



## **BOARD OF VARIANCE**

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

**DATE:** THURSDAY, 2020 FEBRUARY 06

**TIME:** 6:00 PM

**PLACE:** COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

### **A G E N D A**

1. **CALL TO ORDER** **PAGE**

2. **ELECTIONS**

(a) Election of Chair

3. **MINUTES**

(b) Minutes of the Board of Variance Hearing held on 2020 January 09.

4. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6393 **6:00 p.m.**

**APPELLANT:** Gurjot Punia

**REGISTERED OWNER OF PROPERTY:** Ginder and Harbans Kainth

**CIVIC ADDRESS OF PROPERTY:** 7775 14th Avenue

**LEGAL DESCRIPTION OF PROPERTY:** Lot: 14 DL: 28 Plan: NWP627

**APPEAL:** An appeal for the relaxation of Section 105.8 (1) (Depth of Principal Building) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and attached garage at 7775 14th Avenue. This relaxation would allow a building depth of 19.51 metres (64.00 feet) where a maximum building depth of 18.21 metres (59.74 feet) is permitted. Zone R5

**(b) APPEAL NUMBER: B.V. 6394 6:00 p.m.**

APPELLANT: Dan Perreault

REGISTERED OWNER OF PROPERTY: Rino Cioffi

CIVIC ADDRESS OF PROPERTY: 5360 Venables Street

LEGAL DESCRIPTION OF PROPERTY: Lot: D DL: 127 Plan: 23241

APPEAL: An appeal for the relaxation of Section 6.6(1)(c) (Accessory Building and Uses) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and attached garage at 5360 Venables Street. This relaxation would allow a minimum rear yard depth for accessory buildings to the lane of 0.67 metres (2.23 feet) where a minimum depth of 1.20 metres (3.94 feet) is required. Zone R4

**(c) APPEAL NUMBER: B.V. 6395 6:15 p.m.**

APPELLANT: Vikram Tiku

REGISTERED OWNER OF PROPERTY: Paramjit Virk

CIVIC ADDRESS OF PROPERTY: 8602 Armstrong Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot:1 DL: 13 NWP3046

APPEAL: An appeal for the relaxation of Section 103.8 (Front Yard) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and detached garage at 8602 Armstrong Avenue. This relaxation would allow a front yard depth of 10.67 metres (35.00 feet) where a minimum front yard depth of 12.09 metres (39.68 feet) is required based on front yard averaging. Zone R3

**(d) APPEAL NUMBER: B.V. 6396 6:15 p.m.**

APPELLANT: Kapil Nanalal

REGISTERED OWNER OF PROPERTY: Sipra Gohel and Kapil Nanalal

CIVIC ADDRESS OF PROPERTY: 7775 Kentwood Street

LEGAL DESCRIPTION OF PROPERTY: Lot: 9 DL: 42 Plan: NWP23102

APPEAL: An appeal for the relaxation of Section 101.8 (Front Yard) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and attached garage at 7775 Kentwood Street. This relaxation would allow a front yard depth of 6.08 metres (19.94 feet) where a minimum front yard depth of 9.0 metres (29.50 feet) is required based on front yard averaging. Zone R1

(e) **APPEAL NUMBER:** B.V. 6397 **6:30 p.m.**

APPELLANT: Bhupinder Singh

REGISTERED OWNER OF PROPERTY: Mei-Ying Liu

CIVIC ADDRESS OF PROPERTY: 6929 Marlborough Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot: 93 DL: 98 Plan:44478

APPEAL: An appeal for the relaxation of Section 105.9 (Front Yard) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and detached garage at 6929 Marlborough Avenue. This relaxation would allow a front yard depth of 11.05 metres (36.24 feet) where 14.19 metres (46.57 feet) is required based on front yard averaging. Zone R5

5. **NEW BUSINESS**

6. **ADJOURNMENT**

## **BOARD OF VARIANCE**

### **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, **2020 January 09** at 6:00 p.m.

#### **1. CALL TO ORDER**

PRESENT: Mr. Stephen Nemeth, Chair  
Ms. Jacqueline Chan, Citizen Representative  
Ms. Brenda Felker, Citizen Representative

ABSENT: Mr. Rana Dhatt, Citizen Representative

STAFF: Ms. Margaret Malysz, Development Plan Approvals Supervisor  
Ms. Eva Prior, Administrative Officer

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

#### **2. ELECTIONS**

##### **(a) Election of Chair**

As not all Board of Variance members were in attendance, a nomination for a Chair for the 2020 January 09 hearing were called for:

Ms. Jacqueline Chan nominated Mr. Stephen Nemeth for the position of Chair for the 2020 January 09 Board of Variance hearing.

MOVED BY MS. CHAN

SECONDED BY MS. FELKER

THAT Mr. Stephen Nemeth be appointed as Chair of the Burnaby Board of Variance for the 2020 January 09 hearing.

CARRIED UNANIMOUSLY

The Administrative Officer requested the election of the Chair for the balance of 2020 be held at the 2020 February 06 hearing.

The Chair, Mr. Stephen Nemeth recognized the ancestral and unceded homelands of the hə́ŋdəmiŋə́m and Skw̓xwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this shared territory.

**3. MINUTES****(b) Minutes of the Board of Variance Hearing held on 2019 December 05**MOVED BY MS. CHANSECONDED BY MS. FELKER

THAT the minutes of the Burnaby Board of Variance Hearing held on 2019 December 05 be adopted.

CARRIED UNANIMOUSLY

**4. APPEAL APPLICATIONS****(a) APPEAL NUMBER: BOV 6392 6:00 p.m.**APPELLANT:

Alex Voth

REGISTERED OWNER OF PROPERTY: EMZ Developments LTDCIVIC ADDRESS OF PROPERTY: 4120 Cambridge StreetLEGAL DESCRIPTION OF PROPERTY: Lot: 5 DL: 187 Plan: NWP1282

APPEAL: An appeal for the relaxation of Section 105.9 (Front Yard) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with secondary suite and detached garage at 4120 Cambridge Street. This relaxation would allow a front yard depth of 6.71 metres (22.0 feet) where a front yard depth of 7.79 metres (25.55 feet) (based on front yard averaging) is required. Zone R5

**APPELLANT'S SUBMISSION:**

Mr. Alex Voth, on behalf of the property owner, submitted an application to allow for the construction of a new single family dwelling with a secondary suite and detached garage at 4120 Cambridge Street.

Mr. Voth, designer and the property owner appeared before the members of the Board of Variance.

**BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:**

The subject site is zoned R5 Residential District and is located in the Burnaby Heights neighbourhood, where the age and condition of the existing single and two family dwellings vary. This interior lot, approximately 10.06 m. (32.99 ft.) wide and 37.12 m. (121.77 ft.) deep, fronts onto Cambridge Street to the north and a lane to the south. Single family dwellings surround the subject site in all directions. The subject lot observes a gentle upward slope of approximately 1.46 m. (4.8 ft.) in the northeast-

southwest direction. Vehicular access to the site is provided from the rear lane to the south.

A new single family dwelling with a secondary suite and a detached two car garage is proposed on the subject site. **The appeal** is to vary Section 105.9 – “Front Yard” of the Zoning Bylaw from 7.79 m. (25.55 ft.), based on front yard averaging, to 6.71 m. (22.00 ft.) to allow the construction of a new single family dwelling encroaching into the required front yard abutting Cambridge Street.

In 1991, Council responded to the public concerns with respect to the bulk and massing of the newer and larger homes that were being constructed in established neighbourhoods. Several text amendments to the Zoning Bylaw were made to address these concerns, including the requirement of a larger front yard where the average front yard depth of the two dwellings on either side of the subject site exceeds the required front yard applicable to the zone. The intent of the amendment was to harmonize the siting of new dwellings within the existing building setbacks on the block and to minimize massing impacts.

In this case, the front yard averaging calculations are based on the front yard setbacks of the two dwellings at 4112 and 4116 Cambridge Street, immediately west of the subject site, and on the front yard setbacks of the two dwellings at 4126 and 4128 Cambridge Street, immediately east of the subject site. These front yard setbacks are 6.13 m. (20.1 ft.), 8.63 m. (28.3 ft.), 10.27 m. (33.7 ft.) and 6.13 m. (20.1 ft.), respectively.

According to the City records (BLD95-80906), the existing dwelling on the subject site has a front yard setback of approximately 9.75 m. (32.0 ft.), as measured to the main body of the dwelling. Nevertheless, the dwelling appears to be set back farther than any other dwelling in the entire subject block (which consists of 12 lots).

In this proposal, the requested variance is measured to the eastern half of the front elevation, which is the closest portion of the proposed dwelling to the front property line. The western half is proposed to be set back further in relation to the other (eastern) half by 0.30 m. (1.0 foot), as measured to the two-storey bay window feature, and by 0.70 m. (2.3 ft.), as measured at the northwest corner of the dwelling.

With respect to the neighbouring residence immediately to the west, the proposed siting would place the subject dwelling 1.92 m. (6.3 ft.) in front of this residence or 1.22 m. (4.0 ft.) if the actual ‘corner to corner’ relationship is considered. This residence does not feature windows facing the subject site within the overlap area. Therefore, it appears that the proposed 8.75 m. (28.72 ft.) high two-storey massing (from the finished grade to the roof peak) within the front encroachment area 1.08 m. (3.55 ft.) deep would not considerably affect views from this residence or the privacy of its front yard.

With respect to the neighbouring residence immediately to the east, the proposed siting would place the subject dwelling 3.57 m. (11.7 ft.) in front of this residence. Although this residence does not feature large windows facing the subject site, there is a concern that the proposed siting of the subject dwelling would create some negative massing impacts on this property due to the two-storey solid structure inside the entire

encroachment (which is 1.08 m. (3.55 ft.) deep), which provides no transition between the subject dwelling and this neighbouring residence.

Further, the siting of the proposed dwelling would be approximately 3.05 m. (10.0 ft.) closer to the front property line than the existing dwelling on the subject site; the existing massing relationship between the subject property and the adjacent property to the east would be substantially changed.

With regard to the broader neighbourhood context, there is no unified front established in the subject block, with older developments observing front yard setbacks in the range of approximately 8.14 m. (30.0 ft.) – 10.67 m. (35.0 ft.), and newer developments (built prior to the Zoning Bylaw amendment mandating front yard averaging in 1993) observing front yard setbacks in the range of approximately 6.10 m. (20.0 ft.) (as it is in the case of the second and third neighbouring residences to the west and to the east of the subject site). Therefore, the proposed siting would not be out of ordinary within the existing streetscape. However, the intent of the Bylaw to provide for siting a new dwelling into the existing neighbourhood appears to be defeated with regards to successfully placing it within the immediate context.

Furthermore, it appears that other design alternatives exist which could potentially eliminate a need for this relaxation request. For example, a single family dwelling with an attached garage would have a lesser overall depth than if a detached garage was proposed. Also, there is a large covered patio area proposed to the rear of the dwelling, which contributes 2.90 m. (9.5 ft.) to the overall building depth. Therefore, there is room for design modifications to reduce the overall building depth and the placement of the dwelling where front yard averaging requires.

In summary, the requested front yard reduction would create some negative impacts on the neighbouring properties. Further, other design options could bring this proposal to a full compliance with the Bylaw.

#### ADJACENT OWNER'S COMMENTS:

Petition letters were received from the occupants/homeowners of 4115, 4116, and 4123 Cambridge Street and 4123 Oxford Street advising they have no objection to the requested variance.

The petition letter read as follows:

*We the undersigned property owners, adjacent to the above applicant, have no objection to the proposed relaxation of Zoning Bylaw regulations in order to construct.*

A letter was received from the homeowners of 4120 Cambridge Street in opposition to the proposed variance. The homeowners cited concerns regarding massing resulting in loss of sunlight and enjoyment of their property. Further, they raised concerns regarding the loss of mature trees and the possible impact to the value and future salability of their home.

No further correspondence regarding this appeal was received.

MOVED BY MS. FELKER  
SECONDED BY MS. CHAN

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

FAILED  
(Opposed: Ms. Felker, Ms. Chan)

As the motion FAILED, the variance was denied.

BOARD MEMBER COMMENTS:

Mr. Nemeth found that hardship was evident due to physical site characteristics and the physical site characteristics of the abutting site and voted to approve the variance.

Ms. Chan found that hardship was evident due to physical site characteristics but voted to deny as granting of the variance would defeat the intent of the Bylaw.

Ms. Felker found that found that hardship was evident but voted to deny as granting of the variance would defeat the intent of the Bylaw.

5. NEW BUSINESS

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

6. ADJOURNMENT

MOVED BY MS. CHAN  
SECONDED BY MS. FELKER

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at 6:22 p.m.

\_\_\_\_\_  
Mr. S. Nemeth, CHAIR

\_\_\_\_\_  
Ms. J. Chan

\_\_\_\_\_  
Mr. R. Dhatt

\_\_\_\_\_  
Ms. E. Prior

\_\_\_\_\_  
Ms. B. Felker



ADMINISTRATIVE OFFICER

DRAFT



# 2020 Board of Variance Notice of Appeal Form

## OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

### Applicant

Name of Applicant Gurjot Punia  
 Mailing Address 8675 ~~Rosemont~~ Royal Oak Ave  
 City/Town Burnaby BC Postal Code V5J 4L7  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604-715-6427  
 Email Punigurjot14@gmail.com

### Property

Name of Owner Ranjit Kainth  
 Civic Address of Property 7775 14th Avenue 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.

Jan 8 / 2020  
 Date

Gurjot Punia  
 Applicant Signature

### Office Use Only

Appeal Date \_\_\_\_\_ Appeal Number BV# \_\_\_\_\_

#### Required Documents:

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

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



From: Ranjit Kainth  
7775 14th Ave  
Burnaby, BC  
V3N 2A8

To: Burnaby Board of Variance

Burnaby City Hall

4949 Canada Way, Burnaby, BC

V5G 1M2

Nov 1, 2019

Re: Variance to Overall Maximum Building Depth of 60' and to Vary the Flat Roof 20% Allowance at 7775 14th Ave Burnaby.

Dear Board of Variance Members,

We are requesting a variance to the Building Bylaw that regulates Overall Building Depth and 20% Flat roof Allowance. The Bylaw requires the construction of a suite to allow the cellar space to be fully built out. Our design allows for a good sized suite to have private access with minimal impact to neighbours as well as the owner whom will be living in this home long term. To Achieve full privacy for the suite/owners 2 entrances to the basement have been created. One being on the side of the house. To Achieve this the house width is designed less than what would normally be built to allow enough space on the side within the bylaw. This requires the building to be slightly longer than would have been if the full width was used. We feel that a hardship exists that would warrant this request.

This request is for the relaxation to allow a proposed single storey covered patio to be extended by 4'9". The Building Bylaw allows covered patios to extend 3.94' beyond the 60' allowance. The total depth of the building from the garage to the edge of the overhang of the rear deck cover = 68'8" (67'8" to the edge of the deck post plus 1'0" for the roof overhang). The 3.94' that the front porch extends forward is not included in this as it is permitted. Therefore the requested Variance for depth is 4'9". Please note that the posts of the Covered Deck will be located within the building envelope and setback extents.

RECEIVED  
NOV 18 2019  
BUILDING DEPARTMENT

For the variance to the 20% Flat Roof Allowance. The Bylaw allows 20% of the plan view of the roof layout to be flat. Currently our proposed residence has 2654.55 SF of roof in plan view. This allows 530.91 SF of Flat Roof. We have proposed 619.8 SF or 23.3% of flat roof. We feel that this still meets the intent of the bylaw because we can meet the 20% requirement by adding a 89 SF Covered Deck at Bedroom 3 on the upper floor. The roof of the hypothetical covered deck would have a 4/12 Roof pitch to match the upper roof. Thus creating a plan view roof layout that meets the 20% flat roof allowance. Please note we still have 155 SF of unused free deck allowance.

We felt that by not proposing a covered deck that was built to the maximum size it would help reduce the overall impact to neighbours.

We feel that the proposed Covered Patio will fit the intent of the bylaw and does not negatively impact any of the neighbouring properties, or streetscapes. Also, it is important to note that during design we made sure that the building, all deck posts and front veranda remained within the building envelope, and that only a portion of the single storey patio was part of the depth variance.

Thank you for your time and consideration.

Sincerely,



Ranjit Kainth



### BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> December 13, 2019		<i>This is <b>not</b> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>	
<b>DEADLINE:</b> January 14, 2019 for the February 06, 2020 hearing.			
<b>APPLICANT NAME:</b> Dream Casa Development			
<b>APPLICANT ADDRESS:</b> 8675 Royal Oak Ave, Burnaby, BC, V5J 4L7			
<b>TELEPHONE:</b> 604-715-6427			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling with attached garage and secondary suite			
<b>ADDRESS:</b> 7775 14 <sup>th</sup> Ave, Burnaby			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 14	<b>DL:</b> 28	<b>PLAN:</b> NWP627

Building Permit application BLD19-01012 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

#### Zone R5 / Section 105.8 (1)

#### COMMENTS:

The applicant proposes to build a new single family dwelling with attached garage and secondary suite. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 105.8 (1) – “Depth of Principal Building” of the Zoning bylaw requirement for the maximum building depth from 18.21 m (59.74 ft.) to 19.51 m (64.00 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

#### *Notes:*

1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

CL

Peter Kushnir  
Deputy Chief Building Inspector

**RECEIVED**  
 NOV 18 2019  
 BUILDING DEPARTMENT

SETBACK TABLE	
CIVIL ADDRESS	FRONT YARD SETBACK
7750 14th AVENUE	25.85
7767 14th AVENUE	25.43
7783 14th AVENUE	25.28
7825 14th AVENUE	28.00
Average = $104.36 / 4 = 26.09$	

## Impermeable Surface Calc.

Lot Area = 5973.2 SF  
 Max Perm. (70%) = 4181.24 SF  
 Proposed Total Area  
 Including D/W = 3734.5 SF  
 Driveway Area = 532.6 SF

## LEGEND:

- DENOTES RETAINING WALL
- DENOTES TEMPORARY BENCH MARK
- ⊗ DENOTES LAMP STANDARD
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES IRON POST

PLAN 15  
 627

EXISTING  
 DWELLING  
 #7767

POSTS

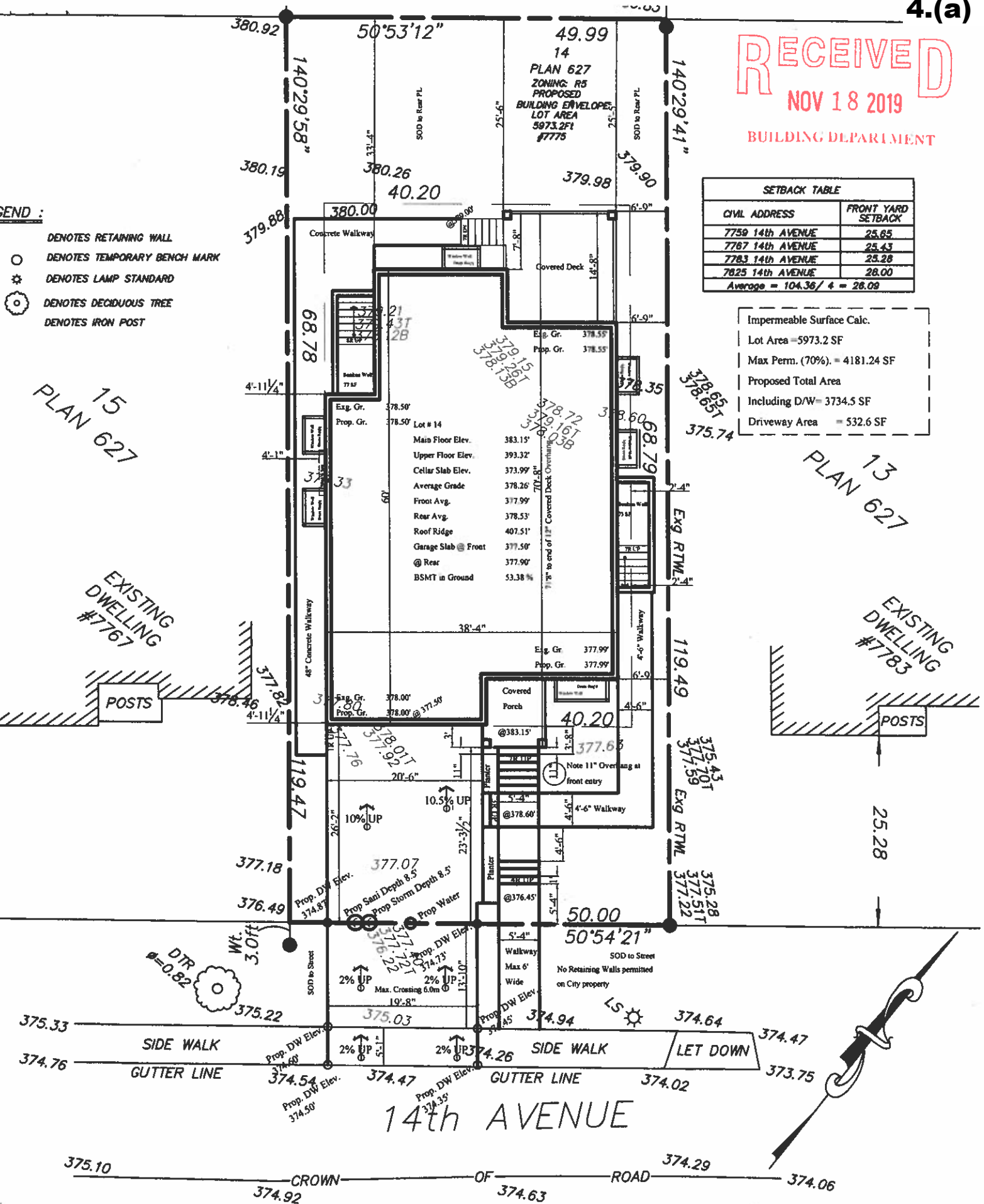
PLAN 13  
 627

EXISTING  
 DWELLING  
 #7783

POSTS

25.28

14th AVENUE



drawn by.	date.	site.	drawing title.
		-11-5 14th Ave Burnaby	Reduced Site Plan

Impermeable Surface Calc  
Lot Area = 5973.2 SF  
Max Perm. (70%) = 4181.24 SF  
Proposed Total Area  
Including D W = 3734.5 SF  
Driveway Area = 532.6 SF

PLAN 13  
627

EXISTING DWELLING #7783

25.28

14th AVENUE

# Kainth Residence

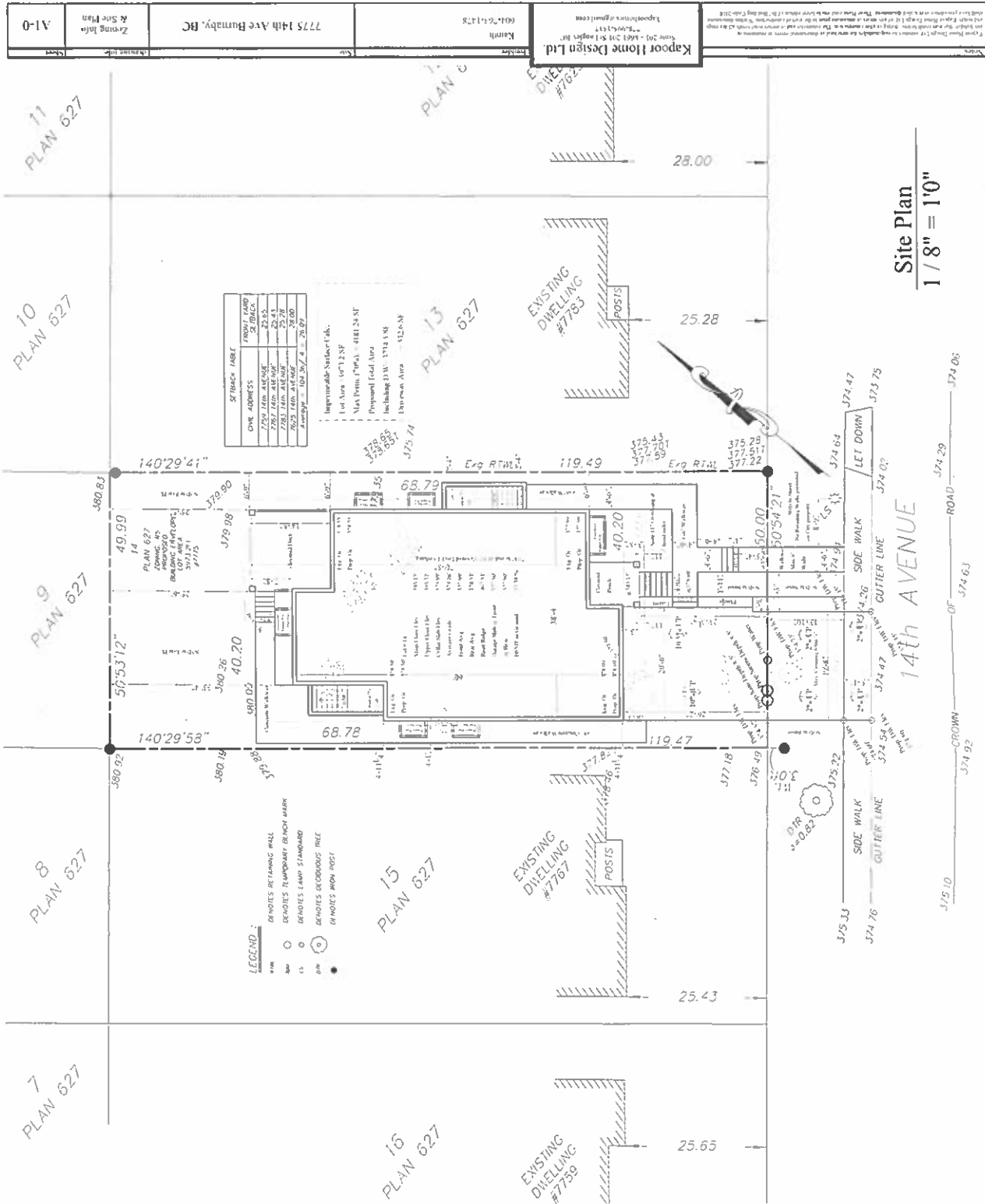
Residential Home Plans For:  
7775 14th Ave  
Burnaby, BC

## Zoning

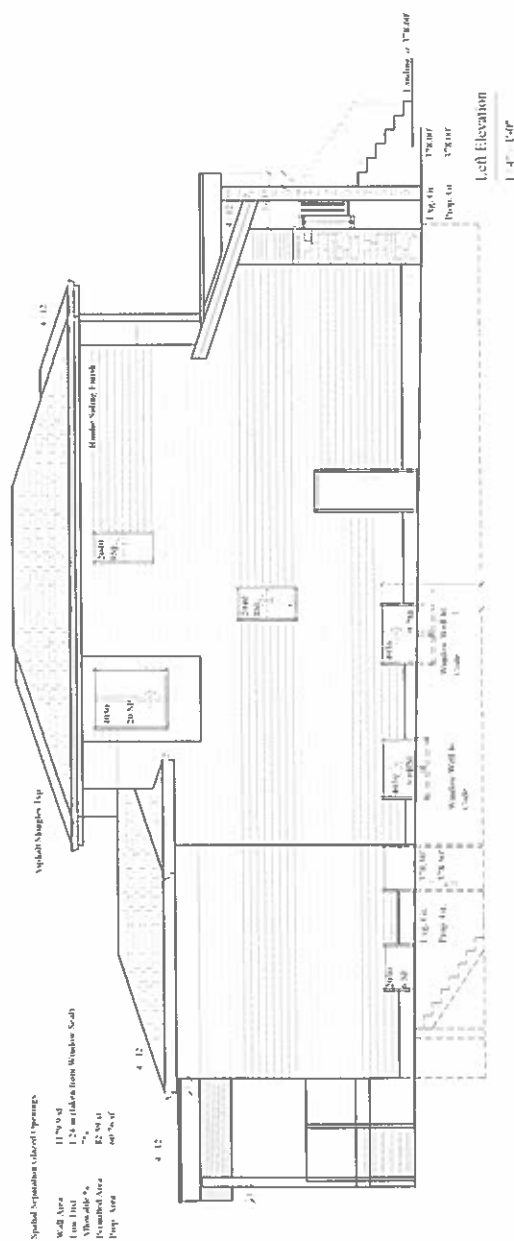
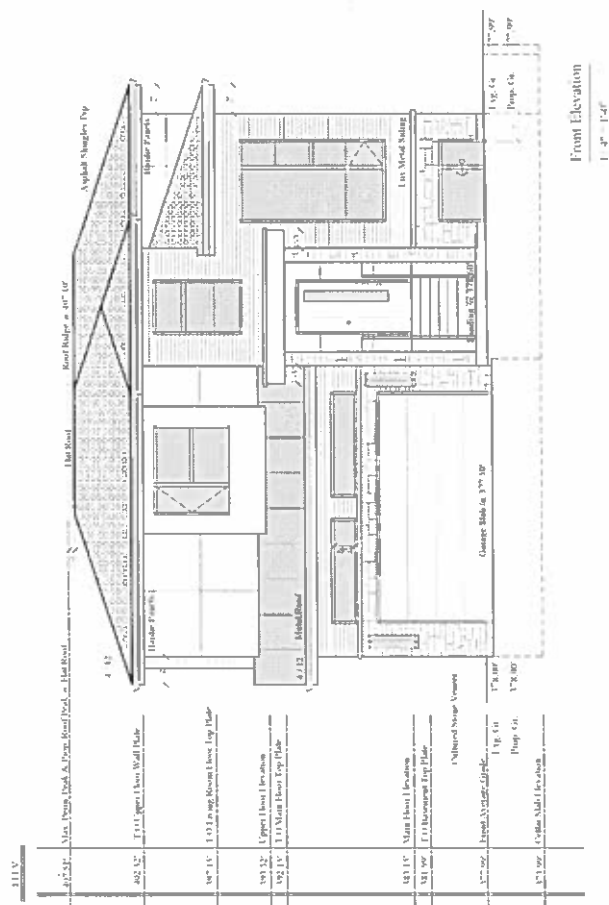
Address	7775 14th Ave Burnaby, BC
Lot	Lot 14
Legal Description	Lot 14, BLK 18, DL 26, Group 1 NWD Plan 627 S4 91m2, 1971, 2, 4f
Lot Size	2189.3 sf
Lot Coverage	Proposed 2278.2 sf
Building Size	Max. Allowable ACFA 201 sf Proposed 201 sf
Max. Depth	1220 sf (1347.5 sf) 1530 sf 406.5 sf (1482 sf) 99 sf 74.5 sf (146.5 sf) Covered Deck Allowance 101.52 sf Covered Deck Min Rear 189.20 sf 141
Max. Depth	Proposed 141 Proposed 141 Depth 7023" (RDV Required)
Zone	R-5
Heating	Radiant In Floor With A/C

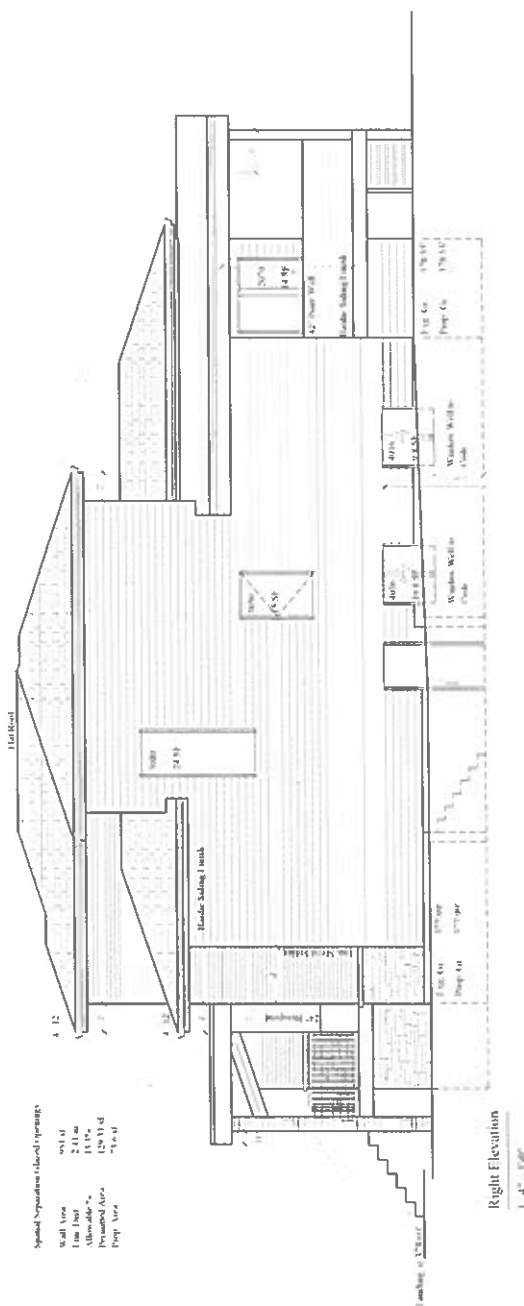
## Drawing List

Page No.	Drawing
A1-0	Site Plan & Zoning Info
A2-0	Cellar Main Floor Plan & Sine Details
A3-0	Upper Floor Plan & Roof Layout
A4-0	Front & Left Elevations
A5-0	Rear & Right Elevations
A6-0	Cross Section & Eave Rafter Calculations
A7-0	Details
A8-0	Details









**TOPOGRAPHICAL SURVEY PLAN OF LOT 14  
BLOCK 18 DISTRICT LOT 28 GROUP 1  
NWD PLAN 627**

PID : 011-886-404

SCALE 1:20

ALL DIMENSIONS ARE IN FEET AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

CIVIC ADDRESS :

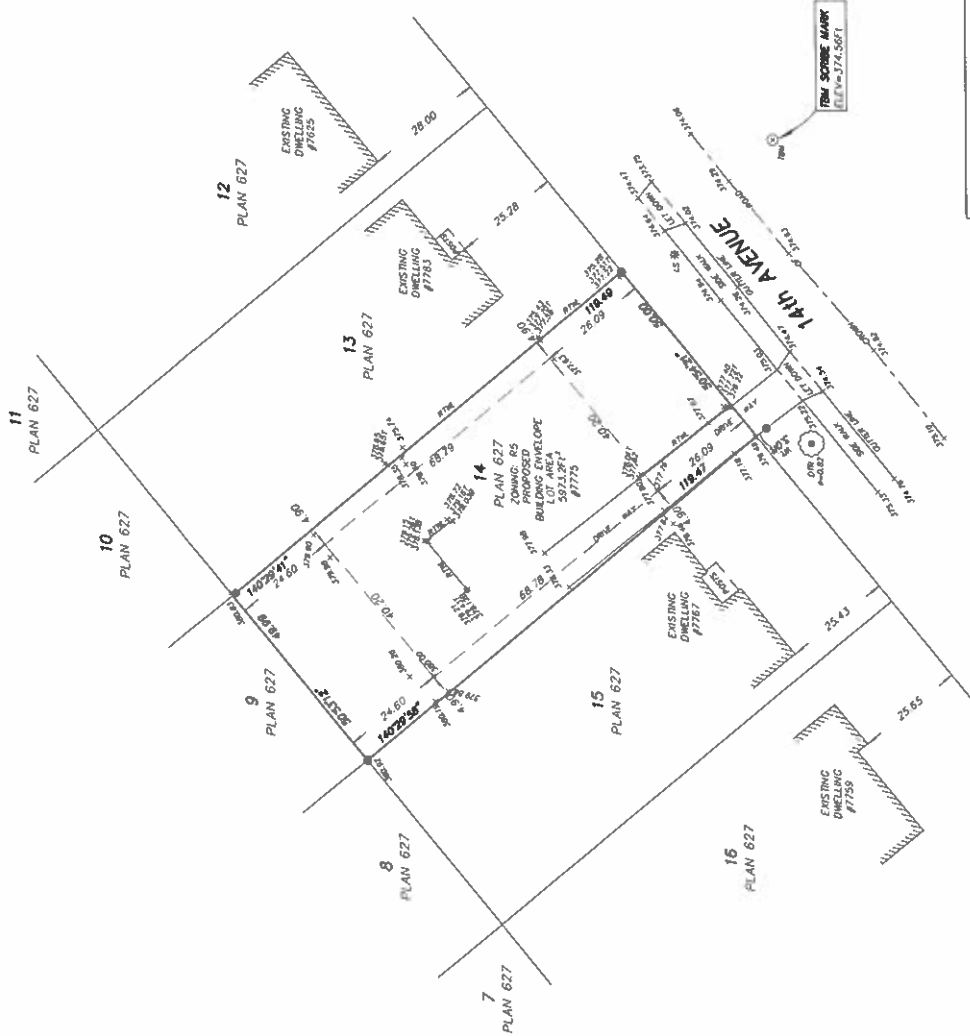
7775 - 14th AVENUE  
BURNABY, B.C.

**NOTE :**

THE BUILDING ENVELOPE SHOWN  
IS AN INTERPRETATION OF THE ZONING  
BY-LAW AND HAS BEEN APPROVED BY  
THE CITY OF BURNABY

**ELEVATION DERIVATION**

ELEVATIONS ARE GEODETIC DERIVED FROM CITY  
OF BURNABY CHARTERED SURVEYOR  
No. 5941124 ELEVATION-303.2271



SETBACK TABLE	
CIVIL ADDRESS	FRONT YARD SETBACK
7759 14th AVENUE	25.65
7767 14th AVENUE	25.43
7783 14th AVENUE	25.29
7825 14th AVENUE	28.00
Average = 104.36 / 4 = 26.09	

- LEGEND :**
- RMW DENOTES RETAINING WALL
  - RMW DENOTES TEMPORARY BENCH MARK
  - LS DENOTES LAMP STANDARD
  - DTM DENOTES DECIDUOUS TREE
  - DENOTES IRON POST

Lot dimensions and clearances according to  
Field Survey

Only trees and stumps have been plotted as  
required by Burnaby tree by-law.

This plan does not show non-plan  
charges, liens or interests.

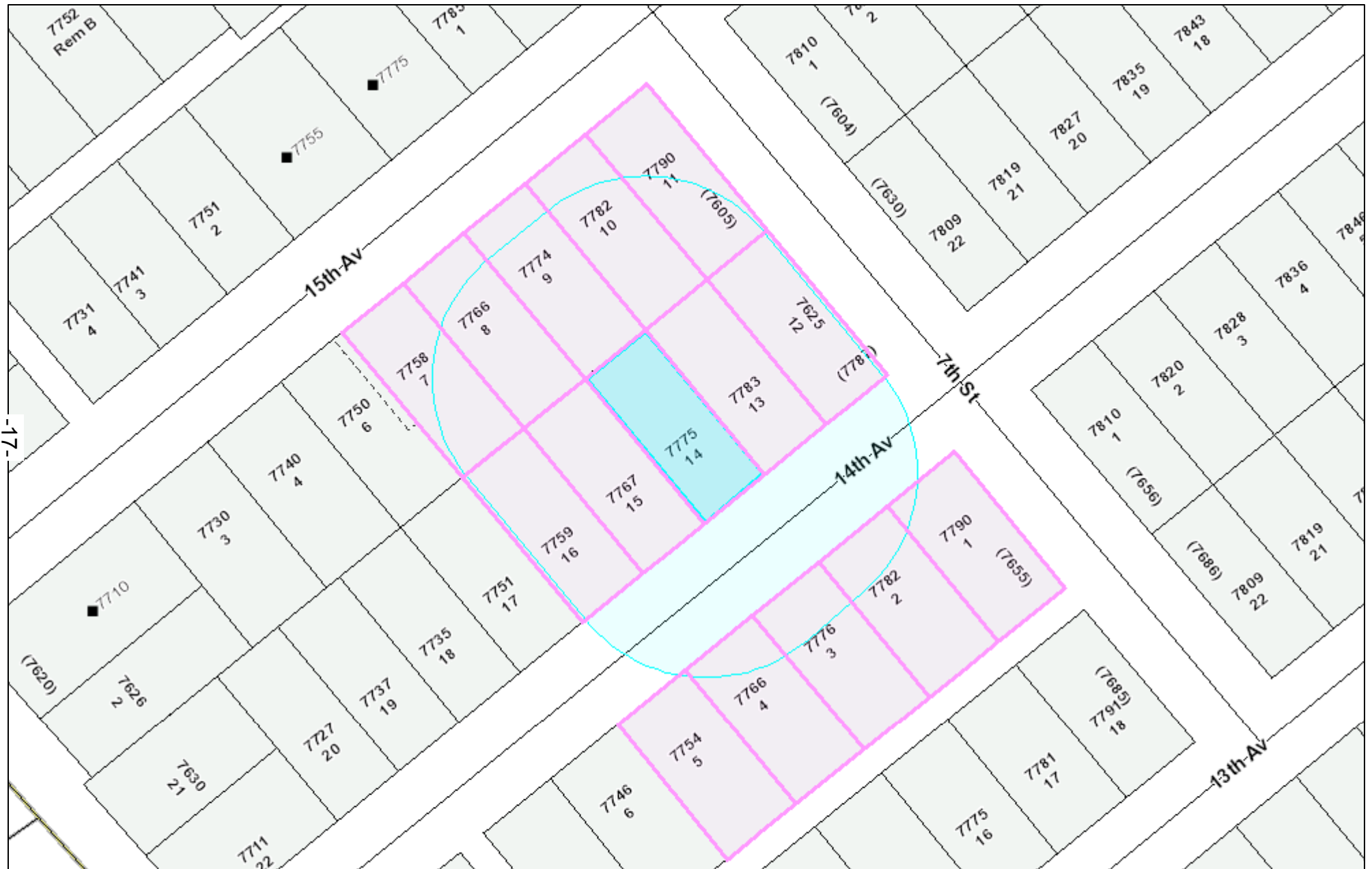
This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
or losses incurred by the client or third parties as a result of  
any decisions made or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the surveyed lot and its boundaries. It does not constitute  
a warranty of any kind. The signatory and the client agree  
that the document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document without  
the written consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED  
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE  
AND IS CERTIFIED CORRECT THIS 12th DAY OF DECEMBER, 2011.

RECORDED CORRECT THIS 20th DAY OF MAY, 2019.

LAWYER: S. CREWELL

CREWELL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
SUITE 204, 15299-68th AVENUE  
BURNABY, B.C. V5C 2C1  
TEL: 604-597-8507  
FAX: 604-597-8507  
EMAIL: Office@crewellsurveys.com  
CWC : 1112-002  
CWC : 1112-002 12 IMPERIAL





# 2020 Board of Variance Notice of Appeal Form

## OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

### Applicant

Name of Applicant Dan Perreault  
 Mailing Address 827 Spruce Avenue  
 City/Town Cosm Ham BC Postal Code V3J 2P2  
 Phone Number(s) (H) 604-290-8603 (C) 52M+  
 Email dan@perreaulthomes.ca

### Property

Name of Owner Rino Gioffi - Kristy Bombini-Gioffi  
 Civic Address of Property 5360 Venables Street  
Burnaby B.C. V5B 1Y1

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 8, 2020

Date

Dan Perreault

Applicant Signature

### Office Use Only

Appeal Date \_\_\_\_\_ Appeal Number BV# \_\_\_\_\_

#### Required Documents:

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

Any documents submitted in support of this Board of  
 Variance Appeal will be n-18- available to the public

Rino Cioffi and Kristy Bombini-Cioffi

5360 Venables Street

Burnaby BC V5B 1Y1

[kbcioffi@gmail.com](mailto:kbcioffi@gmail.com)

December 3, 2019

RE Building Permit BLD18 00582

Dear Board of Variance Members:

We are submitting this hardship letter with the intent of having our accessory building pushed back to 2' from the property line.

In short, we were informed that our accessory building was within the proper distance to the edge of the property line to include a bathroom. We have since spent time and money on plans, design, foundation and fixtures to include this bathroom in our yard. We are kindly asking you to reconsider.

Please see our supporting notes below:

- July 2019 A revision to Building permit BLDG18 00582 was allowed to include a bathroom at the south end of the pool bar (accessory building) with a rear setback of 2'-0" from property line. This revision was accepted and initialed on approved plans by the plan checker.
- August 2019 Pool bar and bathroom foundation was inspected and approved by the Building Dept. Survey plan was given to inspector.
- August 2019 Pool bar and bathroom foundation were poured.
- Oct 2019 Prior to the pool permit being issued we were advised the plan checker made an error and the south side rear setback would have to be increased to 4'. This was now not possible without reducing the bathroom width by 2'-0" which would not allow enough room for a toilet and sink or removing the foundation which would be very costly.
- Oct 2019 The plans had to be revised after the foundation was poured to reduce the bathroom width by 2'-0" to maintain a 4'-0" setback from the rear property line which would now eliminate the toilet and sink.

In conclusion, having an outdoor bathroom would be especially useful to us as we will have a pool in the backyard. This would make it easier for our young children to change as well as go to the bathroom, rather than having to come through the house. We are in the food business and entertaining local clients, suppliers, friends and family is very important to us. A bathroom included in our yard would be

of great benefit to us. Furthermore, we believe that a setback of 2' would have no visual impact to neighbouring properties.

We sincerely thank you for taking the time to reconsider our request.

Rino Cioffi and Kristy Bombini-Cioffi



## BOARD OF VARIANCE REFERRAL LETTER

DATE: December 16, 2019		<i>This is <u>not</u> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: January 14, 2020 for the February 06, 2020 hearing.		
APPLICANT NAME: Dan Perreault		
APPLICANT ADDRESS: 827 Spruce Avenue, Coquitlam, BC V3J 2P2		
TELEPHONE: 604-290-8603		
PROJECT		
DESCRIPTION: New single family dwelling with secondary suite and attached garage		
ADDRESS: 5360 Venables Street		
LEGAL DESCRIPTION:	LOT: D	DL: 127
		PLAN: 23241

A proposed revision for Building Permit BLD18-00582 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Section 6.6(1)(c)

#### COMMENTS:

The applicant has received a Building Permit. In order to allow the Building Permit to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 6.6(1)(c) – "Accessory Buildings and Uses" of the Zoning Bylaw requirement for the minimum rear yard depth for accessory buildings to the lane from 01.20 m (03.94 ft.) to 00.67 m (02.23 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

#### *Note:*

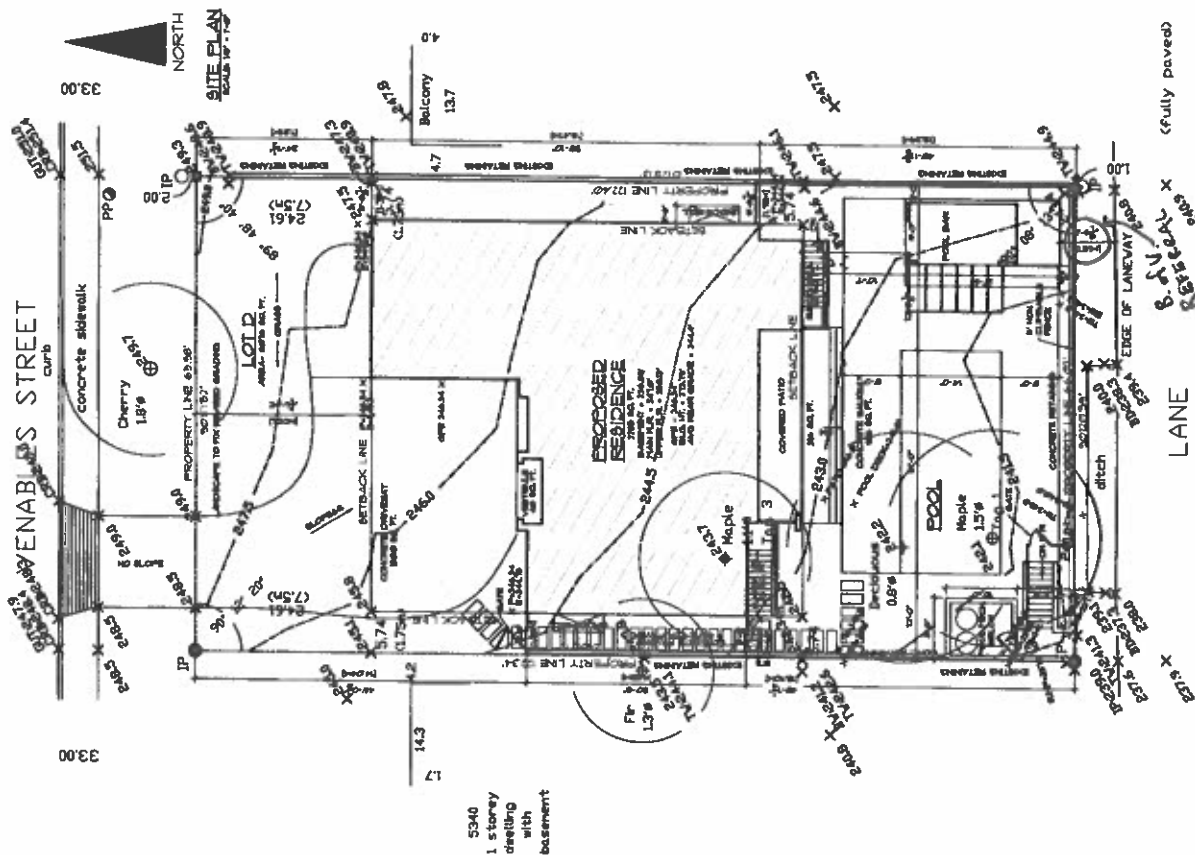
1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

MS

*Kushnir*

Peter Kushnir  
Deputy Chief Building Inspector





FARMER VISION			
NO.	DATE	DESCRIPTION	BY
01	APRIL 1998	INITIAL POLICYMENT	APP
02	SEP 74	CHANGING AID FROM GRY	MB
03	NOV 74	CHANGING AID FROM GRY	MB
04	APR 98	CHANGING AID FROM GRY	MB
05	APR 18	CHANGING AID FROM GRY	MB

DATE	BY	REVISION/NOTES	APP.
THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE			

**GENERAL NOTES**

- [illegible]

**2000**

CIVIC ADDRESS:  
200 VANDERBILT STREET, SUDBURY, B.C.

LEGAL DESCRIPTION:  
T: D, CL 127, GRP 1, NMO, PL 20261

CONNO: PN  
SUBMIT: XZME 4  
RESPIRATIVE PATH (WITH OR WITHOUT HEAT)  
FORCED AIR HEATING  
VENTILATION MEETS BORG 3.32 + 0.30

WHITE AREA: 8000 SQ. FT. 70% OR LESS SQ. FT.  
UNPAID: 84.5% OR LESS SQ. FT.

**PROPERTY LOT COVERAGE:**  
44% OR LESS SQ. FT.  
**BUILDING:**  
NO MORE

PRIMARY AREA:	10118 SQ. FT.
MANN FLOOR AREA:	14000 SQ. FT.
UPPER FLOOR AREA:	78 300 FT.
INTERIOR HEIGHT EX.	200 30 FT.
TOTAL AREA:	

SEMI-ANNUAL COVERAGE:	475.0 SQ. FT.
UNRATED:	498.0 SQ. FT.
EXPLODED:	498.0 SQ. FT.

PENNY FLOOR AREA: 1744 SQ. FT.  
 BASEMENT AREA: 1819 SQ. FT.  
 1ST FLOOR AREA:

AREA	1980 SQ. FT.	1980 SQ. FT.
TOTAL AREA:		

401 60. PT.  
201 60. PT. PO

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/00	OPENING BALANCE		100.00
1/15/00	PAYROLL	25.00	75.00
1/20/00	RENT	15.00	60.00
1/25/00	UTILITIES	10.00	50.00
1/30/00	CLOSING BALANCE		50.00

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

WATER TREATMENT PLANTS

100



04	JUL 11	REVISED ACC. BAY	102
----	--------	------------------	-----

THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE

**su casa**  
design inc.

2545 RICHMOND AVE.  
VANCOUVER, BC V5Y 3Y4  
Tel: (604) 554-3222  
Fax: (604) 554-3223

CIOFFI RESIDENCE  
6360 VENABLE STREET, BURNABY, B.C.

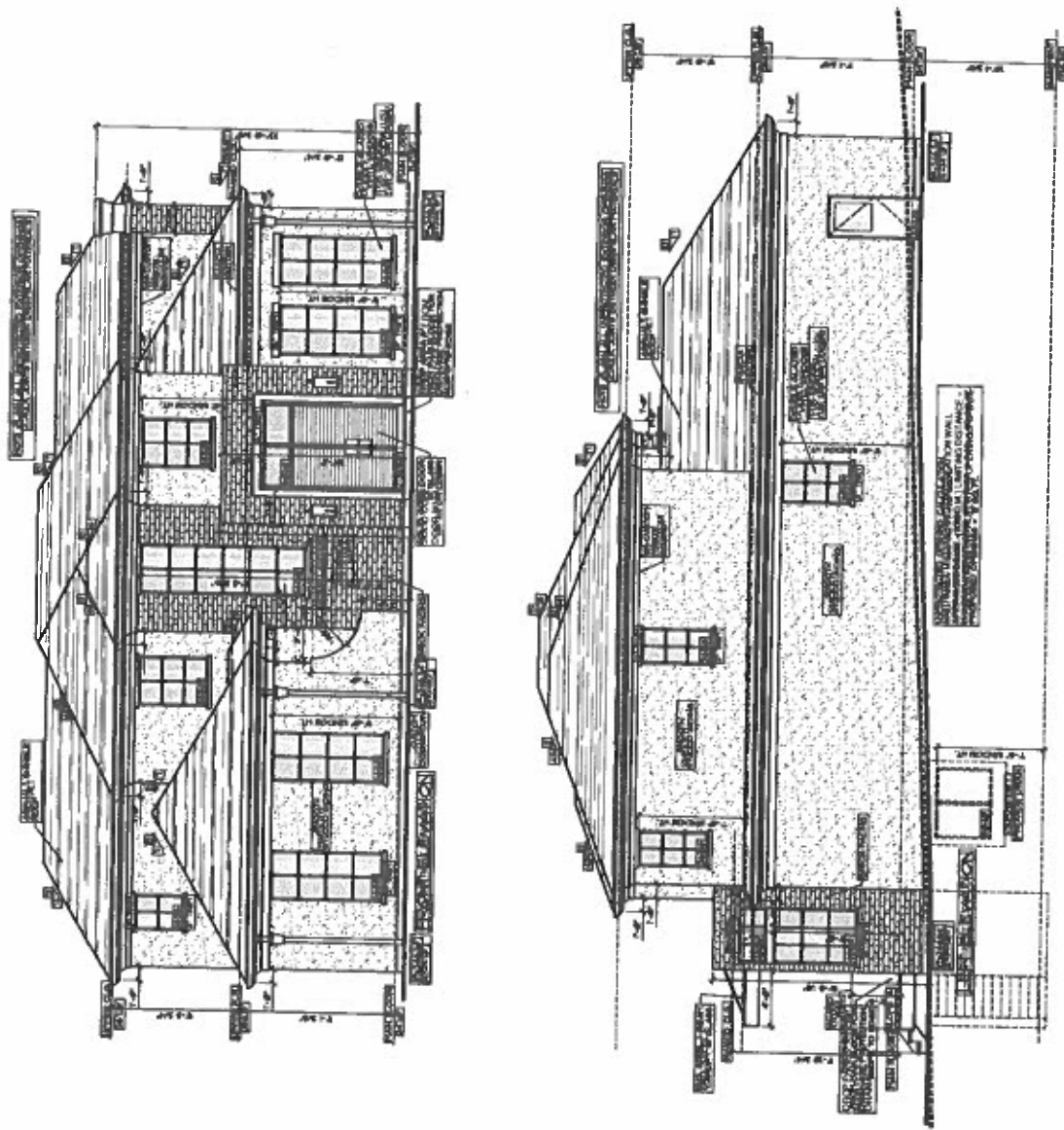
THE ELEVATIONS  
SCALE  
1/4" = 1'-0" UNO  
DATE  
APRIL 21, 2018  
DRAWN  
APR  
JOB NO.  
17046

SHEET NO. A6

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NO.	DESCRIPTION	DATE
1	SCALE 1/4" = 1'-0" UNO	APR 21, 2018
2	DATE	APR 21, 2018
3	DRAWN	APR
4	JOB NO.	17046
5	THE ELEVATIONS	
6	SCALE	1/4" = 1'-0" UNO
7	DATE	APR 21, 2018
8	DRAWN	APR
9	JOB NO.	17046
10	THE ELEVATIONS	

THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE



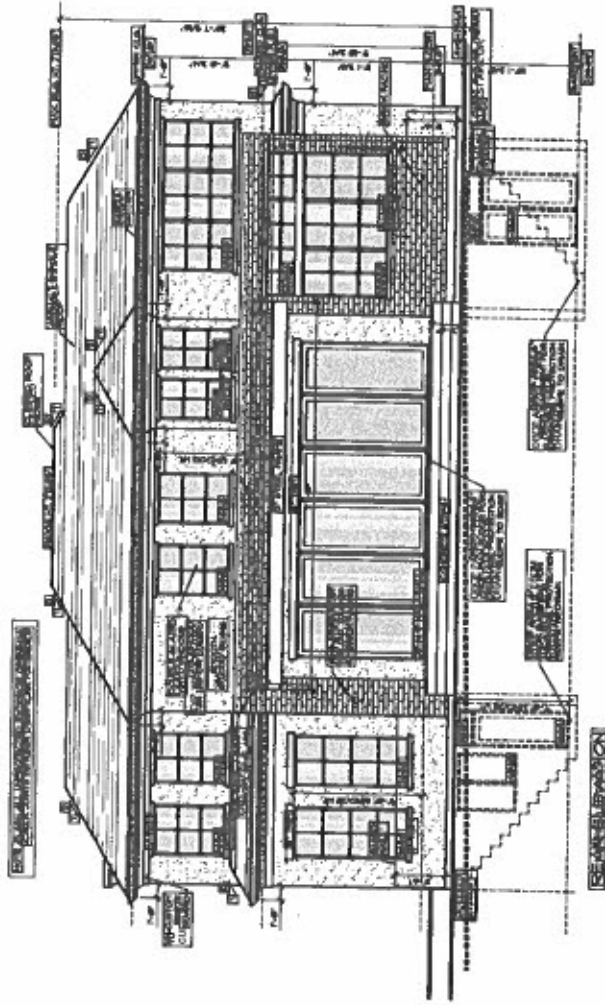
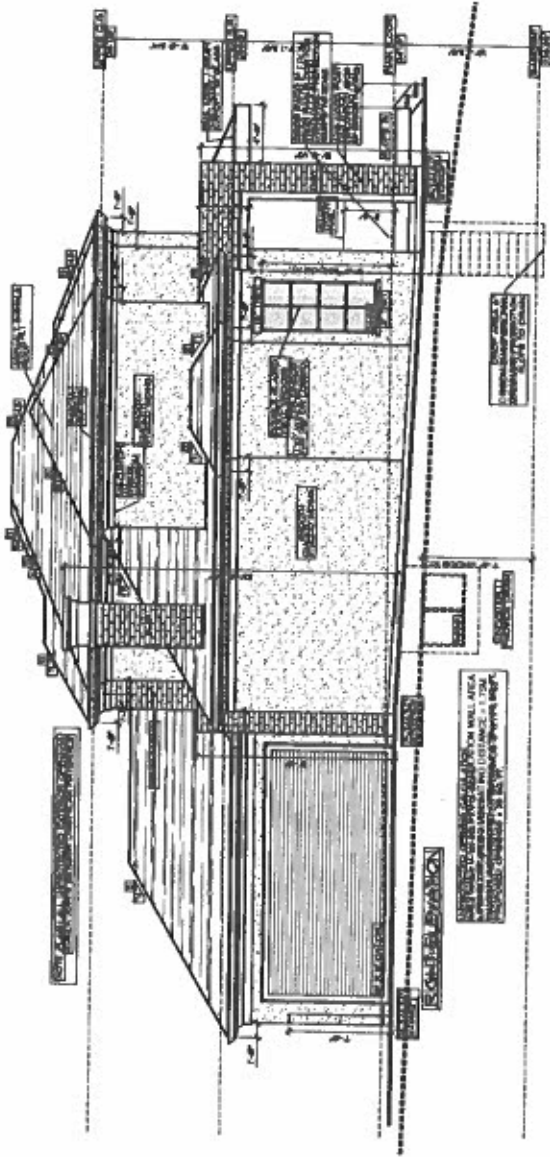
**su casa**  
design inc.

2543 midwest ave.  
Mississauga, B.C. V2B 3T4  
Tel: (905) 674-3222  
Fax: (905) 674-1603

CIOFFI RESIDENCE  
5360 VENABLE STREET, BURNABY, B.C.

1000  
ELEVATIONS  
SHEET NO. A7  
JOB NO. 17046  
DATE APRIL 25, 2018  
DRAWN BY  
CHECKED BY  
APPROVED BY

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	APR 25, 2018
2	ISSUED FOR PERMIT	APR 25, 2018
3	ISSUED FOR PERMIT	APR 25, 2018
4	ISSUED FOR PERMIT	APR 25, 2018
5	ISSUED FOR PERMIT	APR 25, 2018
6	ISSUED FOR PERMIT	APR 25, 2018
7	ISSUED FOR PERMIT	APR 25, 2018
8	ISSUED FOR PERMIT	APR 25, 2018
9	ISSUED FOR PERMIT	APR 25, 2018
10	ISSUED FOR PERMIT	APR 25, 2018

THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE

**CEILING DETAIL R-50**

NO.	DESCRIPTION	UNIT	QTY
1	CEILING JOIST	1/2" x 8" x 16'	120
2	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
3	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
4	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
5	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
6	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
7	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
8	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
9	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
10	CEILING JOIST BRACKET	1/2" x 8" x 16'	120

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8	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
9	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
10	CEILING JOIST BRACKET	1/2" x 8" x 16'	120

**EXTERIOR BLINDING SYSTEM (WATERLINES)**

NO.	DESCRIPTION	UNIT	QTY
1	CEILING JOIST	1/2" x 8" x 16'	120
2	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
3	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
4	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
5	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
6	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
7	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
8	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
9	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
10	CEILING JOIST BRACKET	1/2" x 8" x 16'	120

**INTERIOR WALL**

**GARAGE WALL (WATERLINES)**

NO.	DESCRIPTION	UNIT	QTY
1	CEILING JOIST	1/2" x 8" x 16'	120
2	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
3	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
4	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
5	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
6	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
7	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
8	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
9	CEILING JOIST BRACKET	1/2" x 8" x 16'	120
10	CEILING JOIST BRACKET	1/2" x 8" x 16'	120

**TOP OF WALL DETAIL**



**SEAT FRAME (WATERLINES) (PLAN)**



**SEAT FRAME (WATERLINES) (PLAN)**



THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE



**CONCRETE WALL**

**CONCRETE WALL**

**CONCRETE WALL**

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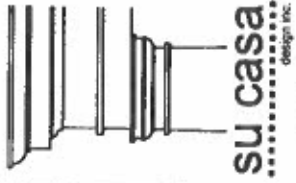
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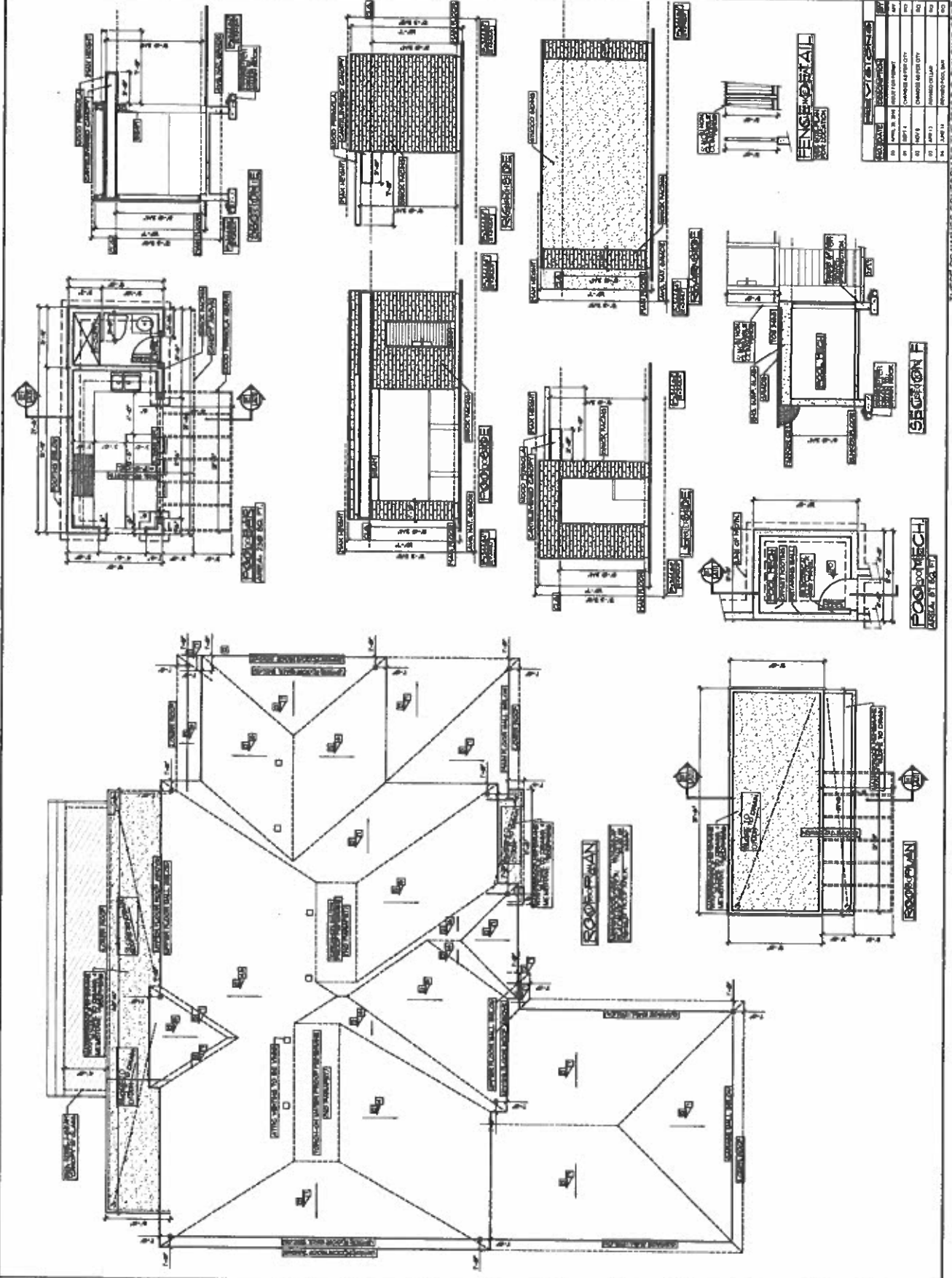
2543 westside ave  
Abbotsford, B.C. V2S 3T4  
Tel: (604) 855-3222  
Fax: (604) 854-4323

CIOFFI RESIDENCE  
5360 VENABLE STREET, BURNABY, B.C.

ISSUE  
ROOF PLAN  
POOL BAR  
Scale  
1/8" = 1'-0" UNO.  
DATE  
APRIL 23, 2018  
DRAWN  
JAF  
JOB NO.  
17046

Sheet no. A11

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THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE

TOPOGRAPHIC PLAN OF LOT "D" DISTRICT LOT 127  
 GROUP 1, NEW WESTMINSTER DISTRICT  
 PLAN 23241

5340 Venables Street  
 Burnaby, B.C.

ZONING: R4

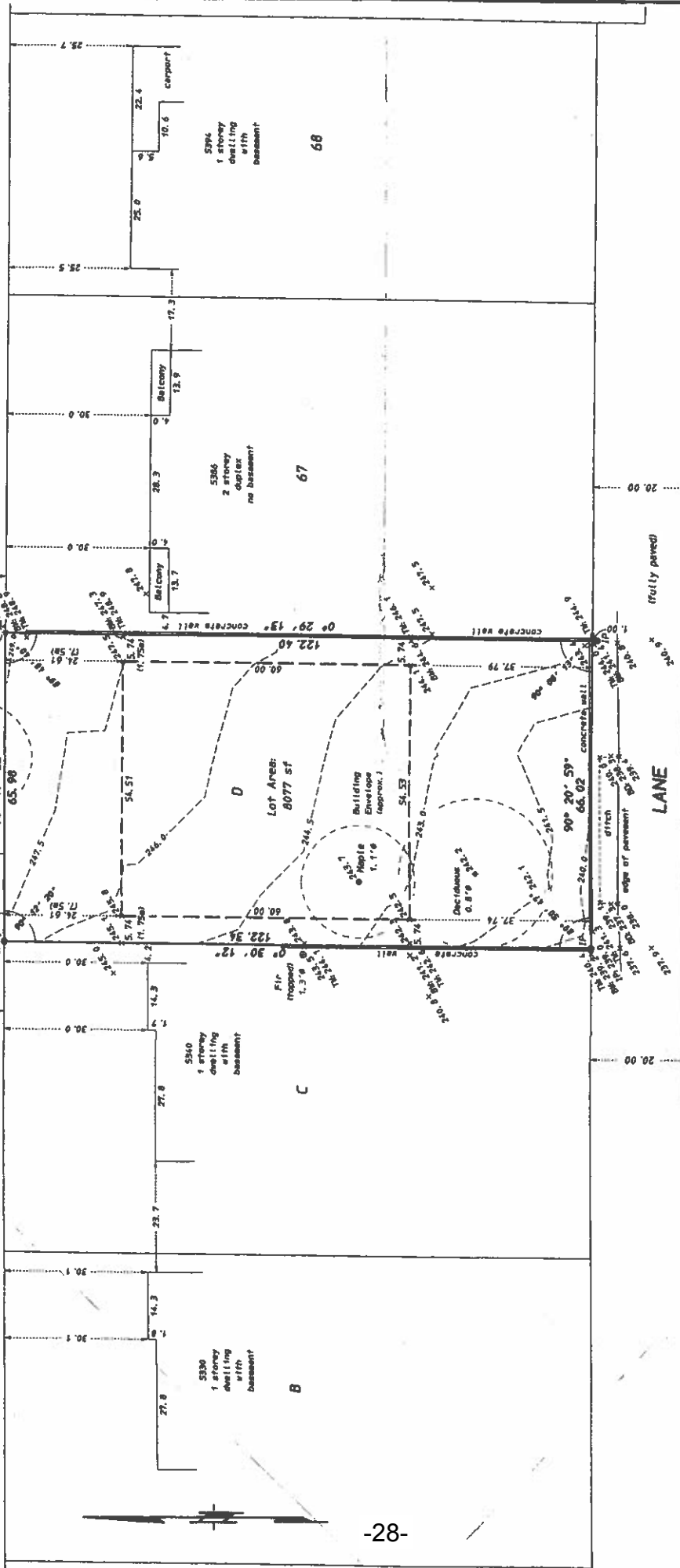
VENABLES STREET

SCALE: 1 INCH = 16 FEET



All distances are in feet and decimals  
 thereof unless otherwise indicated  
 Contour interval: 1.5 feet

RECEIVED  
 JUN 13 2018  
 BUILDING DEPARTMENT



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

LEGEND

- IP iron post
- PP power pole
- 74 top of wall
- 84 bottom of wall
- 82 bottom of ditch
- sf square feet
- Ø diameter

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

FRONT YARD SETBACK CALCULATIONS				
HOUSE	LOT	FRONT YARD	AVG. SETBACK	
5330	B	30.1	28.9	
5340	C	30.0	MINIMUM	
5394	68	25.5	24.61	
	TOTAL	115.6	17.5d	

NOTE:  
 Elevations are based on geodetic  
 datum.  
 Bench Mark: Burnaby 750434  
 Located at the south side of Parker  
 Street at the centre of Howard Avenue.  
 B.M. Elevation = 230.99 feet  
 (72.84 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 Planning Department prior  
 to any design work. Failure to do so  
 places sole responsibility for the design  
 onto the house designer.

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

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

May 25, 2018  
 [Signature]









# 2020 Board of Variance Notice of Appeal Form

## OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

### Applicant

Name of Applicant VIKRAM TIKU

Mailing Address 107-3833 HENNICH DR

City/Town BURNABY Postal Code V5C6N5

Phone Number(s) (H) 604-838-9093 (C) \_\_\_\_\_

Email VIKRAMTIKU @ TOSTUDIO.CA  
PARAMVIRK23@GMAIL.COM

### Property

Name of Owner PARAMJEET VERK

Civic Address of Property 8602 ARMSTRONG AVENUE- 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.

Jan/10/20  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date Feb 06 2020 Appeal Number BV# \_\_\_\_\_

#### Required Documents:

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

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

## MEMORANDUM

**Single Family Dwelling**

Project Name

**8602 Armstrong Ave., Burnaby, BC**

Project address

to

**Board of Variance, City of Burnaby**

City

**Parm Virk**

Client representative / Project manager

from

**TD Studio Inc.**

Designer

**December 27, 2019**

date

**T1901**

Project Number

**Secretary**

attention

attention

**Vikram Tikur**

from

The owners are proposing to build a new single family dwelling on the subject lot and would like to request the Board to allow for a variance to the requirement for front yard averaging for the front yard setback.

An application for variance had been submitted to the Board for the December 2019 meeting date but was withdrawn voluntarily.

The owner agreed to withdraw the previous application based on our advice that further review was required to better integrate the proposal with the adjacent buildings. This in light of the fact that the owner of the subject property has had a discussion with the owner of the adjacent property and has been told that the adjacent lot will also be re developed with a new house in the near future and he is strongly in support of this application.

After a further detailed review of the siting of our proposal in context of the adjacent lots, the owner has agreed to reduce the required variance by 5' and is now requesting a front yard setback of 35' where 39.68' is required.

Please find below the memo from our last application.

The subject lot is a large corner lot located on a block with houses of varying age, style and massing. Across the property is a large church complex. Several of the houses on this side of the street have driveway access along Armstrong Ave. and a few have raised front yards with retaining walls along the front lot line.

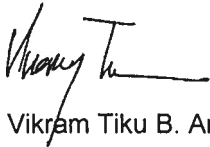
The minimum requirement for the front yard setback in the R3 zone is 19.7 ft. and the required for the subject lot with front yard averaging of the two adjacent lots towards the east is 39.68 ft., which is more by almost 20 ft. The calculation is skewed by the use of only the two lots towards the east, this being a corner lot. An analysis of the front yard setbacks of the rest of the houses on the block (survey attached), reveals that the other houses on the block are closer to the front property line than the two neighbors of the subject lot.

The owner is building a home for his family to live and had intentionally purchased a large lot so that his family could have a substantial open recreational space towards the rear of the house. The almost 40' front yard requirement has squeezed this rear open space which is of great value to the family. This being a corner lot, the flanking street side yard requirements of almost 10' already reduce the width of the building envelope, adding massing to the depth of the envelope. A few different design options were explored but all the variations still led to the constrained rear yard between the detached garage and the main house. The corner exposure and the vision clearance requirement further impact the scale of the private rear open space and although in some context may still seem substantial, but for larger homes built on large lots, the expectation of high quality private, recreational and landscaped green open spaces does get limited with the constrained space.

The proposed front yard setback of 30 ft. allows the owner to balance his need for recreational green space while still respecting the setbacks of existing adjacent homes. The intent of the front yard averaging bylaw is to respect existing adjacent buildings and to maintain a certain consistent rhythm for the street frontage. The subject block with its varied massing, age and style of houses and with multiple driveway access interrupting the built fabric will not be negatively impacted by the reduced front yard setback. Rather, this may set a precedent for the redevelopment of other lots on the block and allow the other owners to use their open space in a more balanced and meaningful way as well. The proposed design has also set back the east portion of the front wall of the house by a few feet to make the building better integrated and more compatible with the immediate adjacent neighbor to the east. The front yard setback towards this east property line is 32'9".

I hope that the members of the Board will consider the hardship and the reasonable, balanced approach to this siting issue and attempts to design a custom home to address any negative impact of the variance and allow for this appeal.

Yours truly,



Vikram Tikun B. Arch MUP



## BOARD OF VARIANCE REFERRAL LETTER

DATE: December 11, 2019		<i>This is <u>not</u> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: January 14, 2020 for the February 06, 2020 hearing.		
APPLICANT NAME: Vikram Tiku		
APPLICANT ADDRESS: 107- 3833 Henning Dr., , B.C. V5C6N5		
TELEPHONE: 604-838-9093		
<b>PROJECT</b>		
DESCRIPTION: New single family dwelling with detached garage and secondary suite		
ADDRESS: 8602 Armstrong Avenue		
LEGAL DESCRIPTION:	LOT: 1	DL: 13
		PLAN: NWP3046

Building Permit application BLD19-00729 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R3 / Section 103.8

#### COMMENTS:

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

- 1) To vary Section 103.8 – "Front Yard" of the Zoning Bylaw requirement for the minimum front yard depth from 12.09 m (39.68 ft.) (based on front yard averaging) to 10.67 m (35.00 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

#### *Notes:*

1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

MS

Peter Kushnir  
Deputy Chief Building Inspector

ISSUED FOR:  
BUILDING PERMIT  
DATE:  
JULY 2019  
SET:  
1

PROJECT No:  
T1801

# SINGLE - FAMILY DWELLING

8602 AMSTRONG AVENUE BURNABY B.C

## DESIGN

TD Studio  
180 - 2250 Boundary Road,  
Burnaby, B.C. V5M 3Z3  
t: 604.299.3821  
f: 604.299.3826  
e: tdstudio.vancouver@gmail.com

- A000 COVER PAGE / DRAWING LISTS
- A100 SITE PLAN / PROJECT DATA
- A200 BASEMENT FLOOR PLAN
- A201 MAIN FLOOR PLAN
- A202 UPPER FLOOR PLAN
- A203 ROOF PLAN
- A401 NORTH & EAST ELEVATIONS
- A402 SOUTH & WEST ELEVATIONS
- A451 BUILDING SECTION A-A
- A452 ENERGY & VENTILATION REQUIREMENTS
- A501 DETACHED GARAGE DRAWINGS

## Structural

B S Sidhu M.Eng.  
Optimum Engineering Corp.  
#203, 12899 -76 Avenue,  
Surrey B.C  
t: 604.700.8153  
e: optimum.engineering@yahoo.com

## SURVEY

Grewal Associates  
Professional Land Surveyors  
# 204 15299 68 Avenue  
Surrey B.C.  
t: 604.597.8567  
e: office@greywalsurveys.com

SINGLE - FAMILY DWELLING  
8602 AMSTRONG AVENUE BURNABY BC

## PROJECT STATISTICS

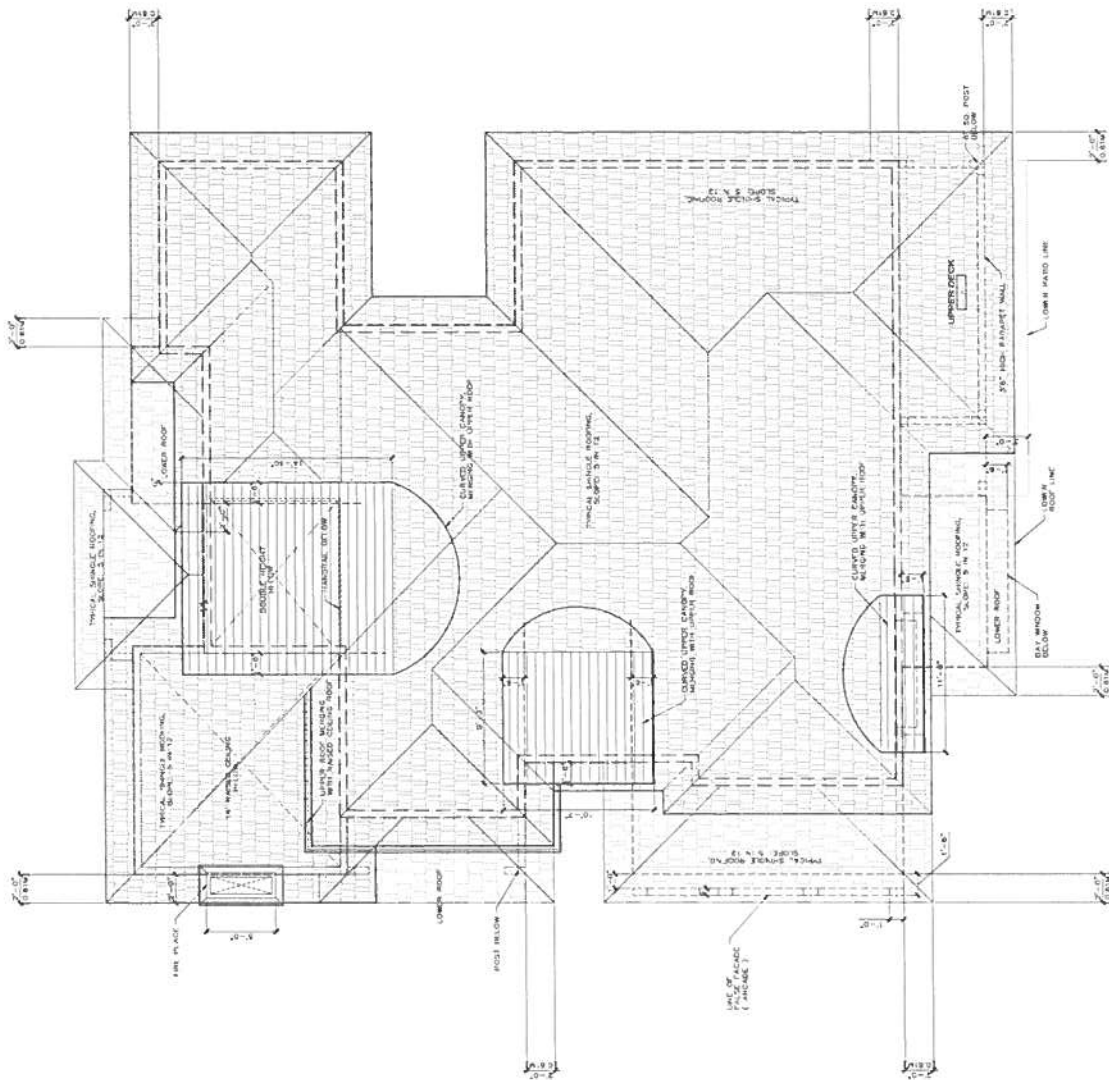
[illegible]

NOTES:

1. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE 2018 IBC EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. STANDARD EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3,000 PSI.
6. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO C.S.A. LATEST EDITION.
7. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
8. WOOD TRUSSES SHALL BE DESIGN AND SEALED BY P.E.C. REGISTERED IN B.C.
9. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 0121 LATEST EDITION.
10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS. BEFORE WORK COMMENCES, TO BE CHECKED ON SITE

1 SITE PLAN

A 100 / SCALE 1:20" = 1'-0"



1 ROOF PLAN  
 (A203) SCALE: 1/8" = 1'-0"











# TOPOGRAPHICAL SURVEY PLAN OF LOT 1 BLOCK 4 DISTRICT LOT 13 GROUP 1 NWD PLAN 3046

RECEIVED  
AUG 22 2013

PID: 010-673-211

BUILDING DEPARTMENT

CIVIC ADDRESS :  
8602 - ARMSTRONG AVENUE  
BURNABY, B.C.

## NOTE :

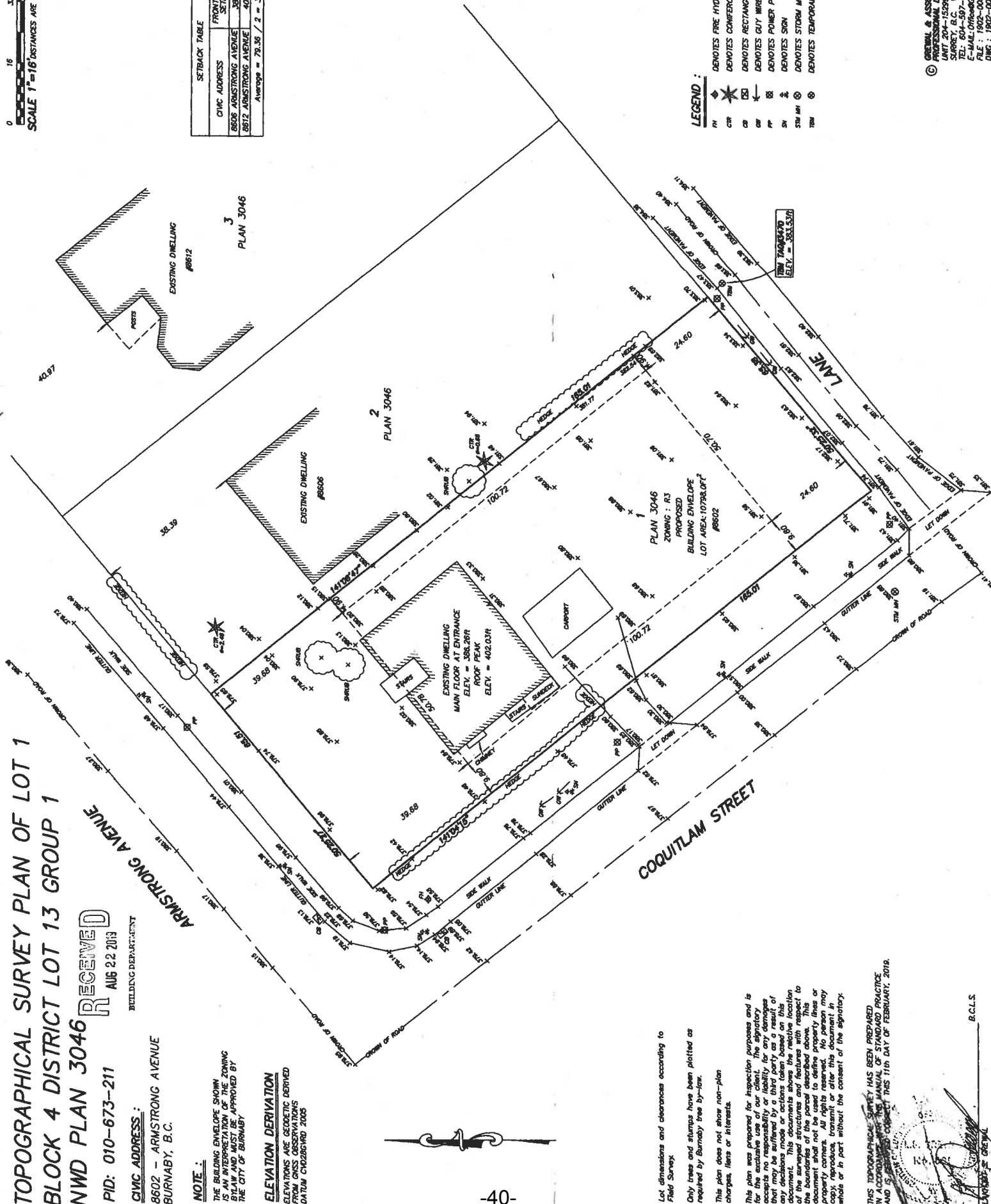
THE BUILDING ENVELOPE SHOWN  
IS AN INTERPRETATION OF THE ZONING  
BY-LAW AND MUST BE APPROVED BY  
THE CITY OF BURNABY

## ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED  
FROM GNSS OBSERVATIONS  
OBTAINED CHZENBUND 2005

SETBACK TABLE	
CIVIC ADDRESS	FRONT YARD SETBACK
8602 ARMSTRONG AVENUE	38.39
8612 ARMSTRONG AVENUE	40.97
Average = 79.36 / 2 = 39.68	

0 16 32 48  
SCALE 1"=16' DISTANCES ARE IN FEET & DECIMAL



Lot dimensions and clearances according to  
Field Survey.

Only trees and stumps have been plotted as  
required by Burnaby tree by-law.

This plan does not show non-plan  
charges, liens or interests.

This plan was prepared for inspection purposes and is  
not to be used for any other purpose. The signatory  
accepts no responsibility or liability for any damages  
or losses incurred by third party as a result of  
any decisions made or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. It is  
not intended to show or establish any property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

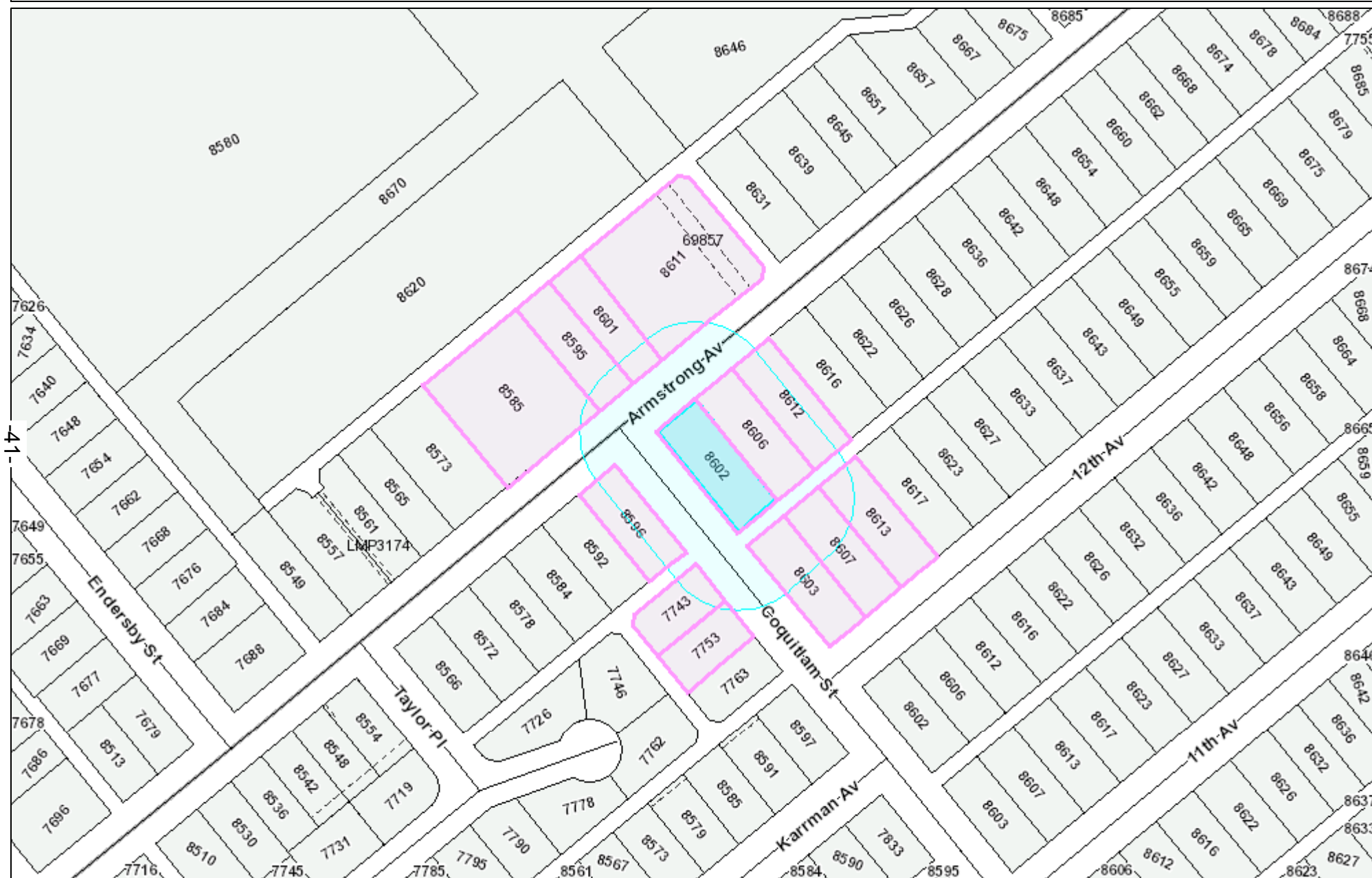
THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED  
IN ACCORDANCE WITH THE STANDARD PRACTICE  
AND STANDARDS OF THE PROFESSIONAL LAND SURVEYORS  
AND ENGINEERS SOCIETY OF BC THIS 11th DAY OF FEBRUARY, 2019.

Signature: [Signature]  
B.C.L.S.

## LEGEND :

- PH DENOTES FIRE HYDRANT
- CTR DENOTES CONIFEROUS TREE
- CB DENOTES RECTANGULAR CATCH BASIN
- GW DENOTES GUY WIRE
- PP DENOTES POWER POLE
- SN DENOTES SIGN
- STM MH DENOTES STORM MANHOLE
- TM DENOTES TEMPORARY BENCH MARK

4.(c)  
GERRALD & ASSOCIATES  
PROFESSIONAL LAND SURVEY  
UNIT 204-15299 68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
E-MAIL: Office@GerraldSurvey.com  
FAX: 604-597-8568  
DWG: 1902-000 T2 IMP



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.



# 2020 Board of Variance Notice of Appeal Form

## OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

### Applicant

Name of Applicant KAPIL NANALAL  
 Mailing Address 7775 Kentwood St.  
 City/Town BURNABY Postal Code V5A 2E6  
 Phone Number(s) (H) — (C) 604 839 5118  
 Email Kapilnanalal@gmail.com

### Property

Name of Owner KAPIL NANALAL / SIPRA GOHEC  
 Civic Address of Property 7775 Kentwood St.  
BURNABY, BC V5A 2E6

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.

January 14 / 2020  
 Date

[Signature]  
 Applicant Signature

### Office Use Only

Appeal Date February 6/2020 Appeal Number BV# \_\_\_\_\_

#### Required Documents:

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

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

**Dr. Sipra Gohel and Kapil Nanalal**  
7775 Kentwood Street  
Burnaby, BC V5A 2E6

**January 14, 2020**

**Board of Variance Committee**  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Dear Sirs/Madams:**

**Re: 7775 KENTWOOD STREET, BURNABY, BC V5A 2E6**

We, as the owners of 7775 Kentwood Street, Burnaby sincerely request the Board of Variance Committee to consider relaxation of Section 101.8 of the Burnaby Zoning Bylaw as pertaining to the front yard setback. With the current by-laws, we are facing a challenge to build a new house that is in accordance to what is expected in the neighborhood currently with respect to square footage, layout, design, size and modern amenities.

As way of background about us, we fell in the love with the property from the moment we saw it in April 2015. The feature in particular that sold us to the house was the beautiful Eagle Creek cutting through the serene backyard. In matter of days, we put an offer on the house and it became ours. We have enjoyed living in the house and bringing our first daughter home in June of 2017. With the arrival of our twins in November of 2019, it became clear that we need a larger house for us.

**Reasons for our request**

An active Creek runs through property at North-East (Rear Yard) corner. According to ESA Guidelines, a **10M Setback**, offset from the "High Water Mark" will be enforced. As seen on Site Plan, such setback has encroached more than 53.0ft (16.2m) from rear property line, overwritten tremendously of the typical required rear yard.

By complying with ESA Guidelines, in turn, preserving eco-systems around the Creek, we will be sacrificing over 1,400sf of allowable construction footprint. Even worse, considering that a typical Front Yard setback remains, the allowable Building Depth is compressed to merely a range of 31.0ft~34.0ft. Please noted that our lot is over 116.0ft in depth.

To resolve the major issue of a significant loss in allowable construction footprint, we are asking to *relax the Front Yard setback from 29.50ft (9.0m) to **19.70ft (6.0m)***

This relaxation towards the Front Yard only compensates an approximate 550sf in construction footprint. However, such request is crucial, because it would allow our designer to propose a custom home, not only meeting the needs of our growing family, but a modest residential building that is proportional to its lot size.

We also request the Committee to consider a previous variance approval which was granted to the owners of 7842 Kerrywood Crescent, Burnaby, BC which had similar constraints that we do.

We thank you in advance for your consideration. We look forward to discussing in person what this property means to us and our family. We can address any concerns you may have in person at that time.

Sincerely,



Sipra Gohel & Kapil Nanalal  
604-839-5118





## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> December 13, 2019		<i>This is <b><u>not</u></b> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
<b>DEADLINE:</b> January 14, 2019 for the February 06, 2020 hearing.		
<b>APPLICANT NAME:</b> Terry Chen		
<b>APPLICANT ADDRESS:</b> #232 4388 Still Creek Ave, Burnaby, V5C 6C6		
<b>TELEPHONE:</b> 604-771-8963		
<b>PROJECT</b>		
<b>DESCRIPTION:</b> New single family dwelling with attached garage and secondary suite		
<b>ADDRESS:</b> 7775 Kentwood st, Burnaby		
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 9	<b>DL:</b> 42
		<b>PLAN:</b> NWP23102

Building Permit application BLD19-01006 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R1 / Section 101.8

#### COMMENTS:

The applicant proposes to build a new single family dwelling with attached garage and secondary suite. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 101.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 9.0 m (29.50 ft.) based on minimum front yard depth to 6.08 m (19.94 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

#### *Notes:*

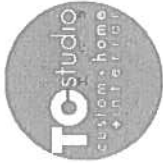
1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

CL

Peter Kushnir  
Deputy Chief Building Inspector





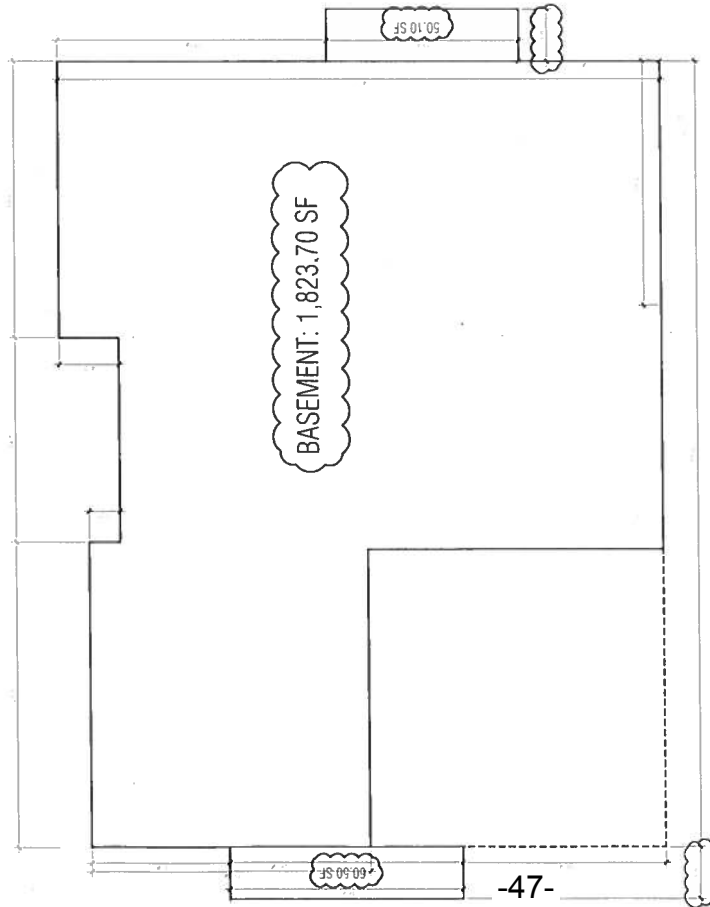
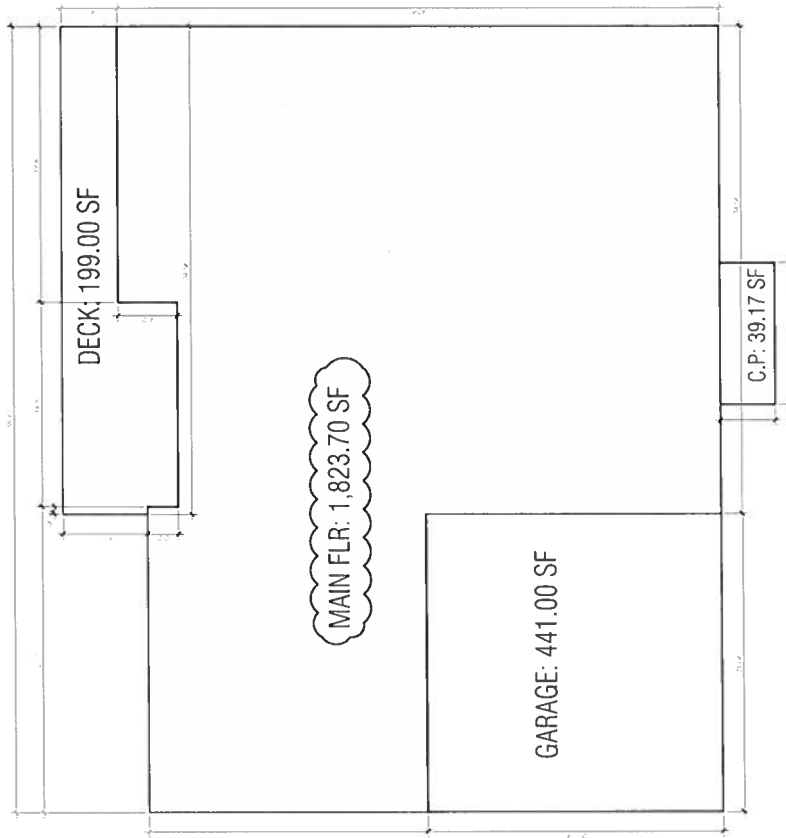


Tostudio Pty Ltd, Licensed and  
Registered  
Telephone: 044 771 6863  
Facsimile: 044 775 7333  
18 Skelton | Kingston | Victoria

Residential & Commercial Design | Building Services  
We provide a full range of services from concept to completion. Our experienced designers and drafters will work closely with you to ensure your vision is brought to life. We also offer building services, including project management and construction supervision.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/10/2023	Initial Design
2	15/10/2023	Client Feedback
3	20/10/2023	Revised Design
4	25/10/2023	Final Design



MAIN FLOOR AREA OVERLAY



BASEMENT FLOOR AREA OVERLAY

Single Family Dwelling  
7775 Kentwood Street Burnaby, B.C.

Scale: 1/8" = 1'-0"  
Date: 10/10/2023  
Project: 19 01

FLOOR AREA OVERLAYS

A4

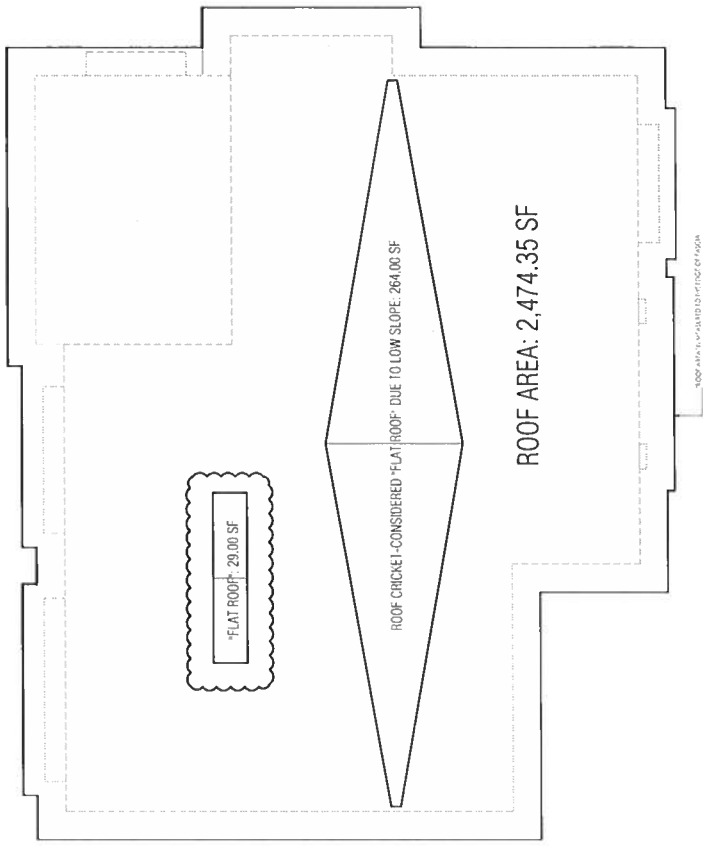
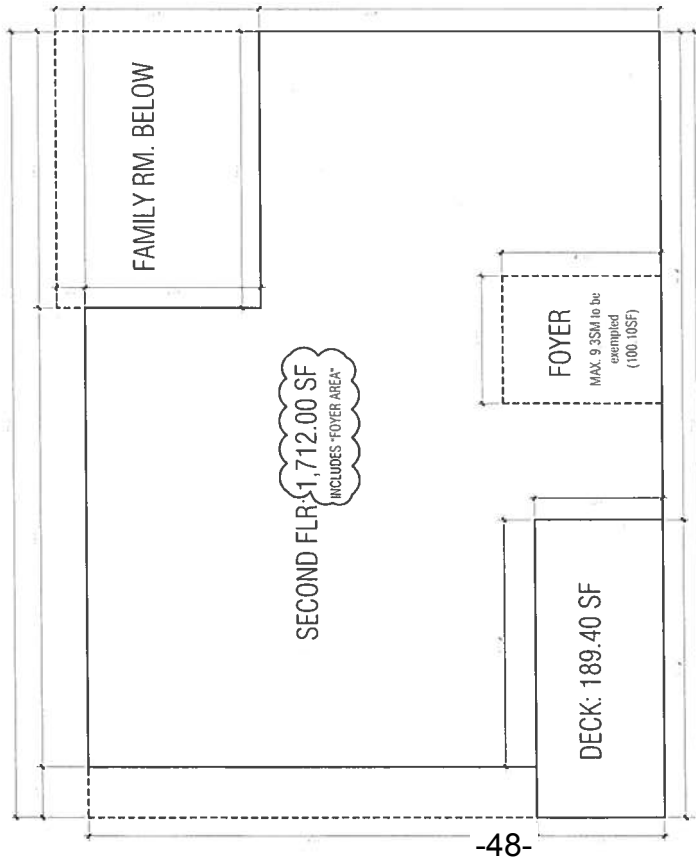
4.(d)



TOstudio  
custom home interior  
7775 Kentwood Street, Burnaby, B.C.  
V5C 2G1  
Tel: 604-753-7523  
Fax: 604-753-7523

Professional architectural drawings  
for building permits  
and other regulatory requirements  
in British Columbia  
and other jurisdictions  
in Canada  
and the United States  
and other countries  
in the world  
and other countries  
in the world

TOstudio  
7775 Kentwood Street, Burnaby, B.C.  
V5C 2G1  
Tel: 604-753-7523  
Fax: 604-753-7523



MAX. 20% FLAT ROOF- AREA ALLOWED: 494.87 SF  
FLAT ROOF- AREA PROPOSED: 293.00 SF



Single Family Dwelling  
7775 Kentwood Street, Burnaby, B.C.

Project Name: Single Family Dwelling  
Project Address: 7775 Kentwood Street, Burnaby, B.C.  
Project Number: 1901

FLOOR AREA OVERLAYS

A4b

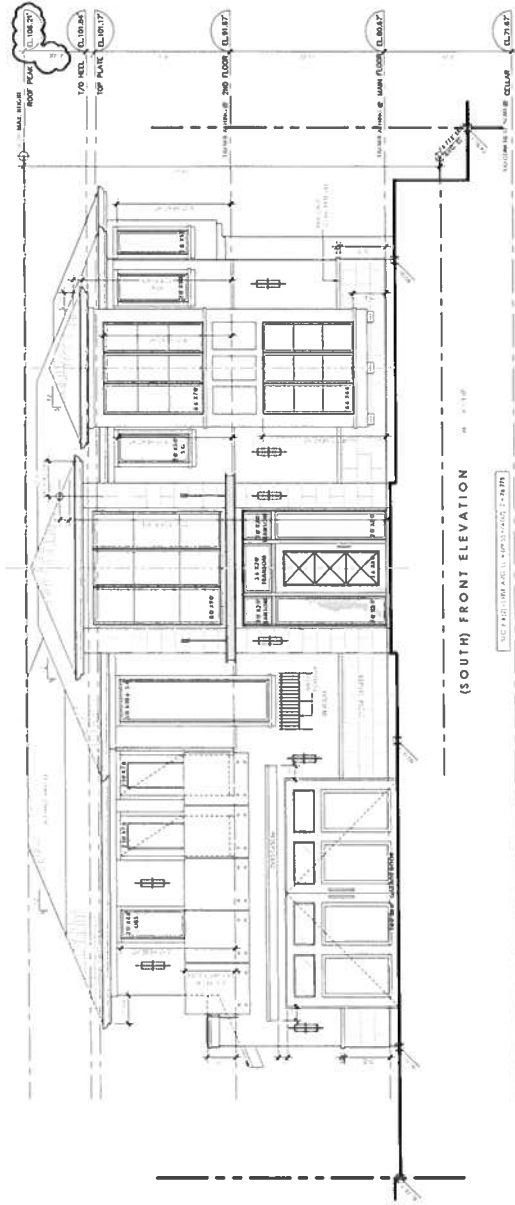
4.(d)



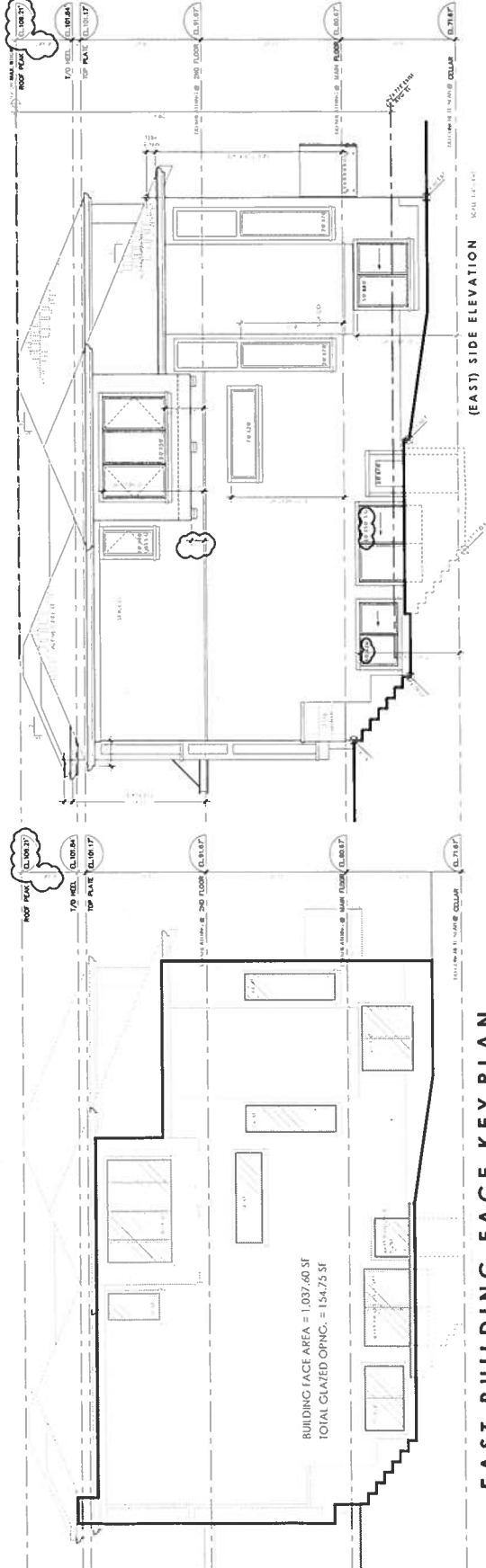
TOstudio  
 11000 15th Avenue SW  
 Burnaby, BC V5A 1H5  
 Tel: 604.771.1883  
 Fax: 604.771.1883  
 Email: info@tostudio.com

Architectural Services Inc. | Building Services  
 11000 15th Avenue SW  
 Burnaby, BC V5A 1H5  
 Tel: 604.771.1883  
 Fax: 604.771.1883  
 Email: info@tostudio.com

Architectural Services Inc. | Building Services  
 11000 15th Avenue SW  
 Burnaby, BC V5A 1H5  
 Tel: 604.771.1883  
 Fax: 604.771.1883  
 Email: info@tostudio.com



(SOUTH) FRONT ELEVATION



EAST BUILDING FACE KEY PLAN

(EAST) SIDE ELEVATION

Single Family Dwelling  
 7775 Kenwood Street, Burnaby, B.C.

Scale	1/8"	1/4"	1/2"	3/4"	1"
Sheet No.	10	11	12	13	14
Project Name	Kapil 19 01				

ELEVATIONS

A5

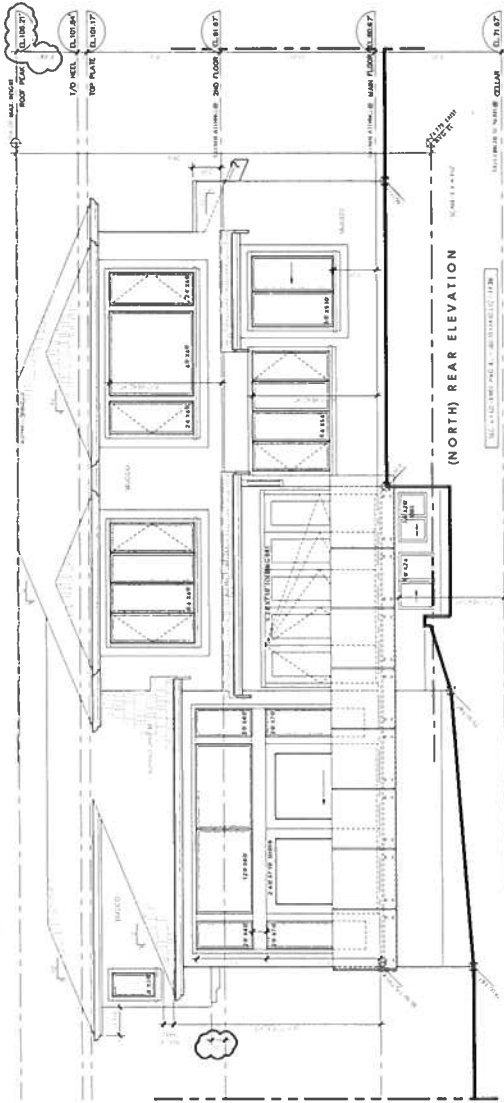
4.(d)



TOstudio  
custom home  
architect

TOstudio  
custom home  
architect

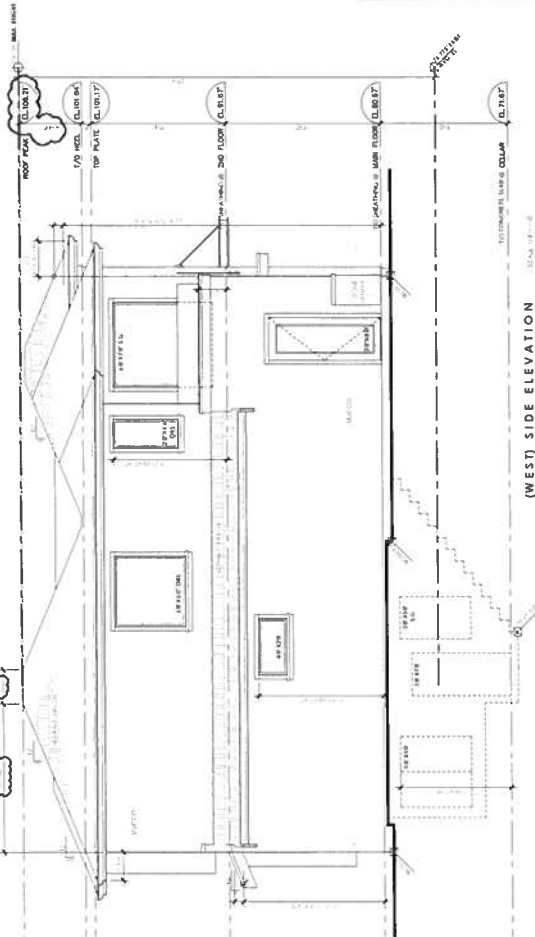
TOstudio  
custom home  
architect



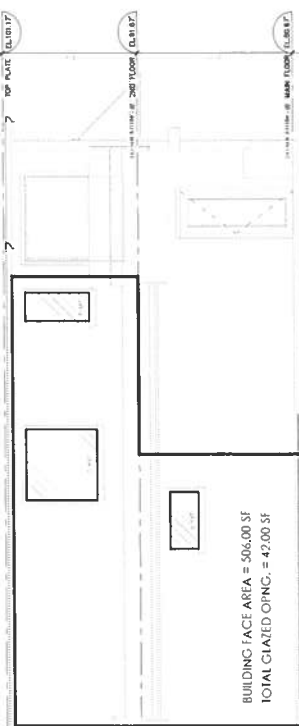
# SPATIAL CALCULATION

ITEM	UNIT	QUANTITY
1. FLOOR AREA	SQ. FT.	506.00
2. ROOF AREA	SQ. FT.	42.00
3. TOTAL AREA	SQ. FT.	548.00
4. TOTAL GLAZED OPENING	SQ. FT.	42.00
5. TOTAL GLAZED OPENING	SQ. FT.	42.00
6. TOTAL GLAZED OPENING	SQ. FT.	42.00
7. TOTAL GLAZED OPENING	SQ. FT.	42.00
8. TOTAL GLAZED OPENING	SQ. FT.	42.00
9. TOTAL GLAZED OPENING	SQ. FT.	42.00
10. TOTAL GLAZED OPENING	SQ. FT.	42.00

TOstudio  
custom home  
architect



# WEST BUILDING FACE KEY PLAN



Single Family Dwelling  
7775 Kenilwood Street Burnaby B.C.

TOstudio  
custom home  
architect

ELEVATIONS

A6

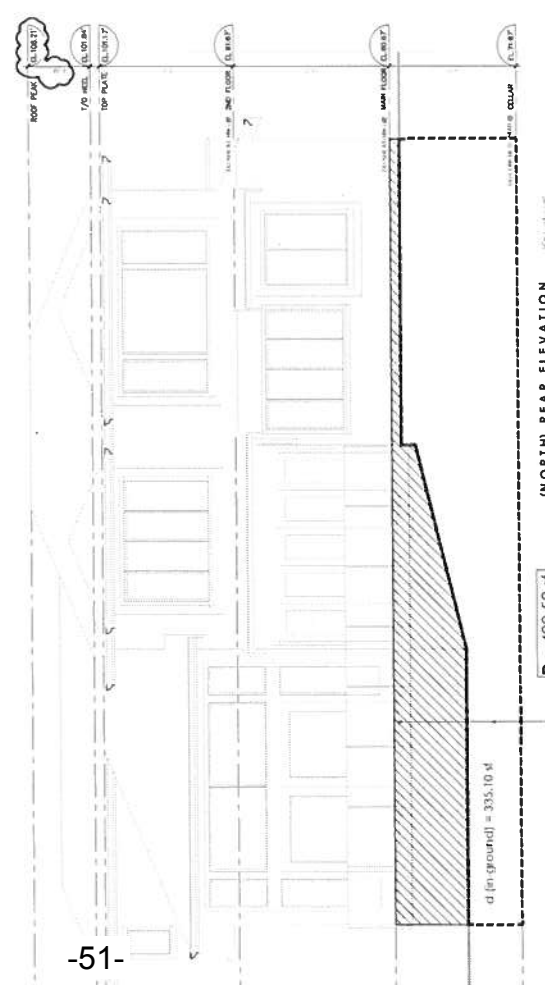
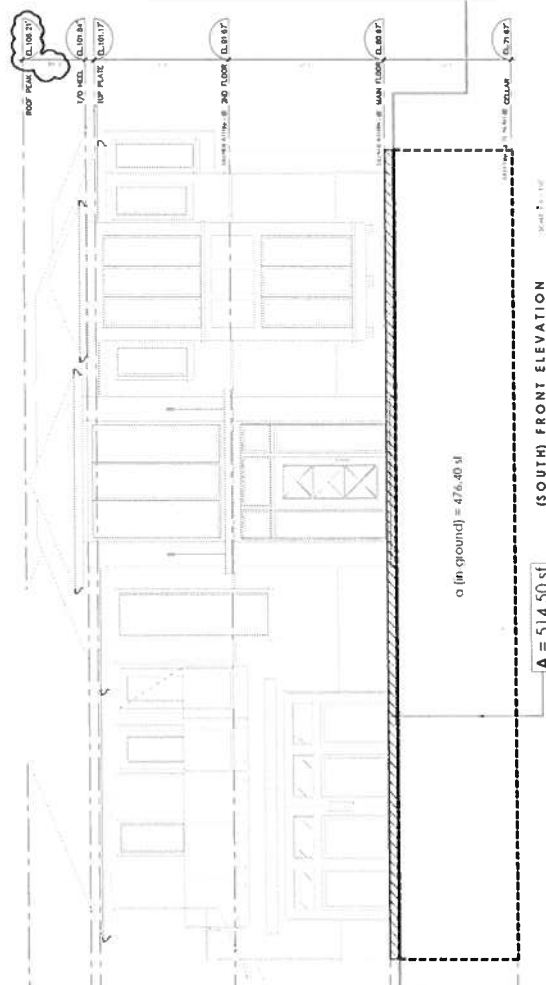
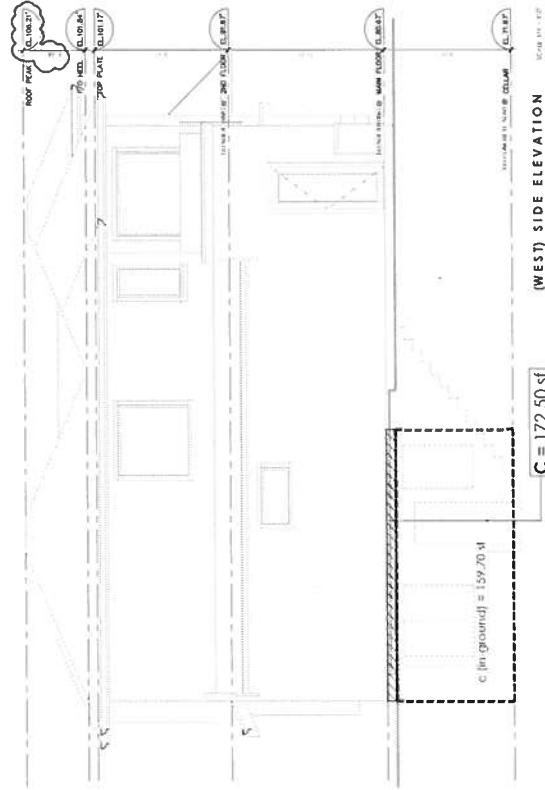
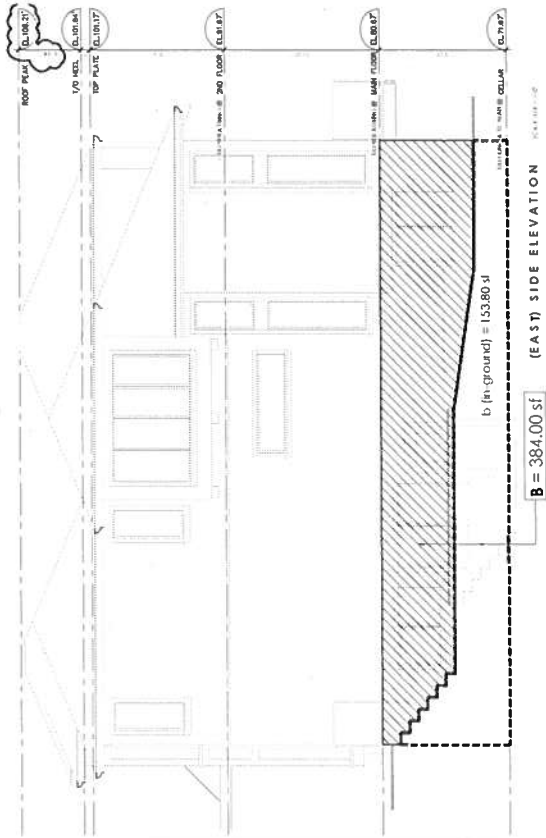
4.(d)



TOstudio LLC, custom home interior  
 7775 Kentwood Street, Burnaby, B.C.  
 Tel: 604-731-2933

Architectural & Interior Design | Inc. (Saskatchewan)  
 TOstudio LLC, custom home interior  
 7775 Kentwood Street, Burnaby, B.C.  
 Tel: 604-731-2933

DESIGN  
 Date: 10/11/2023  
 Project: 2023-001  
 Drawn: J. Smith  
 Checked: J. Smith  
 Scale: 1/8" = 1'-0"



IN-GROUND % CALCULATION =	$A + B + C + D$		$514.50 + 384.00 + 172.50 + 499.50$	
	$1,125.00$		$1,570.50$	
	$\times 100\%$		$\times 100\%$	
	$=$		$=$	
	$476.40 + 153.80 + 159.70 + 335.10$		$1,125.00$	
	$=$		$71.63\%$	

IN-GROUND % CALCULATIONS-CELLAR QUALIFIED

A6b

Single Family Dwelling  
 7775 Kentwood Street, Burnaby, B.C.

4.(d)





TOstudio  
custom home  
interior

7775 Kentwood Street, Burnaby, BC  
V5C 2G1  
Tel: 604-771-8888  
Fax: 604-771-8888  
Email: info@tostudio.com

Architect: TOstudio  
Project: Single Family Dwelling  
Location: 7775 Kentwood Street, Burnaby, BC  
Date: 2019.01.19

Project: Single Family Dwelling  
Location: 7775 Kentwood Street, Burnaby, BC  
Date: 2019.01.19

4.(d)

A9

TYPICAL B.C.B.C. 9.36 CONSTRUCTION DETAILS

Page 19 of 21

**GENERAL NOTES:**

- 1. FRAMING AND CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE 2019 BC BUILDING CODE (B.C.B.C.) AND THE 2019 NATIONAL BUILDING CODE (NBC).
- 2. ALL REINFORCEMENT SHALL BE 400MPa (60ksi) STEEL UNLESS OTHERWISE SPECIFIED.
- 3. ALL CONCRETE SHALL BE 25MPa (3600psi) UNLESS OTHERWISE SPECIFIED.
- 4. ALL WALLS SHALL BE 200mm (8") THICK UNLESS OTHERWISE SPECIFIED.
- 5. ALL FLOORS SHALL BE 150mm (6") THICK UNLESS OTHERWISE SPECIFIED.
- 6. ALL ROOFS SHALL BE 150mm (6") THICK UNLESS OTHERWISE SPECIFIED.
- 7. ALL FOUNDATIONS SHALL BE 300mm (12") THICK UNLESS OTHERWISE SPECIFIED.
- 8. ALL DETAILS SHALL BE IN ACCORDANCE WITH THE 2019 BC BUILDING CODE (B.C.B.C.) AND THE 2019 NATIONAL BUILDING CODE (NBC).
- 9. ALL DETAILS SHALL BE IN ACCORDANCE WITH THE 2019 BC BUILDING CODE (B.C.B.C.) AND THE 2019 NATIONAL BUILDING CODE (NBC).
- 10. ALL DETAILS SHALL BE IN ACCORDANCE WITH THE 2019 BC BUILDING CODE (B.C.B.C.) AND THE 2019 NATIONAL BUILDING CODE (NBC).

**01.0 TYPICAL RIM JOIST @ T/O FOUNDATION**

**02.0 CONCRETE SLAB @ T/O FOUNDATION (SUNKEN PATIO)**

**03.0 CONCRETE SLAB @ T/O FOUNDATION (SUNKEN PATIO)**

**04.0 INTERIOR WALL INTERFACE**

**05.0 CANTILEVERED FLOOR**

**06.0 RIM JOIST**

**07.0 WINDOW HEAD**

**08.0 WINDOW SILL**

**09.0 WINDOW HEAD W. FURRED WALL**

**10.0 WINDOW SILL W. FURRED WALL**

**11.0 ATTIC WALL TO US ROOF TRUSS**

**12.0 FLOOR JOIST (WALL VENTED DUCTS)**

**13.0 ELECTRICAL PENETRATION IN WALLS**

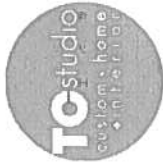
**14.0 POT LIGHT USE OF ATTIC**

**15.0 PLUMBING THROUGH FLOOR JOIST**

**16.0 TOP PLATE TO ATTIC PENETRATION**

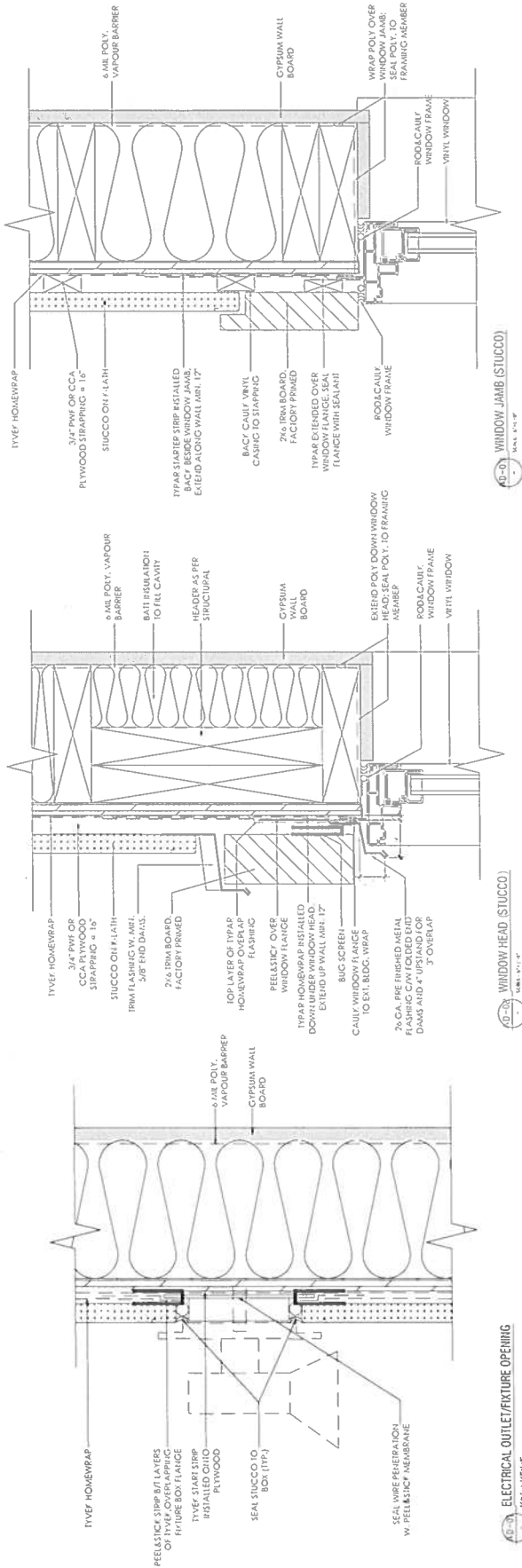






Telephone 0115 444 4444  
Fax 0115 444 4444  
Email info@tostudio.co.uk  
Website www.tostudio.co.uk

Project: 10111 - Kitchen  
Date: 10/11/11  
Drawn: J. Smith  
Checked: J. Smith  
Scale: 1/4" = 1'-0"



Single Family Dwelling  
7775 Kentwood Street, Burnaby, B.C.  
Project: 10111 - Kitchen  
Date: 10/11/11  
Drawn: J. Smith  
Checked: J. Smith  
Scale: 1/4" = 1'-0"

BUILDING ENVELOPE DETAILS

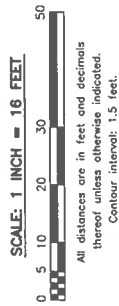
A11

Page: 10  
Sheet: 10  
Scale: 1/4" = 1'-0"

**PLAN OF SURVEY OF LOT 9, DISTRICT LOT 42,  
GROUP 1, NEW WESTMINSTER DISTRICT,  
PLAN 23102**

7775 Kentwood Street  
Burnaby, B.C.

ZONING: R1



TREE TABLE

NO.	TYPE	DIA	TAG	BASE EL.
T1	Decid	0.5	-	77.9
T2	Holly	1.6	04460	75.0
T3	Conif	1.8	04474	75.4
T4	Conif	1.6	04497	75.3
T5	Conif	1.5	04496	75.1
T6	Conif	1.6	04477	73.8
T7	Cedar	1.0	04470	72.4
T8	Cedar	1.6	04482	74.4
T9	Cedar	3.4	04498	73.1
T10	Cedar	0.9	04498	73.3
T11	Decid	0.8	2	75.0
T12	Decid	0.7	1	81.6

cluster(3)

1-1/2-storey dwelling no basement

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

**LEGEND:**  
 IP iron post  
 LP lead plug  
 FH fire hydrant  
 PP power pole  
 LS lamp standard  
 C: top of curb  
 G: gutter  
 TW top of wall  
 BW bottom of wall  
 Conif coniferous  
 Decid deciduous  
 DIA diameter  
 o/h overhang  
 SRW Statutory Right-of-Way  
 sf square feet

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

**B.C.L.S.**  
**June 7, 2019**

**FILE:TF-5501A**

PID: 003-094-235

**KENTWOOD STREET**

FRONTYARD SETBACK CALCULATIONS

HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
7745	7	31.0	31.3
7765	8	36.8	36.5
7789	L	32.1	29.53
TOTAL:			99.9

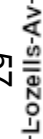
**NOTE:**  
 Elevations shown are based on  
 Canadian Datum (CGD88/IRD2018)  
 Bench Mark: Control Monument 9441497  
 located at the intersection of Locals  
 Avenue and Government Road  
 B.M. Elevation = 115.15 feet  
 (35.097 metres)

**CHARGES ON TITLE:**  
 RESTRICTIVE COVENANT  
 304860C (SEE 481825E)  
 STATUTORY RIGHT-OF-WAY  
 304249C  
 NORTH 12 FEET OF WEST 20 FEET

**Ken K. Wong and Associates**  
 B.C. Land Surveyor  
 5624 E. Hastings Street  
 Burnaby, B.C. V5B 1R4  
 (phone) 604.294.8881  
 (fax) 604.294.0625  
 wong.associates@shawbiz.ca  
 190262 FB884 P83-85  
 R-4345 TF-4290 SU-2346  
 Drawn by: TB

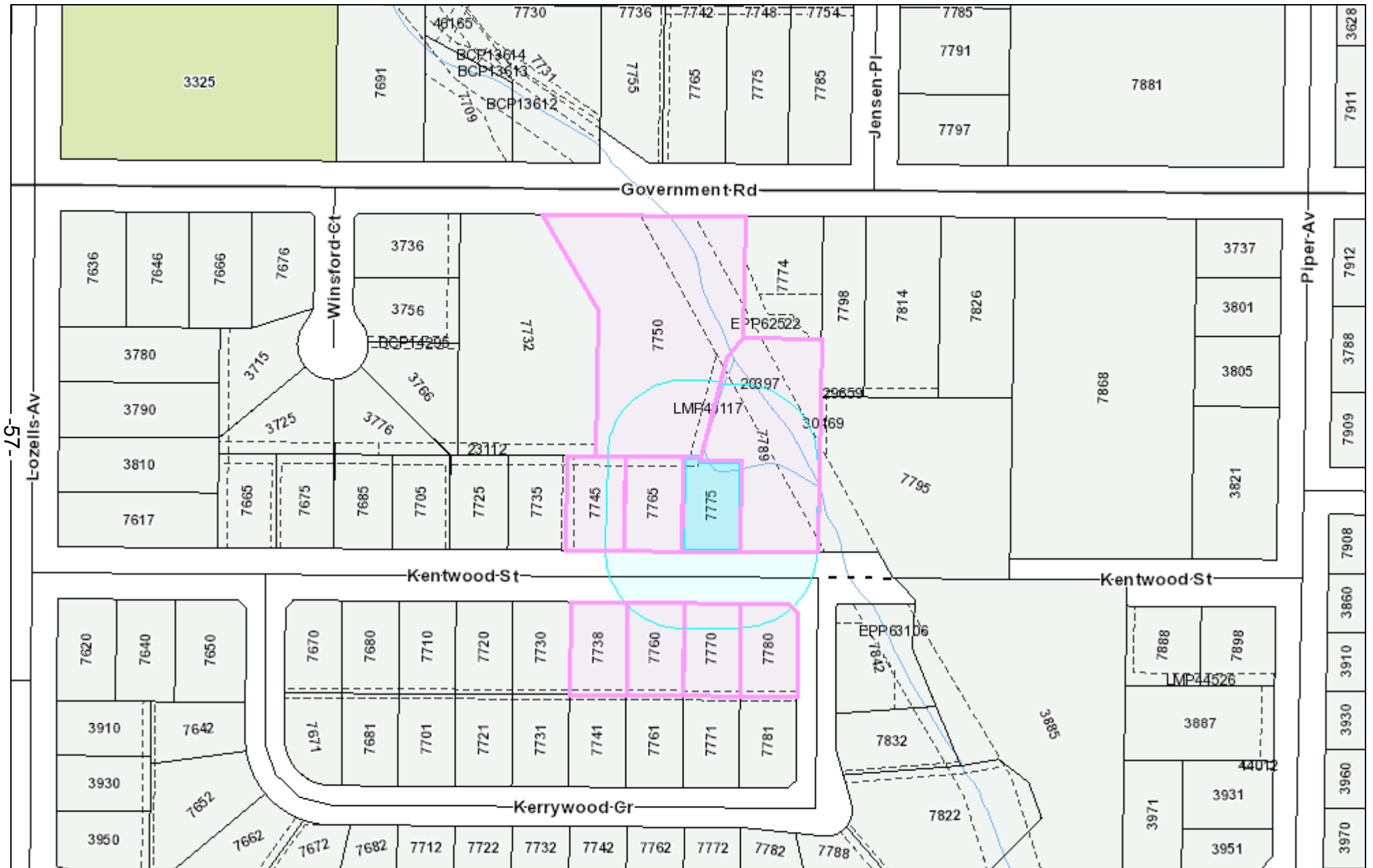
**NOTE:**  
 All trees are plotted in accordance with Burnaby Tree Bylaw 1996.

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



1/14/2020 3:20:28 PM

1:2,000



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.



# 2020 Board of Variance Notice of Appeal Form

## OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

### Applicant

Name of Applicant BHUPINDER SINGH  
 Mailing Address 6625 ARBOR STREET  
 City/Town VANCOUVER Postal Code V5X 3T6  
 Phone Number(s) (H) \_\_\_\_\_ (C) (604) 441 1910  
 Email bhupinder.raaj@gmail.com

### Property

Name of Owner MS. MEL YING LIU  
 Civic Address of Property 6929 MARLBOROUGH 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.

14 JAN '20

Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date February 6/2020 Appeal Number BV# \_\_\_\_\_

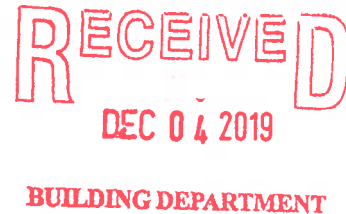
#### Required Documents:

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

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

November 25, 2019

City of Burnaby  
Board of Variance  
4949 Canada Way, Burnaby, BC, V5G 1M2



**Re: Variance to Front Yard Setback at 6929 Marlborough Ave, Burnaby, BC, V5J 4G6**

Dear Board of Variance Members,

I am the agent representing the owner, Ms. Mei Ying Liu for the construction of a new home at the above mentioned address.

We're requesting for relaxation of Section 105.9 of Burnaby "Front Yard" zoning bylaw to allow for a reduced front yard setback of 36.30 ft compared to the required by the bylaw of 46.57 ft which is calculated using the average front yard of the two adjacent lots on each side (using 6909, 6949 and 6957 Marlborough Ave)

The home to the north of the subject lot is 6909 Marlborough Ave and it has a front yard setback of 67.11 ft which is almost double the frontage of all the other homes on the block. This lot is located at the corner and has an irregular pie shape where it's narrow at the front and wider at the back of the lot which is why it has such a deep front yard setback.

The two homes to the south of the subject lot are 6949 and 6957 Marlborough Ave. Their front yard setbacks are 36.04 ft and 36.56 ft respectively. Their front yard setbacks are in line with the frontage of all the other houses on the block. Our request is using the average of these two lots' front yard setbacks at 36.30 ft without including 6909.

The owner feels that if we follow the bylaw, this would create hardship for her family because the backyard garden size would be reduced. The owner has three young grandchildren that will live in this house and there would not be enough backyard space for outdoor activities as well as a vegetable garden. Also if the bylaw is followed, the house would not be in line with the rest of the houses on the block and would not feel as part of the neighborhood.

Based on these reasons, we kindly request a relaxation of the front yard averaging for this lot to allow for the proposed front yard setback of 36.30 ft.

Thank you for your time and consideration.

Sincerely,

Mr. Bhupinder Singh  
604-441-1910  
6625 Fraser St, Vancouver, BC, V5X 3T6



### BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> January 8, 2020			<i>This is <b>not</b> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
<b>DEADLINE:</b> January 14, 2020 for the February 6, 2020 hearing.			
<b>APPLICANT NAME:</b> Bhupinder Singh			
<b>APPLICANT ADDRESS:</b> 6625 Fraser St., Vancouver BC V5X 3T5			
<b>TELEPHONE:</b> 604-441-1910			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling with Secondary Suite and Detached Garage			
<b>ADDRESS:</b> 6929 Marlborough Avenue			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 93	<b>DL:</b> 98	<b>PLAN:</b> 44478

Building Permit application BLD19-00647 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

#### Zone R5 / Section 105.9

#### COMMENTS:

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

- 1) To vary Section 105.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 14.19 m (46.57 feet) (based on front yard averaging) to 11.05 m (36.24 feet). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

*Notes:*

1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

MSA

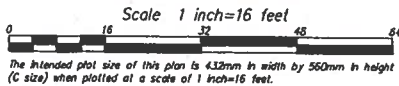
*Peter Kushnir*

Peter Kushnir  
Deputy Chief Building Inspector

PID: 007-444-788

Civic Address: 6929 Marlborough Avenue  
City of Burnaby

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BUILDING DEPARTMENT

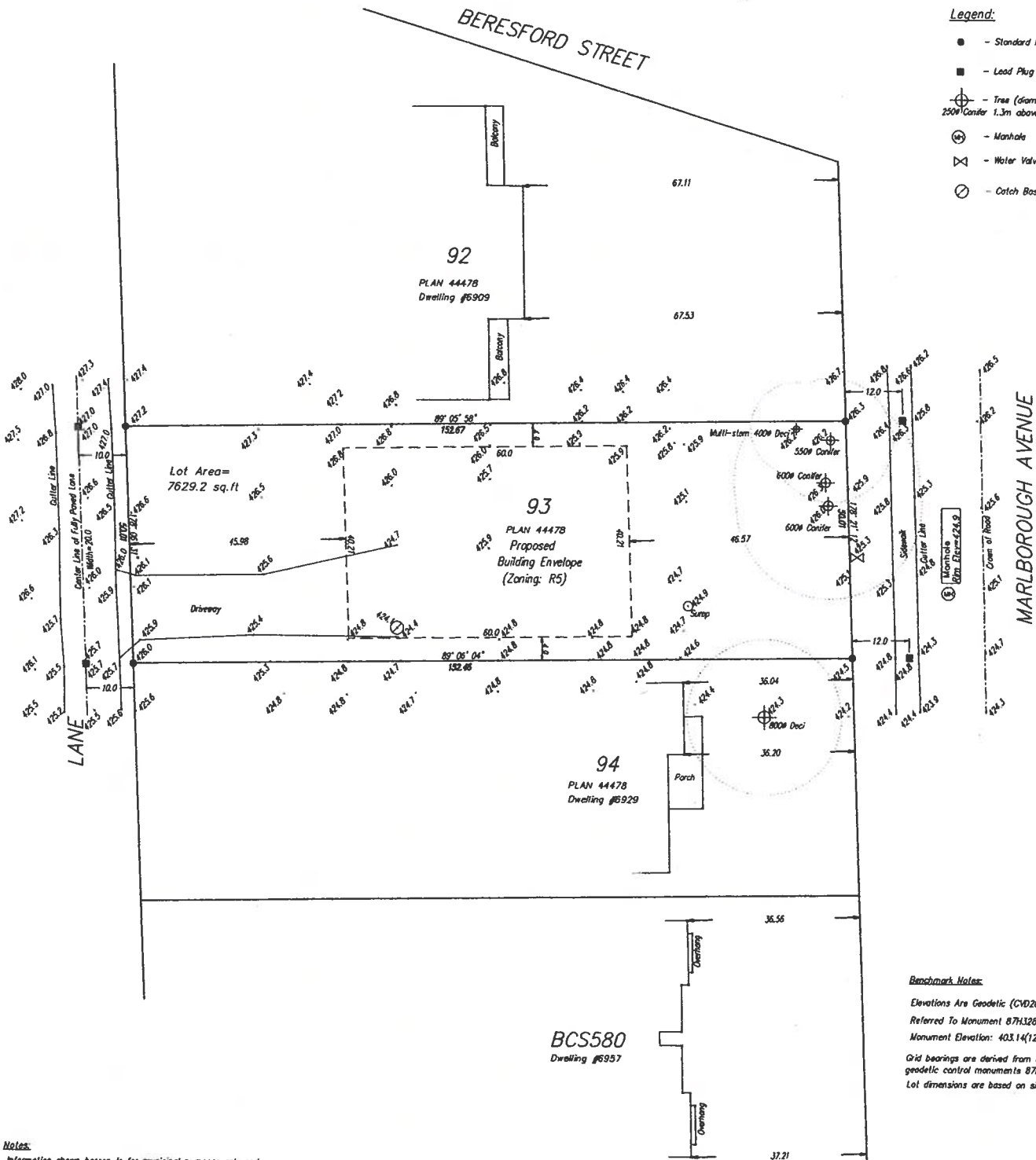


All distances and elevation are in feet and decimals thereof unless otherwise stated.

Note: Trees pursuant to by tree law 1996 are shown



- - Standard Iron Post
- - Lead Plug
- ⊕ - Tree (diameter in mm, measured at 2500 Center 1.3m above ground and Species)
- ⊗ - Manhole
- ⊕ - Water Valve
- ⊙ - Catch Basin (Round)



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

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

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

**Zoning:** R5

### Selbacks

Lot	Front	Address
92	67.11	6909
94	36.04	6929
BC5580	36.56	6957

Average = 46.57

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 18th day of June, 2019

B.C.L.S. 1869

LIMING YUAN

*This Document Is Not Valid Unless  
Originally Signed And Sealed*

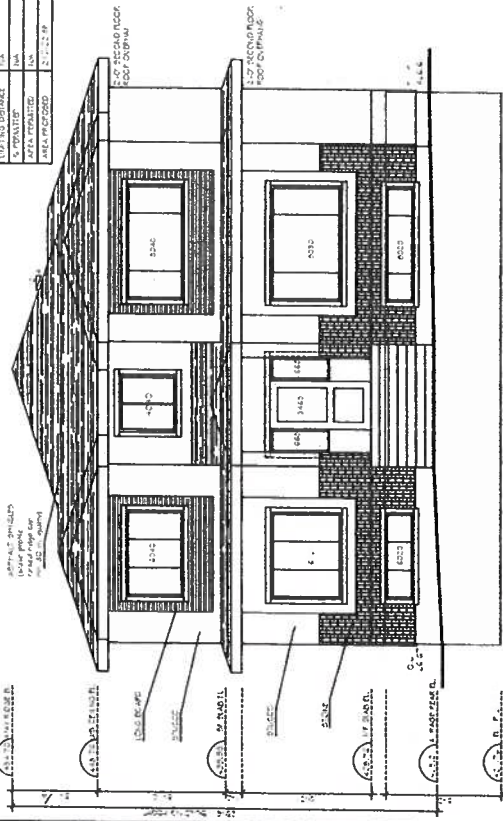


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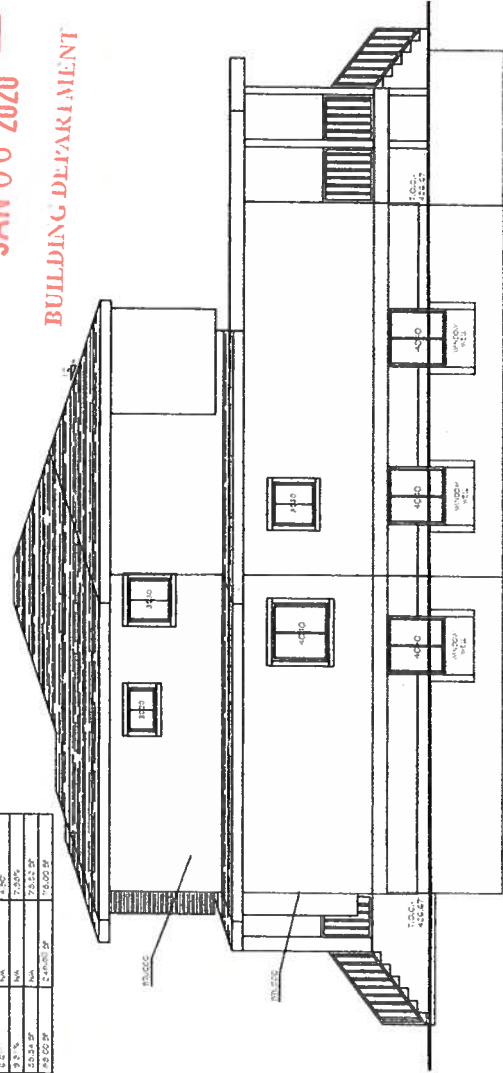
BUILDING DEPARTMENT

UNFINISHED SPAN AND SILLATION			
FRONT	REAR	LEFT	RIGHT
1. 10' 0" x 10' 0"	1. 10' 0" x 10' 0"	1. 10' 0" x 10' 0"	1. 10' 0" x 10' 0"
2. 10' 0" x 10' 0"	2. 10' 0" x 10' 0"	2. 10' 0" x 10' 0"	2. 10' 0" x 10' 0"
3. 10' 0" x 10' 0"	3. 10' 0" x 10' 0"	3. 10' 0" x 10' 0"	3. 10' 0" x 10' 0"
4. 10' 0" x 10' 0"	4. 10' 0" x 10' 0"	4. 10' 0" x 10' 0"	4. 10' 0" x 10' 0"
5. 10' 0" x 10' 0"	5. 10' 0" x 10' 0"	5. 10' 0" x 10' 0"	5. 10' 0" x 10' 0"
6. 10' 0" x 10' 0"	6. 10' 0" x 10' 0"	6. 10' 0" x 10' 0"	6. 10' 0" x 10' 0"
7. 10' 0" x 10' 0"	7. 10' 0" x 10' 0"	7. 10' 0" x 10' 0"	7. 10' 0" x 10' 0"
8. 10' 0" x 10' 0"	8. 10' 0" x 10' 0"	8. 10' 0" x 10' 0"	8. 10' 0" x 10' 0"
9. 10' 0" x 10' 0"	9. 10' 0" x 10' 0"	9. 10' 0" x 10' 0"	9. 10' 0" x 10' 0"
10. 10' 0" x 10' 0"	10. 10' 0" x 10' 0"	10. 10' 0" x 10' 0"	10. 10' 0" x 10' 0"

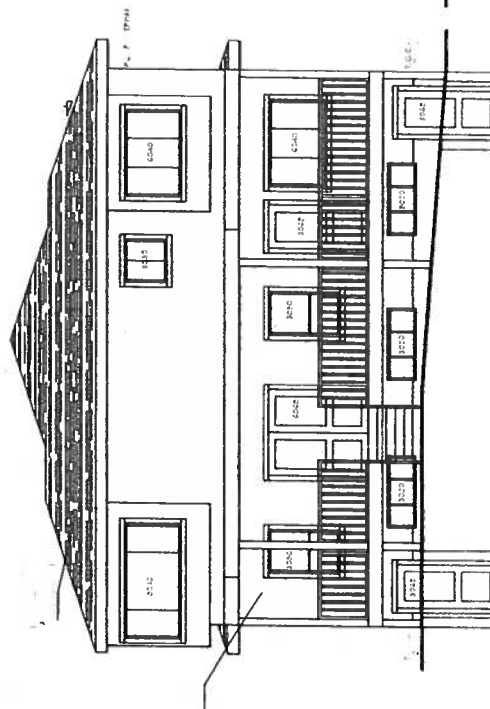
ARTIFICIAL SHIMULES  
17' 0" x 10' 0" x 10' 0"



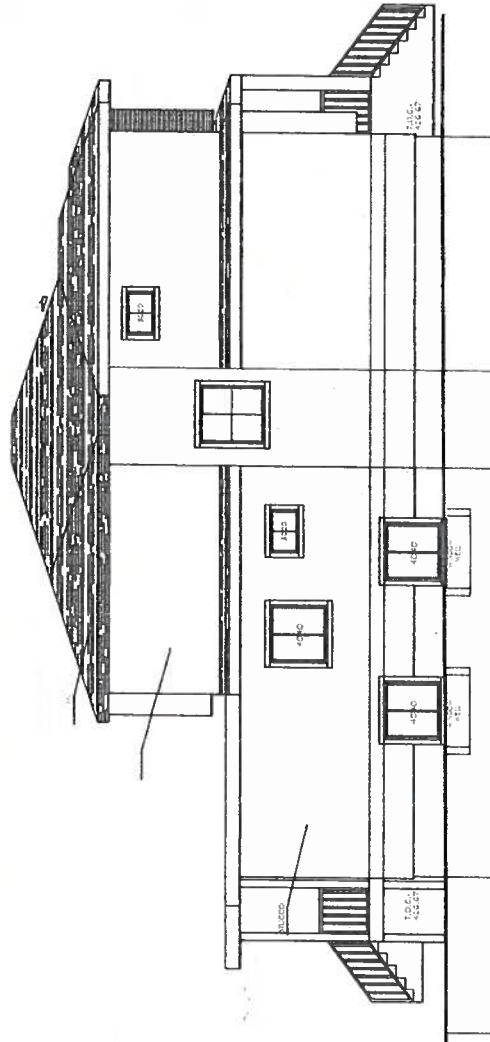
FRONT (EAST) ELEVATION



RIGHT (NORTH) ELEVATION



REAR (WEST) ELEVATION

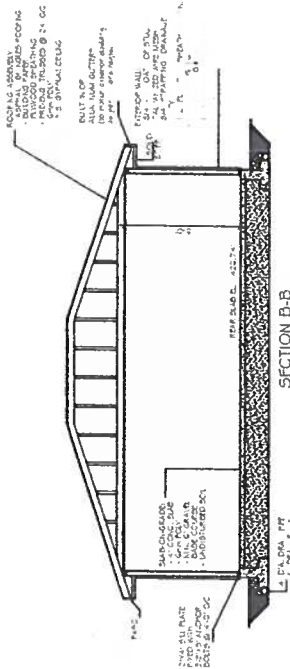
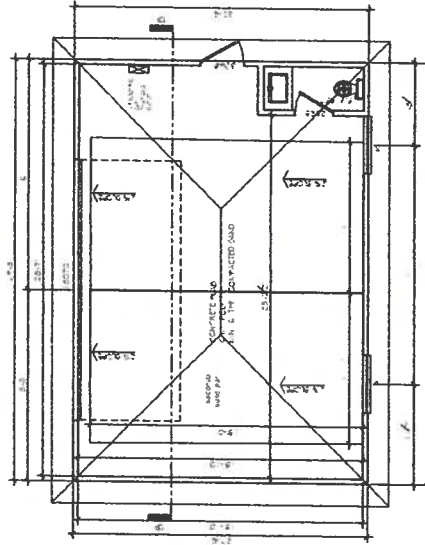
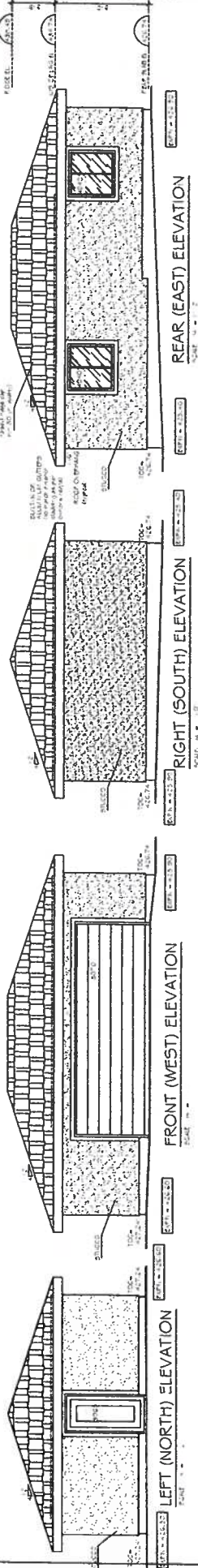


LEFT (SOUTH) ELEVATION

PROPOSED BUILDING ON 1000 MARLBOROUGH AVENUE BURNABY, BC	
DESIGNER	B. B. B. B.
DATE	10/11/19
SCALE	AS NOTED
APPROVED BY	B. B. B. B.
CHECKED BY	B. B. B. B.
DRAWN BY	B. B. B. B.
NOTED BY	B. B. B. B.
DRAWING NAME ELEVATIONS	
REVISIONS	
A4	

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JAN 06 2020

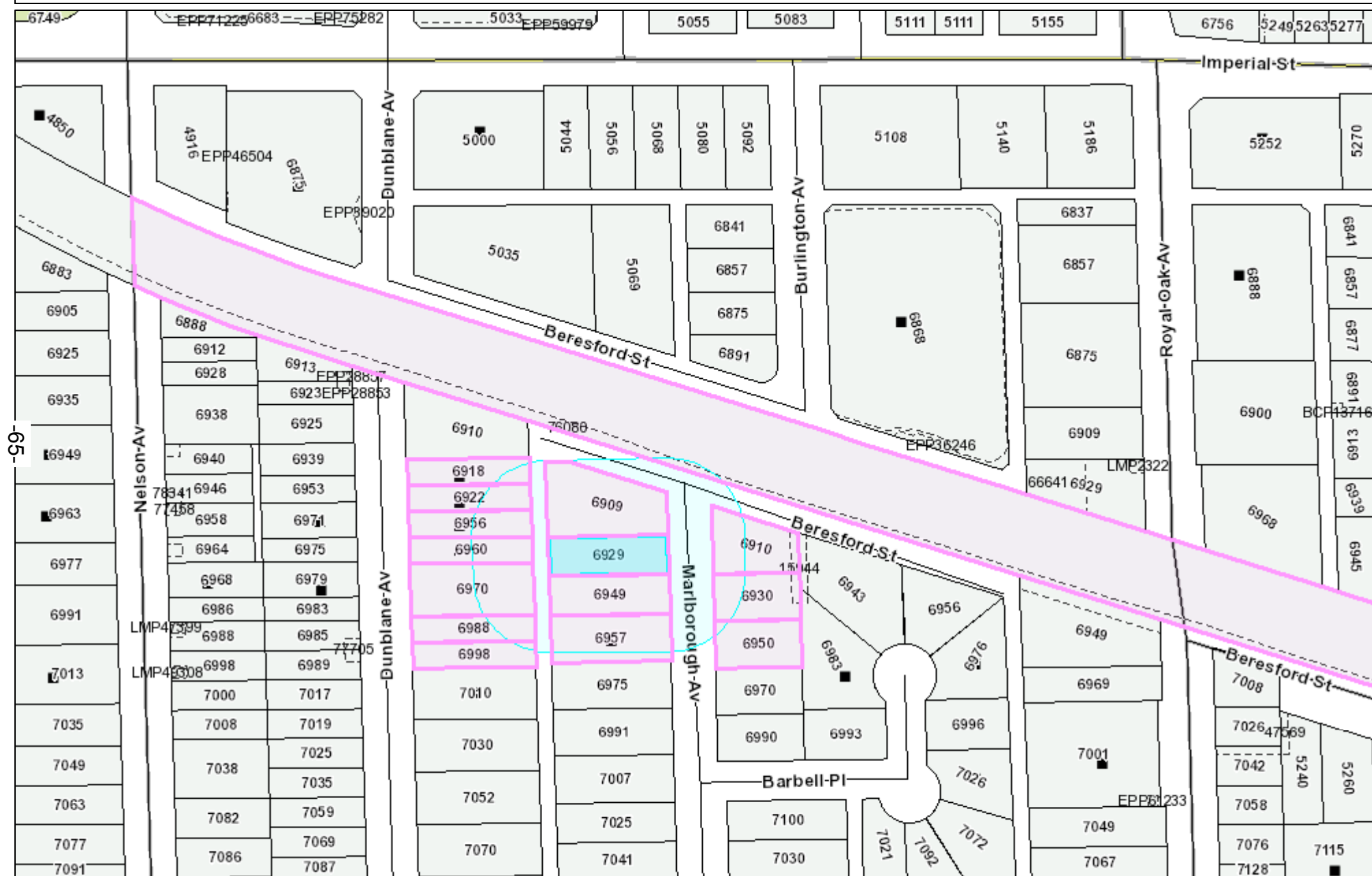
BUILDING DEPARTMENT



PROPOSED DWELLING ON 1000 BURNING WOOD AVENUE, BURNING WOOD, DC	
DATE: 12/15/19	BY: [Signature]
PROJECT NO.	19-000000
ISSUE DATE	12/15/19
NAME	AS NOTED
APPROVED BY	B. SMITH
CHECKED BY	B. SMITH
DRAWN BY	DAVID
REV. NUMBER	001
DRAWING NAME GARAGE	
DRAWING NO. A5	







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