BOARD OF VARIANCE
A G E N D A

Thursday, July 9, 2020, 5:00 p.m.
Council Chamber, City Hall
4949 Canada Way, Burnaby, BC

Pages

1. LAND ACKNOWLEDGEMENT

2. APPEAL APPLICATIONS

2.1 BOV #6403 - 4240 Gilpin Crescent (5:00 p.m.) 3

APPELLANT: Michael Lu

REGISTERED OWNER OF PROPERTY: Michelle Wong and Henry Wong

CIVIC ADDRESS OF PROPERTY: 4240 Gilpin Crescent

LEGAL DESCRIPTION OF PROPERTY: LOT: 15 DL: 34 PLAN: 14146

APPEAL: An appeal for the relaxation of Section 6.3.1 (Distance between Buildings on the same Lot) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with a secondary suite and detached garage at 4240 Gilpin Crescent. This relaxation would allow for the minimum distance between buildings of 2.10 metres (6.89 feet) where a minimum distance of 4.5 metres (14.8 feet) is required. Zone R10

2.2 BOV #6404 - 7181 Golden Street (5:15 p.m.) 14

APPELLANT: Maksim Mihic

REGISTERED OWNER OF PROPERTY: Maksim Mihic

CIVIC ADDRESS OF PROPERTY: 7181 Golden Street

LEGAL DESCRIPTION OF PROPERTY: LOT: 168 DL: 136 PLAN: 40376

APPEAL: An appeal for the relaxation of Section 102.7 (Depth of Principal Building) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with a secondary suite and detached garage at 7181 Golden Street. This relaxation would allow for a building depth of 20.43 metres (67.03 feet) where a maximum building depth of 18.3 metres (60 feet) is permitted. Zone R2

2.3 BOV #6405 - 7775 Kentwood Street (5:30 p.m.) 26

APPELLANT: Kapil Nanalal

REGISTERED OWNER OF PROPERTY: Sipra Gohel and Kapil Nanalal

CIVIC ADDRESS OF PROPERTY: 7775 Kentwood Street

LEGAL DESCRIPTION OF PROPERTY: LOT: 98 DL: 42 PLAN: NWP23102

APPEAL: An appeal for the relaxation of Sections 101.6(1)(a) and 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. The following variances are being requested:

a) Height of the principal building of 9.30 metres (30.52 feet), measured from the rear average grade for a proposed single family dwelling with a sloped roof, where a maximum height of 9.00 metres (29.50 feet) is permitted. The principal building height measured from the front average grade will be 9.21 metres (30.22 feet); and

b) A front yard depth of 7.50 metres (24.59 feet) where a minimum front yard depth of 9.00 metres (29.50 feet) is required based on front yard averaging. Zone R1

3. NEW BUSINESS

4. ADJOURNMENT

City of Burnaby

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: Michael Lu

Mailing Address: 203 - 5066 Kingsway

City/Town: Burnaby Postal Code: V5H 2E7

Phone Number(s) (H) 778 322 8158 (C)

Email: mlu@designworkgroup.biz

Property

Name of Owner: Michelle Wong

Civic Address of Property: 4240 Gilpin Crescent
Burnaby BC V5G 2K2

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.

June 3 2020
Date

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

DESIGN WORK GROUP LTD.

2020 Board of Variance
Burnaby City Hall
4949 Canada Way,
Burnaby, BC

Re: 4240 Gilpin Crescent, Burnaby – Request Distance Relaxation Between Buildings

We are requesting relaxation for Zoning Bylaw Section 6.3.1- Distance between Buildings. According to this section, the principal building distance to the accessory building to be minimum distance of 4.5m (14.8'). We are asking for relaxation for this distance to be reduced to 2.10m (6.89').

We are not able to meet the 4.5m (14.8') distance due to the following items:

1) Significant front yard setback of minimum 30.73'
2) 10' Statutory Right-of-Way located on the east property line.

The above items had limited our building envelope footprint and forced our building to be located further to the rear of the property line, resulting the reduced distance between buildings.

Regards,

Michael Lu

DESIGN WORK GROUP LTD.

Suite 203, 5066 Kingsway, Burnaby, BC, Canada V5H 2E7
Tel: 604.681.8152

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

PLEASE NOTE THAT BOARD OF VARIANCE HEARINGS HAVE BEEN SUSPENDED IN SUPPORT OF THE PROVINCE'S CONVID-19 RESPONSE.

IT IS RECOMMENDED THAT YOU MAKE YOUR BOARD OF VARIANCE APPLICATION PROMPTLY. UPON RECONVENING THE BOARD, APPLICATIONS WILL BE HEARD ON A FIRST COME FIRST SERVED BASIS.

DATE: May 6, 2020	*This is **not** an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.*
DEADLINE: June 9, 2020 for the July 9, 2020 hearing.	
APPLICANT NAME: Michael Lu	
APPLICANT ADDRESS: 203-5066 Kingsway, Burnaby, BC V5H 2E7	
TELEPHONE: 604-681-8152	

PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and detached garage.			
ADDRESS: 4240 Gilpin Crescent			
LEGAL DESCRIPTION:	**LOT: 15**	**DL: 34**	**PLAN: 14146**

Building Permit application BLD19-01178 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R10 / Section 6.3.1

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:

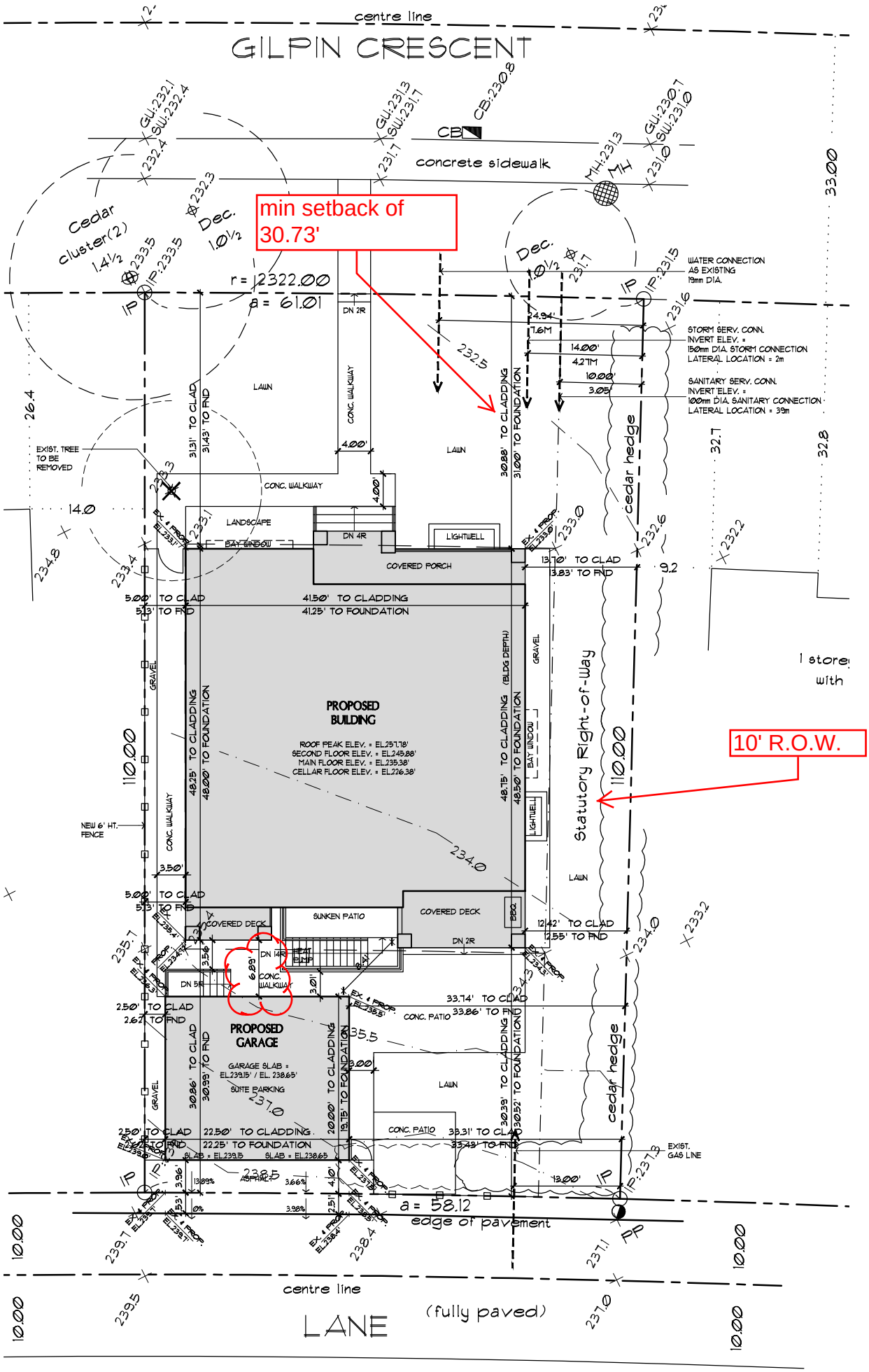
1) To vary Section 6.3.1 – "Distance between Buildings on the same Lot" of the Zoning Bylaw requirement for the minimum distance from 4.5 m (14.8 ft.) to 2.10 m (6.89 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

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.

MSA

Kushnir.

Peter Kushnir
Deputy Chief Building Inspector



SITE PLAN
SCALE: 1/8"=1'-0"

PLAN OF SURVEY OF LOT 15, BLOCK 5, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 14146

4240 Gilpin Crescent
Burnaby, B.C.

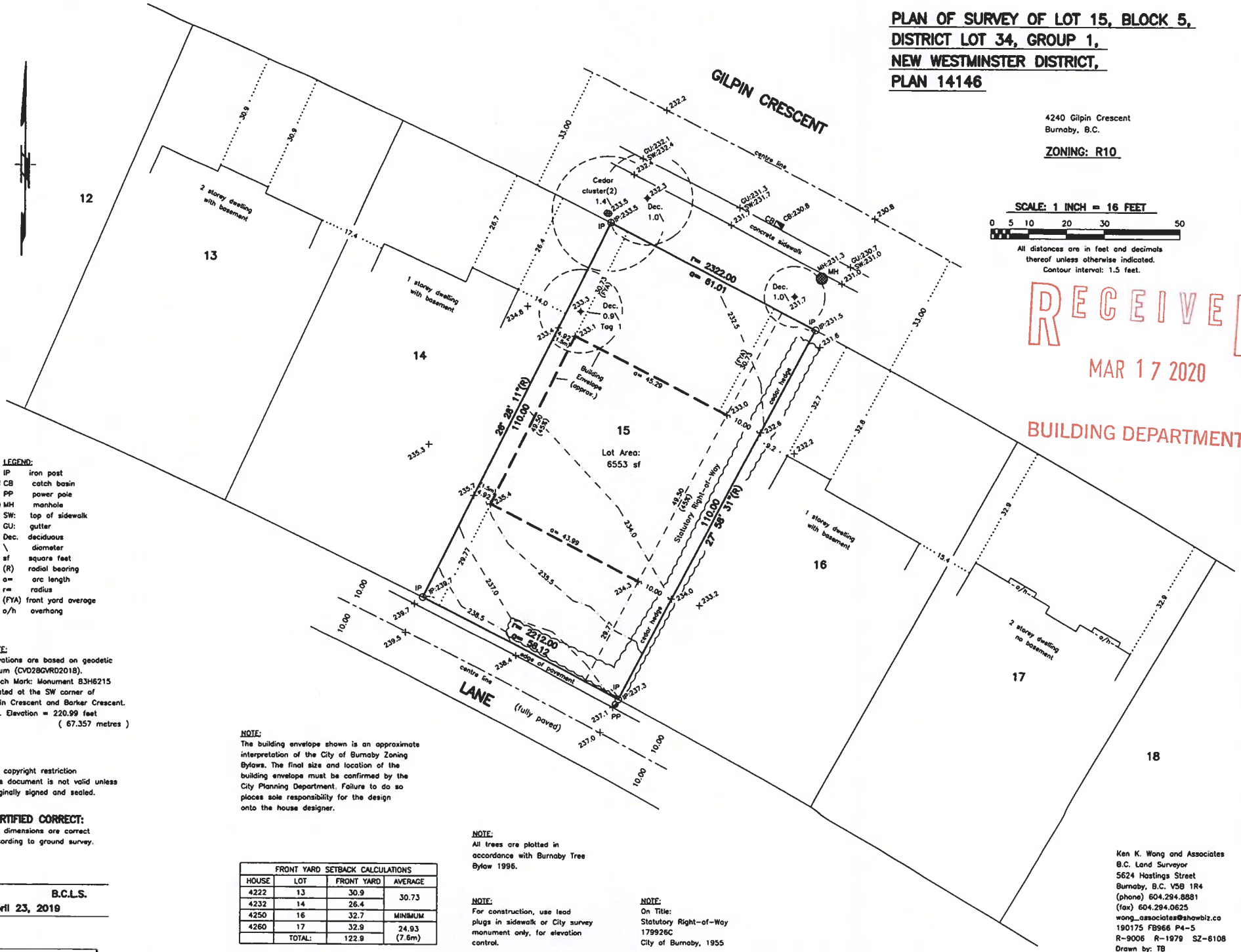
ZONING: R10

SCALE: 1 INCH = 16 FEET

0 5 10 20 30 50

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

RECEIVED
MAR 17 2020
BUILDING DEPARTMENT



LEGEND:

- IP iron post
- CB catch basin
- PP power pole
- MH manhole
- SW: top of sidewalk
- GU: gutter
- Dec. deciduous
- \ diameter
- sf square feet
- (R) radial bearing
- a= arc length
- r= radius
- (FYA) front yard average
- o/h overhang

NOTE:
Elevations are based on geodetic datum (CVD28GVRD2018).
Bench Mark: Monument B3H6215 located at the SW corner of Gilpin Crescent and Barker Crescent.
B.M. Elevation = 220.99 feet
(67.357 metres)

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

B.C.L.S.
April 23, 2019

NOTE:
The building envelope shown is an approximate interpretation of the City of Burnaby Zoning Bylaws. The final size and location of the building envelope must be confirmed by the City Planning Department. Failure to do so places sole responsibility for the design onto the house designer.

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
4222	13	30.9	30.73
4232	14	26.4	
4250	16	32.7	MINIMUM
4260	17	32.9	24.93 (7.6m)
	TOTAL:	122.9	

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.

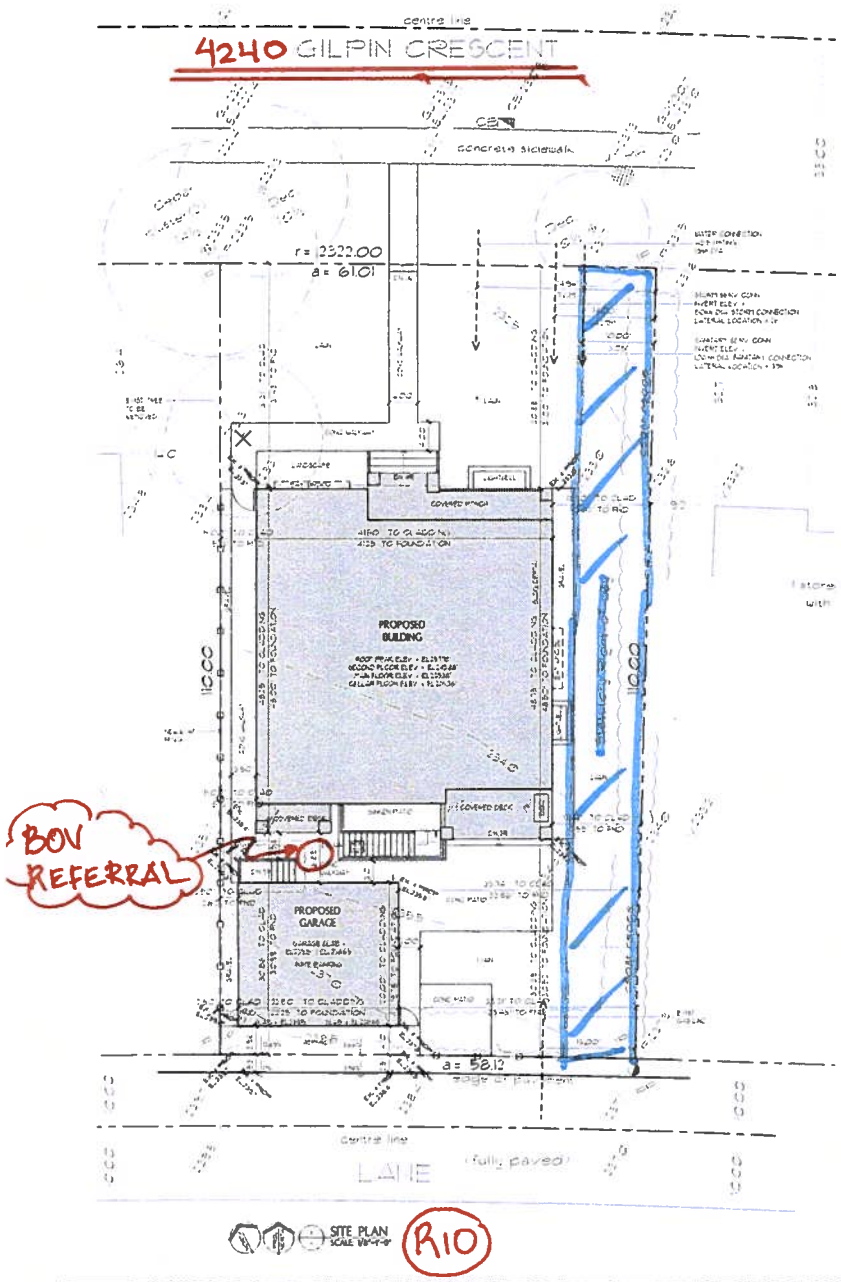
NOTE:
On Title:
Statutory Right-of-Way
179926C
City of Burnaby, 1955

Ken K. Wong and Associates
B.C. Land Surveyor
5624 Hastings Street
Burnaby, B.C. V5B 1R4
(phone) 604.294.8881
(fax) 604.294.0625
wong_associates@shawbiz.ca
190175 FB966 P4-5
R-9006 R-1979 SZ-6108
Drawn by: TB

FILE:TF-5485

PID: 000-801-992

PROPOSED SINGLE FAMILY HOUSE W/ SECONDARY SUITE
4240 GILPIN CRESCENT, BURNABY, BC



PROJECT CONTACTS:

OWNER:
MICHELLE WONG
4240 GILPIN CRESCENT
BURNABY, BC V5G 1K7
TEL: 604 526-8184

DESIGNER:
DESIGN WORK GROUP LTD
CONTACT: MICHAEL LUTZ, AIBC
SUITE 203, 5666 KINGSWAY
BURNABY, B.C. V5H 2E7
TEL: 604 438 8952
FAX: 604 681 8952
EMAIL: info@designworkgroup.bc

SURVEYOR:
KEN K. WONG AND ASSOCIATES
B.C. LAND SURVEYOR
5404 E. HASTINGS STREET
BURNABY, B.C. V5B 1R4
TEL: 604 291 8141
FAX: 604 294 0619

STRUCTURAL:
CEDA CONSULTING LTD
CONTACT: GEORGE DECK PENG
4984 HAZELBRIDGE WAY
RICHMOND, BC V6X 0Z7
TEL: 604 233 2675
EMAIL: georgedeck@cedaconsulting.ca

CERTIFIED ENERGY ADVISOR:
CLIMATE ENERGY
CONTACT: SCOTT SILVERTHORN
6200 HUDSON STREET
VANCOUVER, BC
CELL: 604 787 7551
EMAIL: scott@climateenergy.ca

CITY STAMPS:

PROJECT DRAWING LIST:

DRAWING LIST:

A1 SITE PLAN, CONTACTS, ZONING SUMMARY, PROJECT DRAWING LIST
A2 GENERAL CONSTRUCTION NOTES & SITE COVERAGE/PERVIOUS PLAN
A3 CELLAR & MAIN FLOOR PLANS
A4 SECOND FLOOR & ROOF PLANS
A5 NORTH & WEST ELEVATIONS
A6 SOUTH & EAST ELEVATIONS & TYPICAL DETAILS
A7 BLDG SECTION & TYPICAL DETAILS
A8 GARAGE PLAN, SECTION & ELEVATIONS

ZONING SUMMARY:

PROPOSAL: SINGLE FAMILY HOUSE WITH SECONDARY SUITE
CIVIC ADDRESS: 4240 GILPIN CRESCENT, BURNABY — ZONE: R10
LEGAL ADDRESS: LOT 15, BLOCK 3, DISTRICT LOT 36, GROUP 1, NWD PLAN 14148

LOT SIZE: 6551.00 SF — MEAN: WEST 61.01, 110.00 — MEAN: EAST 58.12, 110.00 (FT)

BLDG	MINIMUM	MAXIMUM	PROPOSED
SITE AREA			
LOT AREA	6000.00 SF		6553.00 SF
LOT WIDTH	49.29 FT		61.01 FT
HEIGHT:			
HEIGHT		24.00 FT (SLOPING ROOF); 19.00 FT (FLAT ROOF)	24.6 FT
NO. STOREY			2.00 STOREY
FRONT YARD:			
	WEST 24.00, EAST 24.00 (FT)		WEST 31.31, EAST 30.85 (FT)
AVG FY	30.73 (FT)		
SIDE YARD:			
	WEST 4.90, EAST 4.90 (FT)		5.03, 12.42 (FT)
REAR YARD:			
	WEST 24.00, EAST 24.00 (FT)		33.86, 30.39 (FT)
GFA LESSER OF 0.60 OR 3682.00 (SF)		3931.80 SF (0.60); 3682.00 SF (0.56)	GFA 3610.41 SF; CELLAR FLOOR AREA 1412.05 SF; MAIN FLOOR AREA 1677.13 SF; SECOND FLOOR AREA 915.08 SF; OPEN TO BELOW 77.73 SF
		Percentage 45.08	
ABOVE GRADE GFA LESSER OF 0.45 OR 2949.6 (SF)		2516.20 SF (0.3 + 1200.0 sf); 2949.60 SF	2515.38 SF
COVERED PORCHES		39.00 SF	100.45 SF
COVERED PORCH SLOPE HT.		12.10 FT	9.00 FT
BALCONIES, SUNDECKS & COVERED DECKS		316.00 SF (8%); TOTAL DECK 350.42	DECK & PORCH 350.58 SF
OPEN TO BELOW		100.00 SF	77.73 SF
SITE COVERAGE: SITE COVERAGE		2621.20 SF (40%)	2408.37 SF
IMPERVIOUS AREA		4587.10 SF (70%)	2587.10 SF
BUILDING DEPTH, LESS OF 0.45 OR 55 ft (17m)		49.50 FT; 55.00 FT	48.75 FT

GARAGE OR CARPORT:		MAXIMUM	PROPOSED
AREA		452.10 SF	450.00 SF

ENERGY REQUIREMENT:

RECEIVED
MAR 17 2020
BUILDING DEPARTMENT

DWG
DESIGN WORK GROUP LTD.
Suite 203, 5666 Kingsway
Burnaby, BC V5H 2E7
Tel: 604.681.8952
info@designworkgroup.bc
www.designworkgroup.bc

PROPOSED SINGLE FAMILY DWELLING WITH SECONDARY SUITE

4240 GILPIN CRESCENT
BURNABY, BC

DRAWING TITLE: SITE PLAN, CONTACTS, SUMMARY & DRAWING LIST CONTENTS

A1

GENERAL CONSTRUCTION NOTES:

GENERAL NOTES

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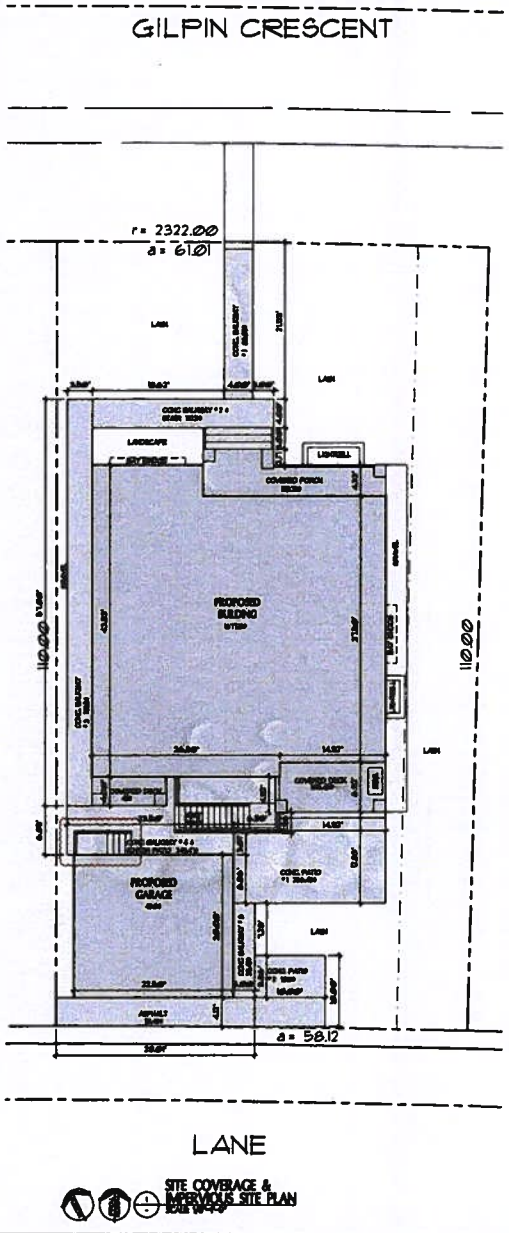
IMPERVIOUS PLAN:



SITE COVERAGE & IMPERVIOUS SITE PLAN
SCALE 1/8"=1'-0"

RECEIVED
MAR 17 2020
BUILDING DEPARTMENT

SITE COVERAGE SUMMARY	
ALLOWABLE - 40%	2621.20 SF
SITE AREA	6553.00 SF
PROPOSED:	
BLDG	1677.13
COVERED DECK & PORCH	292.34
GARAGE	480.00
TOTAL (PROPOSED):	2449.37 SF

SITE IMPERVIOUS SUMMARY	
ALLOWABLE - 70%	4587.10 SF
SITE AREA:	6553.00 SF
PROPOSED:	
BLDG	1677.13 SF
COVERED PORCH & DECK	292.34 SF
GARAGE	480.00 SF
CONC. WALKWAY #1	88.62 SF
CONC. WALKWAY #2	132.68 SF
CONC. WALKWAY #3	199.50 SF
CONC. WALKWAY #4 & SUNKEN PATIO	248.47 SF
CONC. WALKWAY #5	39.42 SF
CONC. PATIO #1	258.45 SF
CONC. PATIO #2	169.00 SF
ASPHALT	113.45 SF
TOTAL (PROPOSED):	3587.18 SF

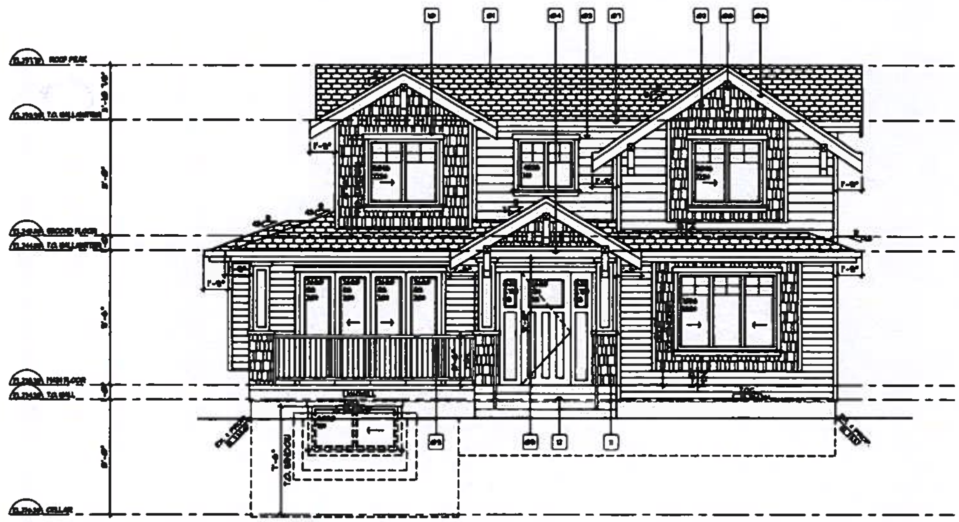
ISSUED FOR DP		A
REVISED		

DWG
DESIGN WORK GROUP LTD.

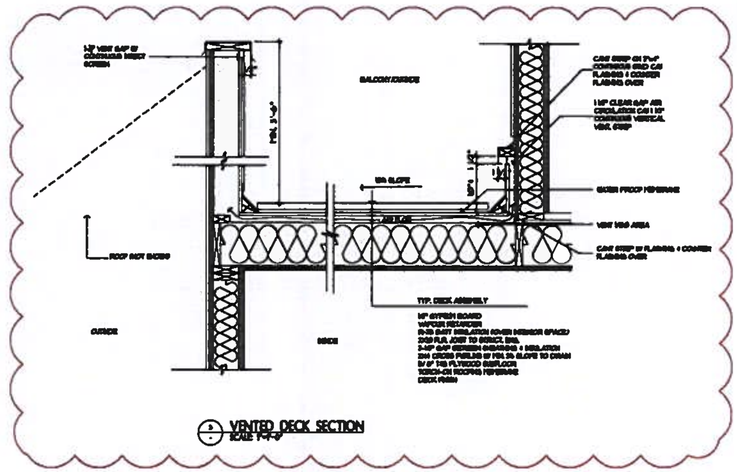
PROJECT
PROPOSED SINGLE FAMILY DWELLING WITH SECONDARY SUITE

DRAWING TITLE
GENERAL NOTES, SITE COVERAGE & IMPERVIOUS PLAN

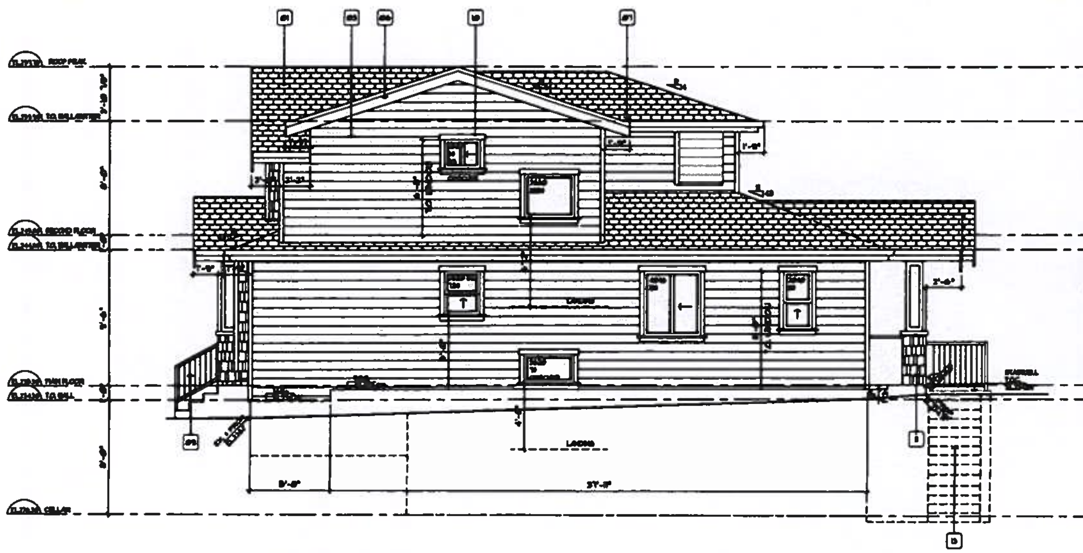
DRAWN
DATE
DESIGN
DRAWING No.
SCALE AS SHOWN
A2



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



3 VENTED DECK SECTION
SCALE 1"=1'-0"



2 SIDE/WEST ELEVATION
SCALE 1/4"=1'-0"

ENERGY UTILIZATION SUMMARY		PROPOSED PFA:	2020.41 SF
	NORTH (SF)	WEST (SF)	EAST (SF)	SOUTH (SF)
PATIO DOOR/WINDOW:				
SECOND	22.50	6.00	7.50	6.00
	14.00	10.00	6.00	20.00
	22.50		3.00	20.00
MAIN	20.00	7.50	12.00	28.00
	20.50	7.00	12.00	8.00
	20.00	12.00		22.50
	20.50	8.00		20.00
	2.75			20.00
	20.00			20.00
	2.75			20.00
	20.50			
CELLAR	16.00		9.00	20.25
				20.00
TOTAL	231.00	34.50	34.00	224.75 (SF)
PATIO DOOR/WINDOW TOTAL			567.25 SF	
GLASS OPENING TOTAL (DOOR & WINDOW):				567.25 SF
Proposed patio door and window type: 1.4 W/(M2.K)				
Proposed skylight type: 2.4 W/(M2.K)				

SPATIAL SEPARATION SUMMARY	WEST	EAST
LIMITING DISTANCE	5.00 FT	12.42 FT
EXPOSING BUILDING FACE	835 SF	733.37 SF
PROPOSED AREA OF UNPROTECTED OPENING	34.00 SF	48.50 SF
ALLOWABLE AREA OF UNPROTECTED OPENING	96.18 SF (8.08%)	167.03 SF (22.81%)

LEGEND:

- 01 ASPHALT SHINGLES
- 02 HARDIE SHINGLE
- 03 HARDIE SIDING
- 04 1X4 OVER 1X8 WOOD TRIM
- 05 WOOD DOOR WITH SIDELIGHTS
- 06 1X4 WOOD TRIM OVER 2X8 WOOD FASCIA BOARD
- 07 ALUM. GUTTER ON 2X8 FASCIA BOARD
- 08 2X6 WOOD KNEEBRACE
- 09 3'-6" HI. ALUM. GUARDRAIL
- 10 VINYL WINDOW C/W WOOD TRIM
- 11 BUILT-UP WOOD COLUMN
- 12 CONC. STAIRS & LANDING
- 13 WOOD STAIRS
- 14 3'-6" HI. PONY WALL

T.O.C. XXXX'
NOTE: SHADED DASHED LINES DENOTE TOP OF CONCRETE FDN. WALL

NOTE: ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE PLYWOOD SHEATHING OR CONC. FOUNDATION WALL. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH WALL.

SG - TEMPERED/LAMINATED SAFETY GLASS

ISSUED FOR BP

DWG
DESIGN WORK GROUP LTD.

PROJECT
PROPOSED SINGLE FAMILY DWELLING WITH SECONDARY SUITE

B.C.

DRAWING TITLE
NORTH & WEST ELEVATIONS

DRAWN | DATE
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DESIGN | DRAWING No.
SCALE AS SHOWN

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RECEIVED
MAR 17 2020
BUILDING DEPARTMENT

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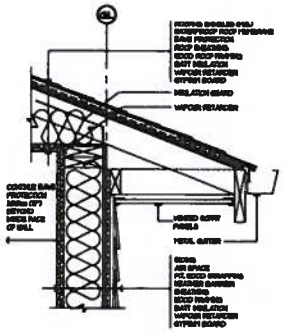
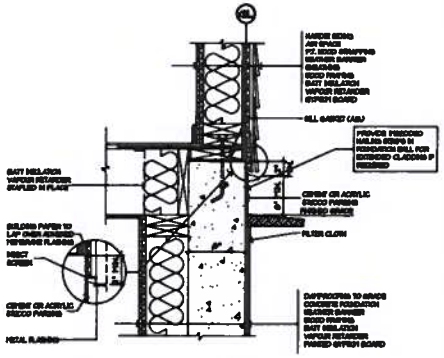
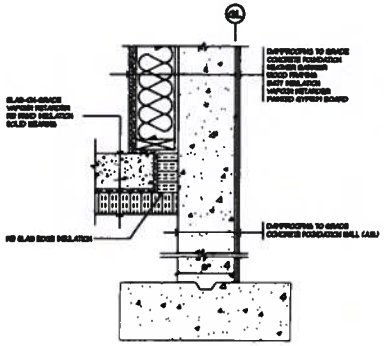


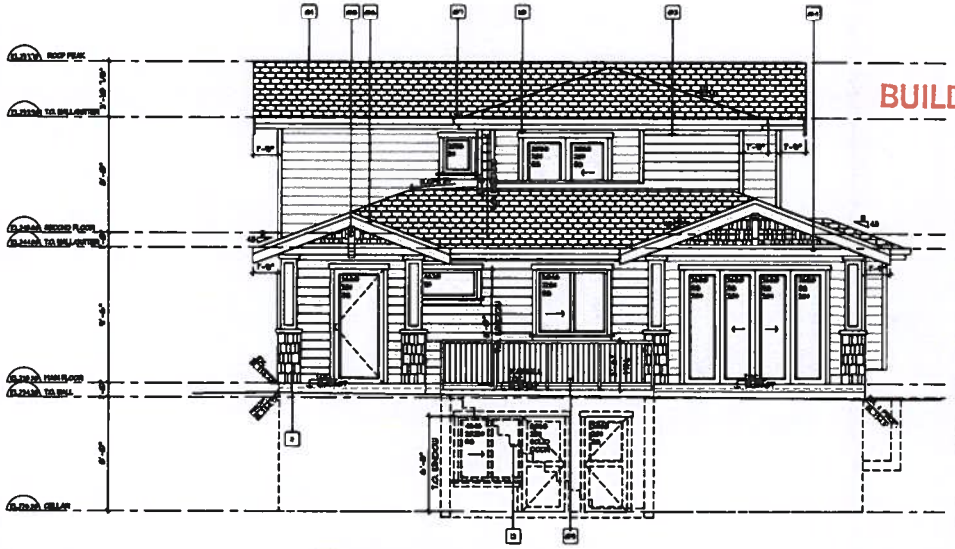
WATER SHEDDING ROOF/WALL
SCALE 1 1/2"=1'-0"



BASE OF WALL / FOUNDATION
SCALE 1 1/2"=1'-0"



CELLAR SLAB ON GRADE DETAIL
SCALE 1 1/2"=1'-0"

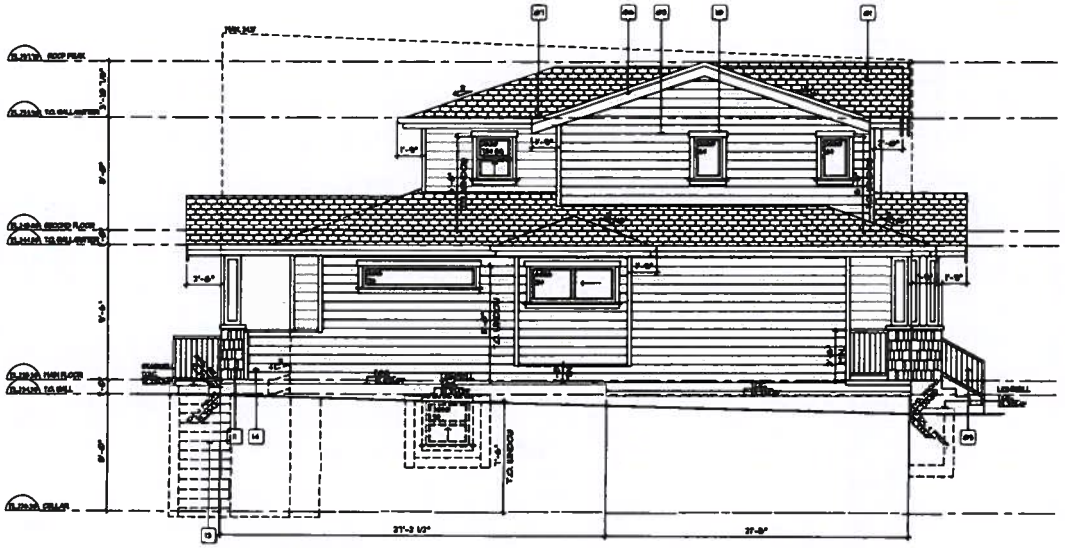


REAR/SOUTH ELEVATION
SCALE 1/4"=1'-0"

ENERGY UTILIZATION SUMMARY			PROPOSED FSR: 3930.41 SF	
	NORTH (SF)	WEST (SF)	EAST (SF)	SOUTH (SF)
PATIO DOOR/WINDOW:				
SECOND	22.50	5.00	7.50	5.00
	14.00	10.50	6.00	20.00
	32.00		6.00	20.00
MAIN	20.00	7.50	12.00	20.00
	20.00	7.00	15.00	9.00
	20.00	10.00		22.00
	20.00	6.00		20.00
	3.75			20.00
	20.00			20.00
	3.75			20.00
	30.50			
CELLAR	10.00		9.00	20.25
				20.00
TOTAL	221.00	66.00	55.50	224.75 (SF)
PATIO DOOR/WINDOW TOTAL			567.25 SF	

GLASS OPENING TOTAL (DOOR & WINDOW):	567.25 SF
Proposed patio door and window type: 1.4 W/(L/M2)	
Proposed skylight type: 2.4 W/(L/M2)	

SPATIAL SEPARATION SUMMARY	WEST	EAST
LIMITING DISTANCE:	6.00 FT	12.42 FT
EXPOSING BLDG FACE:	695 SF	732.97 SF
PROPOSED AREA OF UNPROTECTED OPENING:	54.00 SF	55.00 SF
ALLOWABLE AREA OF UNPROTECTED OPENING	64.16 SF (9.09%)	167.63 SF (22.61%)



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

LEGEND:

- ASPHALT SHINGLES
- HARDIE SHINGLE
- HARDIE SIDING
- 2x4 OVER 1x3 WOOD TRIM
- WOOD DOOR WITH SIDELIGHTS
- 2x4 WOOD TRIM OVER 2x6 WOOD FASCIA BOARD
- ALUM. GUTTER ON 2x6 FASCIA BOARD
- 6x6 WOOD POST/BRACE
- 3'-0" HT. ALUM. GUARDRAIL
- VINYL WINDOW C/W WOOD TRIM
- BUILT-UP WOOD COLUMN
- CONC. STAIRS & LANDING
- WOOD STAIRS
- 3'-0" HT. PONY WALL

T.O.C. 100.00

NOTE: SHADED DASHED LINE DENOTES TOP OF CONCRETE FOR WALL

NOTE: ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WOOD SHEATHING OR WOOD FOUNDATION WALL. ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAME WALL

SG = TEMPERED/LAMINATED SAFETY GLASS

DWG NUMBER	ISSUED FOR DP	A
DATE	REVISED	REV.

DWG
DESIGN WORK GROUP LTD.

Suite 210, 1111 Kingsway
Burnaby, BC V5B 3G7
Tel: 604-294-4343
info@designworkgroup.ca
www.designworkgroup.ca

PROJECT

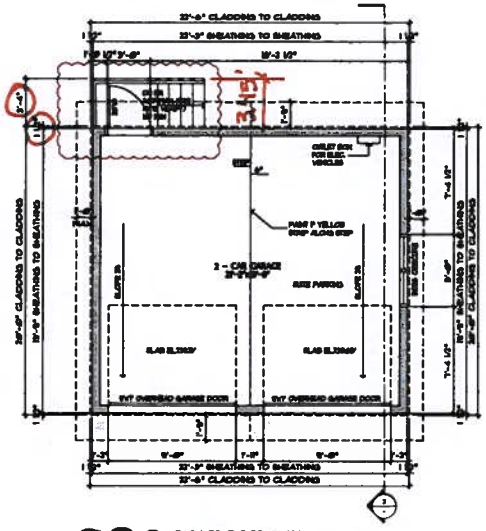
PROPOSED SINGLE FAMILY DWELLING WITH SECONDARY SUITE

4340 SOUTH CRESCENT
BURNABY B.C.

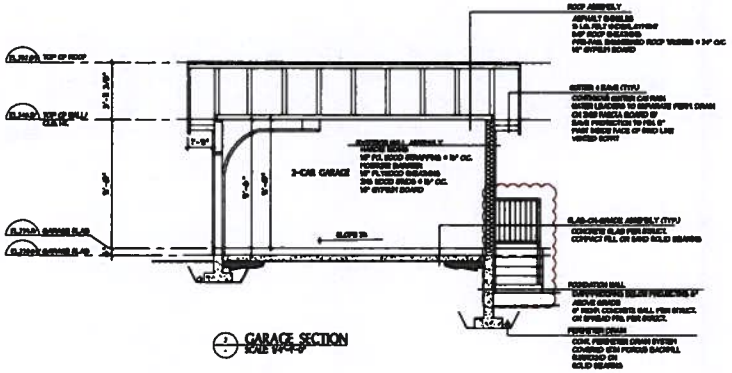
DRAWING TITLE

SOUTH & EAST ELEVATIONS & TYPICAL DETAILS

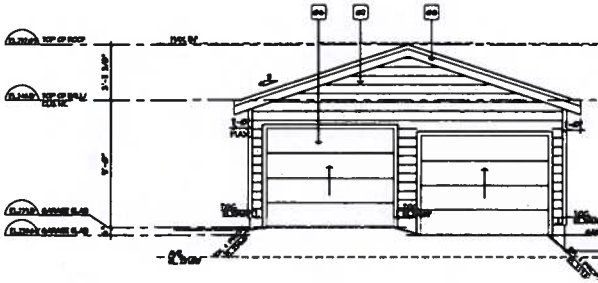
DRAWN	P.L.	DATE	NOV/2019
CHKD	P.L.	JOB No.	-
DESIGN		DRAWING No.	A6
CHKD	-		
SCALE	AS SHOWN		



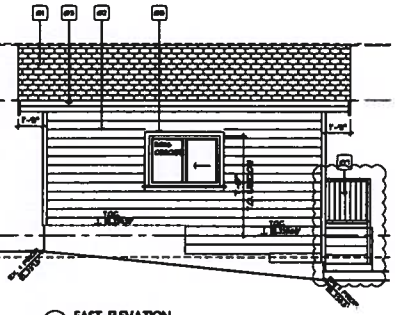
GARAGE FLOOR PLAN 450 SF
SCALE 1/4"=1'-0"



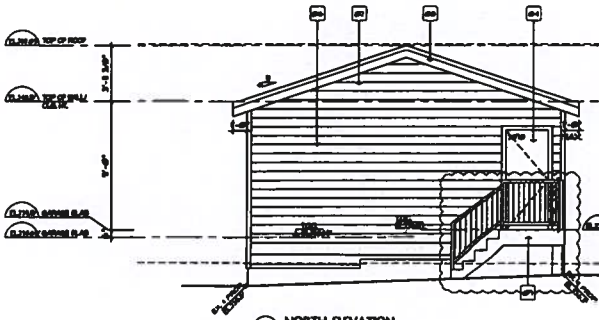
GARAGE SECTION
SCALE 1/4"=1'-0"



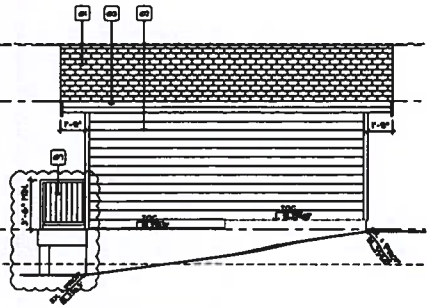
SOUTH ELEVATION
SCALE 1/4"=1'-0"



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



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



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

LEGEND:

- 01 ASPHALT ROOF SHINGLES
- 02 HARDIE SIDING
- 03 ALUM. GUTTER ON 2x6 FASCIA BOARD
- 04 FIBERGLASS DOOR
- 05 VINYL WINDOW C/W WOOD TRIM
- 06 FIBERGLASS OVERHEAD GARAGE DOOR
- 07 STAIRS C/W ALUM. HANDRAIL & GRAVEL
- 08 1x4 WOOD TRIM OVER 2x6 WOOD FASCIA BOARD

DOC. HEIGHT

NOTE: SHADED DASHED LINE DENOTE TOP OF CONCRETE FOR WALL

NOTE: ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE PLYWOOD SHEATHING OR CONC. FOUNDATION WALL. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH WALL.

RECEIVED
MAR 17 2020

BUILDING DEPARTMENT

DWG
DESIGN WORK GROUP LTD.

PROJECT
PROPOSED SINGLE FAMILY DWELLING WITH SECONDARY SUITE

DRAWING TITLE
GARAGE PLAN, SECTION & ELEVATIONS

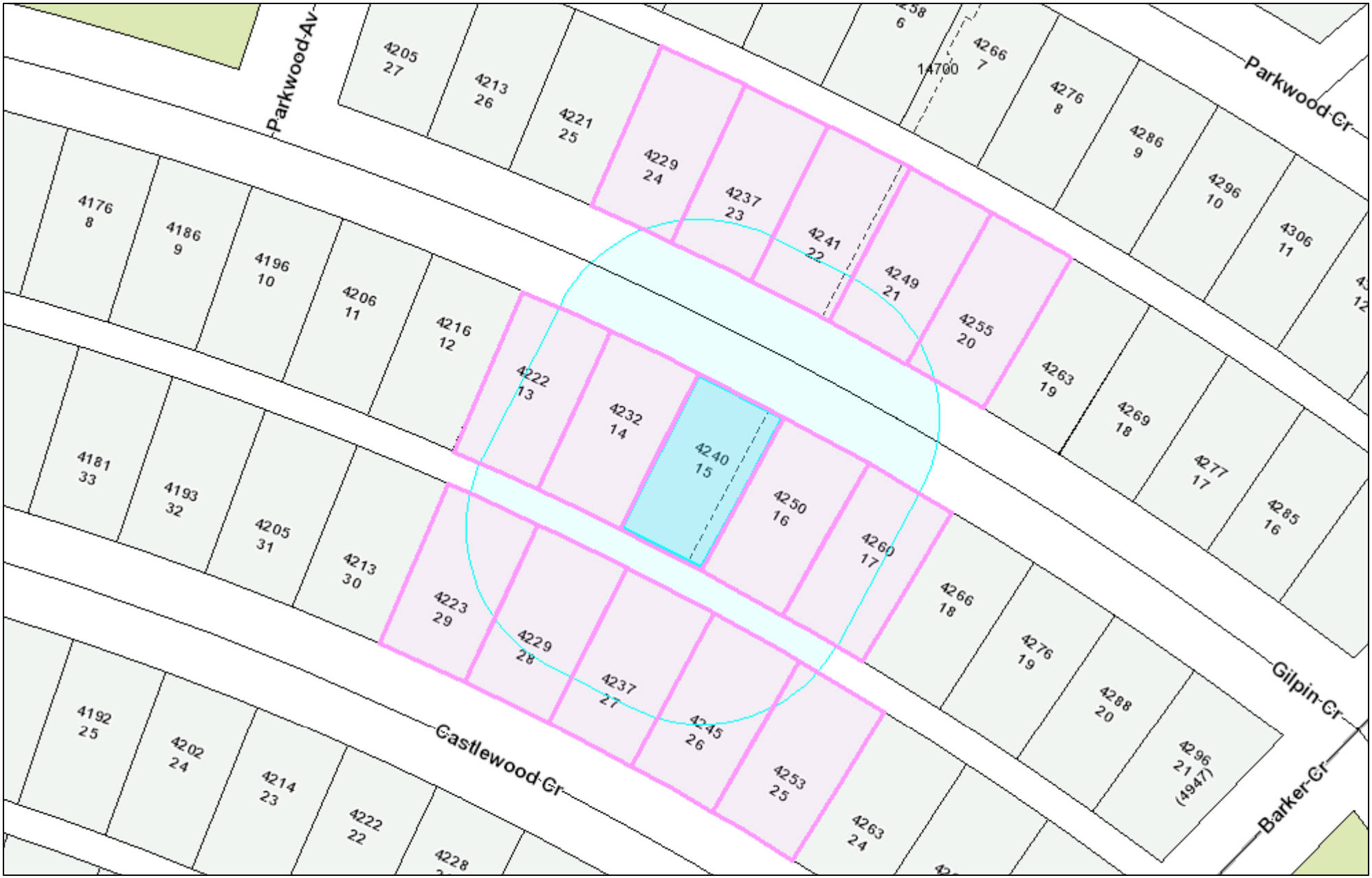
A8

12

4240 Gilpin Crescent

6/8/2020 8:46:33 AM

1:1,000



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a 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.

N

City of Burnaby

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: Maksim Mihic

Mailing Address: 1366 Glen Abbey Dr

City/Town: Burnaby Postal Code: V5A 3Y4

Phone Number(s): (H) 604 320 7200 (C) 604 890 2058

Email: maksim.mihic@dpworld.com

Property

Name of Owner: Maksim Mihic

Civic Address of Property: 7181 Golden St

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.

June 04, 2020
Date

Applicant Signature

Office Use Only

Appeal Date: 2020 July 09 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

June 05, 2020

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

Re: Application to the Board of Variance - 7181 Golden Street, Burnaby, BC

Dear Members of the Board of Variance,

We write to you in regard to our application for the above noted property. We purchased the property in June 2015 and are proposing to construct a new single-family dwelling for our family. The lot is zoned Residential District (R2) and is a pie-shaped parcel. Over the last year we have been working with several design professionals to complete and submit our house plans to the City of Burnaby. Unfortunately, we are unable to advance our plans due to a procedural issue in relation to building depth as it relates to our pie-shaped lot.

We are respectfully seeking a minor relief from the Board in relation to the maximum allowable Building Depth for our home. All other aspects of the design and construction of the proposed residence meet City of Burnaby Zoning Bylaw requirements. The maximum permitted building depth for this property is 60.00' and the current proposal for the building depth is calculated at 67.03' based on the procedure prescribed by the building and planning staff. As such, we request relief from the Board on the basis that meeting the required building depth for this property would create the following hardships:

a. The building depth measurement procedure only works for a standard lot; for a larger pie-shaped lot like ours, the procedure prevents our ability to design a dwelling to optimize the siting, sun-exposure, site grading and other site considerations; and

b. The prescribed building depth measurement of a pie shape lot unfairly penalizes property owners, as due to the "horizontal distance" interpretation, building depth for certain house designs are measured on a diagonal, and are rendered non-compliant.

Our subject property (NWD Plan 40376), fronts on a cul-de-sac, which results in the back-property line being longer than the front property line; as a result, the northerly side lot line is angled, creating a pie shaped lot. If this property was a traditional rectangular parcel, the building depth for our home would be measured perpendicular to the front lot line. Based on the interpretation of Zoning Bylaw, our house would have a building depth of 57.92', and will be well within Zoning Bylaw requirement.

However, the City of Burnaby Zoning Bylaw does not distinguish pie-shaped lots from standard rectangular lots in relation to the measurement procedure for building depth. The current building depth measurement procedure for pie shaped lots is not in the Zoning Bylaw, nor are the building depth limitations publicly disclosed, which unfairly penalizes very few owners of pie-shaped properties. Such properties are typically larger, and potentially more valuable, therefore we respectfully request relief from this prescriptive requirement that prevents our ability to optimize the lot with a sensitive and appropriate house design.

The footprint of our proposed house has been designed to follow the placement and orientation of the adjacent dwellings, by aligning the front façade with the neighboring house and parallel to the street, which consequently matches the placement of the current house that we are demolishing. The interior spaces for the residence were conceived with 90 degree wall to wall intersections, which resulted in an esthetically pleasing and staggered wall design along the north property line. This was done to provide relief to the adjacent property and avoid the use of large, uninterrupted facades. In addition, the length of the building along the neighboring properties will not exceed 45', which in turn also enables our front and back yard space to be maximized while optimizing the house design in regards to the sun exposure. Finally, we want to highlight that our proposed house does not maximize our allowable floor area under the bylaw, and our floorplans demonstrate a house design and building footprint that creates significant open space voids in our allowable building envelope, providing a sensitive treatment to adjacent property owners.

In closing, we believe that the prescribed measurement procedure for building depth for a pie-shaped lot is unfair in this case and results in a hardship to us in optimizing our unique property, and we respectfully request a minor variance to enable our proposed house design to be accommodated.

We thank you for your time and consideration regarding our variance request and look forward to a favorable outcome.

Kind Regards,

Jovanka and Maksim Mihic
(owners of 7181 Golden Street)

BOARD OF VARIANCE REFERRAL LETTER

PLEASE NOTE THAT BOARD OF VARIANCE HEARINGS HAVE BEEN SUSPENDED IN SUPPORT OF THE PROVINCE'S CONVID-19 RESPONSE.

IT IS RECOMMENDED THAT YOU MAKE YOUR BOARD OF VARIANCE APPLICATION PROMPTLY. UPON RECONVENING THE BOARD, APPLICATIONS WILL BE HEARD ON A FIRST COME FIRST SERVED BASIS.

DATE: June 2, 2020	*This is **not** an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.*
DEADLINE: June 9, 2020 for the July 9, 2020 hearing.	
APPLICANT NAME: Maksim Mihic	
APPLICANT ADDRESS: 1366 Glen Abbey Drive, Burnaby BC V5A 3Y4	
TELEPHONE: 604-880-2058	

PROJECT			
DESCRIPTION: New Single Family Dwelling with Secondary Suite and Detached Garage			
ADDRESS: 7181 Golden Street			
LEGAL DESCRIPTION:	**LOT: 168**	**DL: 136**	**PLAN: NWP40376**

Building Permit application BLD20-00142 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Section 102.7

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 102.7 – "Depth of Principal Building" of the Zoning Bylaw requirement for the maximum building depth from 18.3 m (60 feet) to 20.43 m (67.03 feet). 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. *The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.*
3. *All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.*
4. *Fences and retaining walls will conform to the requirements of Section 6.14.*

LE

Peter Kushnir
Deputy Chief Building Inspector

DRAWING INDEX	
SHEET	DRAWING TITLE
A0.0	TITLE SHEET
A1.0	SITE PLAN
A2.0	FOUNDATION PLAN
A2.1	CELLAR FLOOR
A2.2	MAIN FLOOR
A2.3	UPPER FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	SECTIONS
A4.1	SECTIONS
A5.0	DETACHED GARAGE
A6.0	DETAILS

FRONT LEFT

REAR LEFT

MIHIC RESIDENCE

SU CASA DESIGN
ADDRESS: 2541 MONTROSE AVE., ABBOTSFORD, BC TEL: (604) 864-4033 EMAIL: INFO@SUCASADESIGN.CA

PROJECT No: 19066

7181 GOLDEN ST., BURNABY BC

TITLE: TITLE SHEET

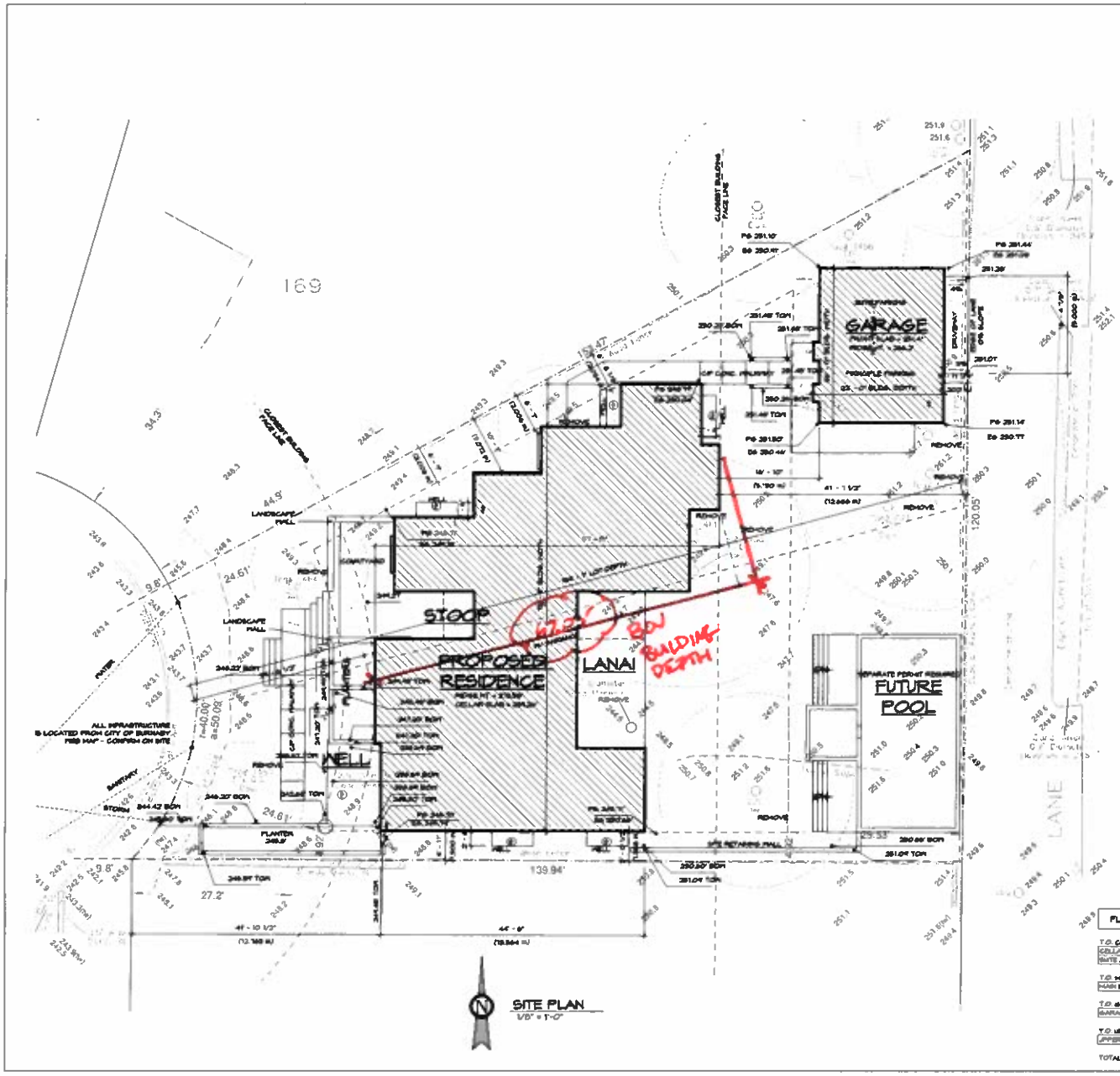
SCALE:

DATE: 2020-06-02 10:30:02 AM

SHEET NUMBER: A0.0

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENT'S OF THE LATEST EDITION OF THE B.C. BUILDING CODE.



GENERAL NOTES

- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 B.C. BUILDING CODE, BEAM SIZING, SPANS AND BEARING POINTS TO BE VERIFIED AND REVIEWED
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK.
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR CLADDING AS REQUIRED ACCORDING TO BE B.C.B.C
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE B.C.B.C
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE B.C.B.C.
- ALL BEARING POINTS IN BEARING WALLS TO BE SOLID STUDDING
- PROVIDE BEAM POCKETS IN FOUNDATION WHERE REQUIRED
- ALL OPENINGS IN STRUCTURAL WALLS (OVER WINDOWS/ DOORS) TO HAVE STRUCTURAL HEADER ABOVE
- ALL WOOD USED IS TO BE S-P-F #2 NO. 1/2 OR BETTER
- ALL FLOOR JOISTS TO BE NAILED AND GLUED TO SUBFLOOR, W/ BRIDGING WHERE NECESSARY ACCORDING TO THE B.C.B.C.
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (U.N.O.)

PROJECT SYNOPSIS:

CIVIC ADDRESS:
7181 GOLDEN STREET, BURNABY, BC

LEGAL DESCRIPTION:
LOT 169, DISTRICT LOT 136, GROUP 1 NWD PLAN 40839

ZONING: R3
SITE AREA: 10713.9 SQ. FT.

LOT COVERAGE:
PERMITTED: 40% = 4424 SQ. FT.
PROPOSED: 31.2% = 3462 SQ. FT.

GROSS FLOOR AREA (GFA):
CELLAR FLOOR AREA: 2466 SQ. FT.
MAIN FLOOR AREA: 2466 SQ. FT.
UPPER FLOOR AREA: 696 SQ. FT.
GARAGE AREA INCLUDED: 94 SQ. FT.

TOTAL AREA: 6219 SQ. FT.

GROSS FLOOR AREA (GFA):
PERMITTED: 60% = 6428.3 SQ. FT.
PROPOSED: 58.1% = 6219 SQ. FT.

ABOVE GROSS FLOOR AREA (AGFA):
MAIN FLOOR AREA: 2466 SQ. FT.
UPPER FLOOR AREA: 696 SQ. FT.
GARAGE AREA INCLUDED: 94 SQ. FT.

TOTAL AREA: 3162 SQ. FT.

ABOVE GROSS FLOOR AREA (AGFA):
PERMITTED: 40% = 4424 SQ. FT.
PROPOSED: 29.5% = 3162 SQ. FT.

GARAGE AREA:
(462 SQ. FT. EXCLUDED) 946 SQ. FT

BUILDING SETBACKS: PERMITTED

FRONT	7.5M		
REAR	10.0M		
L. SIDE	2.0M	(6.0M)	
R. SIDE	1.5M	(4.5M)	ACCESSORY

MAXIMUM HEIGHT: 10.0M = 24'-6" 4.6M = 15'-1"

PROPOSED HEIGHT: 7.59M = 24'-10" 4.3M = 14'-11"

CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH
(WITH OR WITHOUT HEAT-RECOVERY VENTILATION)

PRINCIPLE HEAT SOURCE:
IN-FLOOR RADIANT HEAT

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

FLOOR AREA SUMMARY

T.O. CELLAR	
CELLAR AREA	1443 SF
GARAGE AREA	1443 SF
	2886 SF
T.O. MAIN FLR.	
MAIN FLOOR AREA	2466 SF
	2466 SF
T.O. GARAGE SLAB & ENTRY	
GARAGE	946 SF
	946 SF
T.O. UPPER FLR.	
UPPER FLOOR AREA	696 SF
	696 SF
TOTAL FLOOR AREA	6995 SF

DRAWING INDEX

SHEET	DRAWING TITLE
A0.0	TITLE SHEET
A1.0	SITE PLAN
A2.0	FOUNDATION PLAN
A2.1	CELLAR FLOOR
A2.2	MAIN FLOOR
A2.3	UPPER FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	SECTIONS
A4.1	SECTIONS
A5.0	DETACHED GARAGE
A6.0	DETAILS

MIHIC RESIDENCE

SU CASA DESIGN

ADDRESS 2643 MONTROSE AVE. ABBOTSFORD B.C. TEL. (604) 864-4000 EMAIL INFO@SUCASADESIGN.CA

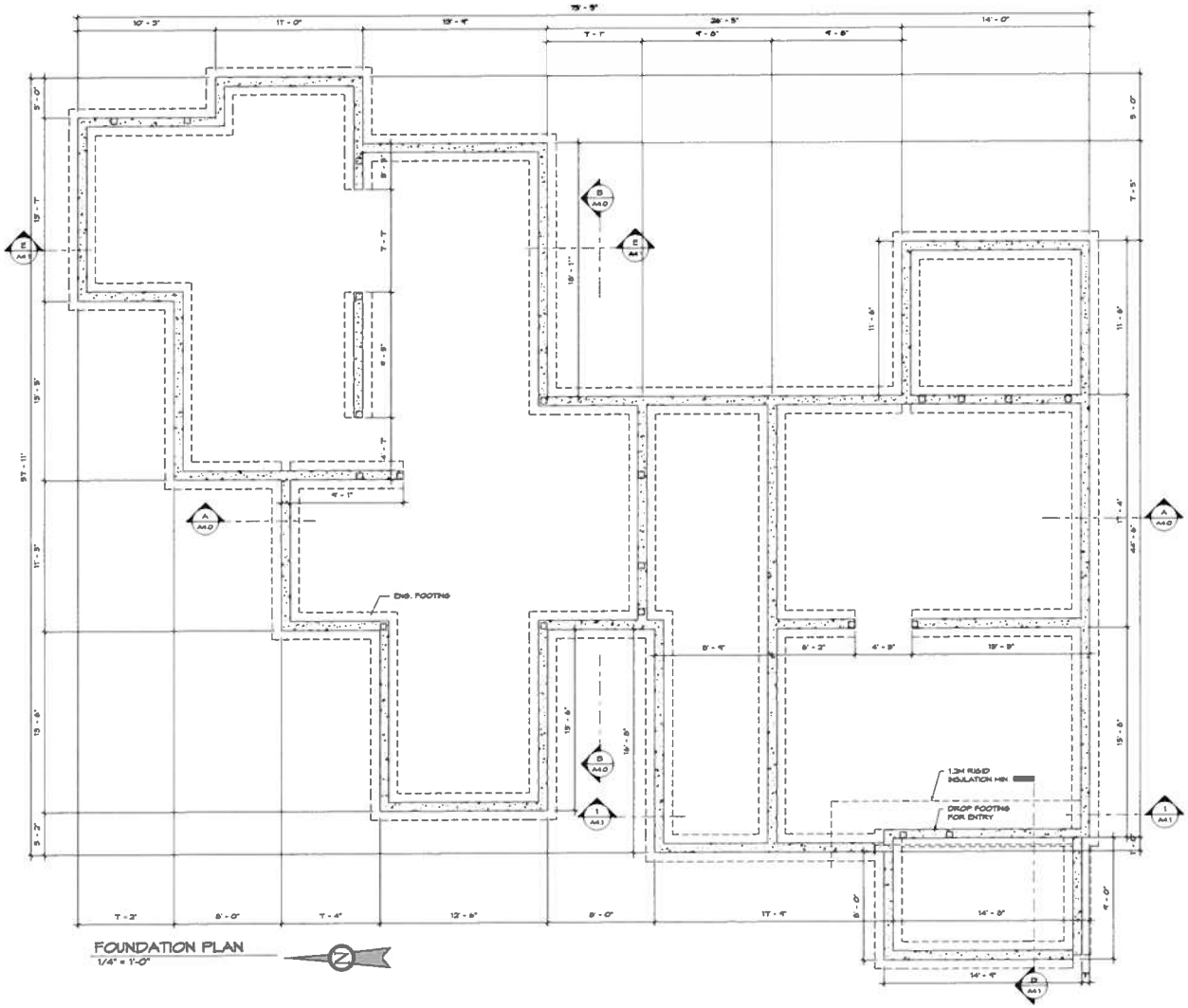
PROJECT NO. 19066
7181 GOLDEN ST., BURNABY BC

TITLE: SITE PLAN

SCALE: As indicated
DATE: 2020-06-02 10:30:02 AM
SHEET NUMBER: A1.0

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE B.C. BUILDING CODE.



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

MIHIC RESIDENCE

SU CASA DESIGN

ADDRESS 25-31 MONTROSE AVE. ABBOTSFORD BC TEL (604) 864-4303 EMAIL INFO@SUCASADESIGN.CA

PROJECT NO. 19066

7181 GOLDEN ST., BURNABY BC

TITLE FOUNDATION PLAN

SCALE 1/4" = 1'-0"

DATE 2020-06-02 10:30:03 AM

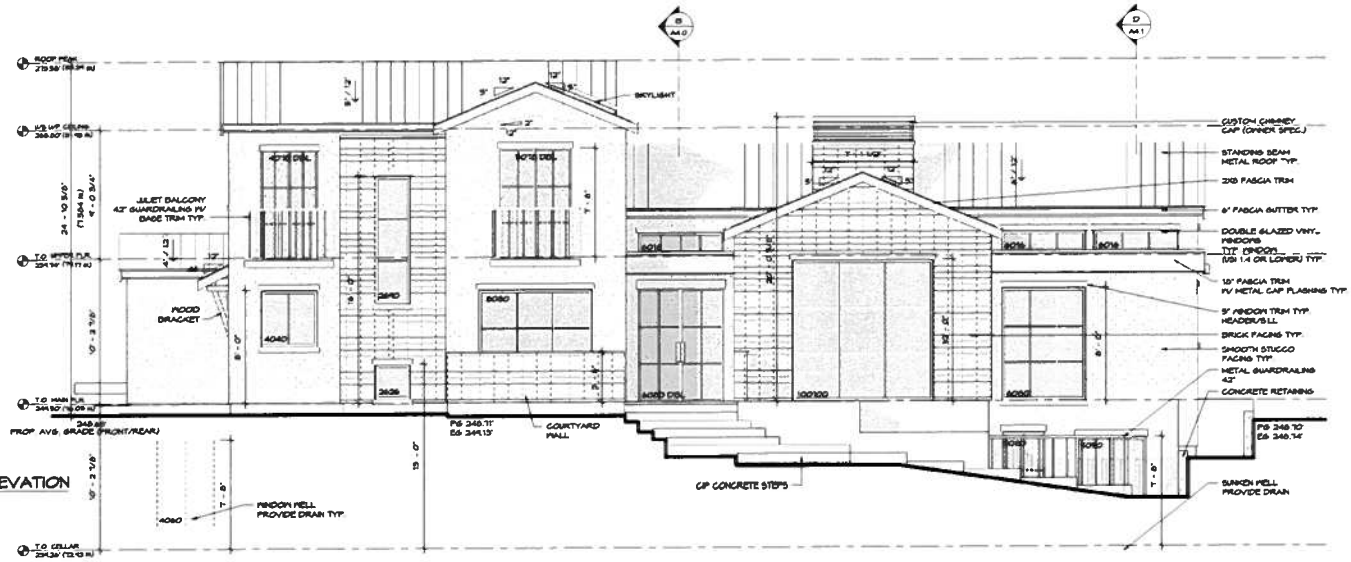
SHEET NUMBER A2.0

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

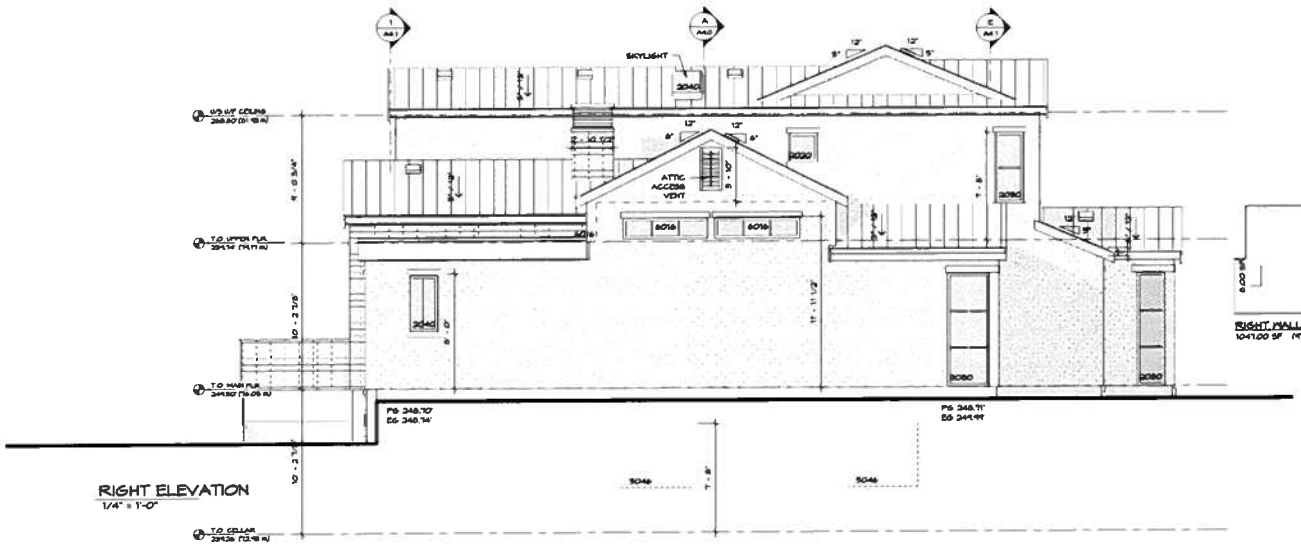
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE B.C. BUILDING CODE.

EXTERIOR NOTES

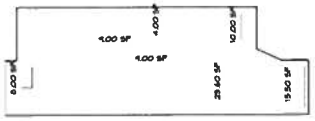
- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



RIGHT WALL FACE
1047.00 SF (97.27 m²)

WALL AREA = 1047.00 SF
LIMITING DISTANCE = 1.536m
MAX. UNPROTECTED OPENINGS @ 8.06% = 84.8 SF
PROPOSED UNPROTECTED OPENINGS 71.00 SF

MIHIC RESIDENCE

SU CASA DESIGN

ADDRESS: 2543 MONTROSE AVE., ABBOTSFORD, BC TEL: (604) 864-4333 EMAIL: INFO@SUCASADESIGN.CA

PROJECT No. 19066

7181 GOLDEN ST., BURNABY BC

TITLE: EXTERIOR ELEVATIONS

SCALE: As indicated

DATE: 2020-06-02 10:30:10 AM

SHEET NUMBER: A3.0

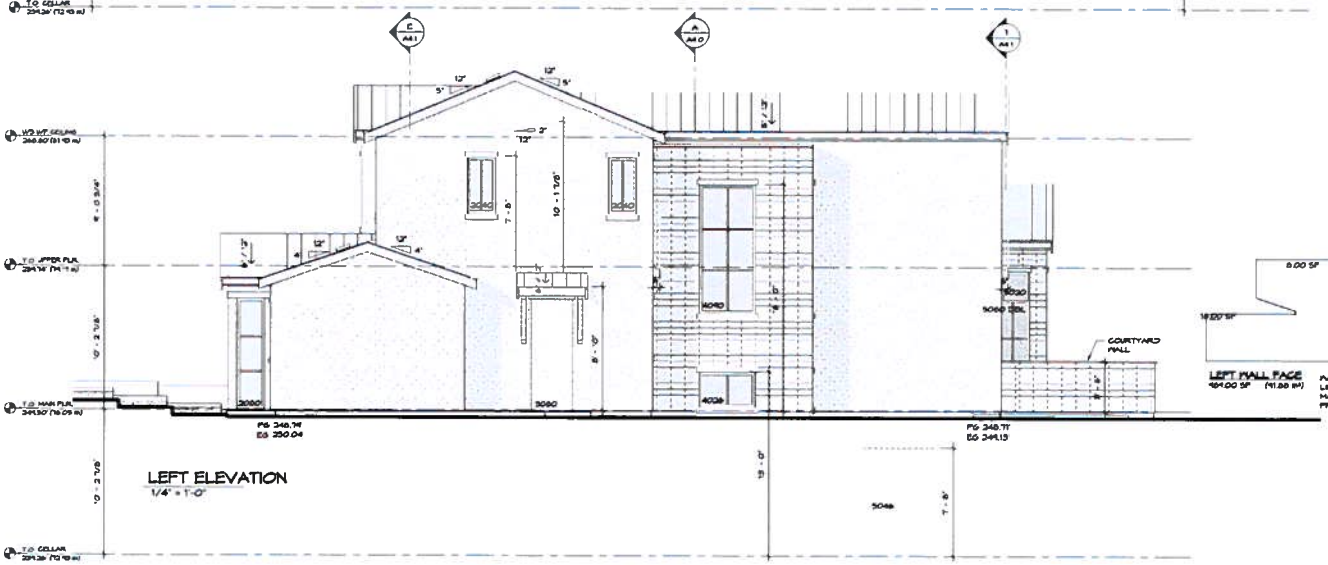
THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE B.C. BUILDING CODE.

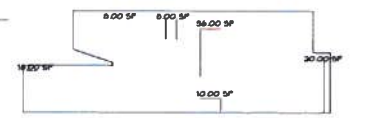
EXTERIOR NOTES

- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS

REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



LEFT WALL FACE
484.00 SF (44.96 m²)

WALL AREA - 484.00 SF
LIMITING DISTANCE - 3.07m
MAX UNPROTECTED OPENINGS @ 14.77% - 146 SF
PROPOSED UNPROTECTED OPENINGS 70.00 SF

REVISIONS

MIHIC RESIDENCE

SU CASA DESIGN

ADDRESS 2643 MONTROSE AVE. ABBOTSFORD, BC TEL. (604) 854-4333 EMAIL INFO@SUCASADESIGN.CA

PROJECT No 19066

7181 GOLDEN ST., BURNABY BC

TITLE EXTERIOR ELEVATIONS

SCALE As indicated

DATE 2020-06-02 10:30:15 AM

SHEET NUMBER A3.1

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

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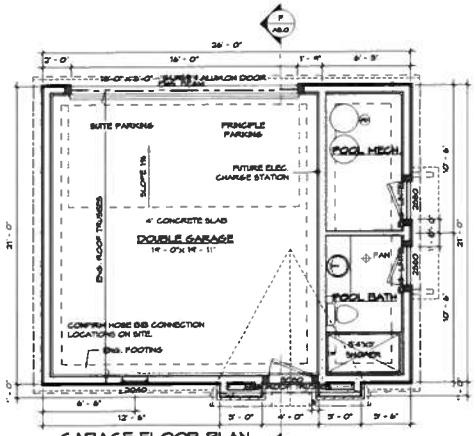
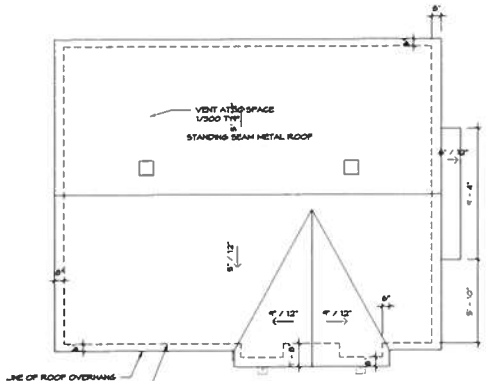
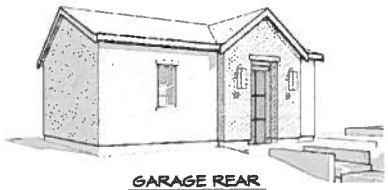


GARAGE FLOOR PLAN
1/4" = 1'-0"
GARAGE 546 SF

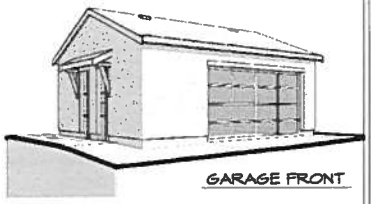


GARAGE ROOF PLAN
1/4" = 1'-0"

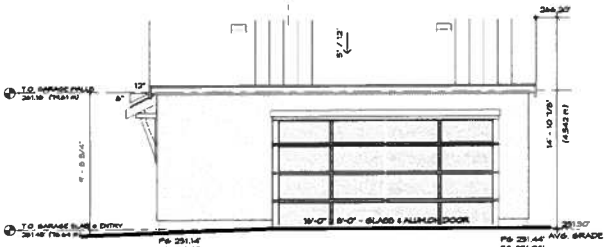
FLOOR PLAN NOTES
- ALL INTERIOR DOOR ARE 4" FROM WALL (UNO)
- REFER TO STRUCTURAL DRAWINGS FOR BEAM LOCATION/SIZE & JOIST DIRECTION
- REFER TO TRUSS MANUFACTURER DRAWINGS FOR TRUSS LOCATIONS



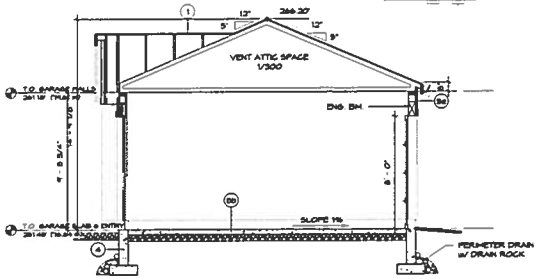
GARAGE REAR



GARAGE FRONT



GARAGE FRONT ELEVATION
1/4" = 1'-0"



Section F
1/4" = 1'-0"

GARAGE
546 SF

BUILDING SPECIFICATIONS

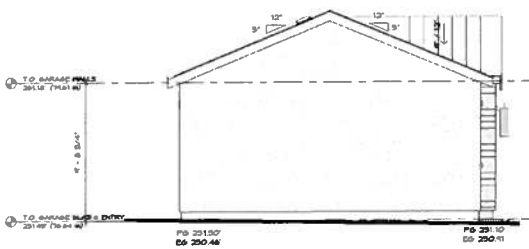
1
TYPICAL TRUSS ROOF (GARAGE)
STANDING SEAM METAL ROOFING
15# BREATHER TYPE ROOFING FELT
1/2" PLYWOOD ROOF SHEATHING
PROVIDE EAVE PROTECTION TO CODE
ENG. TRUSSES

3c
TYPICAL GARAGE EXTERIOR WALLS
EXTERIOR FINISH
REQUIRED RAINSCREEN
BUILDING PAPER
1/2" PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C.

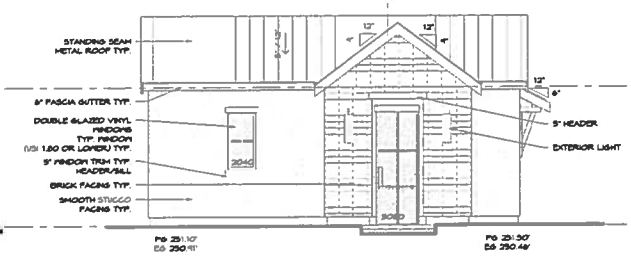
4
TYPICAL FOUNDATION WALLS
ASPHALT EMULSION (DAMPPROOFING)
ENG. CONCRETE FOUNDATION WALL
ENG. CONCRETE STRIP FOOTING W/ REBAR
(SEE STRUCTURAL FOR SPECS.)
6" MIN. DRAIN ROCK
4" PERIMETER DRAIN

6a
TYPICAL INTERIOR WALLS
1/2" GYPSUM WALL BOARD
2X6 STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

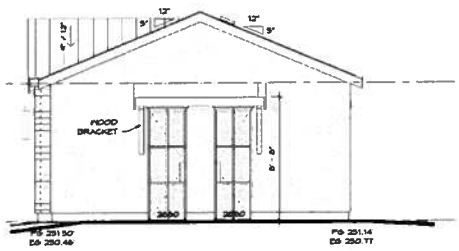
8b
TYPICAL GARAGE SLAB
4" CONCRETE SLAB
(SEE STRUCTURAL FOR SPECS.)
6" MIN. COMPACT GRANULAR FILL
1% MIN. SLOPE TO ENTRY



GARAGE RIGHT ELEVATION
1/4" = 1'-0"



GARAGE REAR ELEVATION
1/4" = 1'-0"



GARAGE LEFT ELEVATION
1/4" = 1'-0"

EXTERIOR NOTES
- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS

MIHIC RESIDENCE

SU CASA DESIGN

ADDRESS: 26-43 MONTROSE AVE., ABBOTSFORD, BC TEL: (604) 864-4303 EMAIL: INFO@SUCASADESIGN.CA

PROJECT No. 19066
7181 GOLDEN ST., BURNABY BC

TITLE: DETACHED GARAGE

SCALE: As indicated
DATE: 2020-06-02 10:30:20 AM
SHEET NUMBER: A5.0

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

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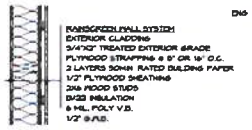
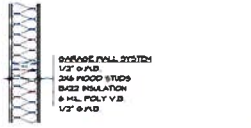
TYP. EXTERIOR WALL
1" = 1'-0"

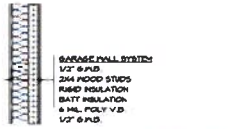


TYP. ATTIC WALL
1" = 1'-0"

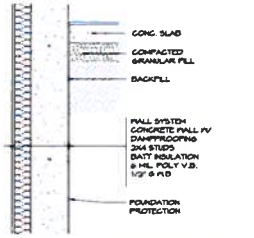


TYP. GARAGE WALL
1" = 1'-0"

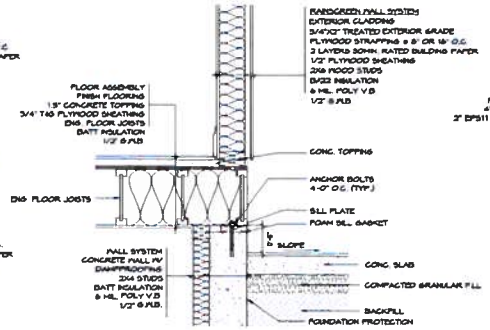
TYP. WALL W/ WATERLINES
1" = 1'-0"



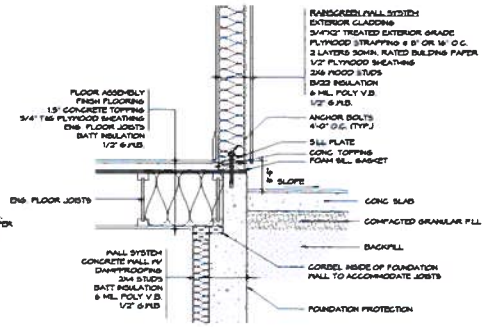
GARAGE WALL W/ WATERLINES
1" = 1'-0"



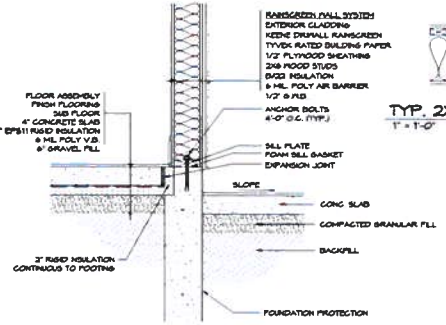
TYP. BELOW GRADE FDN. WALL
1" = 1'-0"



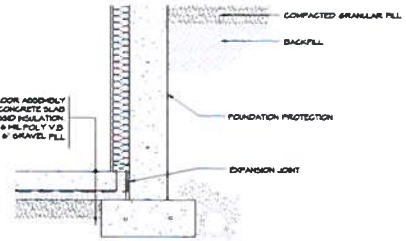
TYP. ENTRY STOOP, CONC. TOPPING
1" = 1'-0"



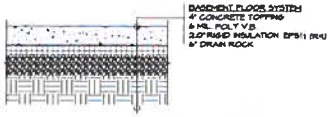
TYP. ENTRY STOOP @ CORBEL
1" = 1'-0"



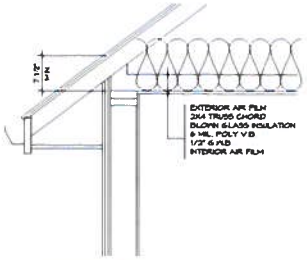
TYP. SLAB ON GRADE/BASEMENT ENTRY
1" = 1'-0"



DETAIL @ FOUNDATION
1" = 1'-0"

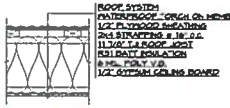


TYP. BASEMENT SLAB (HEATED)
1" = 1'-0"

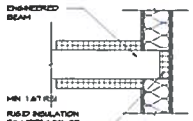


TYP. ROOF TRUSS
1" = 1'-0"

TYP. 2X10 ROOF JOISTS
1" = 1'-0"

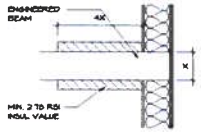


ROOF JOISTS - LOW SLOPE ROOF
1" = 1'-0"



STRUCTURAL ENGINEER MUST REVIEW AND COMMENT ON THIS SCENARIO DUE TO THE REDUCED BEARING ON THE EXTERIOR WALL.

BEAM PENETRATION (REDUCED) - PLAN DETAIL
1" = 1'-0"



INSULATION TO BE 4X BEAM WIDTH WHEN BEAM CONTACTS EXTERIOR SHEATHING

BEAM PENETRATION - PLAN DETAIL
1" = 1'-0"

AS PER SECTION 9.36.2.10. - NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS

- FOUNDATION TO SILL PLATE AND RIM JOISTS
ALL JOISTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- INTERIOR WALL INTERFACE
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL

- RIM JOIST
ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- CANTILEVERED FLOOR
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL

- WINDOW HEAD
THE INTERFACE BETWEEN THE HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BE SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS

- WINDOW SILL
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS

- MECHANICAL FLUES AND CHIMNEYS
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL SEALAND CAPABLE OF WITHSTANDING HIGH TEMPERATURES

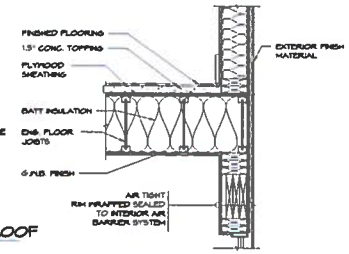
-PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP PLATE

-SKYLIGHTS
THE INTERFACE BETWEEN THE SKYLIGHT AND THE WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT

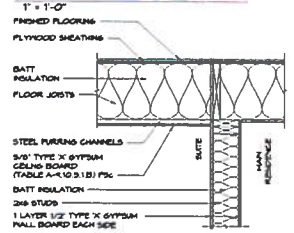
- WALL TO CEILING
ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- WALL VENTED DUCTS
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL

- ELECTRICAL PENETRATION IN WALL
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL



FLOOR - RIM JOIST DETAIL
1" = 1'-0"



FLOOR & WALL @ 45 MIN. FIRE SEPARATION
1" = 1'-0"

REVISIONS

MIHIC RESIDENCE

SU CASA DESIGN

ADDRESS 2543 MONTROSE AVE. ABBOTSFORD, BC TEL (604) 864-4033 EMAIL INFO@SUCASADESIGN.CA

PROJECT NO. 19066

7181 GOLDEN ST., BURNABY BC

TITLE DETAILS

SCALE 1" = 1'-0"

DATE 2020-06-02 10:30:21 AM

SHEET NUMBER **A6.0**

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

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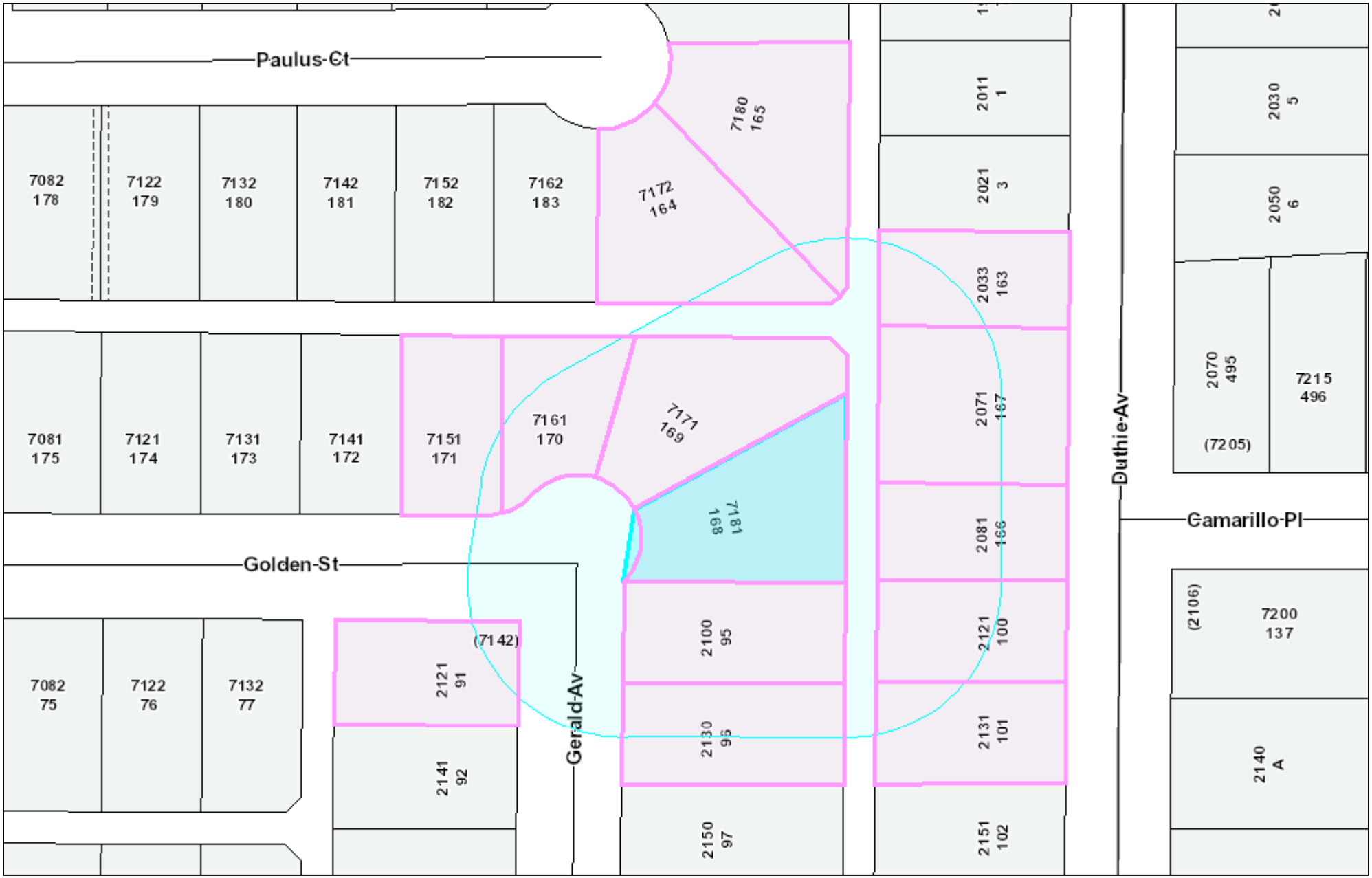
7181 Golden Street

6/8/2020 10:16:26 AM

1:1,000



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a 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.

N

City of Burnaby

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 NANAKAL / SIPRA GOHEL

Mailing Address: 7775 Kentwood Street

City/Town: BURNABY Postal Code: V5A 2E6

Phone Number(s) (H) 604 839 5118 (C) —

Email:

Property

Name of Owner: KAPIL NANAKAL / SIPRA GOHEL

Civic Address of Property: 7775 Kentwood Street
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.

June 23/2020
Date

Applicant Signature

Office Use Only

Appeal Date: ~~2020~~ July 09 ~~Appeal Number BV#~~ 6405

Required Documents:

- [x] Fee Application Receipt
- [ ] Building Department Referral Letter
- [x] Hardship Letter from Applicant
- [x] 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

June 15, 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 ("BOV Committee") to consider the following request:

1. Relaxation of Section 101.8 of the Burnaby Zoning Bylaw as pertaining to the front year setback; and
2. Relaxation of building height

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 (the "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 needed 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 31.17ft. Please note that our lot is over 118.17ft in depth. **In terms of percentage, we only have the ability to utlize 26.37% depth of the property.**

To address the major issue of a significant loss in allowable construction footprint, we are asking for two areas of Front Yard relaxation,

- *Principal Building: relax the Front Yard from 29.50ft (9.0m) to 26.25ft (8.0m)* ***(1.0M Variance)***
- *Attached Garage: relax the Front Yard from 29.50ft (9.0m) to 24.60ft (7.5m)* ***(1.5M Variance)***

In terms of building height, we proposed a Gable Roof (West Elevation) with its peak being over the allowable height by 10.8". Such slightly over-height portion was not a result of more massing, but rather an effort to achieve a fairly sloped gable-roof expression, inspired by homes in the neighbourhood.

The relaxation towards the Front Yard only compensates an approximate 220sf in construction footprint. However, such a 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.

Impact on our Neighbourhood

Despite our constraints, we are committed to building our home that fits within this neighbourhood now and in the future. We understand that our variance requests are very specific to our property due and this should not impact any future developments on our street. We have tried our best to canvas feedback from our neighbours about our variance requests. We have reached out via multiple emails, attempting talking to some of them in person by going door to door and hosting a Saturday afternoon open house. We have incorporated any feedback that was applicable to us in our new design and siginficantly decreased variance request from 3m previously to 1.5m for the garage and 1.0M for remainder of the house.

We thank you in advance for your consideration. We look forward to discussing in person what this property means to us and our family.

Sincerely,

Sipra Gohel & Kapil Nanalal
604-839-5118

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

PLEASE NOTE THAT BOARD OF VARIANCE HEARINGS HAVE BEEN SUSPENDED IN SUPPORT OF THE PROVINCE'S CONVID-19 RESPONSE.

IT IS RECOMMENDED THAT YOU MAKE YOUR BOARD OF VARIANCE APPLICATION PROMPTLY. UPON RECONVENING THE BOARD, APPLICATIONS WILL BE HEARD ON A FIRST COME FIRST SERVED BASIS.

DATE: June 22, 2020	*This is **not** an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.*
DEADLINE: June 23, 2020 for the July 9, 2020 hearing.	
APPLICANT NAME: Dr. Sipra Gohel and Kapil Nanalal	
APPLICANT ADDRESS: 7775 Kentwood St, Burnaby, BC, V5A 2E6	
TELEPHONE: 604-839-5118	

PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 7775 Kentwood St			
LEGAL DESCRIPTION:	**LOT: 9**	**DL: 42**	**PLAN: 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 / Sections 101.6(1)(a) and 101.8(1)

COMMENTS:

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

1) To vary section 101.6(1)(a) – "Height of Principal Building" of the Zoning Bylaw requirement for the maximum building height from 9.00 m (29.5 ft.) to 9.30 m (30.52 ft.) measured from the rear average grade for the proposed single family dwelling with a sloped roof. The principal building height measured from the front average grade will be 9.21 m (30.22 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
2) To vary Section 101.8(1) – "Front Yard" of the Zoning Bylaw requirement for the minimum front yard depth from 9.00 m (29.50 ft.) based on minimum front yard depth to 7.50 m (24.59 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

CL

Kushnir,

Peter Kushnir
Deputy Chief Building Inspector

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

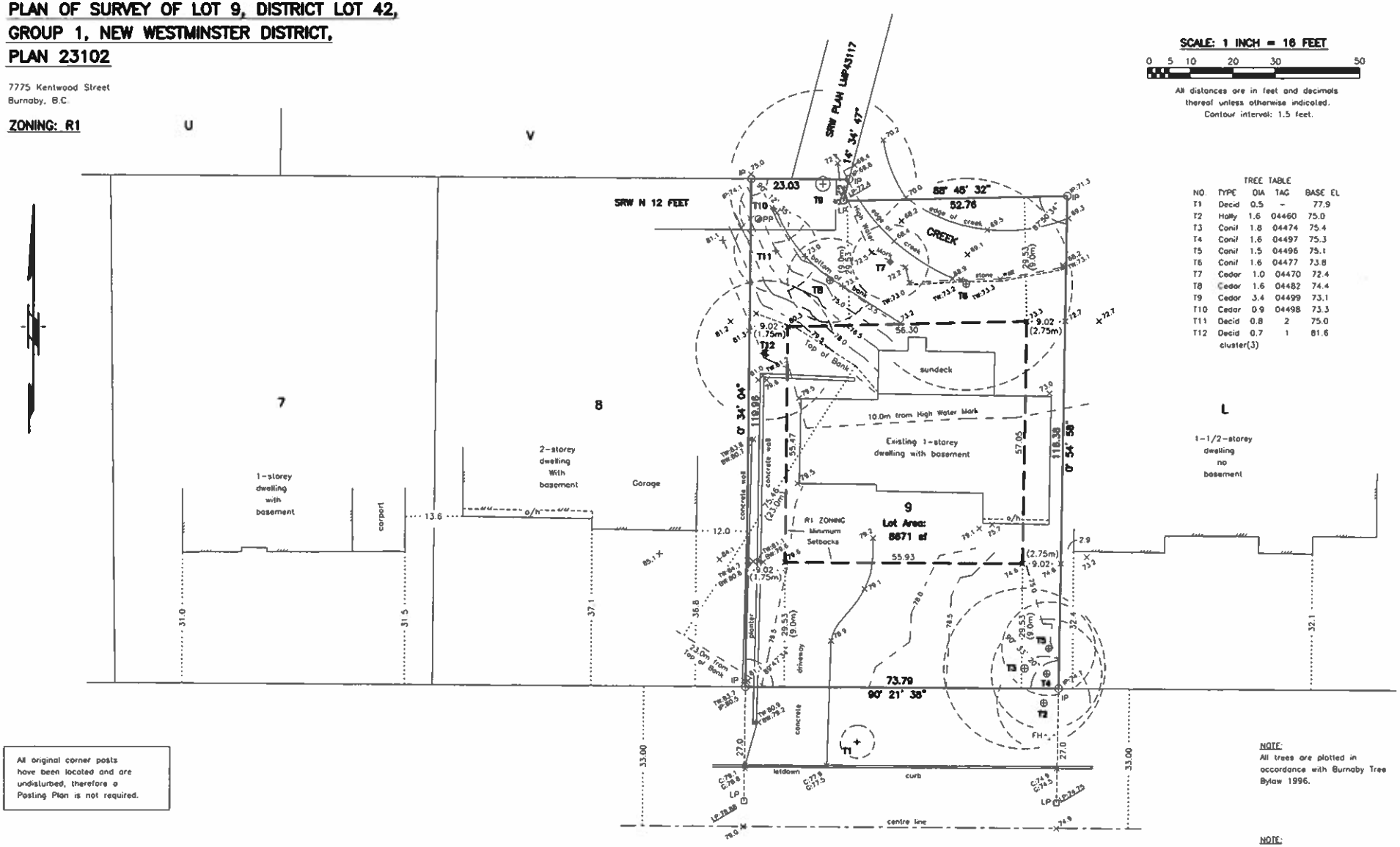
7775 Kentwood Street
Burnaby, B.C.

ZONING: R1

SCALE: 1 INCH = 16 FEET

0 5 10 20 30 50

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



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	04499	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)			

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

KENTWOOD STREET

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.

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This document is not valid unless originally signed and sealed.

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

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

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

FRONTYARD SETBACK CALCULATIONS			
HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
7745	7	31.0	33.3 (10.15m)
7765	8	36.8	
7789	L	32.1	MINIMUM
			29.53 (9.0m)
	TOTAL	99.9	

NOTE:
Elevations shown are based on Geodetic Datum (CVD28GVRD2018). Bench Mark: Control Monument 94H1497 located at the intersection of Lazelle Avenue and Government Road. B.M. Elevation = 115.15 feet. (35.097 metres)

NOTE:
CHARGES ON TITLE:

RESTRICTIVE COVENANT
304860C (SEE 481825E)

STATUTORY RIGHT-OF-WAY
304249C
NORTH 12 FEET OF WEST 20 FEET

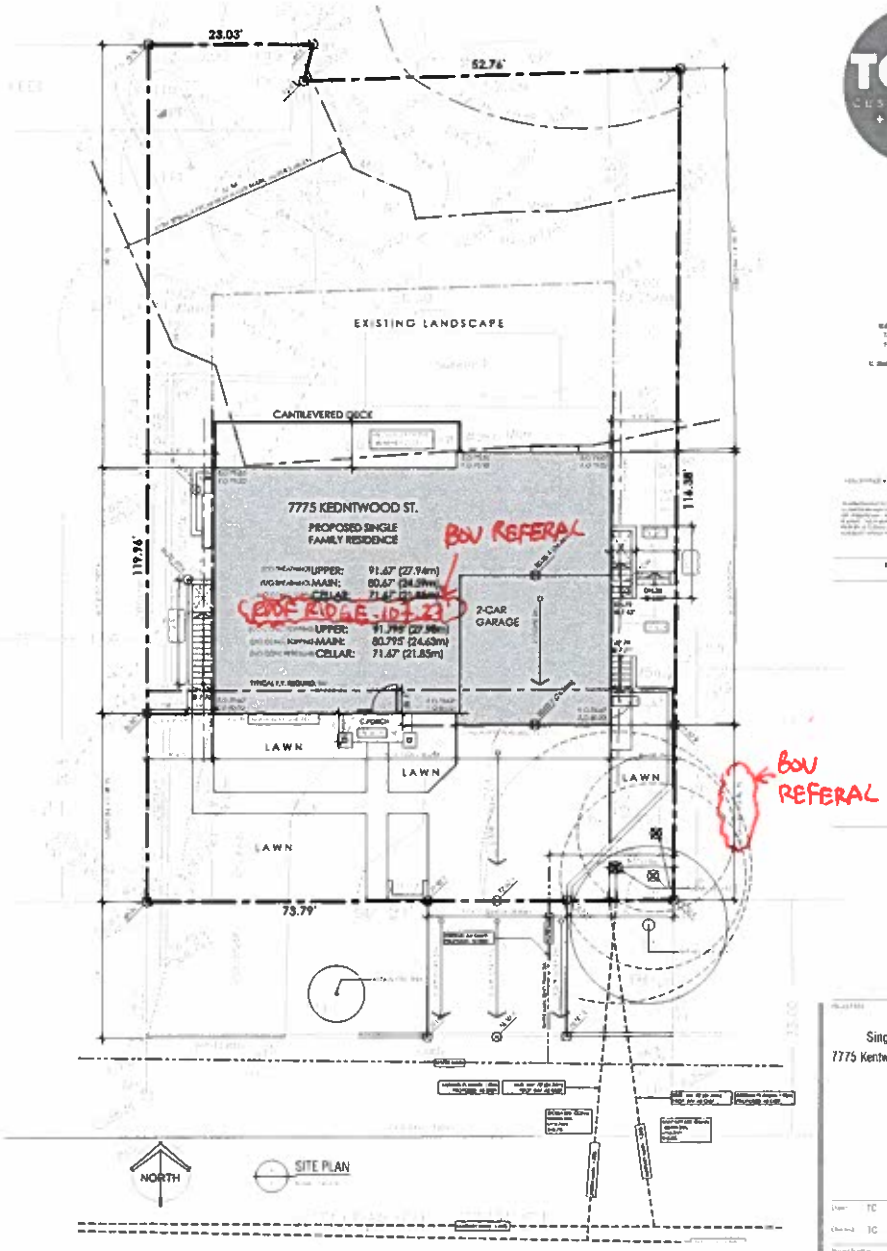
Ken K. Wong and Associates
B.C. Land Surveyor
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
(phone) 604.294.8881
(fax) 604.294.0625
wong_associates@shawbiz.ca
190262 F8884 P83-85
R-4345 TF-4290 SU-2346
Drawn by: TB

FILE:TF-5501A

PID: 003-094-235

PROJECT DATA

GENERAL NOTE:



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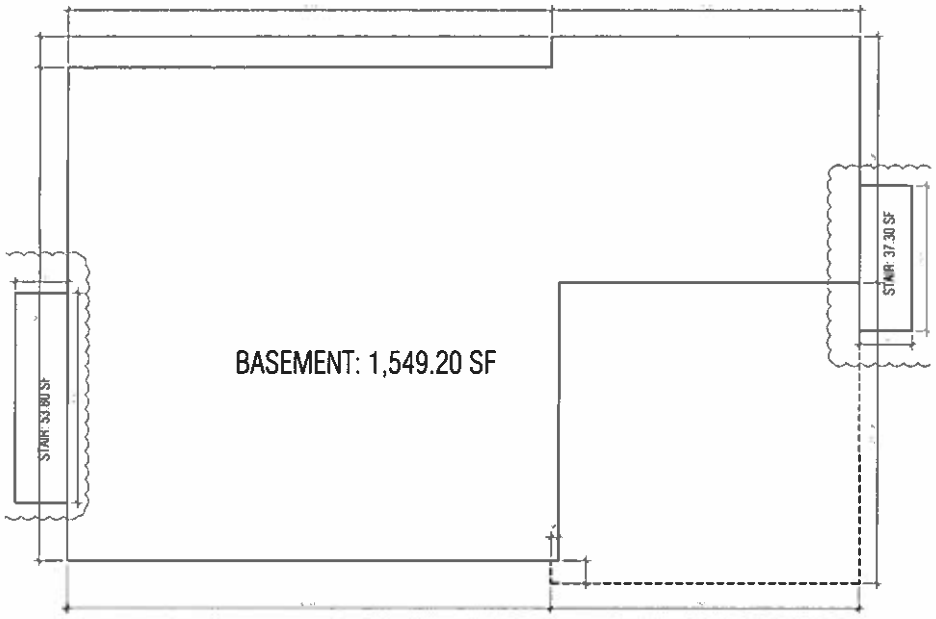
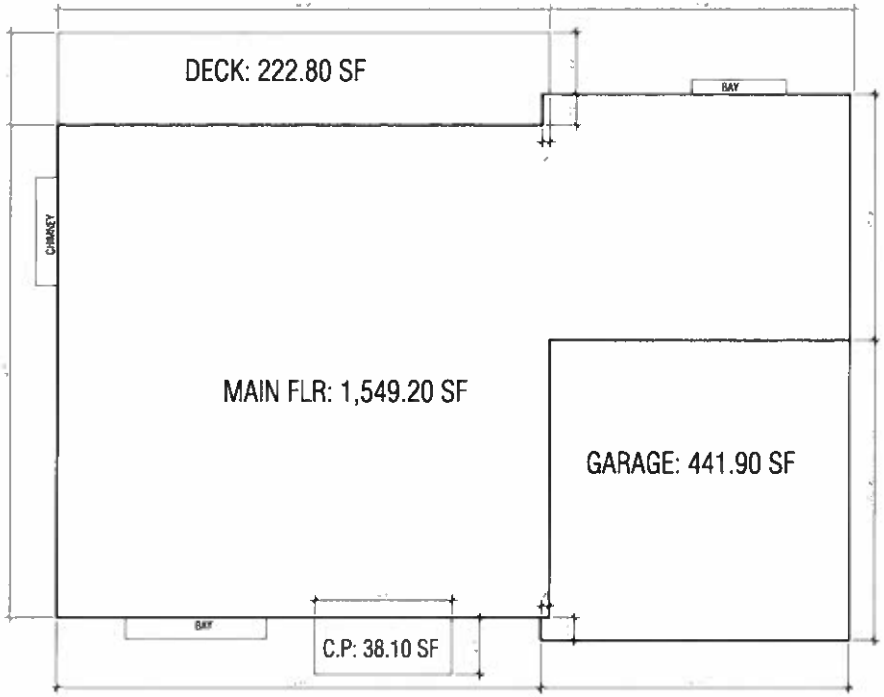
PROJECT DATA, GENERAL NOTES, SITE PLAN

A1



BASEMENT FLOOR AREA OVERLAY



MAIN FLOOR AREA OVERLAY

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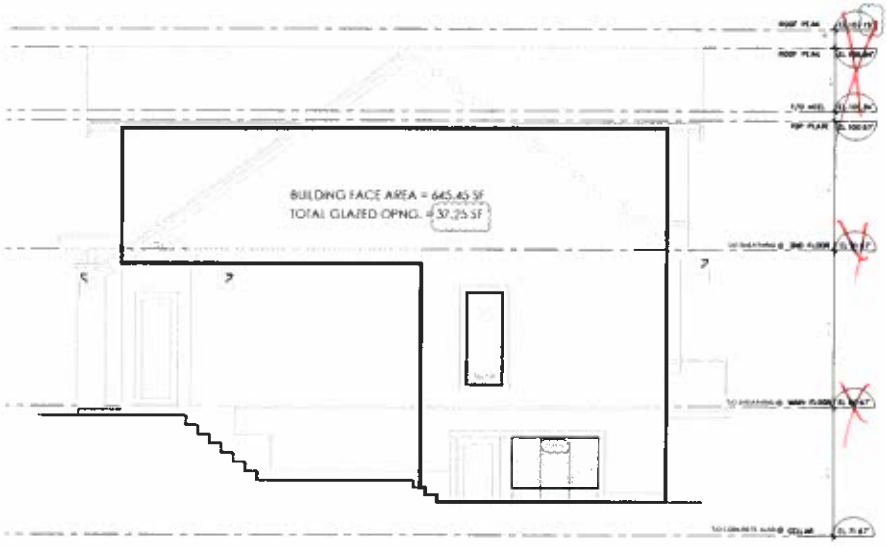
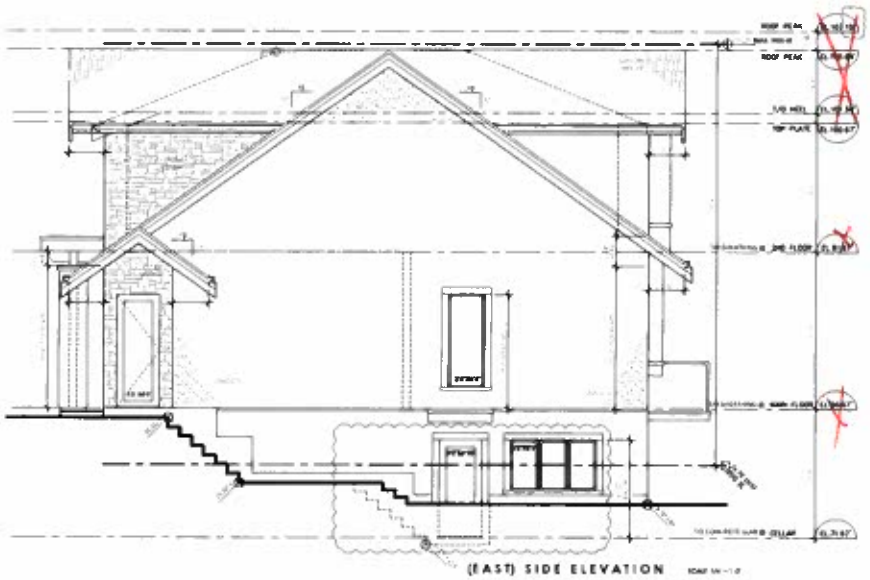
FLOOR AREA OVERLAYS

A4

GOV REFERRAL



EAST BUILDING FACE KEY PLAN



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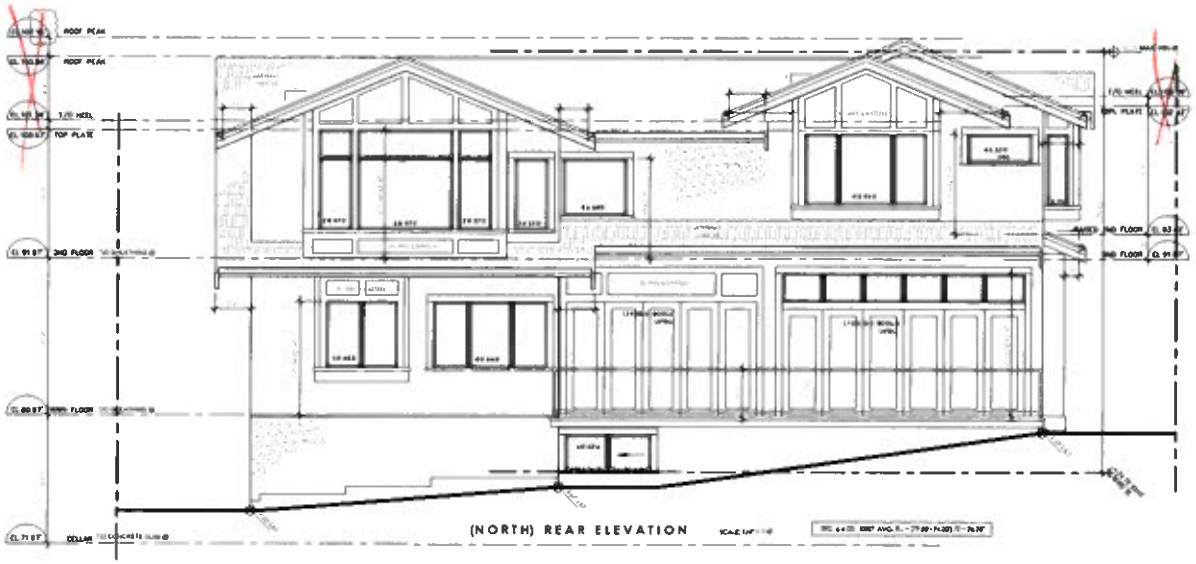
ELEVATIONS

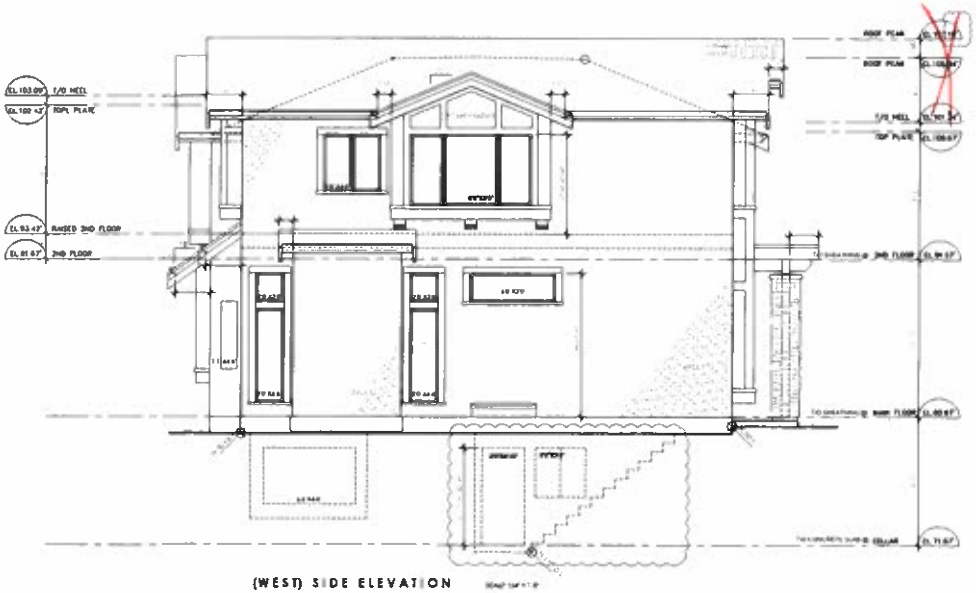
A5

SPATIAL CALCULATION



(NORTH) REAR ELEVATION

WEST BUILDING FACE KEY PLAN



(WEST) SIDE ELEVATION

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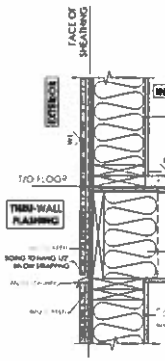
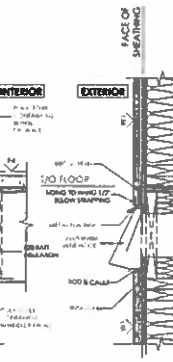
ELEVATIONS

A6



AD-02a RIM JOIST (TYP.)
SCALE: 1 1/2"=1'-0"



AD-02b VENTING AT FLOOR JOIST (TYP.)
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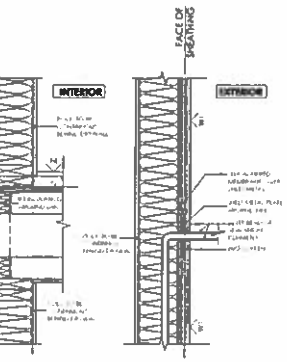

AD-02c HOSE BIB (TYP.)
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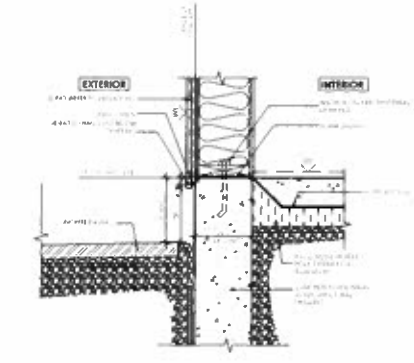
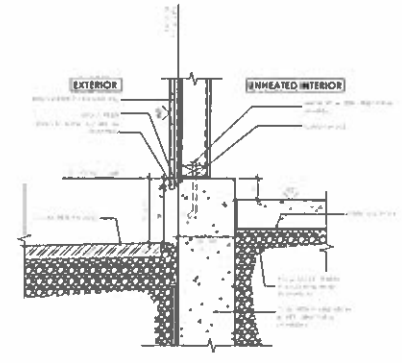
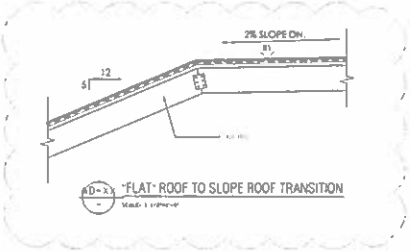


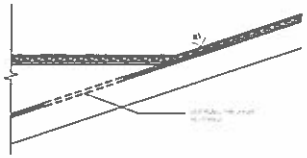
AD-03 TYPICAL T/O FOUNDATION WALL (STUCCO)
SCALE: 1 1/2"=1'-0"



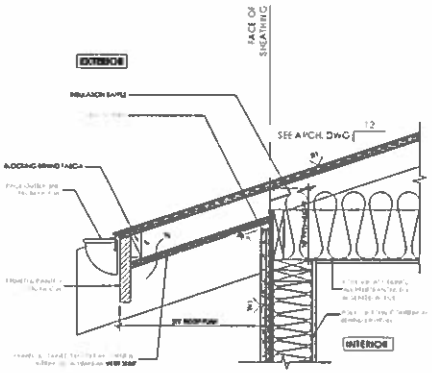
AD-04 T/O FOUNDATION WALL @ STORAGE (STUCCO)
SCALE: 1 1/2"=1'-0"

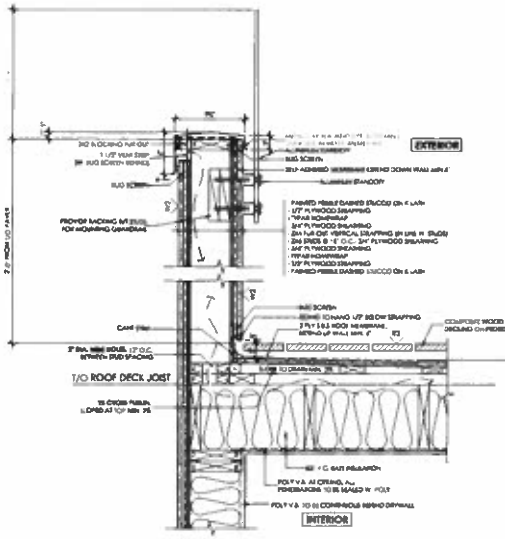


AD-xx "FLAT" ROOF TO SLOPE ROOF TRANSITION
SCALE: 1 1/2"=1'-0"

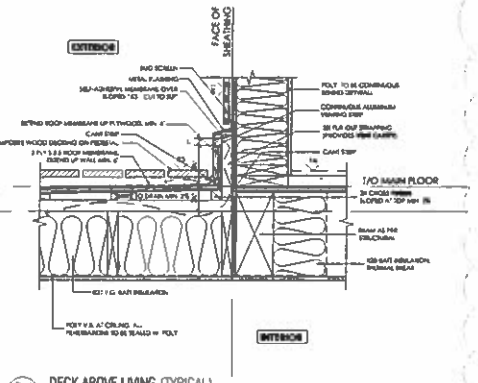


AD-xx SLOPE ROOF TO ROOF CRICKET TRANSITION
SCALE: 1 1/2"=1'-0"

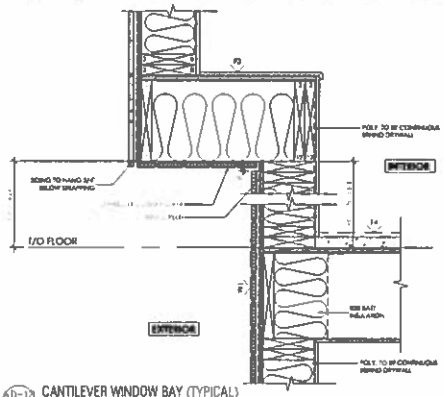




AD-10 DECK ABOVE LIVING (PONY WALL)
SCALE: 1 1/2"=1'-0"



AD-11 DECK ABOVE LIVING (TYPICAL)
SCALE: 1 1/2"=1'-0"



AD-13 CANTILEVER WINDOW BAY (TYPICAL)
SCALE: 1 1/2"=1'-0"

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TYPICAL CONSTRUCTION DETAILS

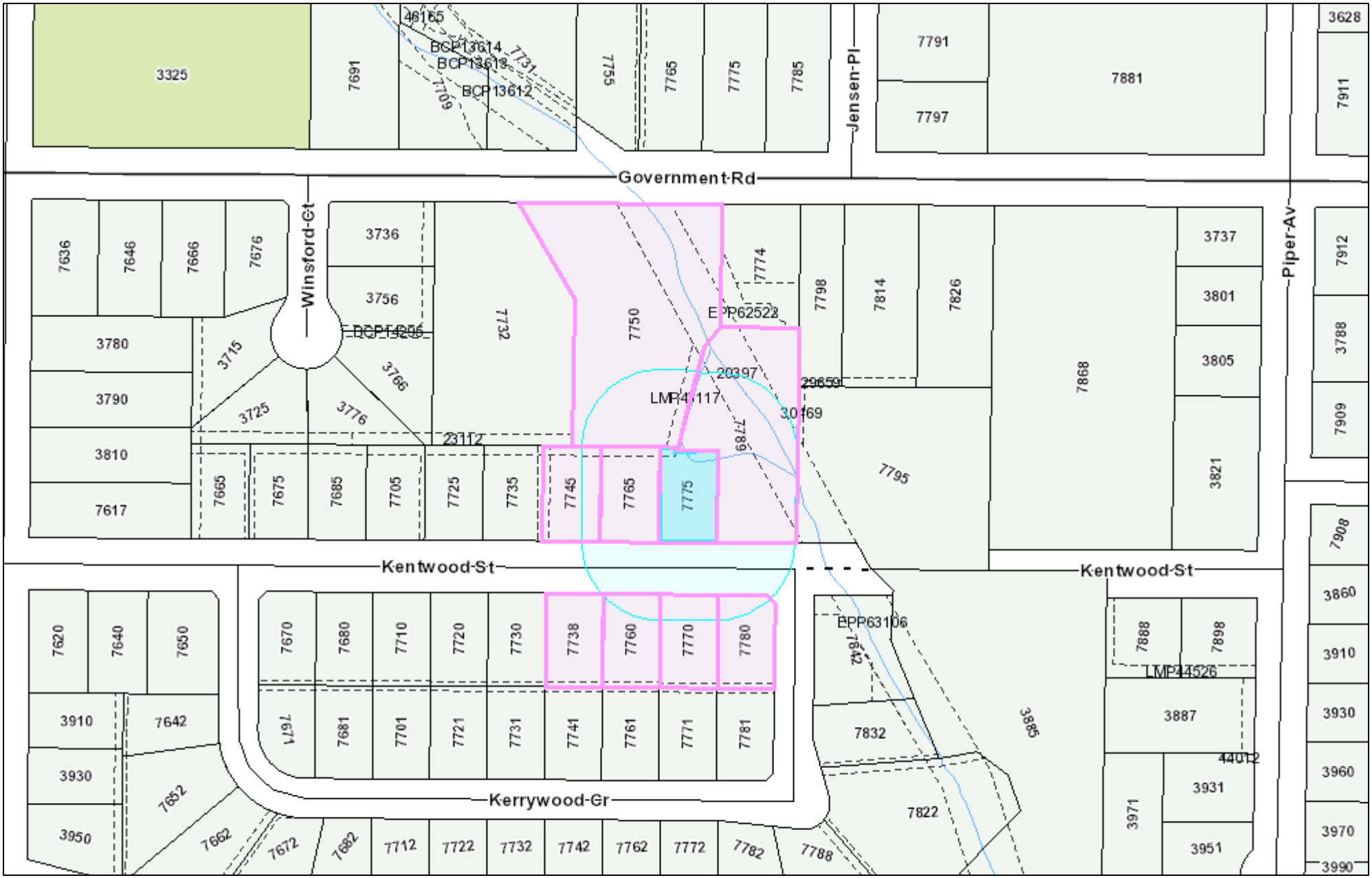
A10

City of Burnaby

7775 Kentwood Street

6/23/2020 11:29:15 AM

1:2,000



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