 (C) 604-308-3955  
 Email esther@baekunmusical.com  
 Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner Heinz Jekubik, Nordon Apartments  
 Civic Address of Property 1-6750 Cariboo Road  
Burnaby BC V3N 4A4

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.

February 5, 2016  
 Date

Esther Keller  
 Applicant Signature

### Office Use Only

Appeal Date 2016 March 03

Appeal Number BV# 6209

#### Required Documents:

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

CITY OF BURNABY

FEB 05 2016

CLERK'S OFFICE



#1 – 6750 Cariboo Road, Burnaby, BC, Canada, V3N 4A4  
+1 604.205.5770 (t) | +1 604.205.5775 (f)  
www.backunmusical.com

February 1, 2016

To whom it may concern,

Board of Variance Application for relaxation of setback bylaw

Preliminary Plan Approval Application PPA #15-00308

We are applying for a variance to install the proposed dust extractor within the side yard setbacks.

As a small scale clarinet manufacturer making wooden instruments, we currently have smaller dust collection units at various work stations, something which has been sufficient to date, however we have now been asked by WorkSafeBC to install a complete factory wide unit with better collection capabilities citing that the current collection units at the various stations are inadequate. This inadequacy is due to WorkSafeBC's new 'wood dust initiative'. As an employer of 27 employees, we are responsible under the Workers Compensation Act and the Occupational Health and Safety Regulation to establish and maintain a healthy and safe workplace, including the safe management of combustible dust.

Because of fire regulations relating to a potentially combustible unit posing a danger to employees if this unit were placed inside the working space, it is not an option to install the proposed unit inside the building, leaving us to only install this outside.

The options regarding exterior locations are limited. To the north, the building is on the property line. Placing this equipment in the front yard is not desirable to anyone. The rear of the building (east) is only ten feet from the property line, an area that is too narrow and inaccessible for removal and maintenance vehicles. This leaves the south side, with its twenty foot setback as the only viable location for the dust extractor.

In addition, the concrete slab where it would potentially be installed already exists, so there would be no further need to take away from green space. The overhead bay door at that location would also allow for proper maintenance and cleanup of the wood dust collected.



#1 – 6750 Cariboo Road, Burnaby, BC, Canada, V3N 4A4  
+1 604.205.5770 (t) | +1 604.205.5775 (f)  
[www.backunmusical.com](http://www.backunmusical.com)

To summarize, we request that there be a relaxation of the bylaws to allow for the installation of the dust collector which we are required to comply with as a safety issue, and the only viable solution is to install it in the south side yard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Esther Keller', with a long, sweeping horizontal line extending to the right.

Esther Keller,  
Projects Manager

BOARD OF VARIANCE REFERRAL LETTER		
<b>DATE:</b> 2016 Jan. 27	<b>DEADLINE:</b> 2016 Feb. 09  <b>Date of Hearing:</b> 2016 Mar. 03	<i>This is <b><u>not</u></b> an application.  Please take referral letter to Board of Variance. (Clerk's office)</i>
<b>NAME OF APPLICANT:</b> Esther Keller Backun Musical Services		
<b>ADDRESS OF APPLICANT:</b> #1 - 6750 Cariboo Road, Burnaby, BC		
<b>TELEPHONE:</b> 604 266 4677		

Preliminary Plan Approval Application: PPA #15-00308			
<b>DESCRIPTION:</b> New dust collector addition to the existing warehouse building.			
<b>ZONING:</b> Light Industrial District M5			
<b>ADDRESS:</b> #1 - 6750 Cariboo Road			
<b>LEGAL:</b>	<b>LOT:</b> A	<b>DL:</b> 10	<b>PLAN:</b> 3320

The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to the following section(s) of the Zoning Bylaw.

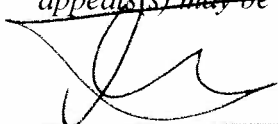
**Section(s) 405.6**

**COMMENTS:**

**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 ft. where a minimum side yard setback of 19.69 ft. is required.**

*Note:*

*The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeals(s) may be required.*



Margaret Malysz  
Supervisor, Development Plan

[illegible]

RECEIVED  
DEC 9 9 2015


5102800000

BURNABY  
FIRE DEPARTMENT

ALL BUILDING  
ALTERATIONS SHALL  
CONPLY WITH B.C.  
FIRE CODE  
REQUIREMENTS

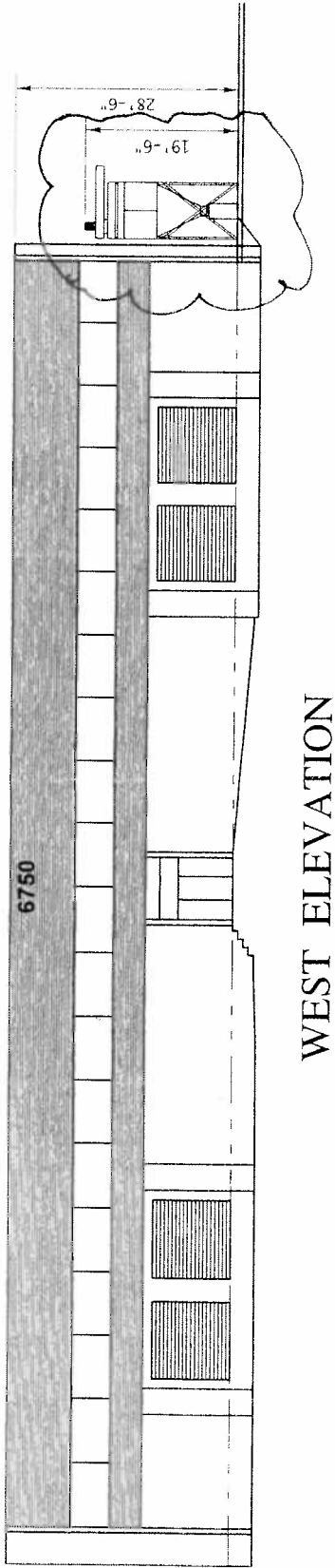
Legal Description:  
Lot A Parcel 1  
Block 10 NWD

drawn by: Ernest Roth  
#304 - 5791 Granville St.  
Richmond BC V7C 1E8  
604-306-5665

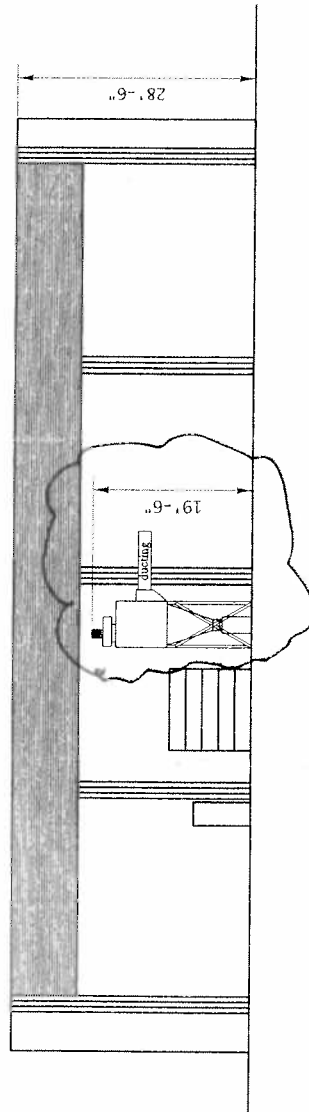
	Backun Musical Proposed Dust Extractor		
	Drawing Site Plan	Date Nov. 29, 2015	
		Scale 1/32" = 1'-0"	

6750 CARIBOO ROAD

### 3.(b)



WEST ELEVATION



SOUTH ELEVATION

A 4	Backun Musical Proposed Dust Extractor	
	Drawing Elevations	
	Scale 1/16" = 1'-0"	Date Nov. 29, 2015

6750 CARIBOO ROAD

QUOTE DRAWING

**SPECIFICATIONS:**

1. MODULAR CONSTRUCTION FROM 10 Ga. & 7 Ga. HRC'S
2. FIDUCIO CONTROLLER REQUIRES 120 VAC SINGLE PHASE 50/60 HZ.
3. SOLENOIDS REQUIRE 120V/1/60 VAC.
4. NEW & 4 RATING ON END ENJD ENCLOSURE AND 4X IN OTHER ELECTRICAL ENCLOSURES UNLESS OTHERWISE NOTED.
5. IMPORTANT NOTE:  
FOURS TYPICALLY EXPERIENCE FOUR TO TEN TIMES THE PULL LOAD AMPS DURING START-UP CIRCUITS. THESE MUST BE ADJUSTED ACCORDINGLY.
6. CLEANING SYSTEM REQUIRES 30 SCFM OF CLEAN DRY COMPRESSED AIR WITH FACTORY SETTINGS AT 90 PSI.
7. OPERATING VESSEL PRESSURE WITH X-VENT: -3 TO 0 PSIG  
WITHOUT X-VENT: -3 TO 1 PSIG
8. EXPLOSION VESSEL STRENGTH 9.75 PSIG
9. WEIGHTS (COLLECTOR & FILTERS): 3100 LB (CHOPPER & FILTERS): 1925 LB (FAN & SILENCER): 1925 LB TOTAL WEIGHT: 5075 LB

MODEL: GS12SQ  
APPLICATION DATA  
CFM: 2,100 G.  
AIR-TO-CLOTH RATIO:  
DUST LOADING: N/A  
APPLICATION:  
PRED: 100%  
KST:  
PMAX:

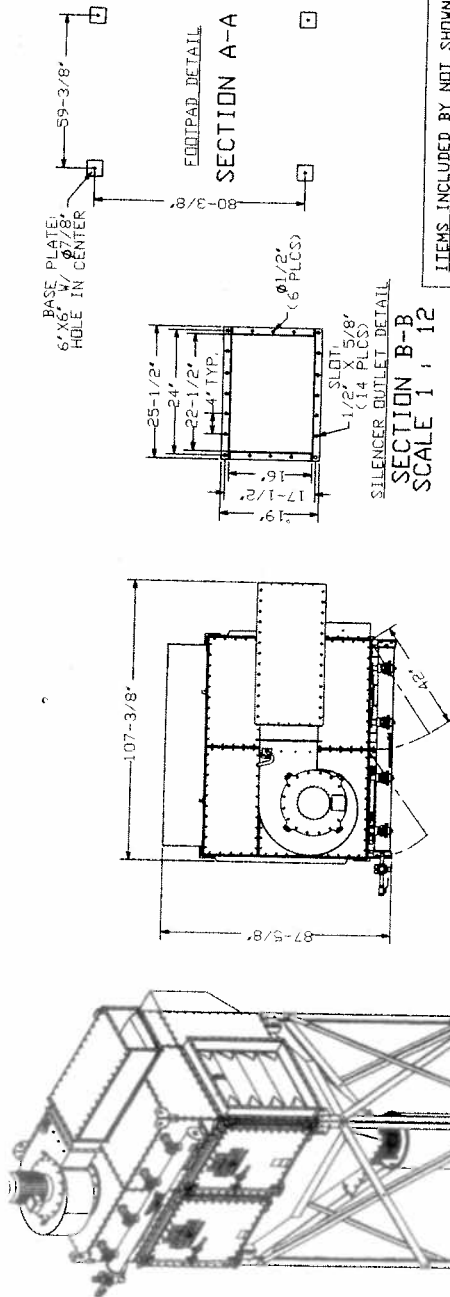
END USER: BACKUN MUSICAL  
REP: ENVIRTECH AIR  
SEAN DASCHKO

[illegible]

GS12SQ DUST COLLECTION SYSTEM

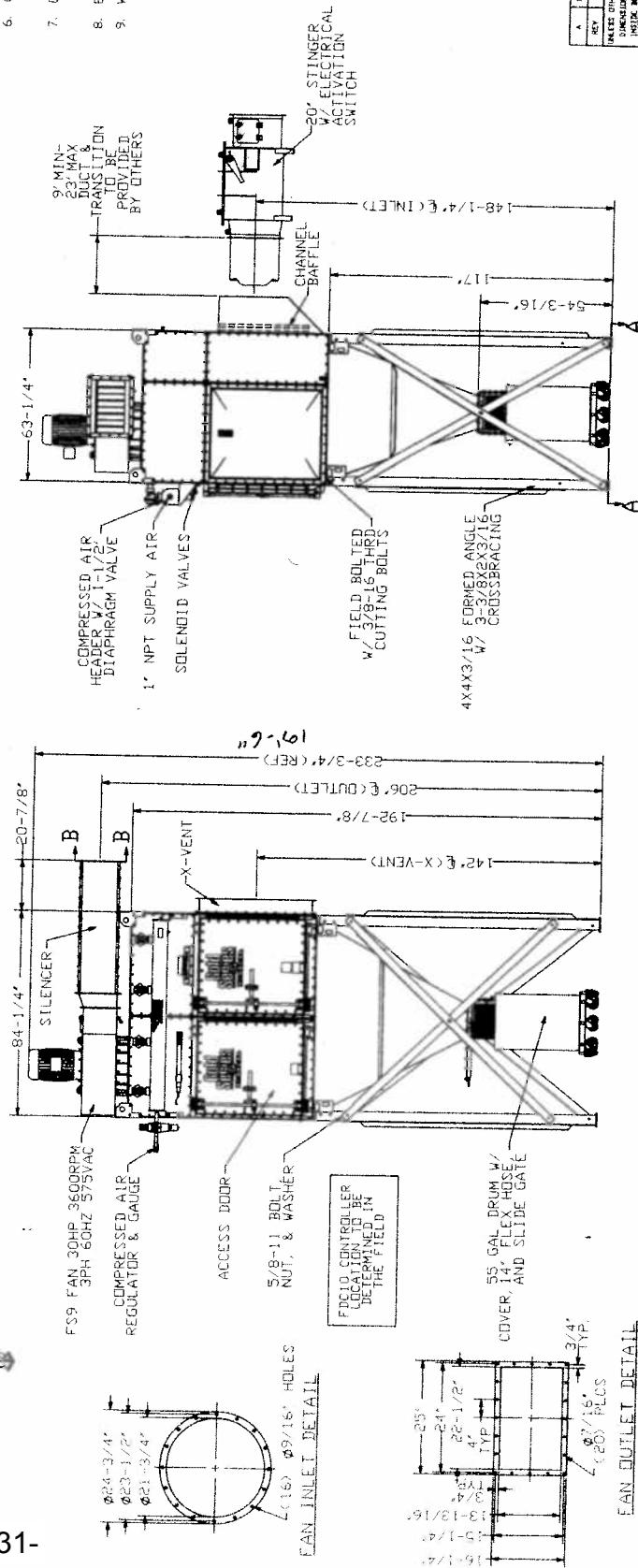
\*ALL DRAWINGS & DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE STANDARD FARR SALES DRAWING. (NOT FOR CONSTRUCTION)

THE CUSTOMER ASSUMES THE RESPONSIBILITY FOR CONTACTING THEIR INSURANCE UNDERWRITER AND ADVISING CAMFL/FAIR REGARDING SPECIFIC APPLICATION REQUIREMENTS OF EXPLOSION PREVENTION OR IF ADDITIONAL FIRE PROTECTION AND SAFETY EQUIPMENT MAY BE REQUIRED. THE CUSTOMER IS ALSO CAUTIONED TO ADHERE TO PRESCRIBED OSHA, NFPA, FEDERAL, STATE AND LOCAL REGULATIONS APPLICABLE TO INDUSTRIAL VENTILATION SYSTEMS, WHICH CAMFL/FAIR EQUIPMENT MAY BE APPLIED ON.



ITEMS INCLUDED BY NOT SHOWN:

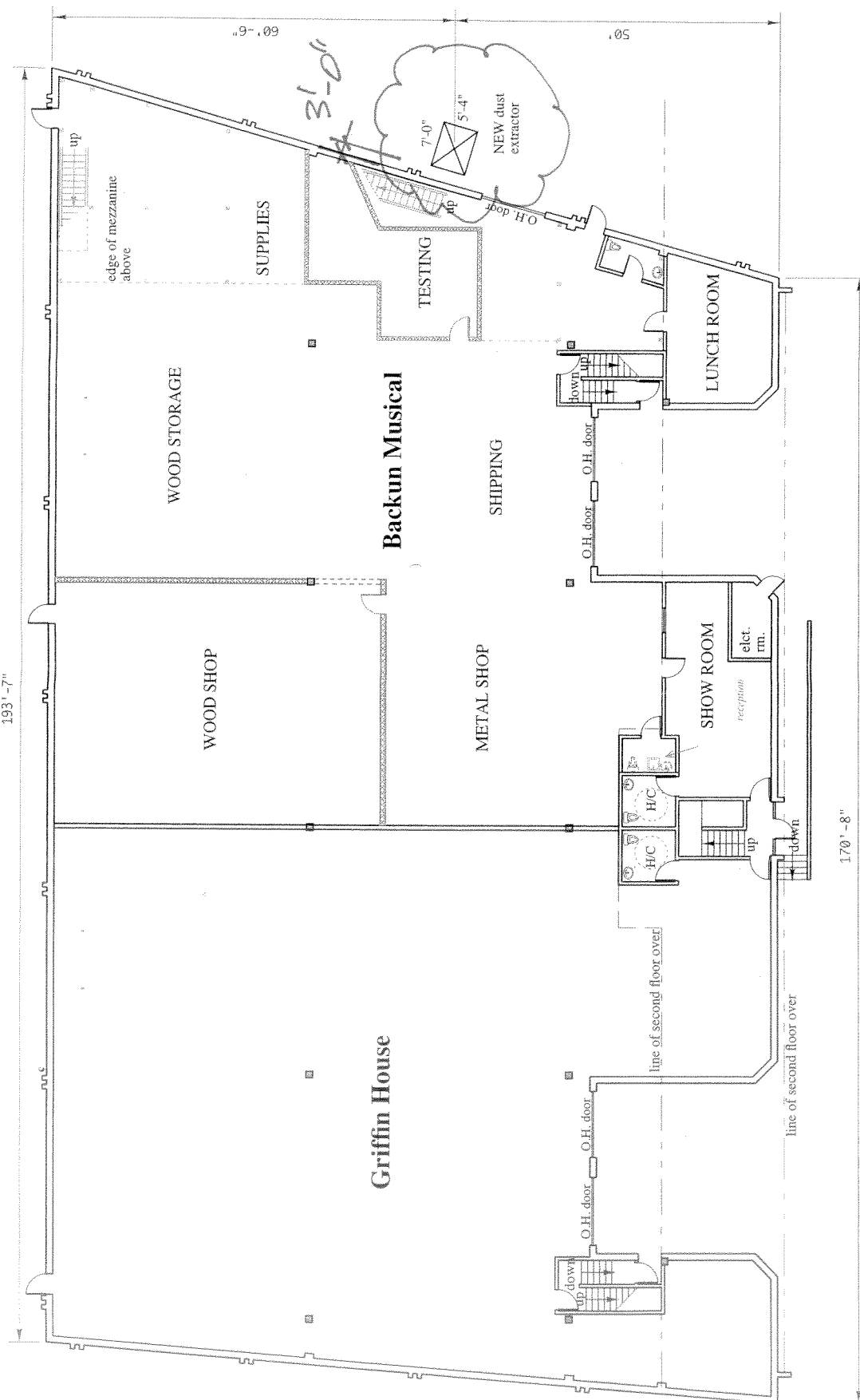
- (12) POLYTECH STANDARD GREEN FILTERS
- (12) CARTRIDGE OVERBAGS
- (1) ELECTRICAL SWITCH FOR STINGER ACTIVATION SIGNAL
- (1) FARR DUST COLLECTOR CONTROLLER FDC10



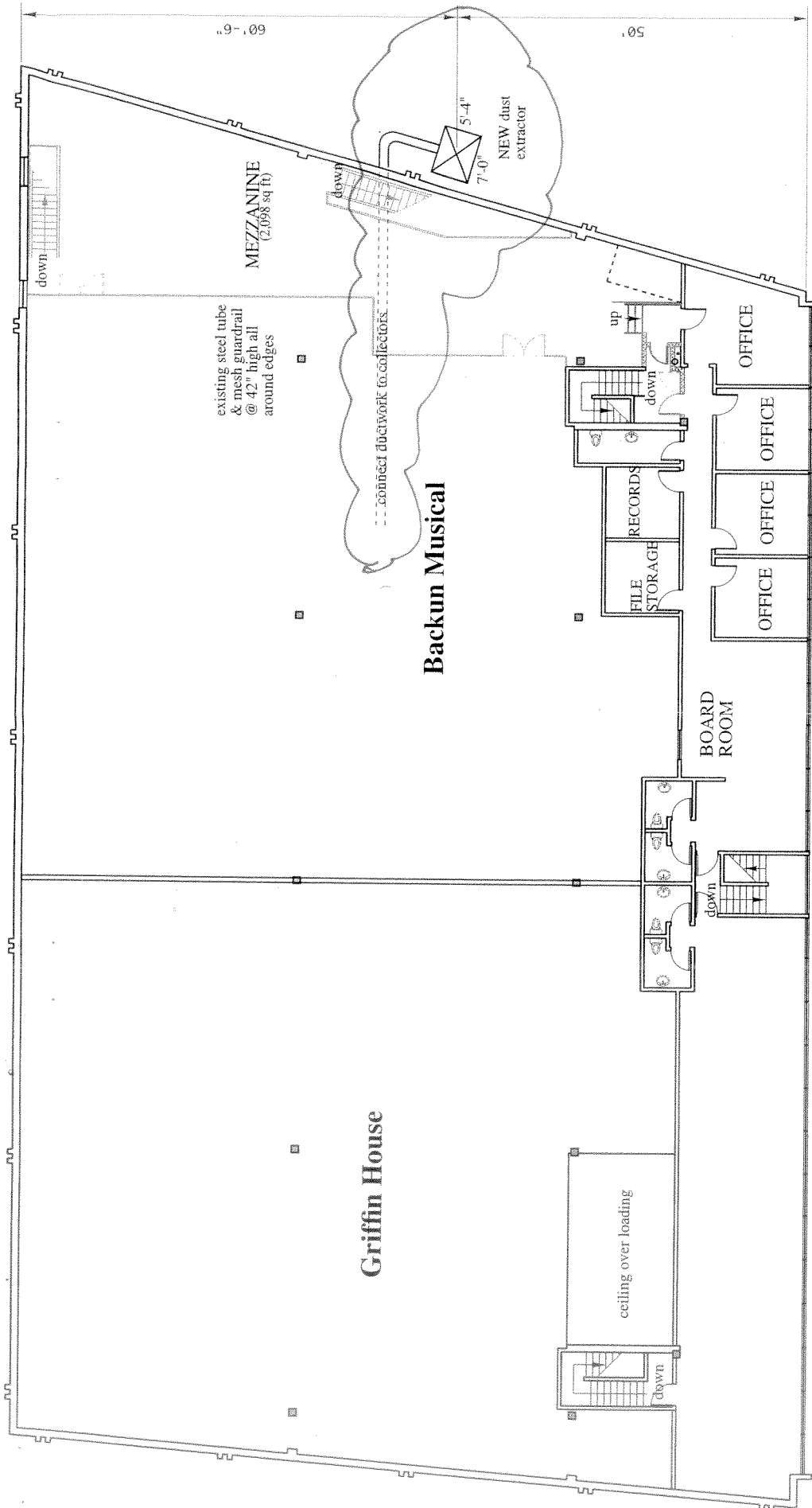
FAN OUTLET DETAIL








6750 CARIBOO ROAD



6750 CARIBOO ROAD

	Backun Musical Proposed Dust Extractor	
	<div> Drawing  <b>Second Floor Plan</b> </div> <div> Scale  1/16" = 1'-0" </div> <div> Date  Nov. 29, 2015 </div>	

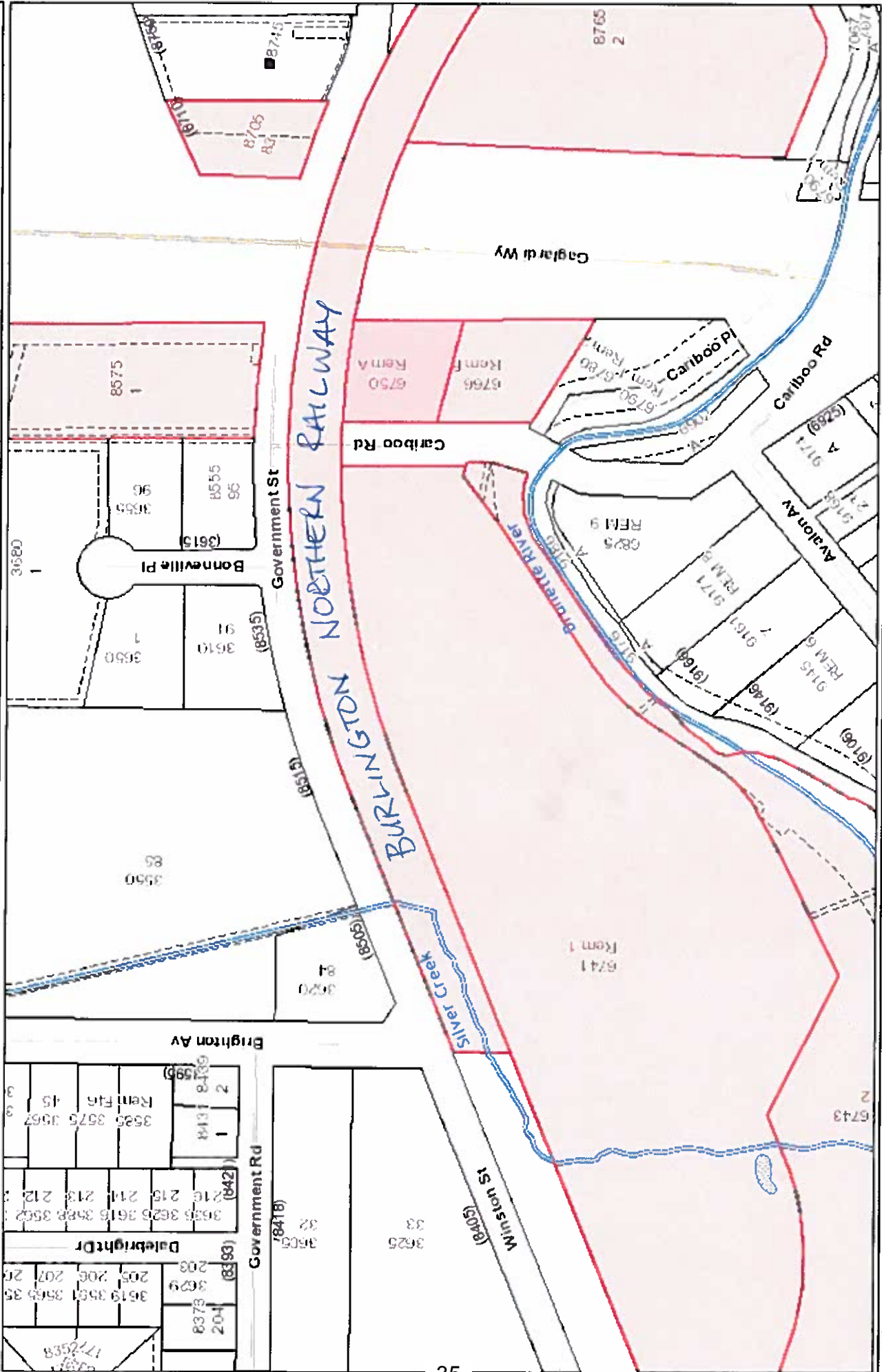
**A 3**

**3.(b)**

# 6750 Cariboo Road

February 12, 2016

13,000



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

3.(b)



# Board of Variance Appeal Application 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 JETANDER TUNG  
 Mailing Address 8456 - 15 H AVE  
 City/Town BURNABY Postal Code V3N 1Y2  
 Phone Number(s) (H) 604.524.0972 (C) 604-807-8864  
 Email Jetko\_4@yahoo.ca  
 Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner JETANDER TUNG  
 Civic Address of Property 8455 - 15 H AVE 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.

FEB 9 2016  
 Date

Jetander Tung  
 Applicant Signature

### Office Use Only

Appeal Date 2016 March 03 Appeal Number BV# 6210

#### Required Documents:

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

CITY OF BURNABY

FEB 09 2016

CLERK'S OFFICE

February 8, 2016

The Chairperson

Board of Variance

City of Burnaby

**Subject: Relaxation of Rear and Side set back**

Dear Sir/ Madam,

I am the owner of the property on 8455- Fifteenth Avenue, Burnaby. I purchased this land with the purpose of building a home for my daughter and her family. When we started conceptualizing a design for the home, we realized that we do not meet the City's regulations for setbacks. The area of land is sizable to build a home for a family but the property itself is oddly shaped. There is very little depth which has resulted in us having to make numerous adjustments. We approached our designer to verify with City Hall if the preliminary design was conceivable, and were informed by the City's Building Department that we could possibly have a relaxation of the setback if we went through the Board of Variance (BOV).

We are kindly asking the BOV to please allow us to build a proper home that my daughter's family can enjoy for years to come by allowing the relaxation of the setbacks to fall under:

**REARYARD:** From 24.6' to 20.31';

**RIGHT SIDE:** From the garage foundation to the house foundation 10.0' to accommodate to build our detached double car garage on the right side.

We are asking relaxation because our lot is not rectangular like traditional properties. The dimensions of the lot are: front 28.963m, left side 20.936m, right side 20.262m, and rear 28.960m.

We humbly request that the Board of Variance, Chair and Board members allow us this relaxation so I can build my daughter's dream home in her dream neighbourhood.

Thank you for your consideration,



Jetander Tung

Owner 8455-Fifteenth Avenue


**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> Jan 27, 2016		<b>DEADLINE:</b> February 9, 2016 for the March 3, 2016 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Jetander Tung				
<b>ADDRESS OF APPLICANT:</b> 8456 15 <sup>th</sup> Ave				
<b>TELEPHONE:</b> 604.807.8864				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New single family dwelling				
<b>ADDRESS:</b> 8455 15 <sup>th</sup> Ave				
<b>LEGAL:</b>	<b>LOT:</b> 7	<b>DL:</b> 25	<b>PLAN:</b> 11671	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R5 [6.3.1; 105.11]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new two family dwelling. The following relaxations are being requested.

- 1) The distance between the principal building and the detached garage is 9.18 feet where a minimum distance of 14.8 feet is required.
- 2) The rear yard setback, to the foundation, will be 20.31 feet where a minimum rear yard setback of 24.6 feet is required. The overhang projects 2.0 feet beyond the foundation. The stairs landings project 3.0 feet beyond the foundation. The sunken accesses project 10.0 feet beyond the foundation.

*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.*

BHS

Peter Kushnir  
Deputy Chief Building Inspector



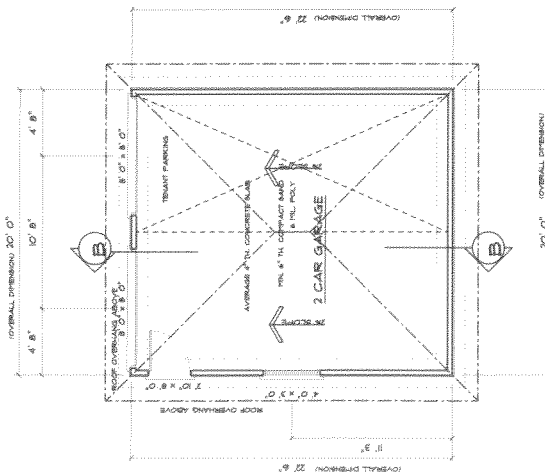


Technical drawing of a roof structure showing various components and dimensions. The drawing includes a cross-section of the roof with a gabled section and a flat section. Key components and dimensions are labeled:

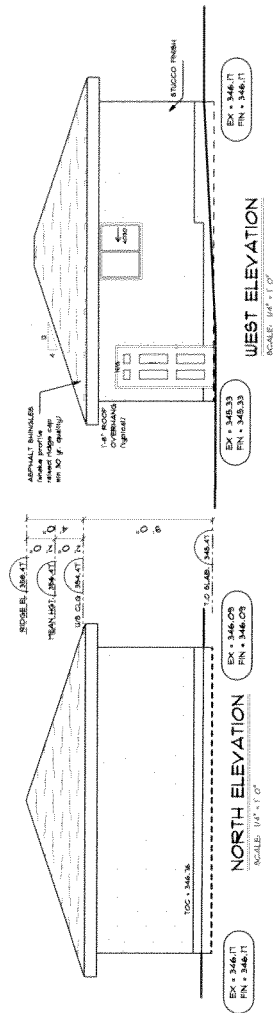
- Typical Roofs Assembly:**
  - 1" x 6" Joists
  - 2" x 6" Purlins
  - 1" x 6" Rafters
  - 1" x 6" Decking
  - 1" x 6" Siding
  - 1" x 6" Siding
  - 1" x 6" Siding
- Typical Interior Wall:**
  - 1" x 6" Joists
  - 2" x 6" Purlins
  - 1" x 6" Rafters
  - 1" x 6" Decking
  - 1" x 6" Siding
  - 1" x 6" Siding
  - 1" x 6" Siding
- Typical Exterior Wall:**
  - 1" x 6" Joists
  - 2" x 6" Purlins
  - 1" x 6" Rafters
  - 1" x 6" Decking
  - 1" x 6" Siding
  - 1" x 6" Siding
  - 1" x 6" Siding
- Dimensions:**
  - 1" x 6" Joists
  - 2" x 6" Purlins
  - 1" x 6" Rafters
  - 1" x 6" Decking
  - 1" x 6" Siding
  - 1" x 6" Siding
  - 1" x 6" Siding
- Notes:**
  - 1" x 6" Joists
  - 2" x 6" Purlins
  - 1" x 6" Rafters
  - 1" x 6" Decking
  - 1" x 6" Siding
  - 1" x 6" Siding
  - 1" x 6" Siding

## SECTION B-B

NC-338, 114° n 1° 3'

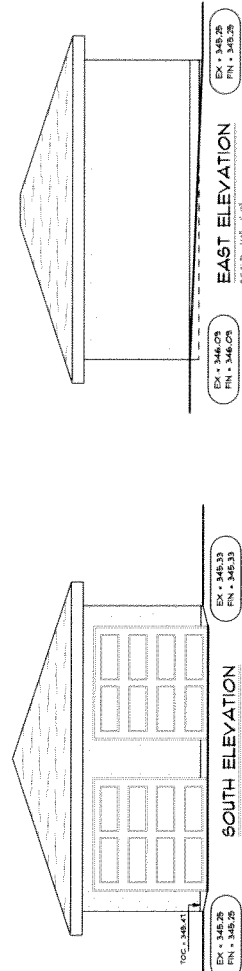


GARAGE PLAN

$$B_{\text{eff}} \Delta I \approx 1.4 \times 10^{-10} \text{ A} \cdot \text{m}^2$$


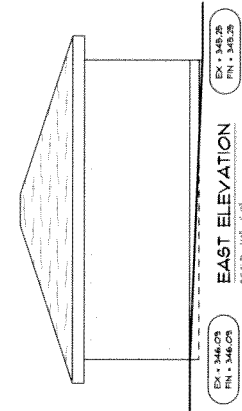
WEST ELEVATION

DECEMBER 1989



**SOUTH ELEVATION**

**4087** 1996-1997



## EAST ELEVATION

$$\text{OCALP}_2 \quad 1/4'' \times 1' \text{ O}^N$$

PROPOSED RESIDENCE for MR. JATINDER TUNG (604 - 807 - 8864)  
ON 8455 15TH AVE., BURNABY, B.C.

this drawing/design is the exclusive property of  
SIMPLEX HOME DESIGN LTD, nobody is authorized to use  
or reproduce the drawings without the written approval  
from SIMPLEX HOME DESIGN LTD.

SCALE: 1/4" = 1'

DATE: SEP. 2015

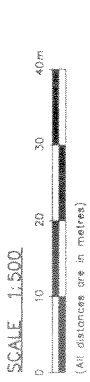
PLAN: 10-7-103-15  
DRAWN BY: BH

5

**simple**  
home design  
phone: 604.597.3548 | vorzuehler 604.383.8333  
www.simplehome.ca

### 3.(c)

POSTING PLAN OF LOT 1 /  
DISTRICT LOT 25 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN 11671  
PURSUANT TO SECTION 68 OF THE LAND TITLE ACT  
BCGS 92G.026  
CITY OF BURNABY



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:500.

LEGEND

- indicates control monument found
- indicates iron post found
- indicates iron post placed
- indicates lead plug found
- indicates lead plug placed
- WI indicates witness

Note: This plan shows one or more witness posts which are not set on the true corner(s).

Integrated Survey Area No. 25, Burnaby, B.C.  
NAD 83 (CSRS) 4.0/0.0/0.1/5.0/0  
Grid bearings are derived from geodetic control monuments 94H1429 and 94H1431.

The UTM coordinates and estimated horizontal positional accuracy achieved have been derived from the MAS201 published coordinates and standard deviations for geodetic control monuments 94H1429 and 94H1431.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99958625 which has been derived from geodetic control monuments 94H1429 and 94H1431.

CUMBERLAND STREET

FIFTEENTH AVENUE

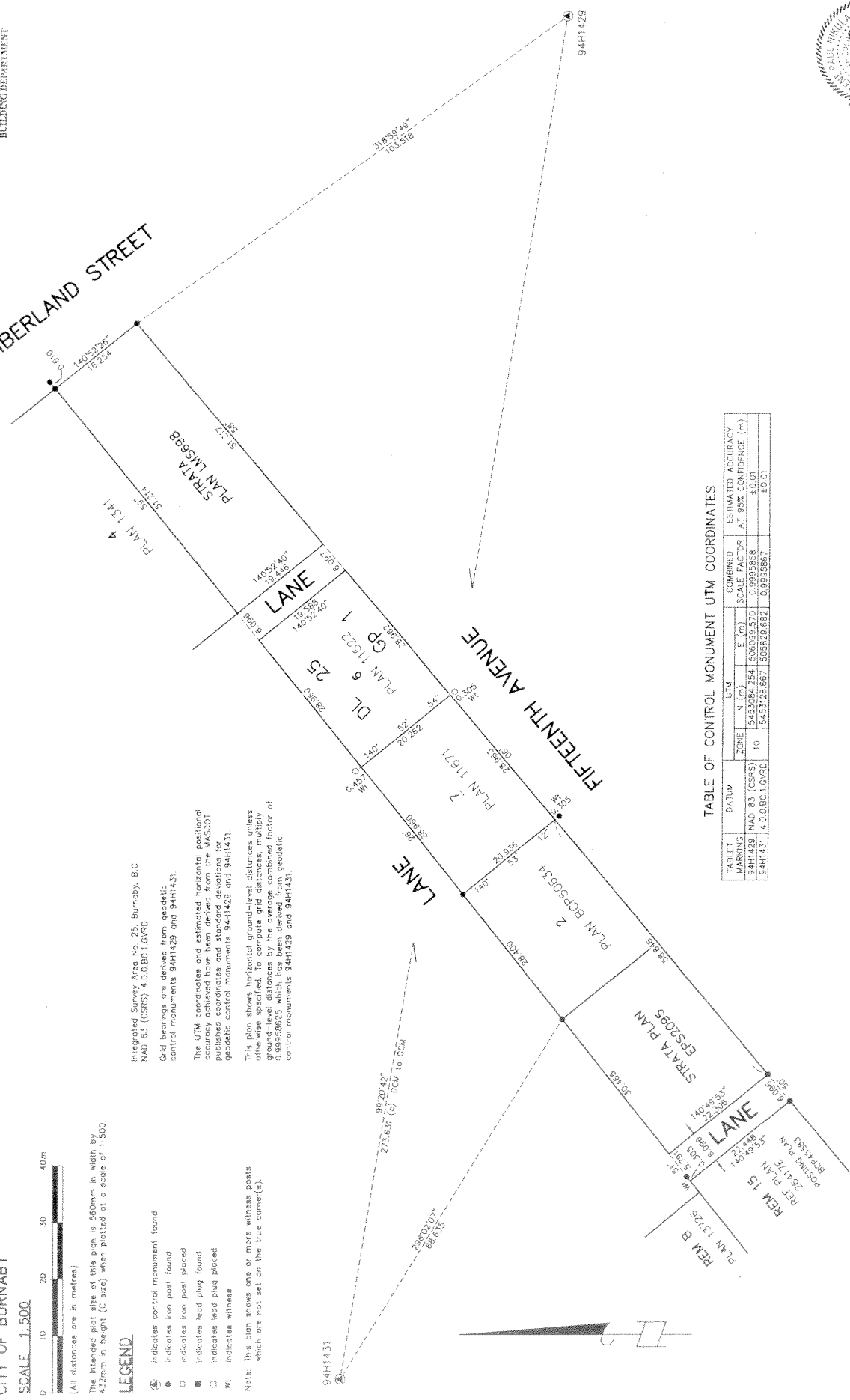


TABLE OF CONTROL MONUMENT UTM COORDINATES

TABLET MARKING	DATUM	ZONE	N (m)	E (m)	COMBINED SCALE FACTOR	ESTIMATED ACCURACY AT 95% CONFIDENCE (m)
94H1429	NAD 83 (CSRS)	10	54633084.254	526000.570	0.9995868	±0.01
94H1431	NAD 83 (CSRS)	10	5463328.667	505620.682	0.9995867	±0.01



DHALIWAL & ASSOCIATES  
LAND SURVEYING INC.  
216 - 12899 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: 604-501-6188  
email: info@dhalawal.com

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FILE : 1507140-P01

LOT 7 DISTRICT LOT 25 GROUP 1 N.W.D. PLAN 11671

P.L.D. 009-574-514

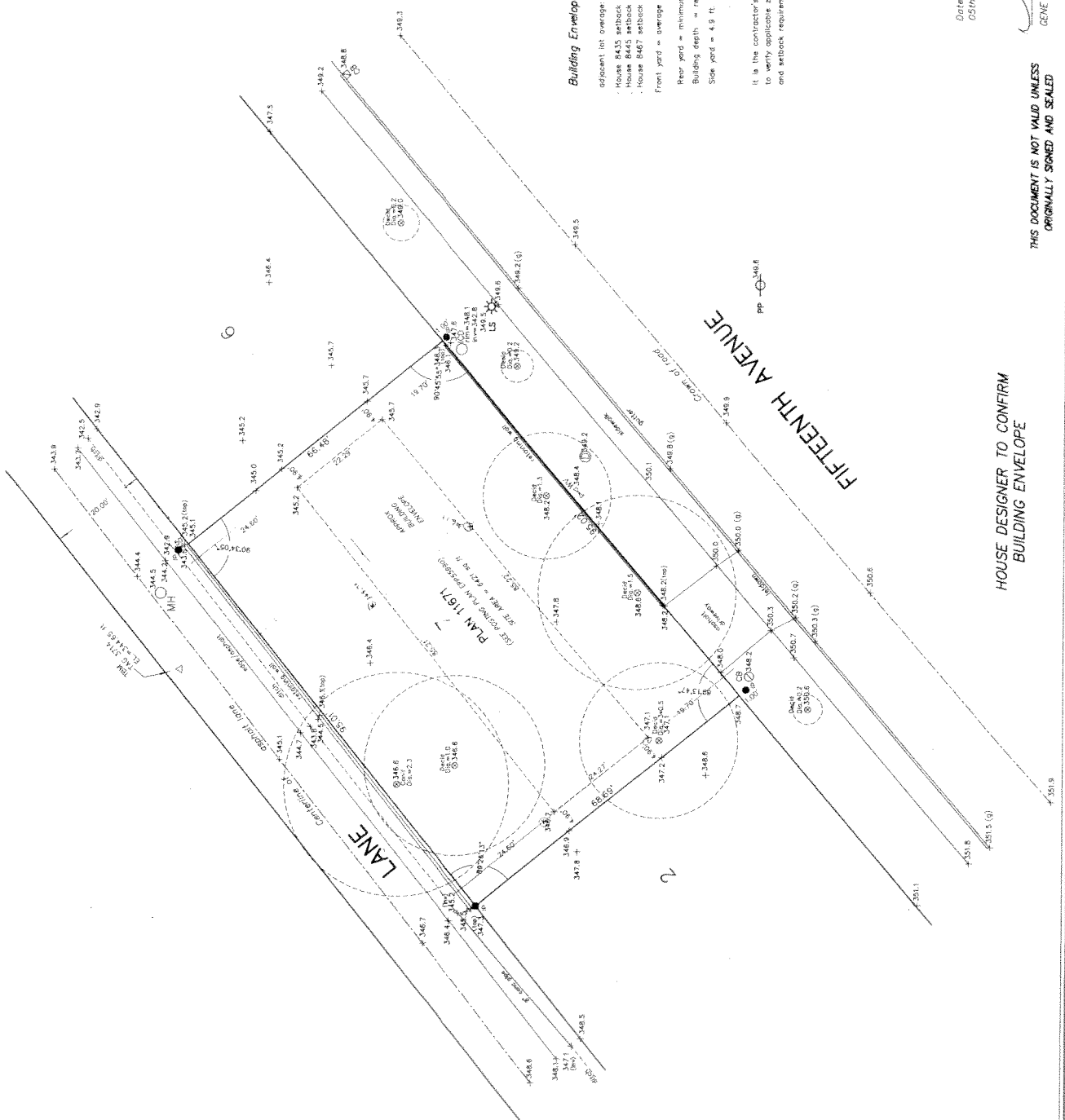
For Building Design Purposes

Scale: 1 inch = 16 feet

Current Civic Address:  
8435 5th Avenue  
Burnaby, B.C.

LEGEND

- denotes iron post
- LP denotes lead plug
- (G) denotes gutter
- +888.8 denotes spot elevation
- denotes tree
- CS denotes catch basin
- CS denotes round catch basin
- ICD denotes storm inspection chamber
- WV denotes water valve
- PP denotes power pole
- MH denotes manhole
- denotes storm manhole



Building Envelope in RS zoning:

- adjacent lot average
- House 8435 setback = 19.57 ft
- House 8443 setback = 15.23 ft
- House 8467 setback = 19.70 ft
- Front yard = average = 18.33 ft
- Rear yard = minimum = 24.6
- Building depth = remainder = 22.29 feet
- Side yard = 4.9 ft. min.

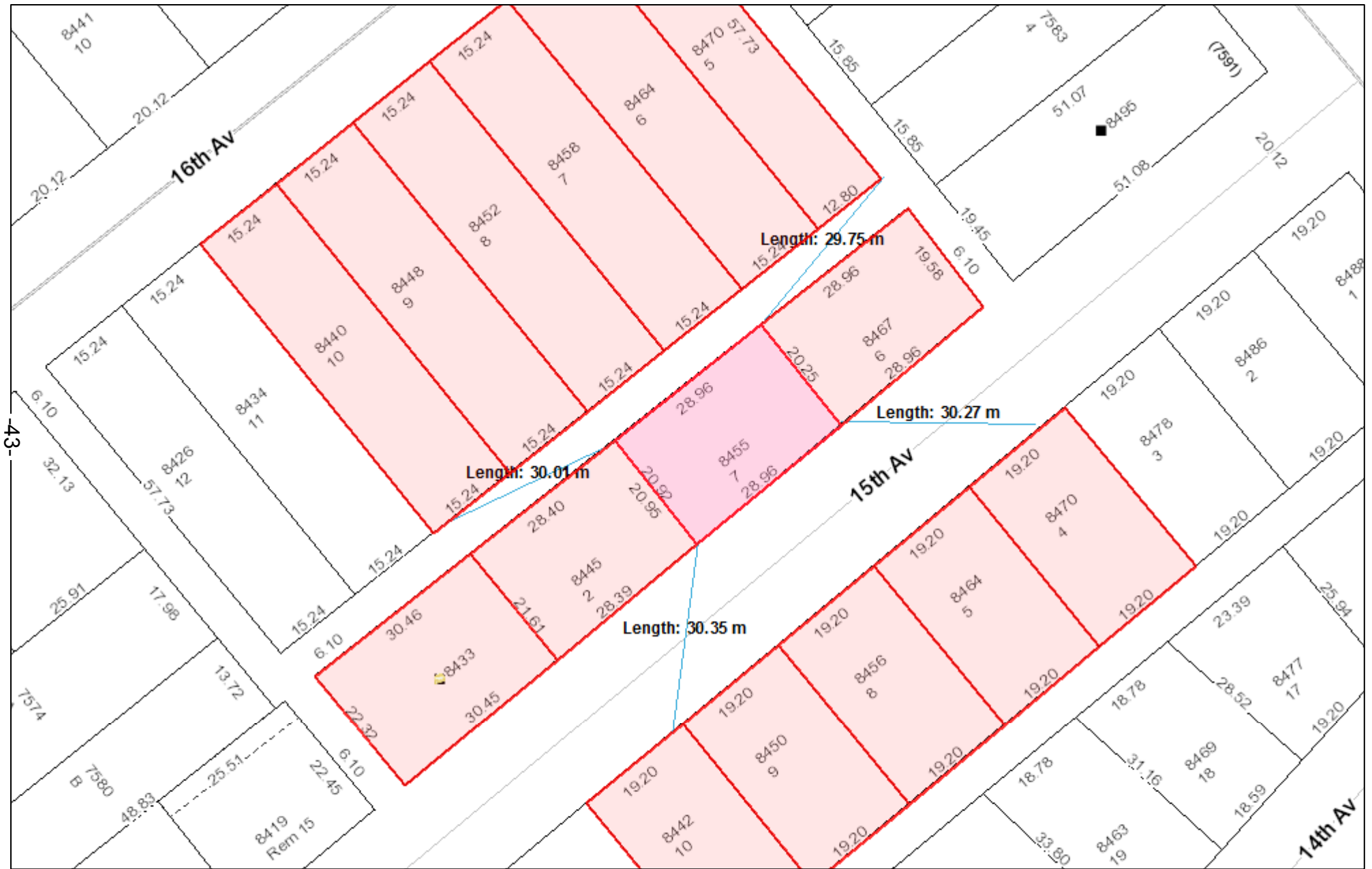
It is the contractor's responsibility to verify applicable zoning category and setback requirements.

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DHALLIWAL AND ASSOCIATES  
LAND SURVEYING INC.  
216-12899 76th Avenue  
Surrey, B.C. V3W 1E6  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 1507740-707

HOUSE DESIGNER TO CONFIRM  
BUILDING ENVELOPE

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

Date of Survey: 21st July 2014  
05th day of August 2014  
SEAL  
GENE PAUL  
23





# Board of Variance Appeal Application 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 EDGAR BRIZA

Mailing Address 3881 EDINBURGH ST

City/Town BURNABY Postal Code V5C1R4

Phone Number(s) (H) \_\_\_\_\_ (C) 778 228 1979

Email ebriza@gmail.com

Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner EDGAR BRIZA + DIANNE HING

Civic Address of Property 3881 EDINBURGH 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.

Feb 9 / 2016  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2016 March 03 Appeal Number BV# BOV 6211

#### Required Documents:

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

Dear City of Burnaby,

The subject site 3881 Edinburgh Street is located in the Vancouver Heights neighbourhood, site characteristics are as follows:

- R5 zoned lot measures approximately 50ft. wide and 121.91 ft. deep,
- The property observes a downward slope of approximately 32ft. from the front (south) to the rear (north) and approximately 40ft from Edinburgh Street to the rear lane.
- Single family dwellings abut the subject site to the west and directly across Edinburgh Street on the high side of the street to the south.
- There are no dwellings north of the property as Edinburgh Street is the last street on the downward slope of Vancouver heights. There is no adjacent property to the east of the home as the space is occupied by a metro Vancouver water pumping station.
- Vehicular access to the site is from the rear lane with greenbelt on the north side of the rear lane.

Reason for variance request: hardship due to the severe slope of the property and as a result a requested building height variance of 4' 11". This would bring the height of the front (south) of the building to 24' 6" and 34' 5" at the rear of the building (north side). The expected impact as a result of the variance is minimal to none for the following reasons:

1. Due to the upward slope dwellings on the south side of Edinburgh Street sit significantly higher than the subject site. For example, the home directly south of the property has a main floor elevation that is roughly 27 feet higher than the main floor of the proposed building. As such, a height variance of 4' 11" would not impact the views of the surrounding homes.
2. Adjacent Properties - due to the slope of the lot, and the building envelope setback from the street, the front of the proposed building is roughly 7 feet lower than lot line on Edinburgh Street. Although the measured height of the front of the new dwelling would be 24' 6", effectively, it is a net height of 17' 6" due to elevation differential when overlooked from the Edinburgh Street adjacent to the property line. Due to this height differential from the top of the road to the front building envelop, an over height of 4' 11' is imperceptible when overlooking the property from Edinburgh Street.
3. Neighborhood Character - newer (2 story + cellar) homes on the low (north) side of the street follow a similar design with respect to building height, for example 3795 Edinburgh. In general many homes in Vancouver Heights with similar lot elevation challenges follow a similar pattern as in this variance request.

Sincerely,

Edgar Briza (Home Owner 3881 Edinburgh Street)

778-228-1979 [ebriza@gmail.com](mailto:ebriza@gmail.com)



### BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> February 9, 2016		<b>DEADLINE:</b> February 9, 2016 for the March 3, 2016 hearing		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Harminder Bhattal				
<b>ADDRESS OF APPLICANT:</b> 11055-160A Street, Surrey B.C. V4N 4RS				
<b>TELEPHONE:</b> 604.807.1313				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New Single Family Dwelling				
<b>ADDRESS:</b> 3881 Edinburgh Street				
<b>LEGAL:</b>	<b>LOT:</b> 21	<b>DL:</b> 186	<b>PLAN:</b> 3755	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R3 [103.6(1)(a)]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

- 1) The principal building height, measured from the rear average elevation will 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 will be 25.08 feet.

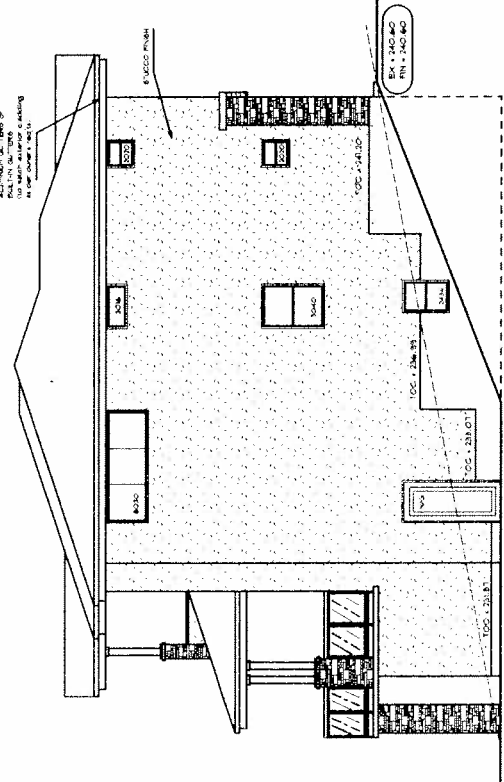
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

DS

Peter Kushnir  
Deputy Chief Building Inspector

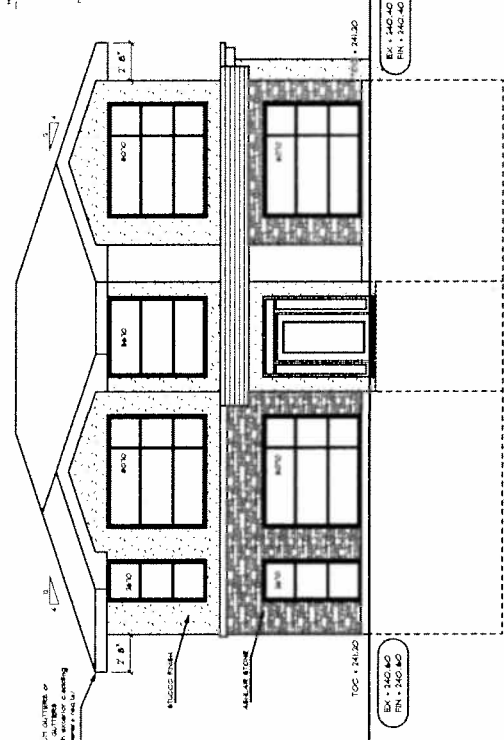
B. of V.  
REFERRAL

265.68



LEFT (WEST) ELEVATION

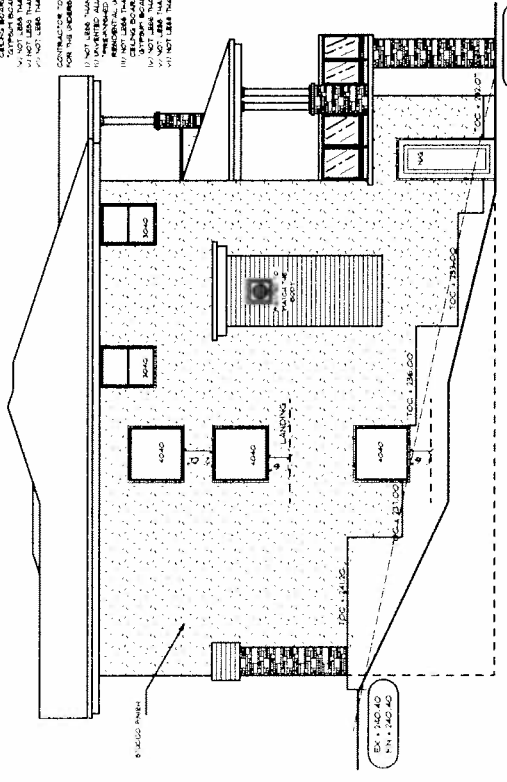
TOTAL WALL AREA: 84.00 SQ. FT.  
PERCENTAGE AREA OF WINDOW OPENING: 15%  
WINDOW OPENING ALLOWED: 12.60 SQ. FT.  
WINDOW OPENING PROPOSED: 12.60 SQ. FT.



FRONT (SOUTH) ELEVATION

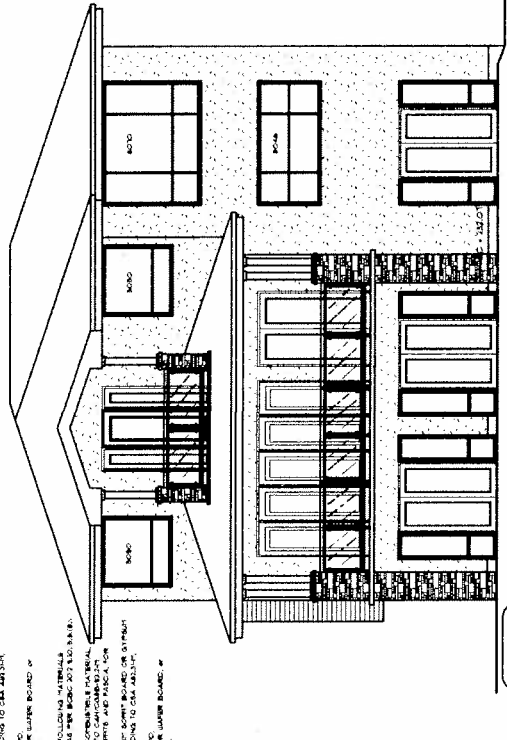
CONTRACTOR TO PROVIDE THE FOLLOWING MATERIALS FOR THE ROOFING AS PER SPEC AND S.D. 10.1.1:

- (1) NOT LESS THAN 1/2" THICK GALVALUME STEEL.
- (2) INSULATION: 2" MINIMUM THICK POLYSTYRENE BEAN BOARD OR SYMPLY.
- (3) NOT LESS THAN 1/2" THICK STYRENE BEAN BOARD OR SYMPLY.
- (4) CEILING BOARD: 1/2" THICK STYRENE BEAN BOARD OR SYMPLY.
- (5) NOT LESS THAN 1/2" THICK PLASTER BOARD.
- (6) NOT LESS THAN 1/2" THICK PLASTER BOARD.
- (7) NOT LESS THAN 1/2" THICK PLASTER BOARD.
- (8) NOT LESS THAN 1/2" THICK PLASTER BOARD.
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- (100) NOT LESS THAN 1/2" THICK PLASTER BOARD.



RIGHT (EAST) ELEVATION

TOTAL WALL AREA: 84.00 SQ. FT.  
PERCENTAGE AREA OF WINDOW OPENING: 15%  
WINDOW OPENING ALLOWED: 12.60 SQ. FT.  
WINDOW OPENING PROPOSED: 12.60 SQ. FT.



REAR (NORTH) ELEVATION

PROPOSED RESIDENCE for MR. EDGAR BRAZA  
ON 3881 EDINBURGH ST, BURNABY, B.C.

RECEIVED

FEB 05 2016

simple design  
101-1075 72 Ave. Burnaby, BC V5A 1G1  
Tel: 778-1075 Fax: 778-1075 Email: info@simpledesign.ca

4	DATE: NOV. 2015	SCALE: 1/4" = 1'-0"	PERM. ID: 105-15
			OWNER: BH

This drawing is the exclusive property of simple design and shall not be used for any other project without the written approval of simple design.

BUILDING DEPARTMENT

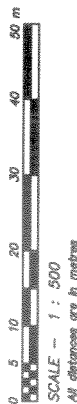
3.(d)





# POSTING PLAN OF LOT 21, BLOCK 39, DISTRICT LOT 186, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 3755

Pursuant To Section 88 Of The Land Title Act  
City of Burnaby B.C.S.S. 920.025



Integrated Survey Area No. 25  
City of Burnaby, NAD83 (CSRS) 4.0.0.BC.1.0VRD

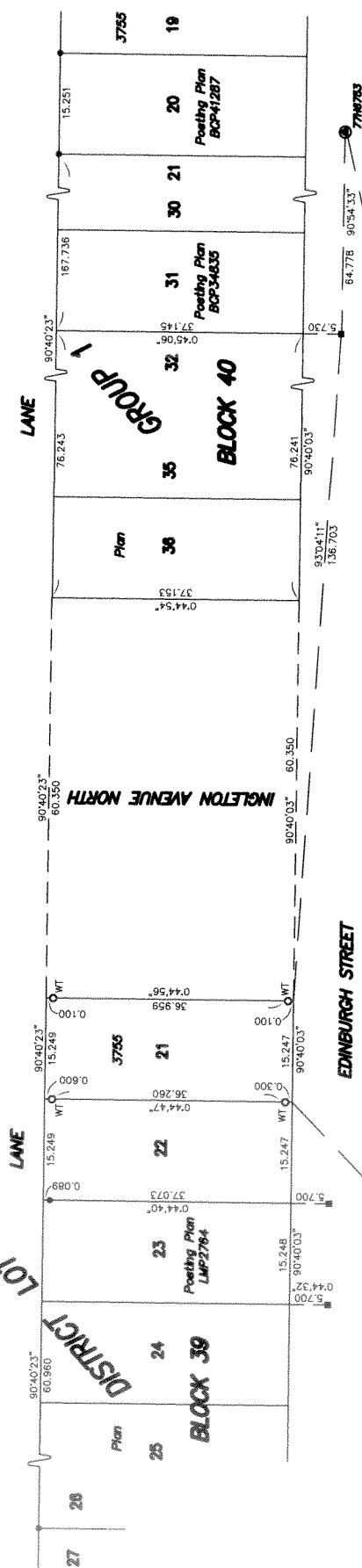
The intended plot size of this plan is 500mm in width by 432mm in height (C Size) when plotted at a scale of 1:500

Grid Bearings are derived from observations between Control Monuments no. 77H8742 & 77H8753

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the nearest published coordinates for geodetic control monuments 77H8742 & 77H8753

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995928 which has been derived from geodetic control monument 77H8753

**DISTRICT LOT 186**



Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.0VRD  
UTM Northing: 5,459,813.956  
UTM Easting: 498,829.120  
Point combined factor: 0.9995928  
Estimated horizontal positional accuracy: 0.02 m

- Legend:**
- Denotes control monument found
  - Denotes standard iron post found
  - Denotes standard lead plug found
  - Denotes iron post set

Note: This plan shows one or more witness posts which are not set on the true corner(s). Witness posts are shown for the production of a boundary unless otherwise noted. Some symbols and lines have been exaggerated for clarity.

Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.0VRD  
UTM Northing: 5,459,705.726  
UTM Easting: 498,489.298  
Point combined factor: 0.9995985  
Estimated horizontal positional accuracy: 0.02 m

The field survey represented by this plan was completed on the 23rd day of November, 2015.  
Sean Costello, BCLS 900

This plan has been prepared in accordance with the Professional Reference Manual and is certified correct to the 23rd day of November, 2015.

Sean Costello  
B.C.L.S.  
This plan lies within the Greater Vancouver Regional District

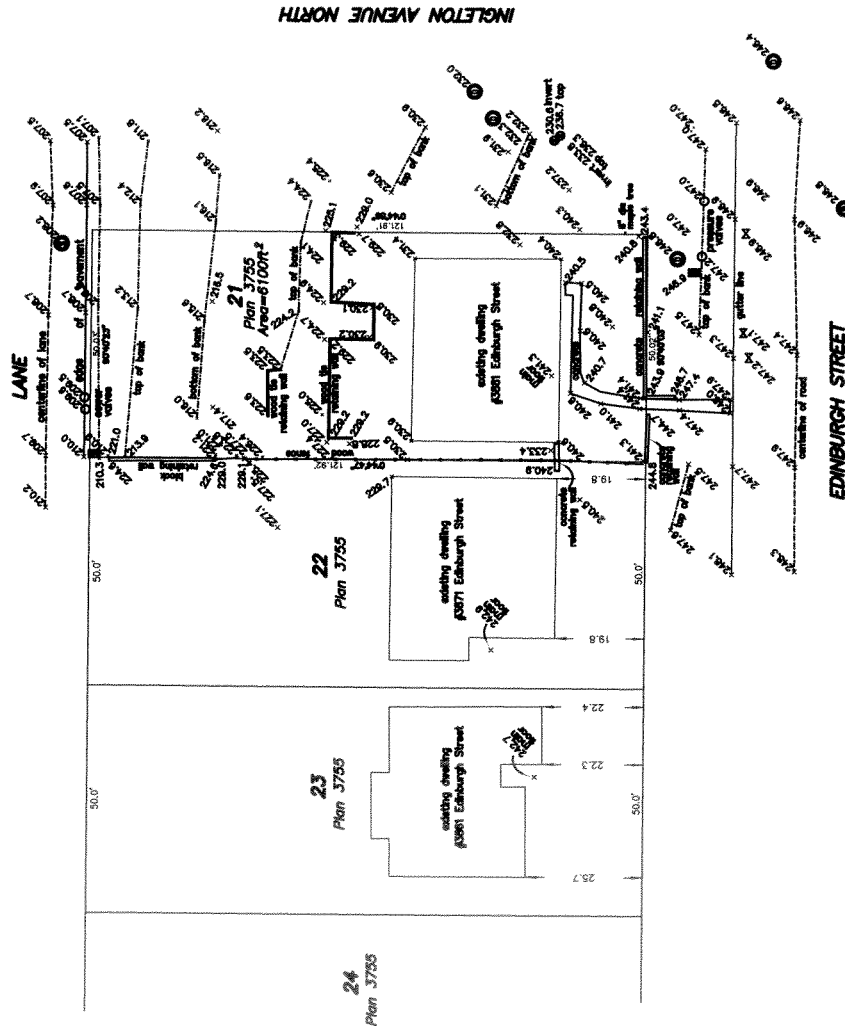
**3.(d)**  
Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 208 - 18055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 5879-POSTING

**TOPOGRAPHIC PLAN OF LOT 21,  
BLOCK 39, DISTRICT LOT 186,  
GROUP 1, NWD, PLAN 3755**

CIVIC ADDRESS:  
3881 Edinburg Street  
Burnaby, B.C.

Scale: 1 inch = 20 feet

- Storm manhole
- Sanitary manhole
- Water meter
- Inspection chamber
- W Water valve
- W Water meter



7	8	9	10
Plan 1124	Plan 1124	Plan 1124	Plan 1124

This plan lies within the Greater Vancouver Regional District

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 208 - 18055 Fraser Highway  
Surrey, B.C. V4N 0S2  
Phone: 604-597-3777  
Fax: 604-597-3783

- NOTES:**
- 1) Elevations are in feet and are geoidal.
  - 2) Elevations are derived from Control Monument no. 7748742 located in the south side of Yale Street & west side of Edmond Avenue. Elevation = 301.80 feet
  - 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of the client. It is not to be used for any other purpose or liability for any damage that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
  - 4) Prior to any construction, underground services are to be confirmed by the City of Burnaby Engineering Dept.
  - 5) It is the responsibility of the client to ensure that the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by the client. Information shown on the hard copy of this Plan.
  - 6) Property dimensions and area derived from field survey and Land Title Office records.

**RECEIVED**  
DEC 08 2015

BUILDING DEPARTMENT

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 9th day of October, 2015

Sean Costello

B.C.L.S. (900)

File: 5879-JP-16

**3.(d)**





# Board of Variance Appeal Application 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 Steven Piccolo  
 Mailing Address 6650 Humphries Avenue  
 City/Town Burnaby BC Postal Code V5G 1M2  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604-506-4999  
 Email Spmail @ telus.net  
 Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner Steven + Kim Piccolo  
 Civic Address of Property 6650 Humphries Ave

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.

Feb 5, 2016  
 Date

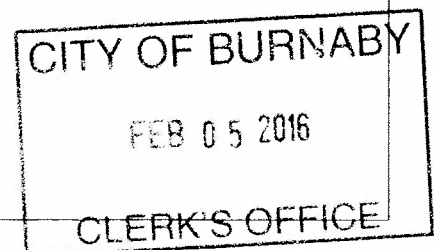
[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date 2016 March 03 Appeal Number BV# 6212

#### Required Documents:

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



Steven Piccolo  
6650 Hunphries Avenue  
Burnaby, B.C.  
V5E 3J1  
604 506 4999

Burnaby Board of Variance  
Office of the City Clerk  
4949 Canada Way,  
Burnaby, B.C.  
V5G 1M2

Feb 5, 2016  
Hardship Letter,

Members of the Board,

I am writing this request to allow the eight foot extension to my garage, be allowed to be 2 'from the property line as in the old bylaw instead of the current bylaw of 3.94'. I would like to match the existing garage for esthetic reasons and practical use of the garage. There are no neighboring structures near this garage.

There are many garages in the neighboring properties with similarities to this.

Thank you,

A handwritten signature in black ink, appearing to read 'Steven Piccolo', with a stylized, looping flourish at the end.

Steven Piccolo



Building Department

(604) 294-7140

**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> January 29 <sup>th</sup> , 2016	<b>DEADLINE:</b> February 9 <sup>th</sup> , 2016 for the March 3 <sup>rd</sup> , 2016 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Steven Piccolo			
<b>ADDRESS OF APPLICANT:</b> 6650 Humphries Avenue			
<b>TELEPHONE:</b> (604) 506-4999			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> Garage addition (work w/o permit) only			
<b>ADDRESS:</b> 6650 Humphries Avenue			
<b>LEGAL:</b>	<b>LOT:</b> 46	<b>DL:</b> 91	<b>PLAN:</b> NWP13811

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R3 [6.6(2)(d)]**

**COMMENTS:**

The applicant has constructed a garage addition. The following relaxation is being requested:

1. The dimension measured from the garage addition to the southeast property line is 2.00' where a minimum 3.94' is required.

*BY*

*The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

Peter Kushnir  
Deputy Chief Building Inspector

29 2016

Dec 11, 2015

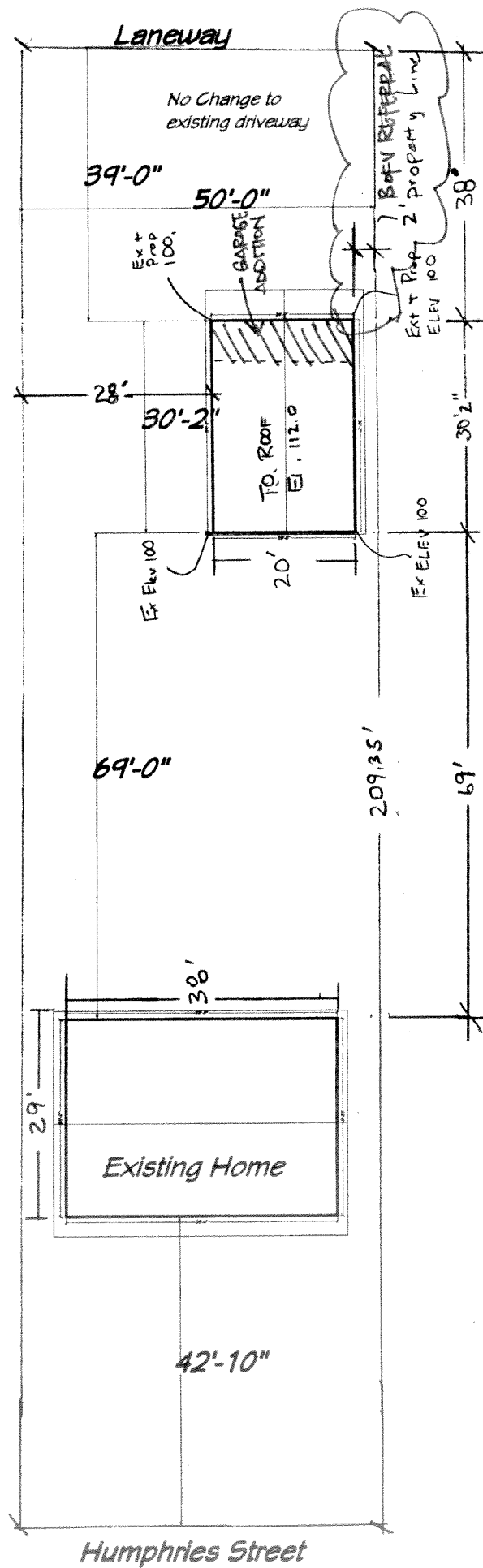
Site Plan 6650 Humphries Burnaby

Lot Size 50' x 209.35 10 467.5 sq. ft.

Existing Garage 20' x 22' 440 sq ft

Garage Addition 20' x 8'2" 163.33 sq ft

Total Size 20' x 30'2" 603.33 sq ft



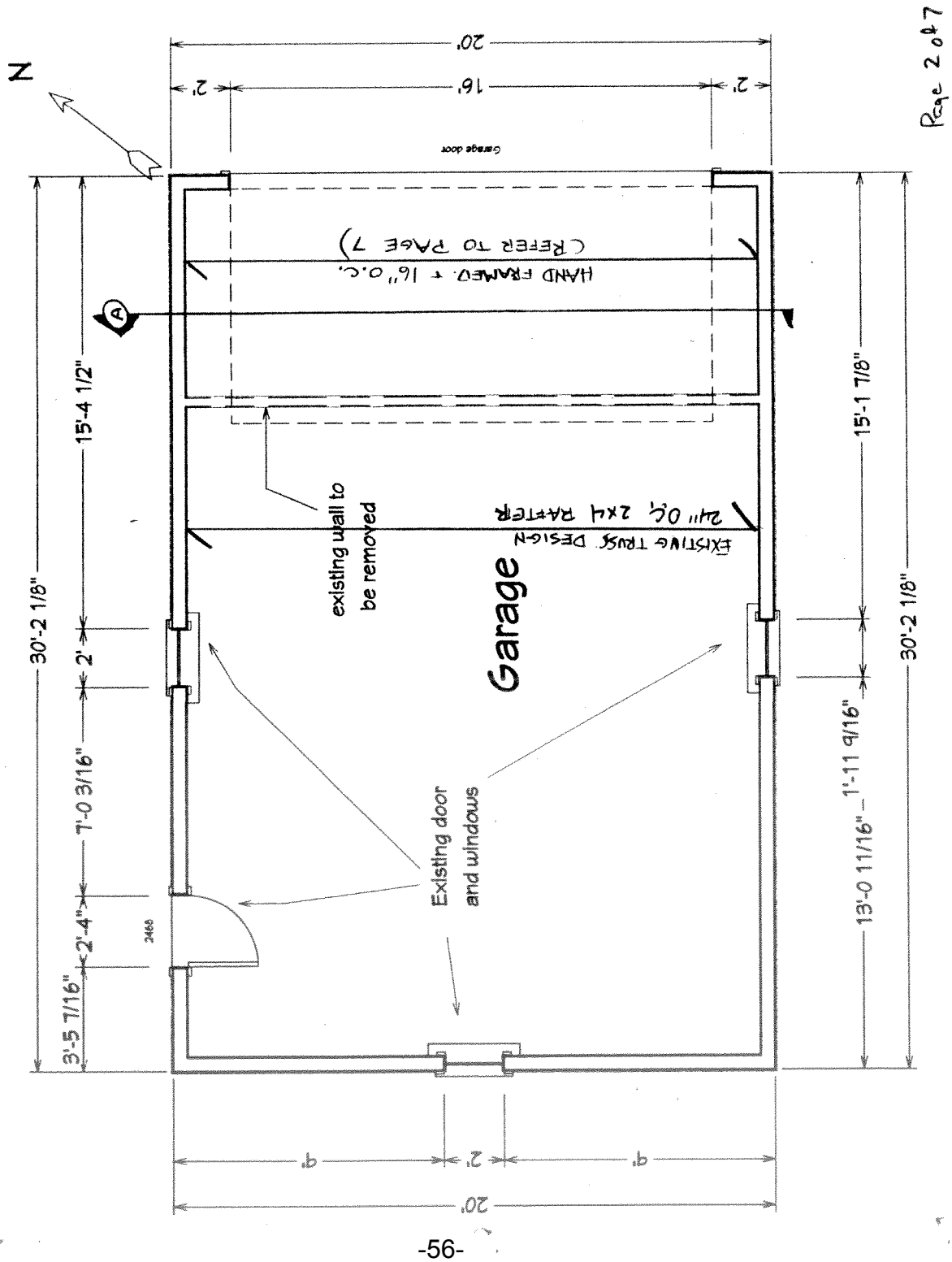
Ref 55

Page 1 of 7

**3.(e)**



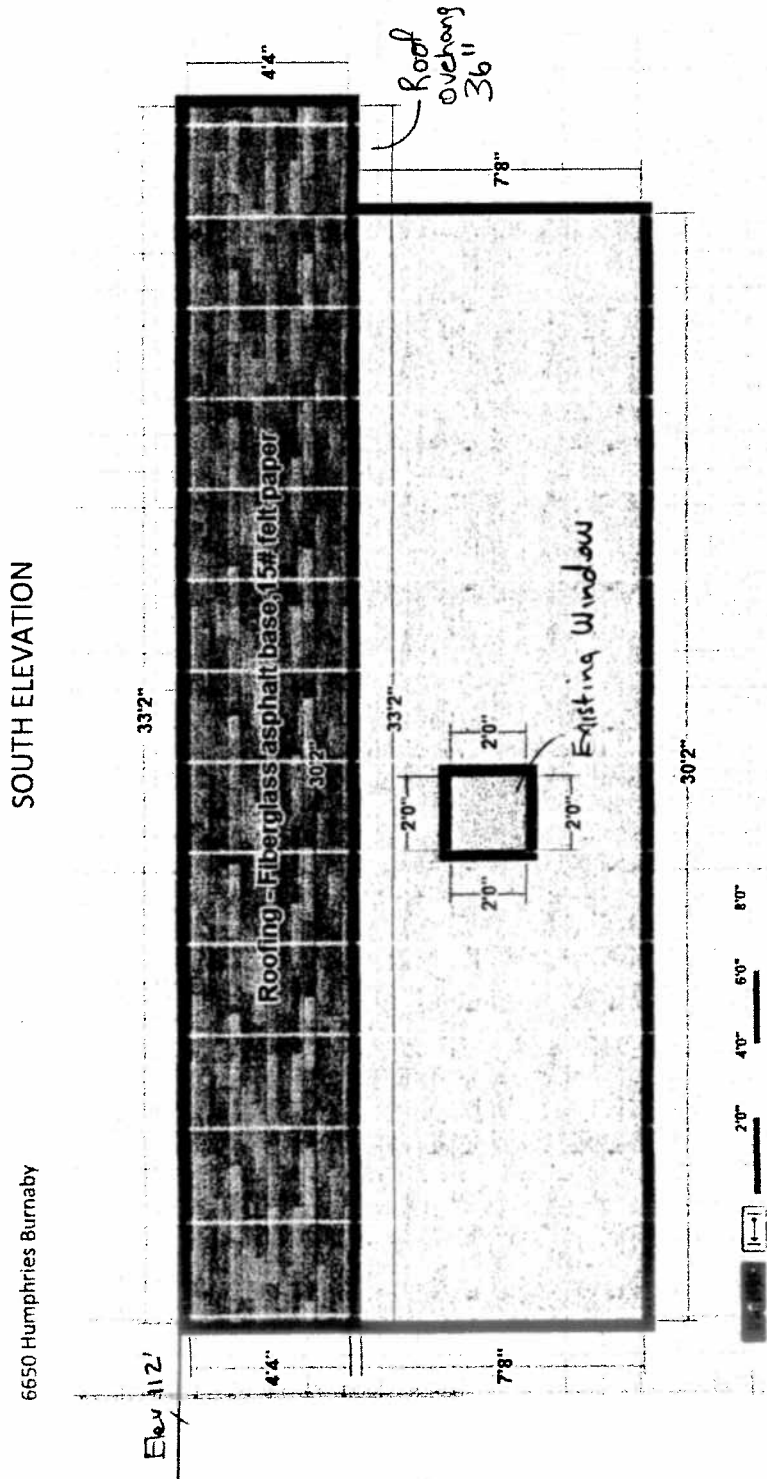
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JAN 20 2015  
10:08 AM



**3.(e)**



Handwritten notes:  
1/10/2018  
2018  
[illegible]

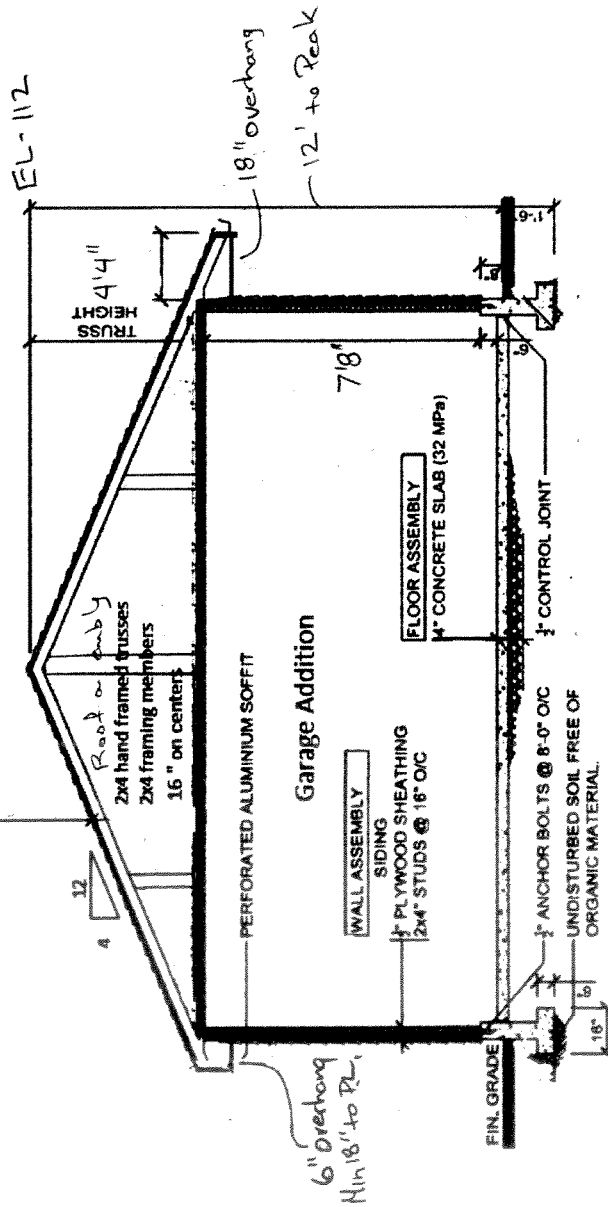




6650 Humphries Burnaby

Cross Section

- ROOF ASSEMBLY
- ASPHALT SHINGLES
- ROOFING UNDERLAY
- 1" PLYWOOD SHEATHING

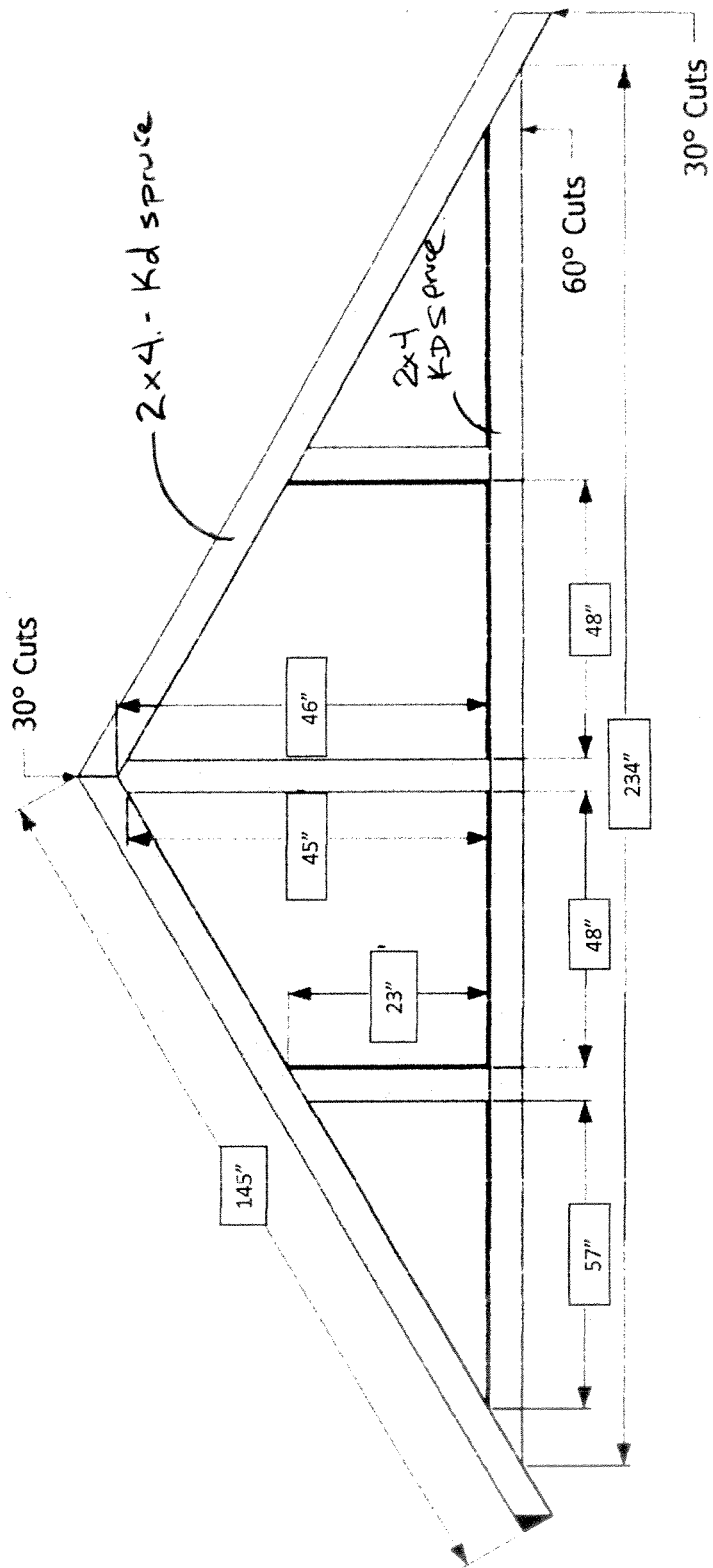


A CROSS SECTION  
SCALE: 1/4" = 1'-0"

REVISIONS

DATE

Truss Design



6650 Humphries Burnaby  
Hand framed Trusses Garage addition  
Scale 1/2" = 1'

Page 7 of 7

3.(e)





## Board of Variance Appeal Application 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 ROSANNE CLARK  
 Mailing Address 4277 PROSPECT RD.  
 City/Town NORTH VANCOUVER Postal Code V7A 3L6  
 Phone Number(s) (H) 604-980-3268 (C) 604-787-2233  
 Email CRAIGCLARK@SHAW.CA.  
 Preferred method of contact: ☒ email ☒ phone ☐ mail

#### Property

Name of Owner ROSANNE CLARK. MARIE CLARK  
 Civic Address of Property 4412 ALBERT ST.  
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.

Feb. 9, 2016  
 Date

Rosanne Clark  
 Applicant Signature

#### Office Use Only

Appeal Date 2016 March 03 Appeal Number BV# 6213

#### Required Documents:

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



**Craig Clark**

---

**From:** Craig Clark <craigclark@shaw.ca>  
**Sent:** Tuesday, February 9, 2016 2:24 PM  
**To:** craigclark@shaw.ca  
**Subject:** 4412 Albert Street Burnaby BC Board of Variance Hardship

February 9, 2016

The Administrative Officer,  
The Board of Variance,  
City of Burnaby  
4949 Canada Way,  
V5G 1M2

Dear Sir,

Re: 4412 Albert Street Burnaby, letter of Hardship.

I wish to appeal to the Board to reduce the front yard setback of my proposed single family dwelling at 4412 Albert street, from the statutory required average as shown on the attached plan.

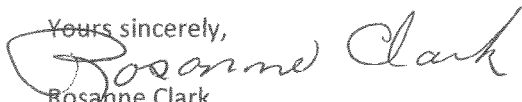
The setback proposed in the plan which we have submitted was in keeping with the two properties on either side of my property, one of which is a multi-family building and as a result of it being MULTI-FAMILY the bylaw does not consider it in the setback calculation, as a result requiring my building to be setback further and being a hardship in appearance and to the size of the backyard.

The two properties to the west of mine most likely will be redeveloped together as they are owned by the same family and they will build closer to the street in the future, resulting in my property being over whelmed in size and shaded to a greater extent. I wish to have stairs from the top floor to the backyard of my house for convenience & fire escape reasons without using a much greater portion of the rear yard & making it less livable.

My property is surrounded by Multi-family buildings and I am not able to take advantage of the same zoning bylaws due to my owning only one lot. We have tried to obtain the cooperation of the owners to the west over the last 15 to 20 years to jointly develop the lot without success. The current house is in need of major repairs and therefore needs replacement. I have reached my 70<sup>th</sup> year and would like to live in this very convenient neighbourhood.

I thank you for your consideration of the variance,

Yours sincerely,



Rosanne Clark  
Property owner  
4412 Albert Street,  
Burnaby, BC


**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> Feb 4, 2016		<b>DEADLINE:</b> Feb 9, 2016 for the March 3, 2016 hearing		<i>This is <b><u>not</u></b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Terrence Clark				
<b>ADDRESS OF APPLICANT:</b> 4277 Prospect Road, North Van. V7N 3L6				
<b>TELEPHONE:</b> 604.318.3315				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New single family dwelling				
<b>ADDRESS:</b> 4412 Albert St				
<b>LEGAL:</b>	<b>LOT:</b> 3	<b>DL:</b> 121	<b>PLAN:</b> 1054	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) RM6 [206.2(2) to R5-105.9]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The front yard setback, to the porch post, will be 22.72 feet where a minimum front yard setback of 24.88 feet is required based on front yard averaging. The porch post projects 1.5 feet beyond the foundation.

*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.*

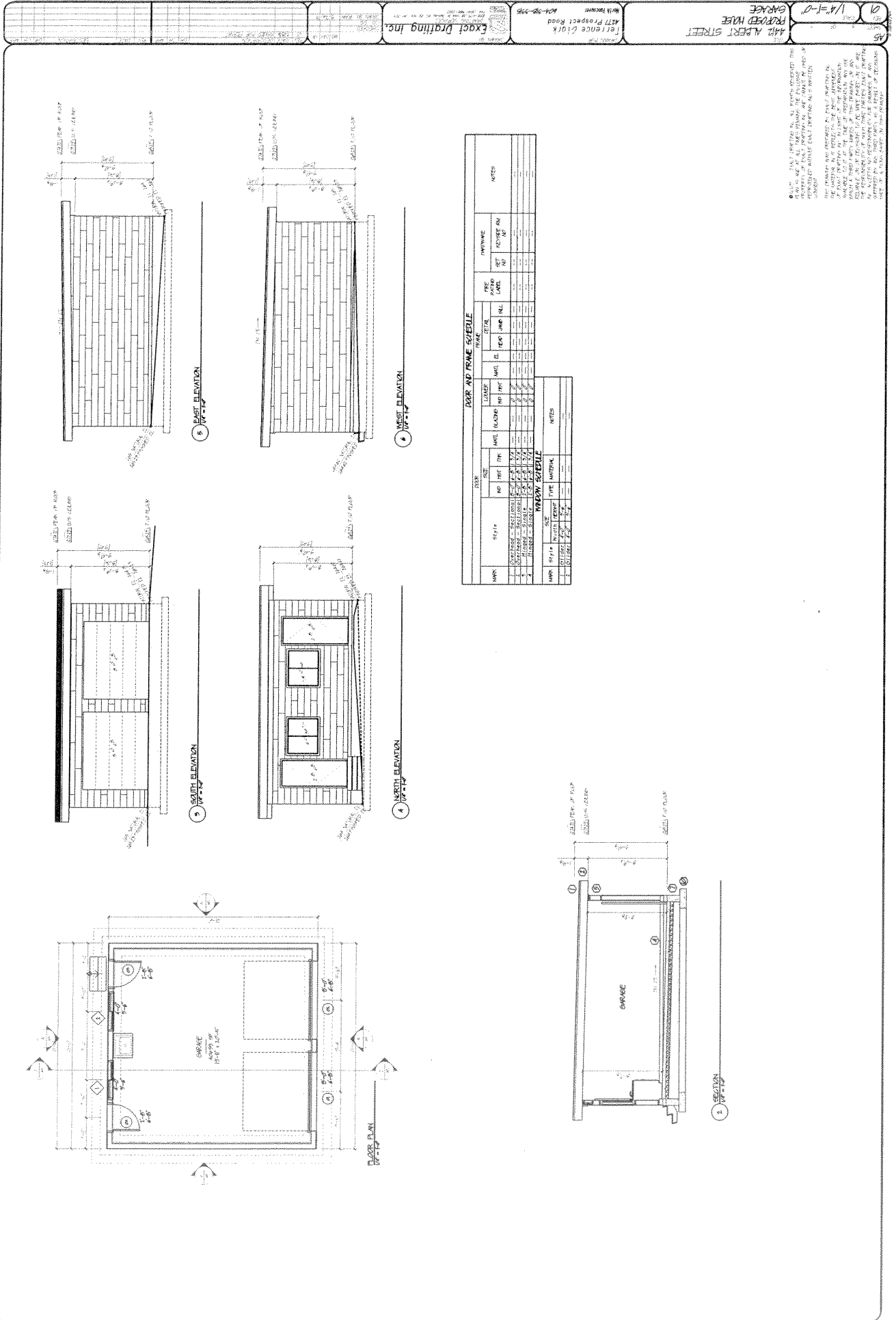
BHS

Peter Kushnir  
Deputy Chief Building Inspector













PLEASE PRINT NAME - LAST, FIRST, MIDDLE

[illegible][illegible]



[illegible][illegible]

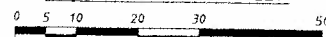
# TOPOGRAPHIC PLAN OF LOT 3, BLOCK 5 DISTRICT LOT 121, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1054

# 4412 - Albert Street  
Burnaby, B.C.

ZONING: RM6

NOTE:  
Elevations are based on  
Geodetic Datum.  
Bench Mark: Control Monument  
D15 310 located in the curb at  
the SW corner of Pender Street  
and Millington Avenue.  
B.M. Elevation = 259.47 feet  
(79.085 metres)

SCALE: 1 INCH = 16 Feet

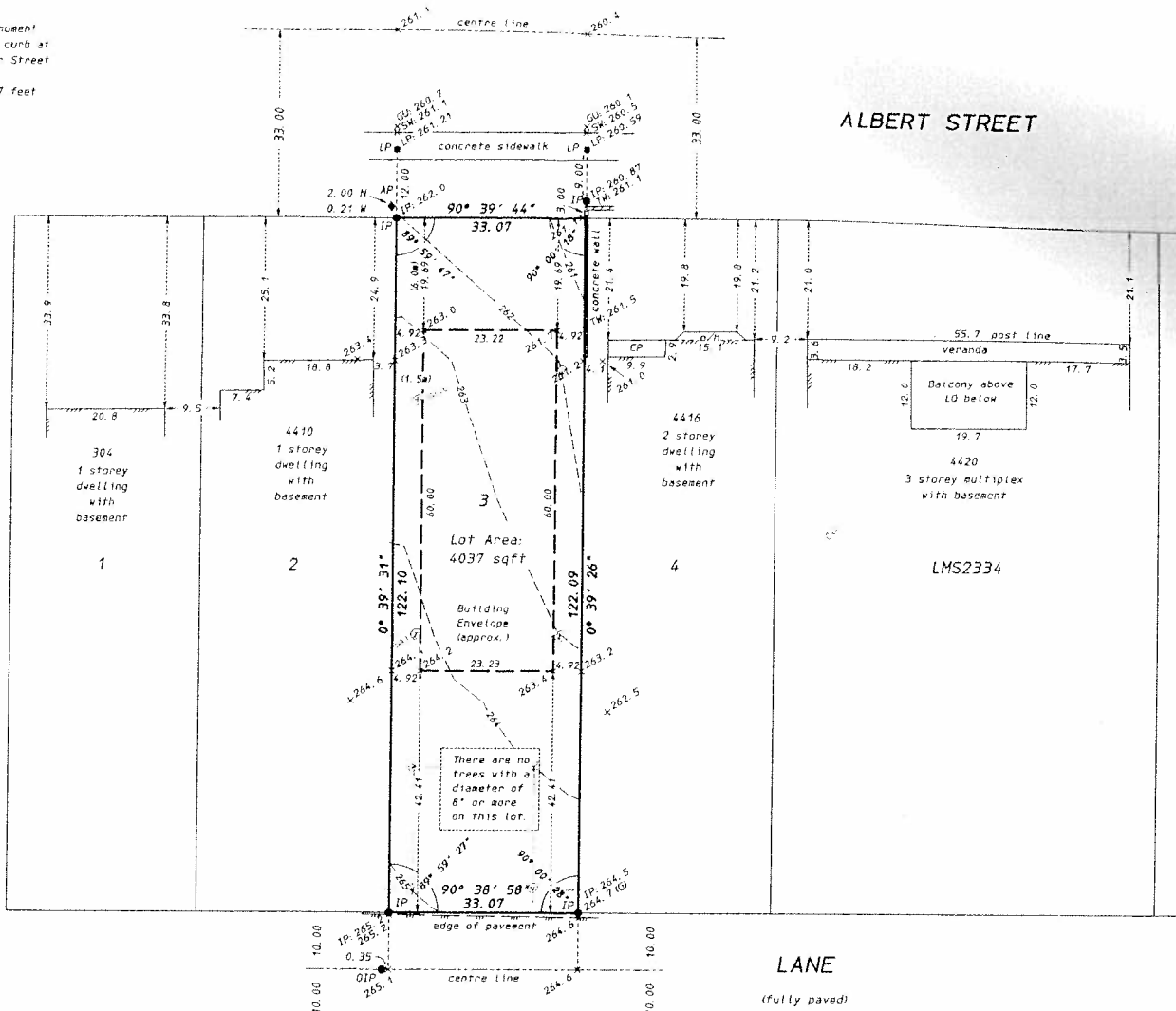


All dimensions are in feet and decimals  
thereof unless otherwise indicated.  
Contour interval: 1.0 feet

RECEIVED  
NOV 12 2015  
BUILDING DEPARTMENT

ROSSER AVENUE

ALBERT STREET



NOTE:  
All trees are plotted in  
accordance with Burnaby Tree  
Bylaw 1996 (No Trees)

© copyright restriction  
This document is not valid unless  
originally signed and sealed.

CERTIFIED CORRECT:  
November 5, 2015

## LEGEND:

- IP iron post
- LP lead plug
- ◆ AP aluminum post
- TW top of wall
- SW top of sidewalk
- GU gutter
- CP covered porch
- LO living quarters
- o/h overhang
- (G) ground

All original corner posts  
have been located and are  
undisturbed, therefore a  
Posting Plan is not required.

## NOTE:

The building envelope shown is only our  
interpretation of the City of Burnaby  
building bylaws. The size and location  
of the building envelope must be confirmed  
by the City of Burnaby planning department  
prior to any design work. Failure to confirm  
with the planning department will place the  
responsibility onto the house designer.

## NOTE:

For construction, use lead  
plugs in sidewalk or City  
survey monument only, for  
elevation control.

Ken H. Wong and Associates  
Canada and B.C. Land Surveyors  
5624 E. Hastings Street  
Burnaby, B.C. V5B 1R4  
Telephone: 294-8881  
Fax: 294-0625  
1507571 88906 296-98  
2-450 2-6243  
S7 5584  
Drawn by: TS

FRONT YARD SETBACK CALCULATIONS			
HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
304	1	33.8	24.88
4410	2	24.9	
4415	4	19.8	
4420	LMS2334	21.0	
TOTAL		99.5	19.69

FILE: TF-4885 PID: 602-848-970





# Board of Variance Appeal Application 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 JONATHAN TALING  
 Mailing Address 220-829 W. 15<sup>th</sup> ST.  
 City/Town N. VANCO. Postal Code V7P 1M5  
 Phone Number(s) (H) 604 770 1380 (C) \_\_\_\_\_  
 Email jearchie@axionet.com  
 Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner ~~DAVID SENEI~~ HONG HU  
 Civic Address of Property 5635 OAKGLEN DR.  
BURNABY, BC

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.

FEB 9/16  
 Date

[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date 2016 March 03 Appeal Number BV# 6214

#### Required Documents:

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

CITY OF BURNABY  
 FEB 09 2016  
 CLERK'S OFFICE

**Jonathan Ehling Architect Inc.**

200 – 829 W. 15<sup>th</sup> Street, North Vancouver, B.C. V7P 1M5

---

February 09, 2016

Burnaby City Hall  
City Clerk's Office  
4949 Canada Way,  
Burnaby, B.C.  
V5G 1M2

Attn: Ms. Eva Prior Administrative Officer

**Re: 5635 Oakglen Drive – application for Variance.**

Dear Ms. Prior,

I have been asked to apply for a Building permit for the project at the address noted above. The scope of work encompasses the demolition to the existing one storey plus basement home in order to construct a new two storey plus cellar residence with detached garage. In the process of designing this new home we were faced with certain conditions unique to lots in this area: namely building on a steep slope within a relatively shallow lot and having a higher than normal front yard average. The hardship presents itself when we try to comply with the need for a garage (with its own required separation to the main building) and the reasonable siting of the proposed home within this front yard average setback coupled the limited lot depth. To this end, we are asking for a decreased front yard setback from 41.48' (front yard average) to 33.75'. This setback still complies with the general R4 zoning bylaw.

We are also asking for a relaxation to the maximum building height of 29.5' to 29.6' to the rear average elevation and 29.5' to 31.30' to the front average elevation owing to the same siting factors (slope of the lot and its associated building grades). The purpose of the chosen main floor elevation is to have level access to the garage from the main floor.

After discussions with the Burnaby Building Department, we are seeking these relaxations due to the hardships encountered on site and for reasons referred to above. We ask for your support and in recognition of the ongoing involvement and co-operation with the Building Department.

Please feel free to contact me should you have any questions or comments.

Yours truly,

A handwritten signature in blue ink, appearing to read 'J. Ehling', is written over the typed name.

Jonathan Ehling Architect AIBC

cc. Mr. David Song



### BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> February 2, 2016		<b>DEADLINE:</b> February 9, 2016 for the March 3, 2016 hearing		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Jonathan Ehling				
<b>ADDRESS OF APPLICANT:</b> 200-829 W. 15 <sup>th</sup> St., North Vancouver B.C. V7P 1M5				
<b>TELEPHONE:</b> 604.770.1380				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New Single Family Dwelling				
<b>ADDRESS:</b> 5635 Oakglen Drive				
<b>LEGAL:</b>	<b>LOT:</b> 8	<b>DL:</b> 32	<b>PLAN:</b> 18542	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R4 [104.6(1)(a); 104.9]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

- 1) The principal building height, measured from the rear average elevation will be 29.60 feet where the maximum building height of 29.5 feet is permitted.
- 2) The principal building height, measured from the front average elevation will be 31.30 feet where the maximum building height of 29.5 feet is permitted.
- 3) The front yard setback will 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 will be 1.5 feet beyond the post.

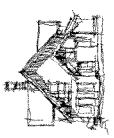
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

DS

Peter Kushnir  
Deputy Chief Building Inspector



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11.1.20  
BUILDING DEPARTMENT



Jonathan Thring Architect  
200-629-1578 ST.  
CANTON, MASSACHUSETTS 01921  
CANADA 779-1465  
T: 604-770-1360  
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www.jonathanthring.com

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PROJECT:  
DAVID RESIDENCE

CIVIL ADDRESS:  
5635 OAKGLEN DR.,  
BURNABY, BC

LEGAL  
DESCRIPTION:  
LOT 6, DISTRICT LOT 32  
GROUP 1, N.W.D. PLAN  
15546

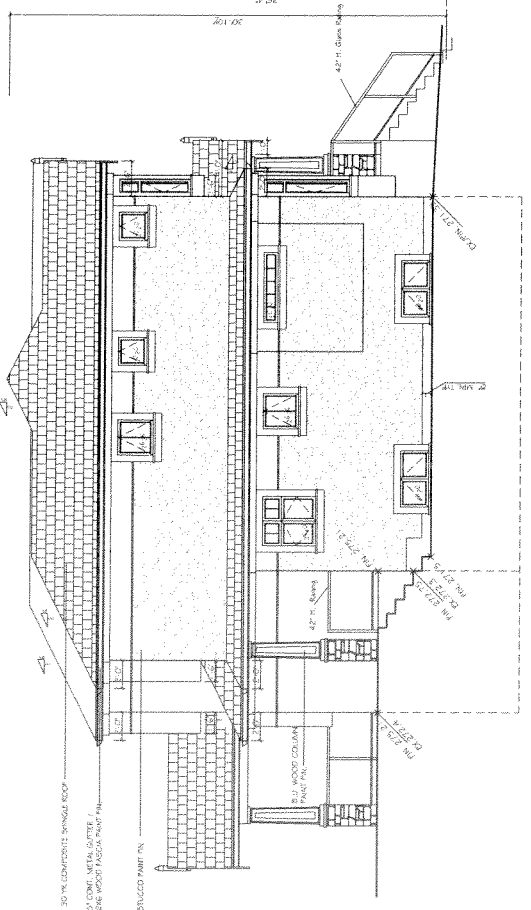
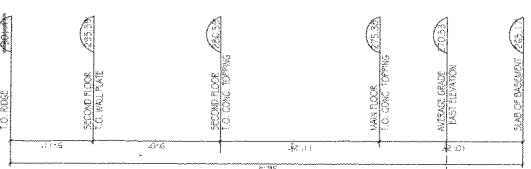
DRAWING TITLE:  
NORTH, SOUTH  
ELEVATIONS,

REVISIONS:

NO.	DESCRIPTION	DATE
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SHEET NO: A1.4

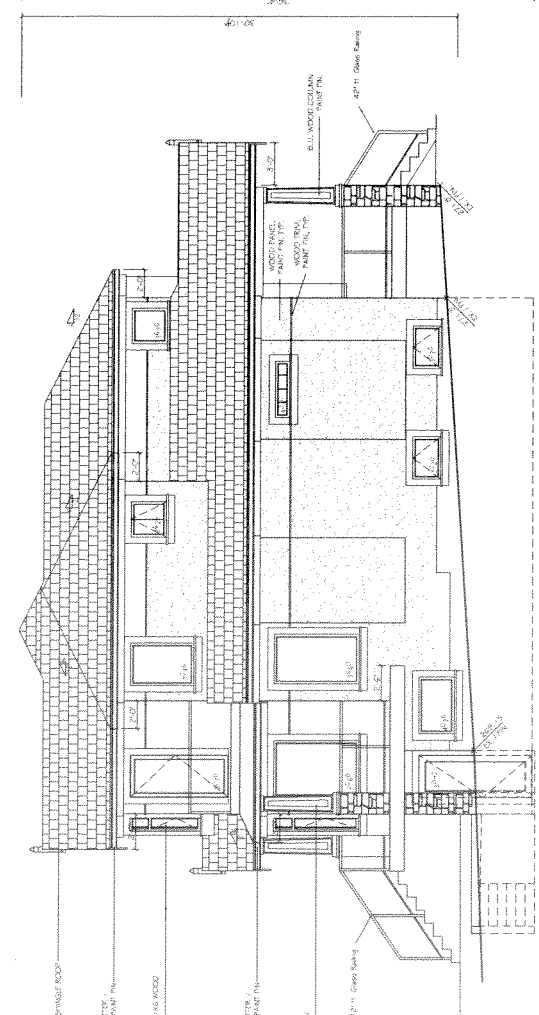
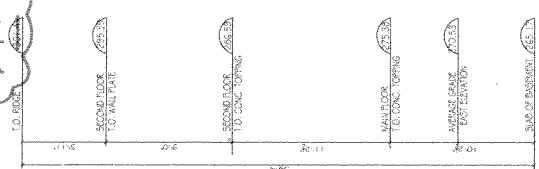
301.55'



SOUTH ELEVATION  
A1.3 SCALE: 1/4" = 1'-0"

B. of V. REFERRAL

301.55'



NORTH ELEVATION  
A1.3 SCALE: 1/4" = 1'-0"

9.015 4 MAX. AGGREGATE AREA OF UNRESTRICTED OPENING

EXISTING BUILDING FACE AREA (A)	EXISTING BUILDING FACE AREA (B)	EXISTING BUILDING FACE AREA (C)	EXISTING BUILDING FACE AREA (D)	EXISTING BUILDING FACE AREA (E)	EXISTING BUILDING FACE AREA (F)	EXISTING BUILDING FACE AREA (G)	EXISTING BUILDING FACE AREA (H)	EXISTING BUILDING FACE AREA (I)	EXISTING BUILDING FACE AREA (J)	EXISTING BUILDING FACE AREA (K)	EXISTING BUILDING FACE AREA (L)	EXISTING BUILDING FACE AREA (M)	EXISTING BUILDING FACE AREA (N)	EXISTING BUILDING FACE AREA (O)	EXISTING BUILDING FACE AREA (P)	EXISTING BUILDING FACE AREA (Q)	EXISTING BUILDING FACE AREA (R)	EXISTING BUILDING FACE AREA (S)	EXISTING BUILDING FACE AREA (T)	EXISTING BUILDING FACE AREA (U)	EXISTING BUILDING FACE AREA (V)	EXISTING BUILDING FACE AREA (W)	EXISTING BUILDING FACE AREA (X)	EXISTING BUILDING FACE AREA (Y)	EXISTING BUILDING FACE AREA (Z)
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AREA A: 64.80 SQFT  
AREA B: 115.60 SQFT  
AREA C: 61.15 SQFT

AREA D: 72.7 SQFT  
AREA E: 420.63 SQFT

9.015 4 MAX. AGGREGATE AREA OF UNRESTRICTED OPENING

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9.015 4 MAX. AGGREGATE AREA OF UNRESTRICTED OPENING

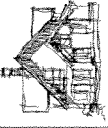
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9.015 4 MAX. AGGREGATE AREA OF UNRESTRICTED OPENING

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RECEIVED



Jonathan Pilling Architect

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CANADA, V7Y 1M5  
T: 604-770-1300  
E: jpilling@jpaarch.com  
www.jpaarch.com

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PROJECT:  
DAVID RESIDENCE

CIVIL ADDRESS:  
5635 OAKGLEN DR.,  
BURNABY, BC

LEGAL  
DESCRIPTION:  
LOT 6, DISTRICT LOT 32,  
BLOCK 1, N.W.D. PLAN  
65442

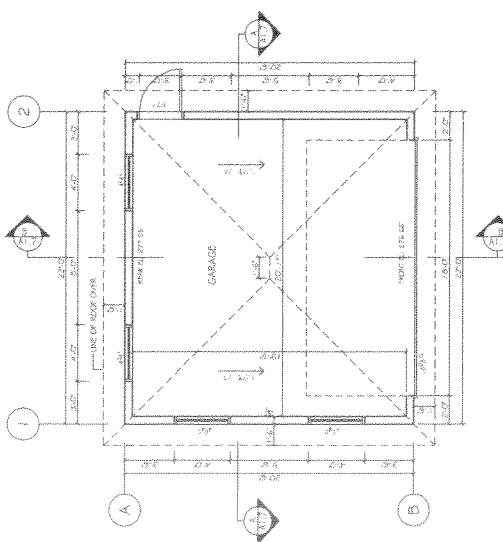
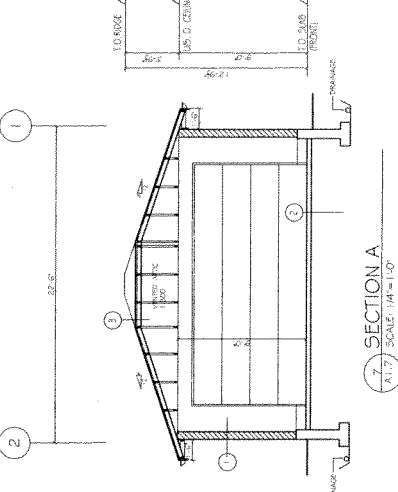
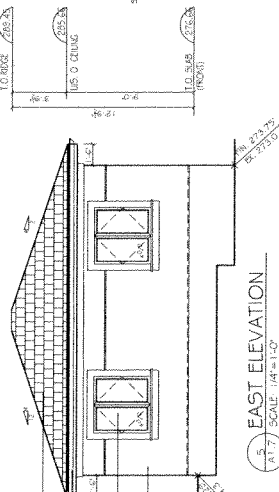
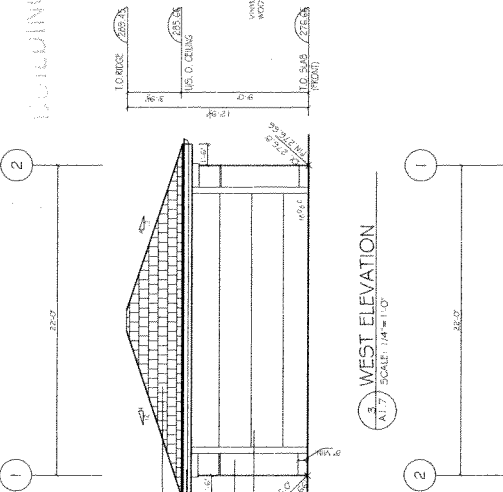
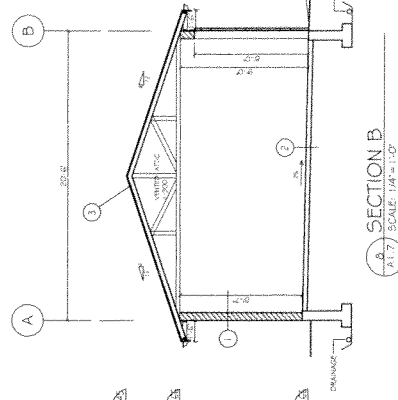
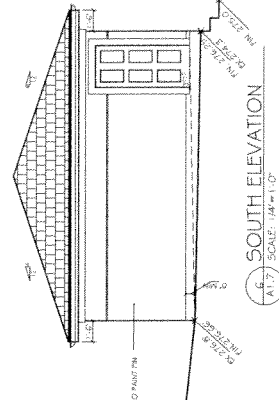
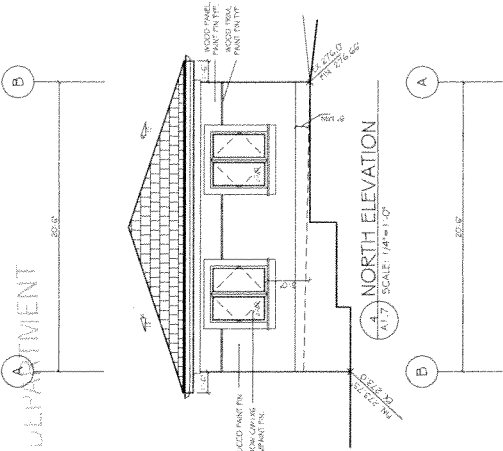
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ELEVATIONS,  
SECTIONS

REVISIONS:

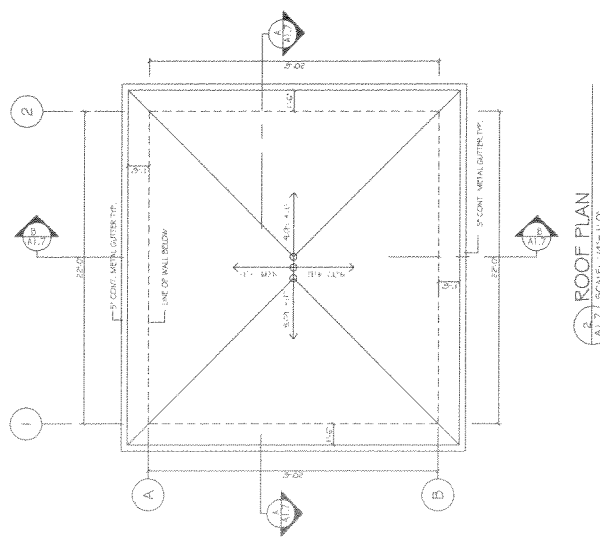
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DATE: 2013.9.28  
DRAWN BY: J.P.  
REVIEWED BY: J.P.  
SCALE: AS SHOWN  
SHEET NO: A1/C

3.(g)



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



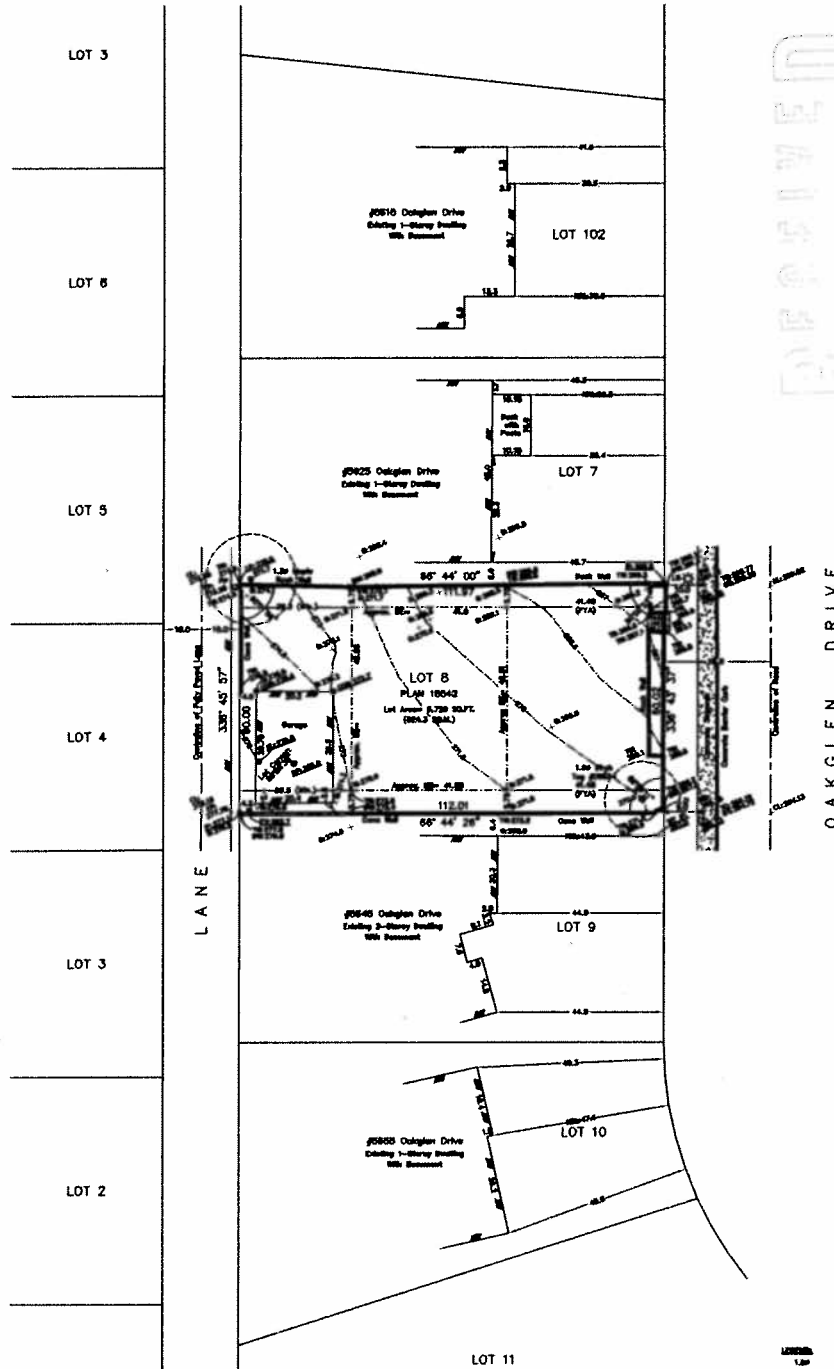
ROOF PLAN  
SCALE: 1/4" = 1'-0"

1. TYPICAL EXTERIOR WALL GARAGE
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100. 2" CLADDING AT THE GARAGE

PLAN OF SURVEY OF LOT 8, DISTRICT LOT 32,  
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 18542

5630 Oakglan Drive  
Burnaby, BC  
FOL: 005-087-482  
Zoning: R-4

SCALE: 1 INCH = 16 FEET  
0 10 20 30  
All dimensions are to feet and decimals  
Survey unless otherwise indicated



**GENERAL NOTES:**  
For consideration, all lot plans in  
this document are not valid unless  
they are for the same survey.  
All lines have been plotted to  
conform with the Survey of the City of  
Burnaby.  
Boundaries are based on available data.  
North Arrow: Control Monument 18542/72.  
Location of the intersection of  
Oakglan Drive & Taylor Drive.  
Position = 50.00 feet  
(NAD83 datum, projected)  
Boundary corner: 18542/72, 18542/72,  
18542/72, 18542/72, 18542/72,  
City of Burnaby

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This document is not valid unless  
it is signed and sealed.  
**CERTIFIED CORRECT:**  
Lot dimensions are correct  
according to ground survey.

B.C.L.S.

November 8th, 2015  
FILE: TG-2121A

**DISCLAIMER:**  
The proposed building envelope is an interpretation  
of the City of Burnaby building by-law. The size and  
location of the building envelope must be confirmed by  
the designer with the City of Burnaby prior to the  
commencement of any design work. Failure to confirm  
the size and location of the building envelope with the  
City of Burnaby may result in the City of Burnaby  
requiring the designer to revise the building envelope  
and the proposed building envelope. The City of Burnaby  
does not warrant the accuracy of the building envelope  
and the proposed building envelope. The City of Burnaby  
does not warrant the accuracy of the building envelope  
and the proposed building envelope.

Symbol	Description
1.00	Building footprint (light)
1.01	Building footprint (dark)
1.02	Building footprint (medium)
1.03	Building footprint (thick)
1.04	Building footprint (thin)
1.05	Building footprint (very thin)
1.06	Building footprint (dotted)
1.07	Building footprint (dashed)
1.08	Building footprint (solid)
1.09	Building footprint (hatched)
1.10	Building footprint (cross-hatched)
1.11	Building footprint (diagonal lines)
1.12	Building footprint (horizontal lines)
1.13	Building footprint (vertical lines)
1.14	Building footprint (wavy lines)
1.15	Building footprint (zigzag lines)
1.16	Building footprint (stippled)
1.17	Building footprint (dots)
1.18	Building footprint (circles)
1.19	Building footprint (squares)
1.20	Building footprint (triangles)
1.21	Building footprint (diamonds)
1.22	Building footprint (hexagons)
1.23	Building footprint (octagons)
1.24	Building footprint (decagons)
1.25	Building footprint (dodecagons)
1.26	Building footprint (pentagons)
1.27	Building footprint (heptagons)
1.28	Building footprint (nonagons)
1.29	Building footprint (undecagons)
1.30	Building footprint (tridecagons)

Ken K. Ray and Associates  
Consulting and S.C. Land Surveyors  
1000 E. Hastings Street  
Burnaby, B.C. V5C 3S9  
Telephone: 294-8888  
Fax: 294-8888  
1-800-765-7200  
E-MAIL: kray@kenk.com  
www.kenk.com





# Board of Variance Appeal Application 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 FAIZAL VIRJI  
 Mailing Address 6339 CANADA WAY  
 City/Town BURNABY Postal Code V5E 3P3  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604 367-6573  
 Email faizalvirji@gmail.com  
 Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner FAIZAL VIRJI, MEHBOOB (BOB) VIRJI, FARHAN VIRJI  
 Civic Address of Property 4929 CANADA WAY, BURNABY  
(LOT A, BLOCK G, PLAN BRPS4636)

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.

Feb. 9/16  
 Date

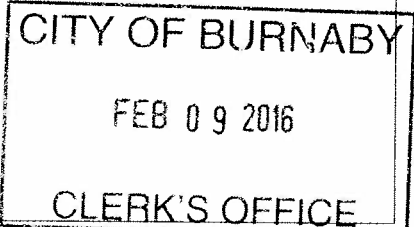
[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date 2016 March 03 Appeal Number BV# 6215

#### Required Documents:

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



Board of Variance

February 9, 2016

City of Burnaby

4949 Canada Way,

Burnaby, British Columbia, V5G 1M2

**RE: 4829 Canada Way (Lot A, Block 6, Plan EPP54656)**

With this application, we are kindly and respectfully seeking reliefs and minor variances to the Burnaby zoning Bylaw No. 4742 (the “Zoning Bylaw”):

1. THAT the Board of variance grant a relief and variance of 2.25 ft (0.685m) to permit the dwelling depth to be 58 ft. (17.67m), where the section R3 [103.7(a)] of the Zoning Bylaw requires to be 55.75 ft. (17.00m);
2. THAT the Board of Variance grant a relief and variance of 3.24 ft. (0.99m) to permit the front yard setback to be 25.43 ft. (7.75m), where the section R3[103.8] of the Zoning Bylaw requires to be 28.67 ft. (8.74m).

**BACKGROUND**

The subject Lot A (4829 Canada Way) was created as part of a three lot the subdivision of existing lot REM 15 Except Parcel A Plan 10410. The lot REM 15 had an older dilapidated dwelling which created an eyesore to the neighbourhood. As part of the subdivision, we were required to dedicate 8.2 ft.(2.5m) road frontage on Canada Way to install sidewalk, curb and gutter at our own expense see Appendix A (attached). We understand it was necessary to align the sidewalks and road surface. These newly installed sidewalks will enhance the neighbourhood and make it safe for the pedestrians. We are looking forward to being part of the neighbourhood to enjoy our evening walks.

In addition to the road frontage on Canada Way, we were required to dedicate and build 20 ft. (6.1m) rear lane. This lane was required to connect the two existing cul-de-sacs Jambor Ct. and Dundonald Ave. Due to the existing location of the lane on the west side connecting to the Jambor Ct, Lot A was required to dedicate 41.95 ft. (12.785 m) to create a truncation arc to align the lane to connect the Jambor Ct and Dundonald Ave. Therefore it required an additional

21.9 ft. (6.678m) road dedication. This additional dedication reduced the lot width on west side from 35.787 to 29.109m

### **HARDSHIP**

We demonstrate the hardship with the following points:

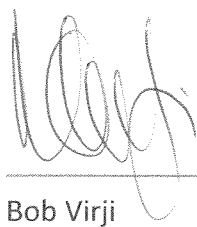
- A. We dedicated 28.22 ft (8.6m) land to widen the Canada Way and to create a lane at the rear of the properties. We understand, due to the traffic volume on the Canada Way a residential driveway would not be safe for the occupants. Therefore a lane access to the newly created dwelling is required. Since the dwellings at 3738 Jambor Ct and 4827 Canada Way already have lane access from Jambor Ct, the lane behind Lot A could have been avoided. The access to Lot A could have been provided from the lane ending behind Lot B. This would have left the Lot A depth to 41.887 m (35.787m +6.1m). The proposed dwelling would have been complying with both sections R3[103.7(a), 103.8] of the Zoning Bylaw.
- B. Due to the irregular existing lane from Jambor Ct, the Lot A was required to dedicate an additional 20.9 ft. (6.678m) to connect the Jambor Ct. to Dundonald Ave . This additional dedication left the west property line depth at 29.109 m. Due to this irregular and unusual existing lane design, the Lot A was required to dedicate addition land reducing the depth of the property. Had this been a conventional lane, the effective lot depth would have been 35.787 m, and our design would have been complying with both sections R3[103.7(a), 103.8] of the Zoning Bylaw.
- C. The section R3[103.8] of the Zoning Bylaw requires the front yard setback to be the average of two adjacent homes. This requires the Lot A to consider the setbacks of 4827 Canada Way and 3762 Jambor Ct. The proposed dwelling is relatively aligned with the dwelling at 4827 Canada Way. The dwelling located at 3762 Jambor Ct is on a through lot fronting both Canada Way and Jambor Ct, and it is facing the Jambor Ct. It appears that due to the traffic on Canada Way the builder located the dwelling as far away from the Canada Way as possible. This created a relatively large setback from the Canada Way. Based on the aerial photo from the City of Burnaby maps (see Appendix B) , the dwelling at 3762 Jambor Ct is setback further north than the two adjacent dwelling at 4827 Canada Way and 3768 Jambor Ct. We believe that the purpose of this regulation was to create a more harmonious and consistent landscape and view in the City. However in this case it will create an exact opposite effect by pushing the proposed dwelling further north. The proposed dwelling is relatively aligned with dwelling at 4827 Canada Way. In addition, travelling west on Canada Way the setback will increase from 6.0 m to 7.75 m to 8.45 to 14.5m. We believe this will enhance the neighbourhood's appearance.

**CONCLUSION**

We are seeking your help to allow the above reliefs and variances from the Zoning Bylaw. We believe the improvements on the Canada Way will enhance the pedestrian safety, the alignment and connection of Jambor Ct. and Dundonald Ave will create better traffic flow, and the Dundonald Ave cul-de-sac will enhance and add to the neighbourhood. We are building three family homes on these lots. Father and two and their families are planning to occupy these homes. All three homes are modern but complimentary to the neighbourhood. The proposed three dwelling will allow my two sons and I will be adjacent to each other and help raise our families. We believe these two minor variances are not going to adversely affect the neighborhood, but they will enhance it. We are hopeful that you will view these variances with favorable but supportable views.

Thank you for considering our appeal of hardship to seek variance.

Respectfully submitted'



Bob Virji



Faizal Virji



Farhan Virji

6339 Canada Way  
Burnaby, BC V5E3P3

**Attachments:**

Appendix A: Subdivision Plan

Appendix B: Arial Photo

Appendix C: Survey Plan with Setbacks of Adjacent Homes

Appendix D: Site Plan 4829 Canada Way

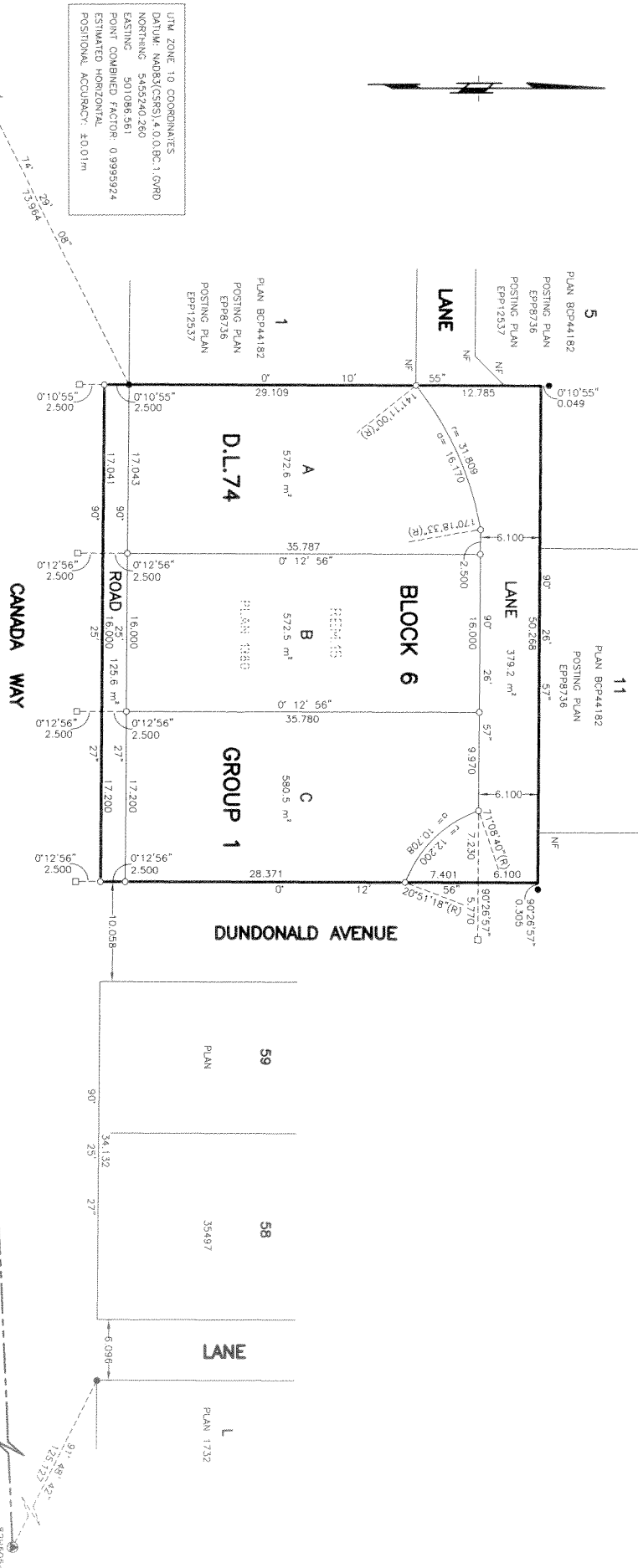
Appendix E: Rendering of 4829 Canada Way

**SUBDIVISION PLAN OF LOT 15 EXCEPT: PARCEL "A"**  
**(EXPLANATORY PLAN 10410): BLOCK 6, DISTRICT LOT 74,**  
**GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 1380**

PURSUANT TO SECTION 67, LAND TITLE ACT  
 BCGS-926026

0 5 10 15 25m  
 All distances are in metres and decimals  
 thereof unless otherwise indicated  
 The intended plot size of this plan is 560mm  
 in width by 432mm in height (sheet size C)  
 when plotted at a scale of 1:500

PLAN EPP54656



UTM ZONE 10 COORDINATES  
 DATUM: NAD83(CSRS) 4.0 B.C. 1.0 VRD  
 NORTHING: 5455240.260  
 EASTING: 501086.561  
 POINT COMBINED FACTOR: 0.9999924  
 ESTIMATED HORIZONTAL  
 POSITIONAL ACCURACY: ±0.01m

Integrated Survey Area No. 25, City of Burnaby,  
 NAD83 (CSRS), 4.0 B.C. 1.0 VRD

Grid bearings are derived from observations between  
 geodetic control monuments 82H5018 and 82H5054  
 The UTM coordinates and estimated horizontal positional  
 accuracy achieved are derived from the MASDOT published  
 coordinates and standard deviations for geodetic  
 control monuments 82H5018 and 82H5054.

This plan shows horizontal ground-level distances unless  
 otherwise specified. To compute grid distances, multiply  
 ground-level distances by the average combined factor of  
 0.9999924 which has been derived from geodetic  
 control monuments 82H5018 and 82H5054.

LEGEND:  
 ● Control Monument Found  
 ○ Standard Iron Post Found  
 □ Standard Iron Post Placed  
 ○ Lead Flag Placed  
 NF Noting Found  
 (R) Road Bearing

A Covenant in the name of the  
 City of Burnaby pursuant to  
 Section 219 of the Land Title Act  
 is a condition of approval for  
 this subdivision.

UTM ZONE 10 COORDINATES  
 DATUM: NAD83(CSRS) 4.0 B.C. 1.0 VRD  
 NORTHING: 5455252.840  
 EASTING: 501383.282  
 POINT COMBINED FACTOR: 0.9999939  
 ESTIMATED HORIZONTAL  
 POSITIONAL ACCURACY: ±0.01m

This plan lies within the  
 jurisdiction of the Appraising  
 Officer for the City of Burnaby.

The field survey, represented  
 by this plan, was completed on  
 the 14th day of September, 2015.  
 Steven E. Wong, BCLS 947

FILE: SU-2745

This plan lies within the Greater Vancouver Regional District.



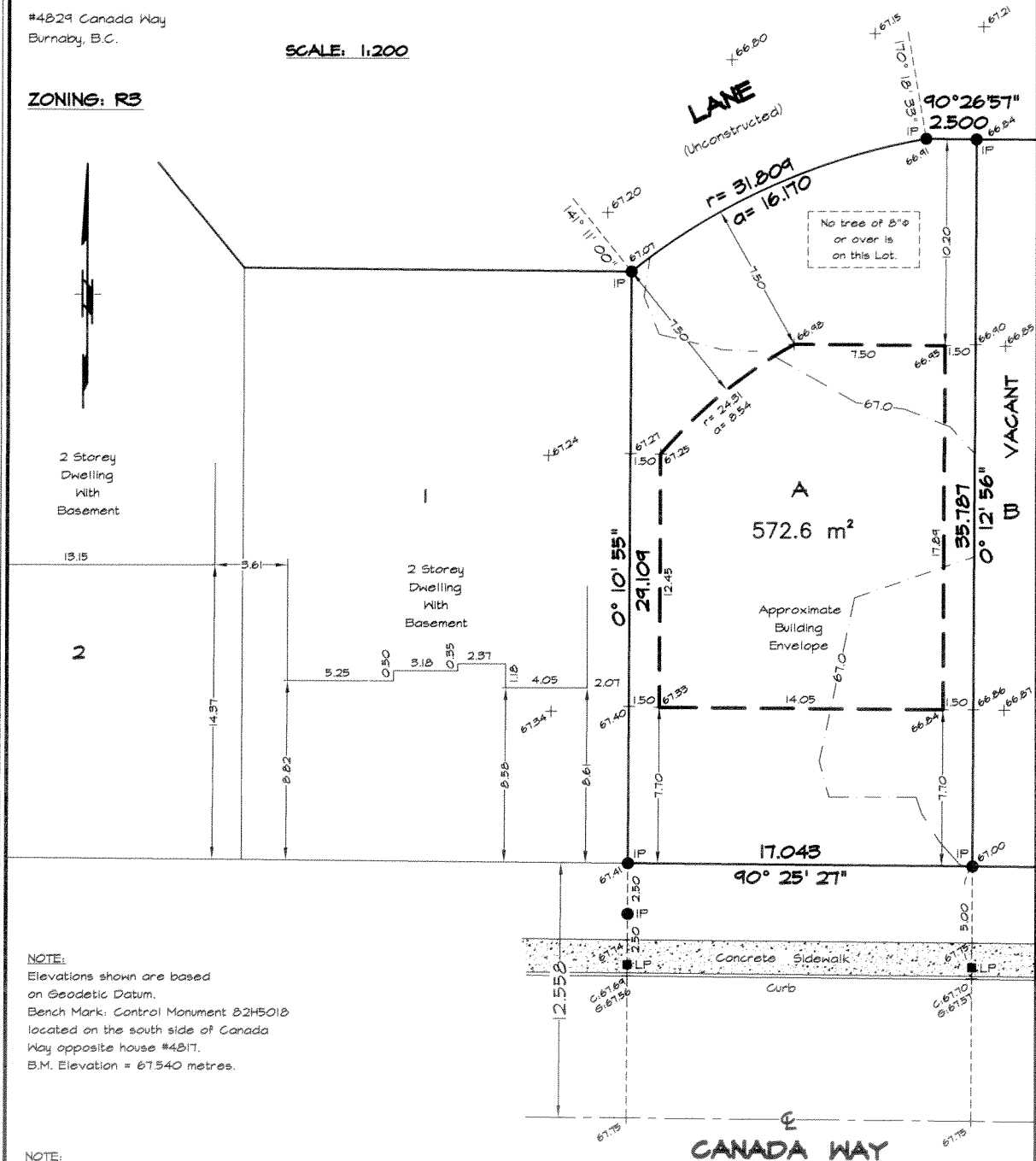


**PLAN OF SURVEY OF LOT A, BLOCK 6, DISTRICT LOT 74,  
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP54656**

#4829 Canada Way  
Burnaby, B.C.

**SCALE: 1:200**

**ZONING: R3**



**NOTE:**  
Elevations shown are based  
on Geodetic Datum.  
Bench Mark: Control Monument 82H5018  
located on the south side of Canada  
Way opposite house #4817.  
B.M. Elevation = 67540 metres.

**NOTE:**  
The building envelope shown is only our interpretation of the City of Burnaby building bylaws. The size and location of the building envelope must be confirmed by the City of Burnaby planning department prior to any design work. Failure to confirm with the planning department will place the responsibility onto the house designer.

**CERTIFIED CORRECT:**  
Lot dimensions are correct  
according to ground survey.

**BCL9.**

January 28th, 2016.

FILE: TA-740TB

SETBACK OF ADJACENT DWELLINGS			
HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
3762	2	14.37	8.74
4827	1	8.58	
4835	B	6.00 (Vacant)	
4835	C	6.00 (Vacant)	
	TOTAL:	34.95	

LEGEND:

- IP denotes iron post.
- LP denotes lead plug.
- C denotes curb.
- G denotes gutter.

For construction, use lead  
plugs in sidewalk or City  
survey monument only for  
elevation control.

All trees are plotted in accordance with Burnaby Tree Bulaw 1996.

© copyright protection  
Ken K. Wong and Associates  
Canada and B.C. Land Surveyors  
5624 E. Hastings Street  
Burnaby, B.C. V5B 1R4  
Telephone: 294-8881  
Fax: 294-0625  
150628 FB426 FB2-83  
DATA FILE: 150628.RAW.CSO  
R-4586, SU-2745  
Drawn by: SK



Appendix - E




**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> February 4, 2016		<b>DEADLINE:</b> February 9, 2016 for the March 3, 2016 hearing		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Faizal Virji				
<b>ADDRESS OF APPLICANT:</b> 6339 Canada Way, Burnaby B.C. V5E 3P3				
<b>TELEPHONE:</b> 604.367.6573				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New Single Family Dwelling				
<b>ADDRESS:</b> 4829 Canada Way				
<b>LEGAL:</b>	<b>LOT:</b> A	<b>DL:</b> 74	<b>PLAN:</b> EPP54656	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R3 [103.7(a); 103.8]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

- 1) The depth of the principal building will be 58.0 feet where a maximum depth of 55.75 feet is permitted.
- 2) The front yard setback will be 25.43 feet (7.75 metres) to the post where a minimum front yard setback of 28.67 feet (8.74 metres) is required based on front yard averaging. The roof overhang will be 2.95 feet beyond the post.

*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.*

DS

Peter Kushnir  
Deputy Chief Building Inspector

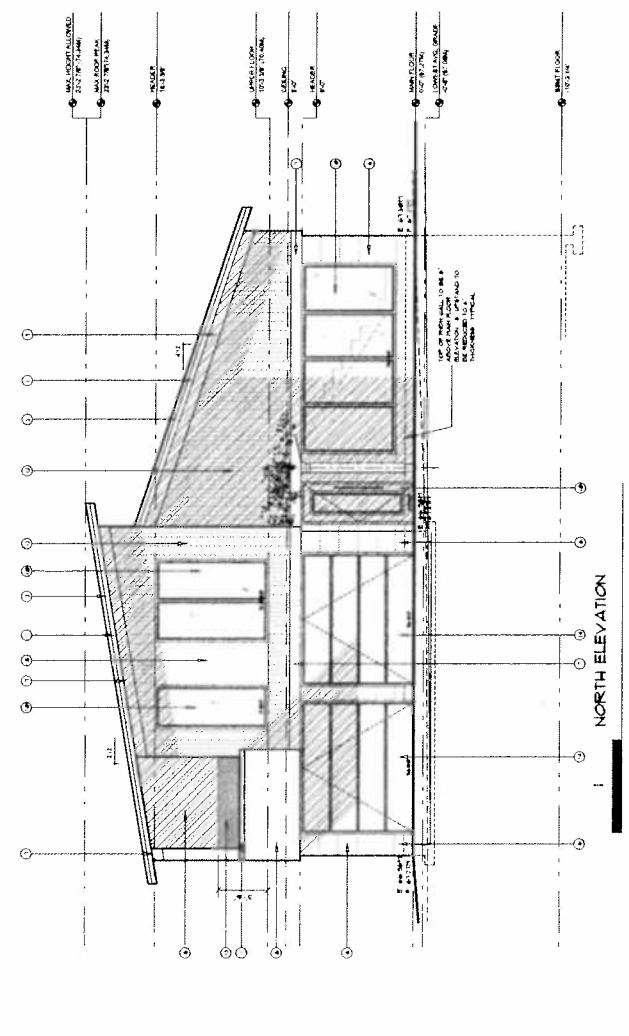
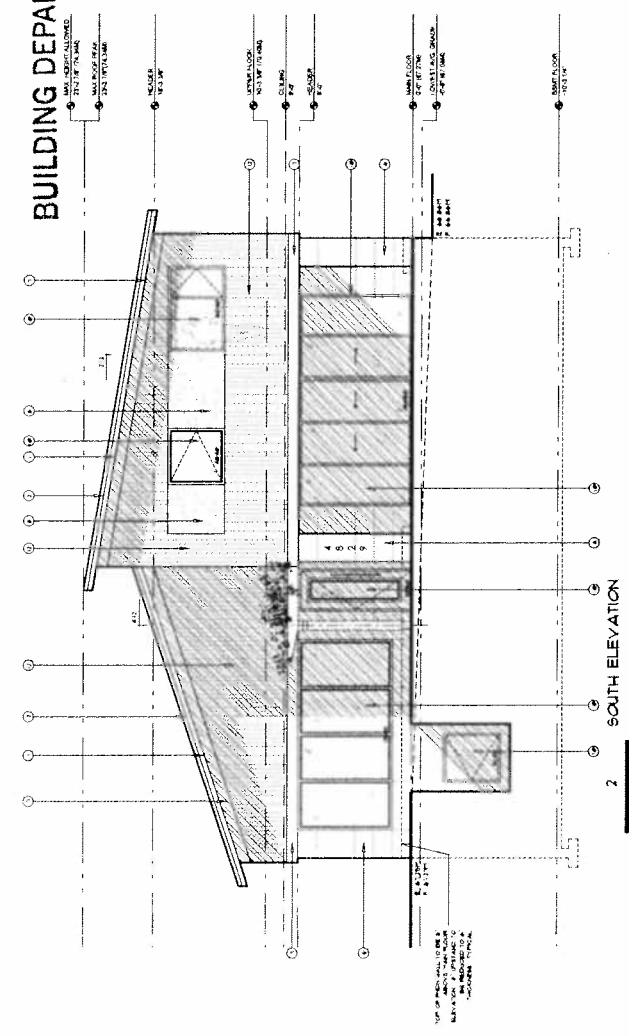
RECEIVED

FEB 04 2016

BUILDING DEPARTMENT

GENERAL NOTES  
1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CANADIAN NATIONAL BUILDING CODE (NBC) AND THE 2015 CANADIAN NATIONAL PLUMBING AND MECHANICAL CODE (NBMPC).  
2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CANADIAN NATIONAL ELECTRICAL CODE (NEC).  
3. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CANADIAN NATIONAL FIRE PROTECTION CODE (NFPA).  
4. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CANADIAN NATIONAL SAFETY CODE (NSC).  
5. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CANADIAN NATIONAL ENVIRONMENTAL CODE (NEC).

- WOOD/PAINTED: 1. PARQUET (2x4)
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- WOOD/PAINTED: 100. ROOFING



Superhouse  
Design Studio  
4823 Canada Way  
Elevations

Scale: 1/4" = 1'-0"

2.0

3.(h)



**PLAN OF SURVEY OF LOT A, BLOCK 6, DISTRICT LOT 74,  
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP54656**

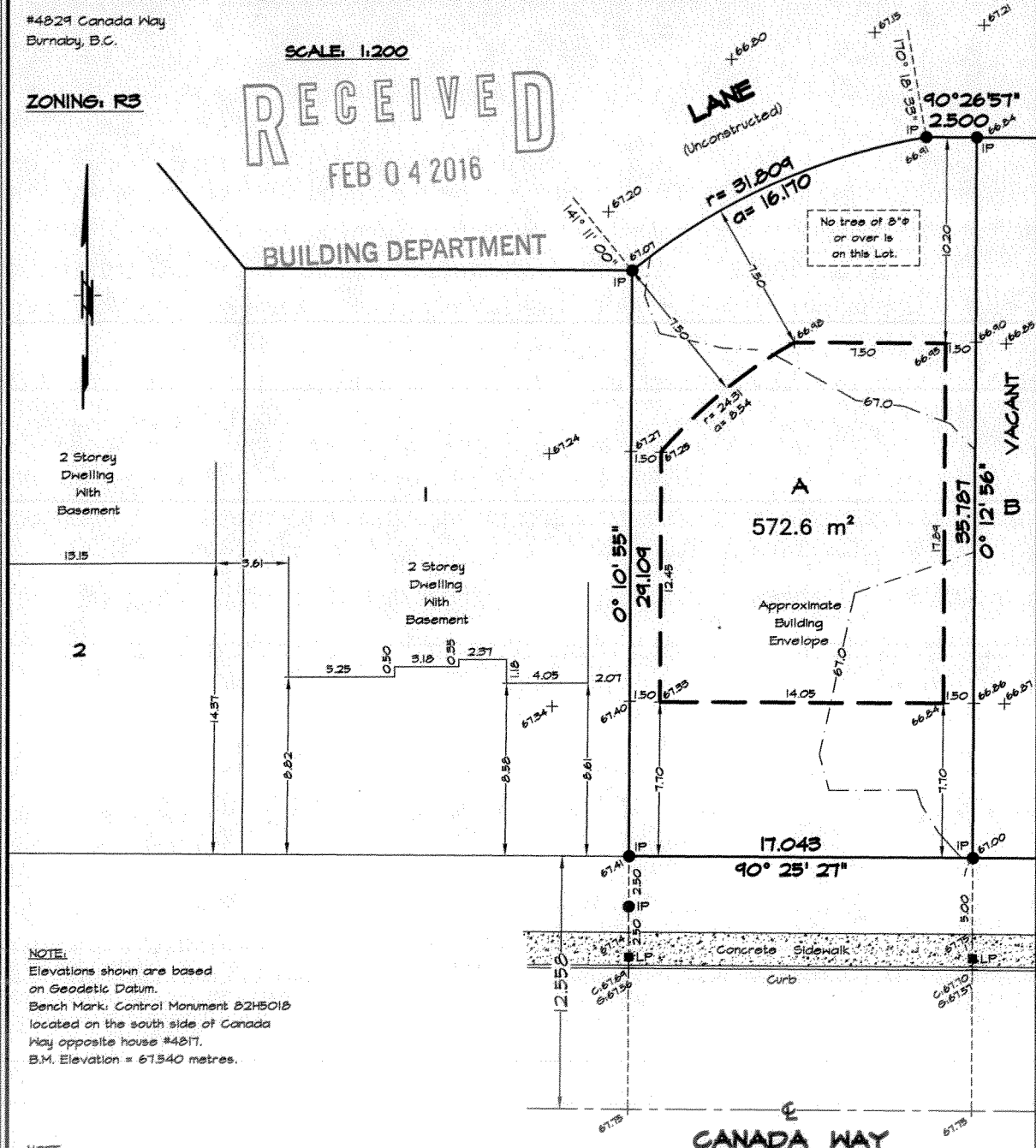
#4829 Canada Way  
Burnaby, B.C.

SCALE: 1:200

ZONING: R3

RECEIVED  
FEB 04 2016

BUILDING DEPARTMENT



**NOTE:**  
Elevations shown are based  
on Geodetic Datum.  
Bench Mark: Control Monument B2H5018  
located on the south side of Canada  
Way opposite house #4817.  
B.M. Elevation = 67.540 metres.

**NOTE:**  
The building envelope shown is only our  
interpretation of the City of Burnaby  
building bylaws. The size and location  
of the building envelope must be confirmed  
by the City of Burnaby planning department  
prior to any design work. Failure to confirm  
with the planning department will place the  
responsibility onto the house designer.

**CERTIFIED CORRECT:**  
Lot dimensions are correct  
according to ground survey.

B.C.L.S.

January 28th, 2016.

FILE: TA-7407B

**LEGEND:**

- IP denotes iron post.
- LP denotes lead plug.
- C denotes curb.
- G denotes gutter.

SETBACK OF ADJACENT DWELLINGS			
HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
5162	2	14.37	8.74
4821	1	8.58	
4835	B	6.00 (Vacant)	
4835	C	6.00 (Vacant)	
TOTAL:		34.95	

For construction, use lead  
plugs in sidewalk or City  
survey monument only for  
elevation control.

All trees are plotted in  
accordance with Burnaby  
Tree Bylaw 1996.

© copyright protection  
Ken K. Wang and Associates  
Canada and B.C. Land Surveyors  
5624 E. Hastings Street  
Burnaby, B.C. V5B 1R4  
Telephone: 294-8881  
Fax: 294-0625  
ISO625 FB926 F82-83  
DATA FILE: ISO625.RAW.CSO  
R-9586, 5U-2745  
Drawn by: SH







# Board of Variance Appeal Application 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 Gurkeerat S. Grewal (Gary)  
 Mailing Address 2244 London Street  
 City/Town New Westminster Postal Code V3M 3G2  
 Phone Number(s) (H) \_\_\_\_\_ (C) 778-241-3761  
 Email grewal.gary1@gmail.com  
 Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner CABANA WONG & SHUNG LI  
 Civic Address of Property 3348 Dalebright Drive

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.

Feb 9 / 2016  
 Date

[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date 2016 March 03 Appeal Number BV# 6216

#### Required Documents:

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

Dear Members of the Board,

I am writing this letter on behalf of my clients Arthur and Cabana lee who currently own and live at 3348 Dalebright Drive. As their family is growing with two young daughters and their in-laws set to move in with them, they need a bigger place to live. We hope that you take the rear setback relaxation into your consideration for them and their growing young family.

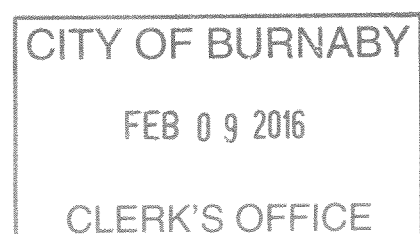
If this house was to be built with the current setbacks, it would be less than 4000 sq/ft. Current R1 zoning bylaws allow a .60 maximum FSR. This would be 6350sq ft. We have proposed a home that is much less at 4812 square feet. Given that the lot is over 10,000 sq/ft., this home would definitely not be marketable. We would be at a huge disadvantage if it came time to sell this home as all other new homes in the Government area with the same size lot are well over 5000 sq/ft.

Also the design of this house was made not knowing that there was a rear setback. To accommodate this, we would have to do a whole new set of plans which essentially means my clients would be paying double. Having only one a young family They are constraint to a very strict budget.

Furthermore, there are two other variables that also add difficulty to the design of this house in reaching a desired square footage. One is the large front setback and second is the 10 foot right away that runs the full length along the east side of the property. This all in turn equates to difficulty in achieving the desired square footage.

Again, we humbly ask that hope that you take this relaxation into your consideration.

Sincerely,  
Arthur lee  
Cabana lee  
Gary Grewal





### BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> February 4, 2016	<b>DEADLINE:</b> February 9, 2016 for the March 3, 2016 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Gary Grewal			
<b>ADDRESS OF APPLICANT:</b> 8029 Fraser Street, Vancouver B.C. V5X 3X5			
<b>TELEPHONE:</b> 778.241.3761			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling			
<b>ADDRESS:</b> 3348 Dalebright Drive			
<b>LEGAL:</b>	<b>LOT:</b> 101	<b>DL:</b> 58	<b>PLAN:</b> 33225

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R1 [101.8]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The front yard setback from Lougheed Highway, to the foundation/post, will be 55.67 feet where a minimum front yard setback of 74.79 feet is required based on front yard averaging. The roof overhang will be 2.0 feet beyond the foundation/post.

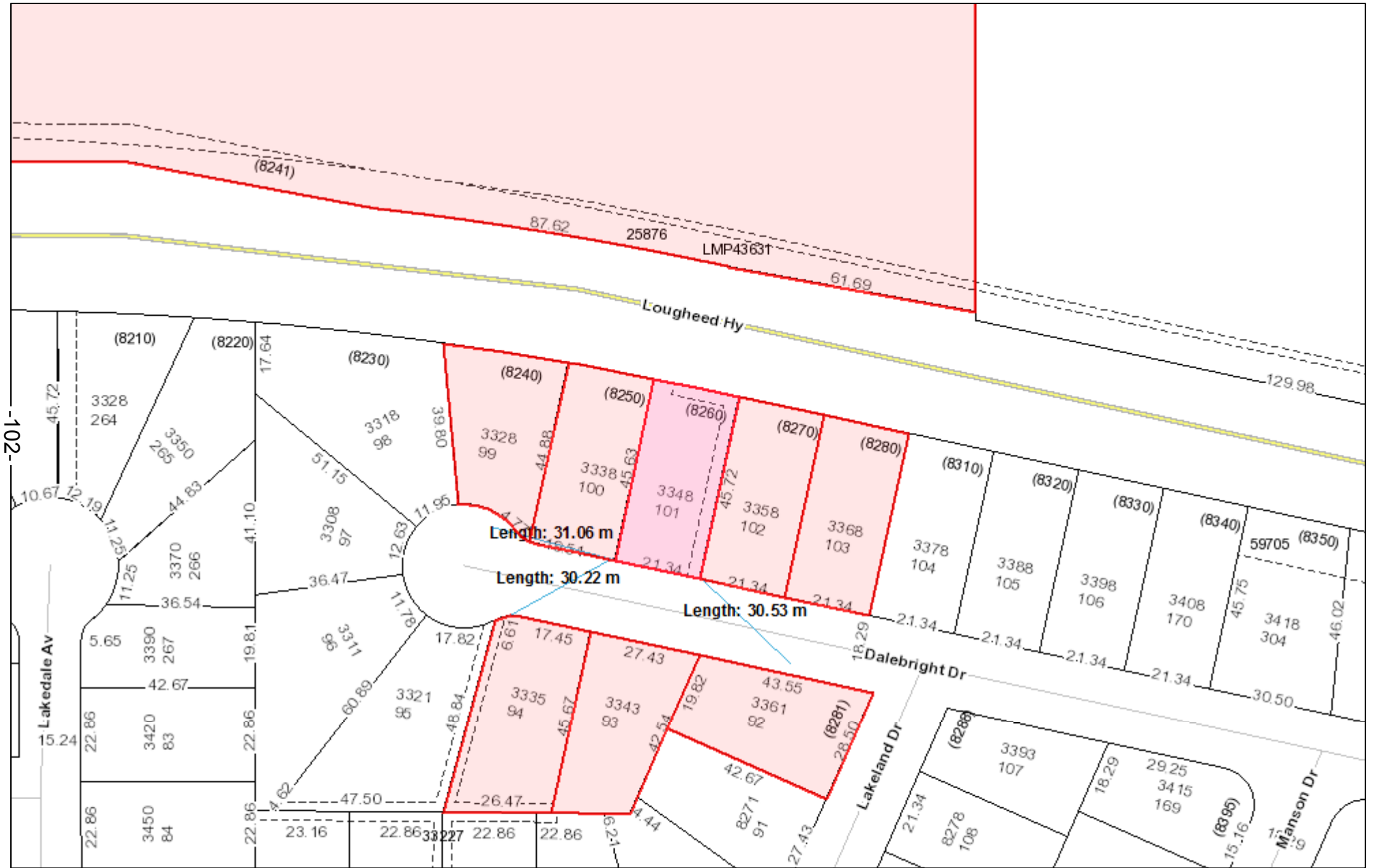
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

DS

Peter Kushnir  
Deputy Chief Building Inspector









# Board of Variance Appeal Application 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 KARMJIT S SANGHERA  
 Mailing Address 7069-125A STREET  
 City/Town SURREY Postal Code V3W 1T5  
 Phone Number(s) (H) (604) 537-1851 (C) \_\_\_\_\_  
 Email KARMJIT.SANGHERA@5C.GMAIL.COM  
 Preferred method of contact: ☐ email ☐ phone ☐ mail

### Property

Name of Owner KARMJIT S. SANGHERA  
 Civic Address of Property 7774/7776 - 16TH AVE

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.

JAN 26 / 2016  
 Date

[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date 2016 March 03 Appeal Number BV# 6217

#### Required Documents:

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

CITY OF BURNABY

JAN 26 2016

CLERK'S OFFICE



January 13<sup>th</sup> 2016

To the Board of Variance  
City of Burnaby

Subject: Variance for front yard set back  
for proposed single family dwelling at 7774 16<sup>th</sup> Avenue, Burnaby

In regards to the property at the address above, we are requesting that you allow a variance at the front yard set back. According to the R5 zoning bylaws a minimum setback of 6.0m (19.7') is permitted. Our proposed front yard setback is currently 7.05m (23.13') from the front property line, rather than the required 8.5m (27.92') average setback of the two adjacent properties. In order to accommodate the detached garage at the rear of the property, and keeping in accordance with the minimum rear yard setbacks, as well as having no less than 14'-10" between the main house and accessory building, we must push the house towards the front lot line. If we follow the average setback we are not able to achieve the maximum square footage allowed by the city for this lot, and we have designed the building according to the R5 zoning by law which states that a minimum of 6.0m is required at the front yard.

We greatly appreciate your consideration for this variance.

Many thanks,

Sincerely,



Karamjit Sanghera

Tel: 604-537-1851



# BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> Jan 13, 2015		<b>DEADLINE:</b> February 9, 2016 for the March 3, 2016 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Karmjit Sanghera				
<b>ADDRESS OF APPLICANT:</b> 7069 125A St, Surrey V3W 1T5				
<b>TELEPHONE:</b> 604.537.1851				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New two family dwelling				
<b>ADDRESS:</b> 7774 / 76 16 <sup>th</sup> Ave				
<b>LEGAL:</b>	<b>LOT:</b> 21	<b>DL:</b> 28	<b>PLAN:</b> 19626	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R5 [105.9]**  
of the Burnaby Zoning Bylaw No. 4742

## COMMENTS:

The applicant is proposing to build a new two family dwelling. The following relaxation is being requested.

- 1) The front yard setback, to the window seats, will be 22.13 feet where a minimum front yard setback of 27.36 feet is required based on front yard averaging. The overhang projects 1.5 feet beyond the window seat.

*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.*

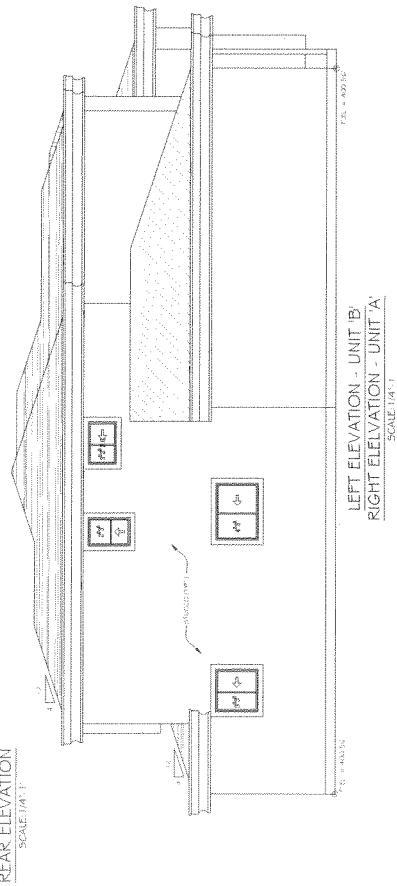
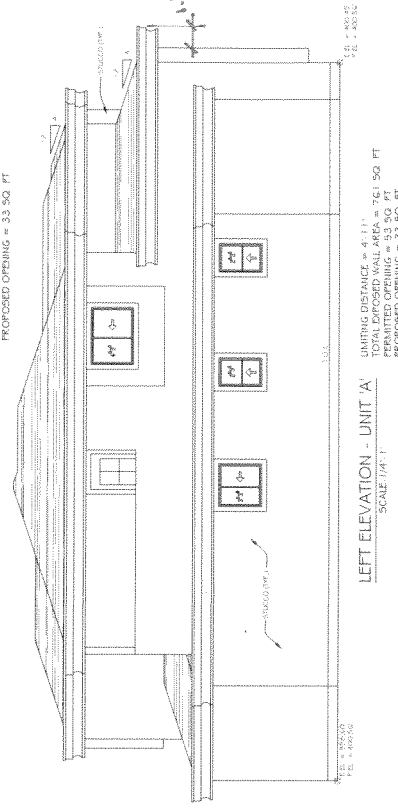
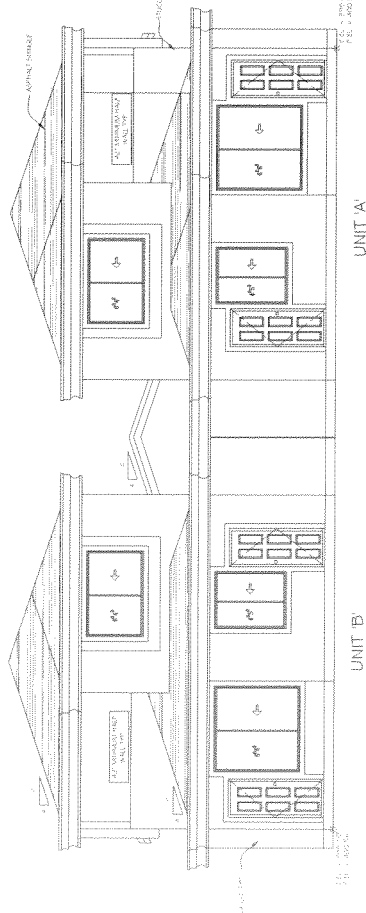
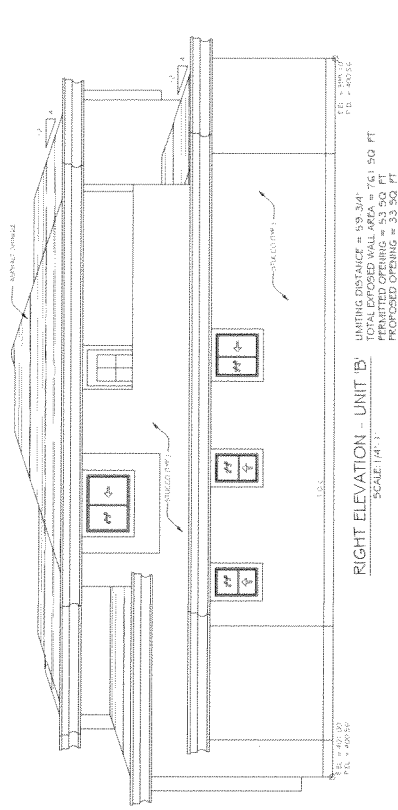
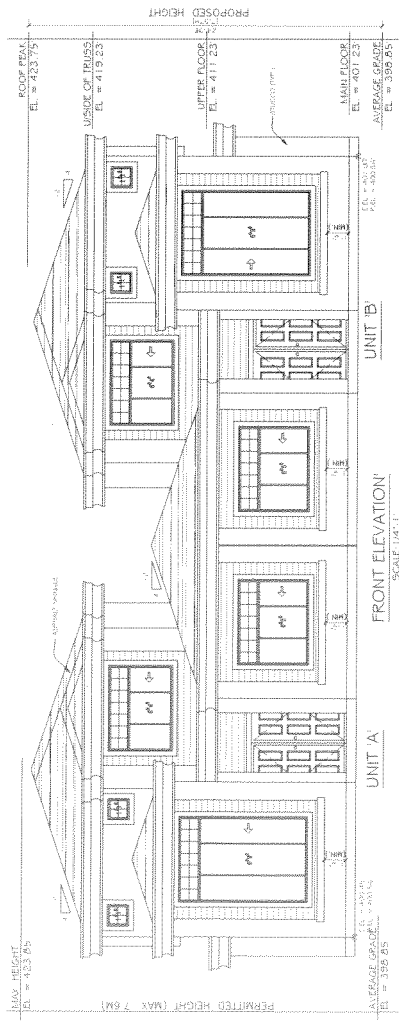
BHS

Peter Kushnir  
Deputy Chief Building Inspector



RECEIVED  
JAN 13 2016

BUILDING DEPARTMENT



THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012

**TOORA HOME PLANS**

12968 - 107 AVENUE TEL: (604) 951-4343  
SURREY, B.C. V3T 2E9 FAX: (604) 951-4373

PROPOSED DUPLEX  
7774 16TH AVENUE BURNABY  
BURNABY, B.C.

PROJECT #

DATE

SCALE

DATE

DATE

DATE

DATE

DATE

DATE

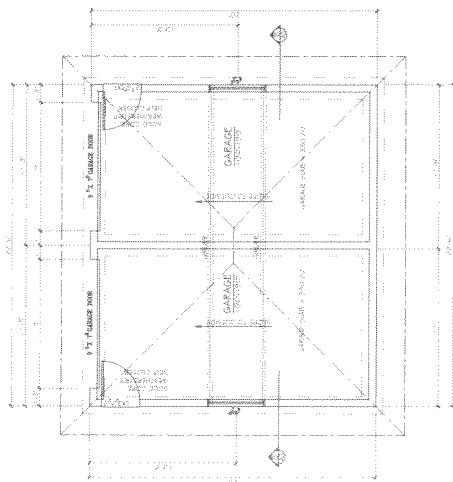
DATE

DATE

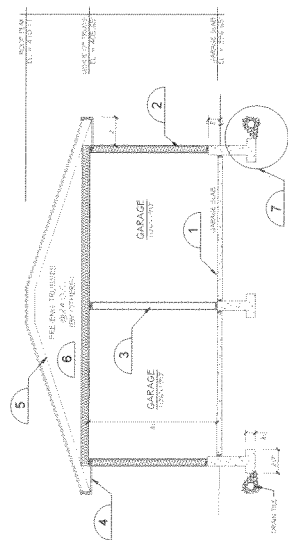
DATE

DATE

# BUILDING BLOCKS

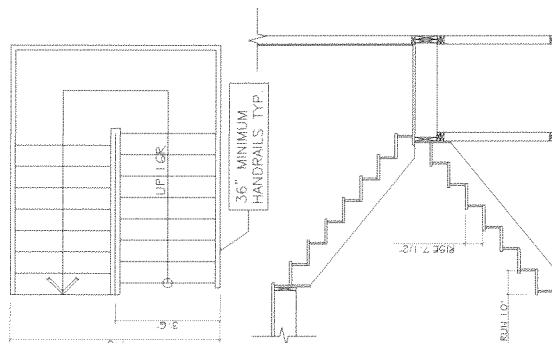


GARAGE PLAN  
SCALE: 1/4" = 1'-

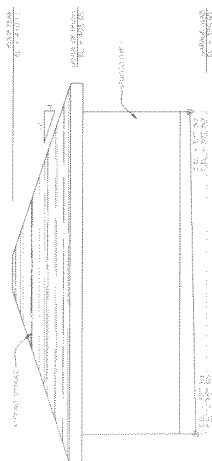


GARAGE SECTION  
SCALE: 1/4" = 1'

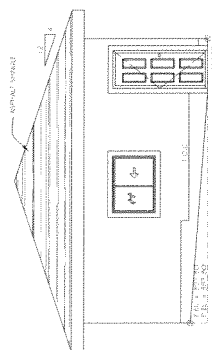
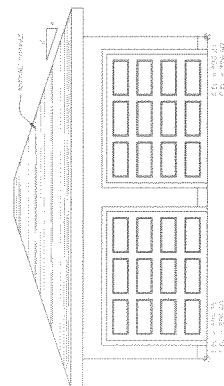
NOTE: SEE PG A4 FOR CONSTRUCTION SPECS.



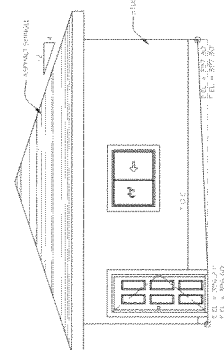
STAIR DETAIL  
SCALE: 1/2" = 1'



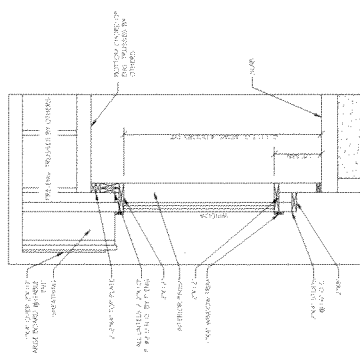
FRONT ELEVATION  
SCALE: 1/4" = 1'

RIGHT ELEVATION  
 $W_{20} = 0.100$  - 1.10 ft.

REAR ELEVATION  
SCALE: 1/4" = 1'



LEFT ELEVATION  
SCALE: 1/4" = 1'



WINDOW SEAT DETAIL  
SCALE: 1/2" = 1'-0"

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

## TOORA HOME PLANS

12968 ~ 107 AVENUE TEL: (604) 951-4343

12968 • 107 AVENUE  
SURREY, B.C. V3T 2E9 FAX: (604) 951-4573

**BOOK REVIEW**

PROPOSED DUPLEX  
1774 10TH AVENUE SW, BIRMINGHAM

774 16TH AVENUE BURNABY  
BURNABY BC

ERNADI, D.C.

$$\frac{1}{\mu} \int_{\mathbb{R}^n} \left( \frac{1}{2} |\nabla u|^2 - \frac{1}{2} |\nabla v|^2 \right) dx = \frac{1}{\mu} \int_{\mathbb{R}^n} \left( \frac{1}{2} |\nabla u|^2 - \frac{1}{2} |\nabla v|^2 \right) dx$$

### GARAGE PLAN & DETAILS

AS NOTED	15 MAR 68	RAJ TOORA	A
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BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF  
LOT 21 DISTRICT LOT 28 GROUP 1 N.W.D. PLAN 19626

P.I.D. 003-091-333

For Building Design Purposes  
Scale: 1 inch = 16 feet

Current Civic Address:  
7774 Sixteenth Avenue  
Burnaby, B.C.

LEGEND

- IP ● .....denotes iron post  
LP ■ .....denotes lead plug  
(g) .....denotes gutter  
+999.9 .....denotes spot elevation  
@CCNF .....denotes tree

Notes:

- All dimensions are in feet.
- Property line dimensions are based on legal field survey.
- This Site Plan adheres to city's Tree By-law.
- Elevations are based on City of Burnaby integrated monument 94H1417 elevation = 391.33 ft (119.278m).

Building Envelope in R5 zoning:

adjacent lot average:

House 7533 setback = 28.12 ft  
House 7754/7756 setback = 26.13 ft  
House 7768/7770 setback = 26.97 ft  
House 7788/7790 setback = 28.23 ft

Front yard = average = 27.36 ft

Rear yard = minimum = 24.6

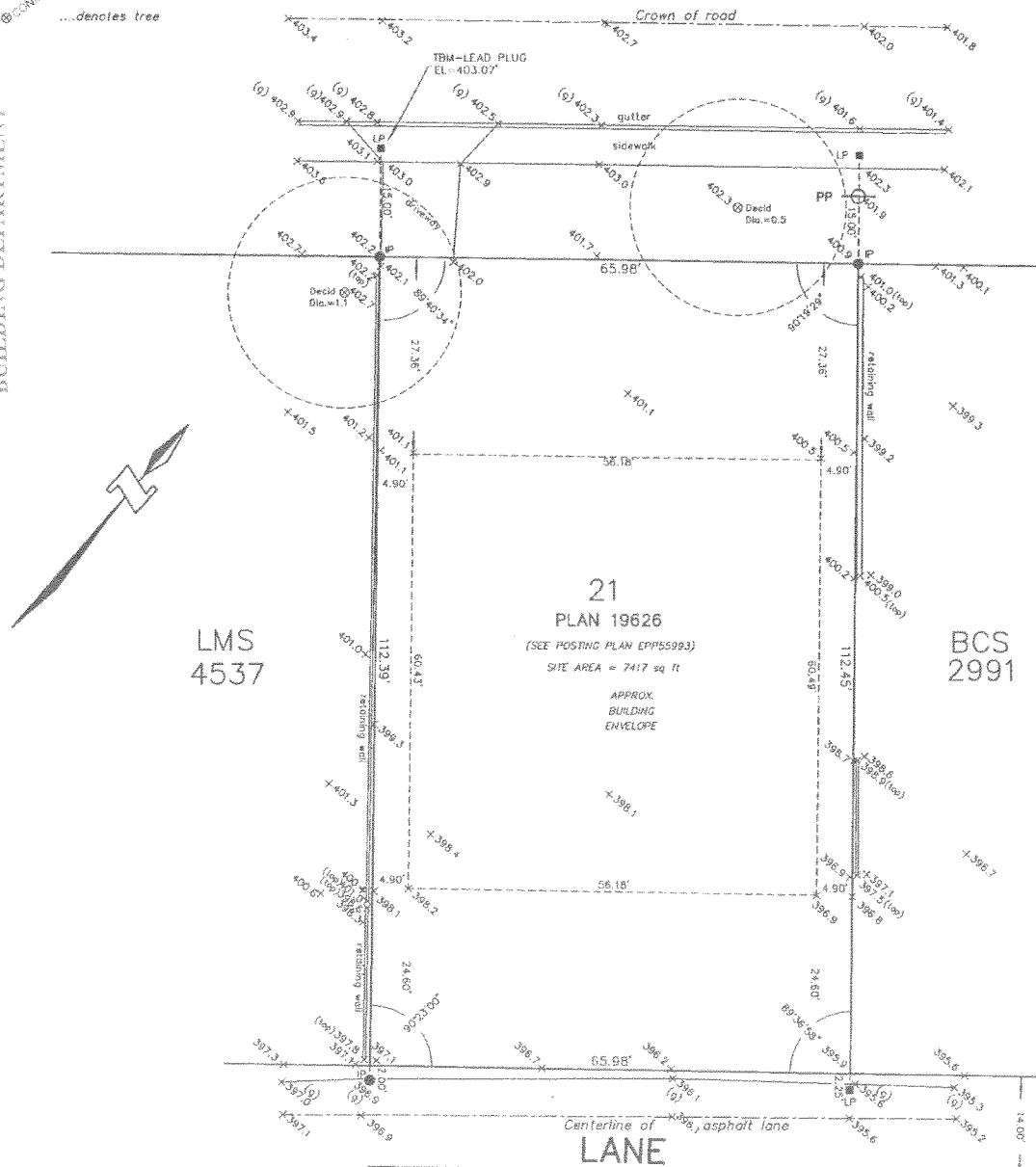
Building depth = remainder = 60.68 feet

Side yard = 4.9 ft. min.

It is the contractor's responsibility to verify applicable zoning category and setback requirements.

SIXTEENTH AVENUE

BUILDING DEPARTMENT



© COPYRIGHT  
DHALIWAL AND ASSOCIATES  
LAND SURVEYING INC.  
216-12899 76th Avenue  
Surrey, B.C. V3W 1E6  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 1506111-T01

HOUSE DESIGNER TO CONFIRM  
BUILDING ENVELOPE

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

Revision (Setback Recalc):  
12th day of January, 2016  
Date of Survey:  
16th day of September, 2015

LDRIN LEVAC B.C.L.S. 881



3.0