



City of
Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: February 19, 2015	DEADLINE: March 10, 2015 for the April 2, 2015 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
NAME OF APPLICANT: Dharam Kajal			
ADDRESS OF APPLICANT: 3565 Monmouth Ave., Vancouver V5R5S1			
TELEPHONE: 604-789-9520			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 5469 Forglon Drive			
LEGAL:	LOT: 9	DL: 32	PLAN: 17168

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

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

COMMENTS:

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

- 1) The front yard setback, to the foundation, will be 28.67 feet where a minimum front yard setback of 35.66 feet is required based on front yard averaging. The window seat projects 1 foot beyond the foundation. The overhang projects 2 feet beyond the foundation. The porch stairs project 3.5 feet beyond the foundation.

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

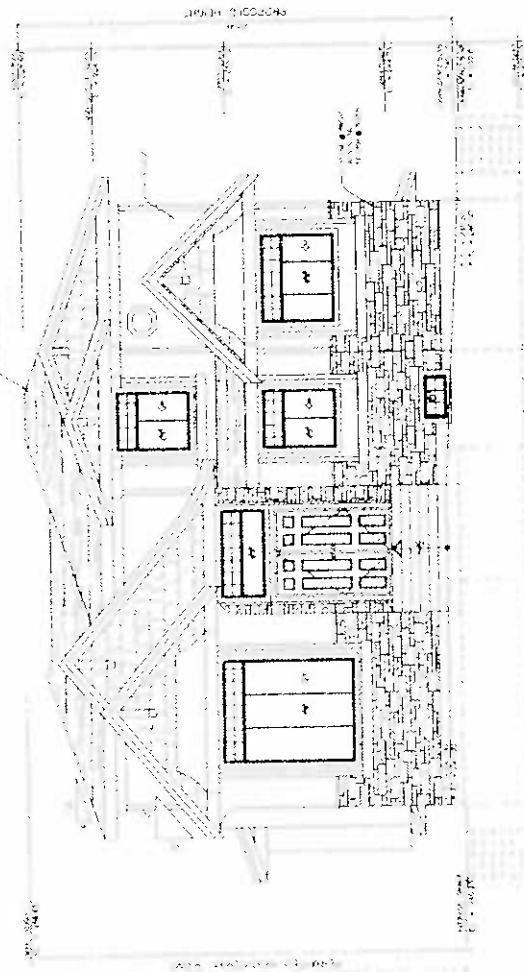
BHS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

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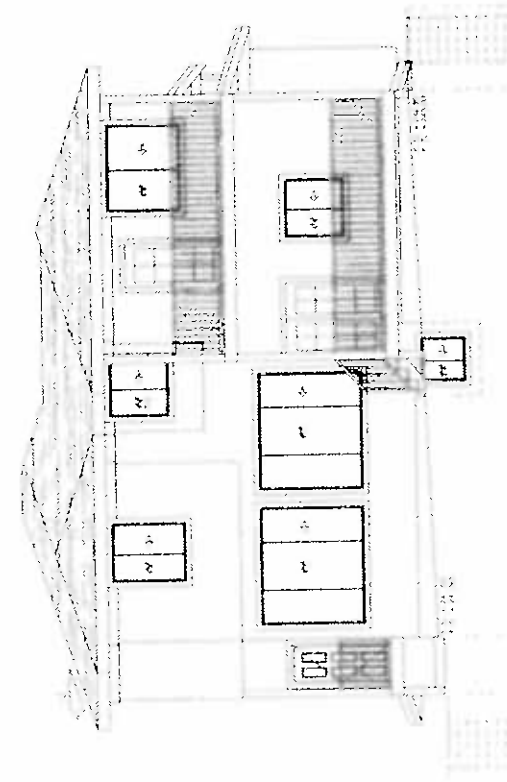
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BUILDING DEPARTMENT

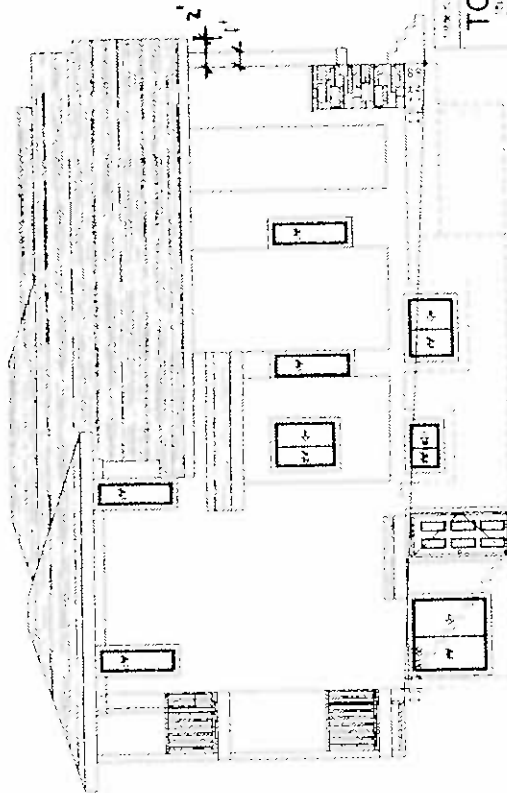


FRONT ELEVATION
SCALE 1/8" = 1'-0"

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

LEFT ELEVATION
SCALE 1/8" = 1'-0"

TOORA HOME PLANS

PROPOSED SINGLE FAMILY DWELLING FOR
SALIS, TORQUE DRIVE
DUNNAGE, B.C.

TOORA HOME PLANS
7/2014 07/14/14
7/2014 07/14/14
7/2014 07/14/14

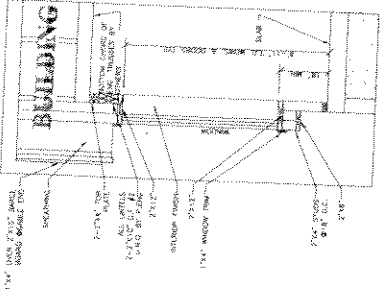
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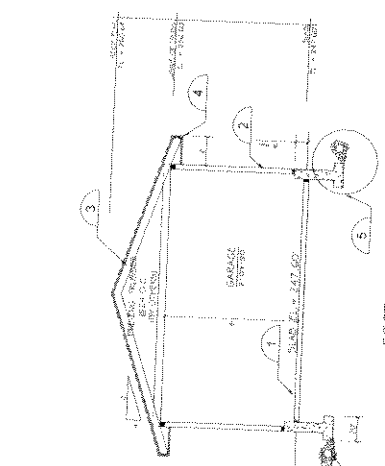
CONSTRUCTION SPECIFICATIONS

- 1. GARAGE SLAB
- 2. EXTERIOR WALLS
- 3. EXTERIOR DOORS
- 4. EXTERIOR WINDOWS
- 5. ROOFING
- 6. FLOORING
- 7. PAINTING
- 8. ELECTRICAL
- 9. PLUMBING
- 10. MECHANICAL
- 11. FINISHES
- 12. SPECIALTIES
- 13. OTHERS

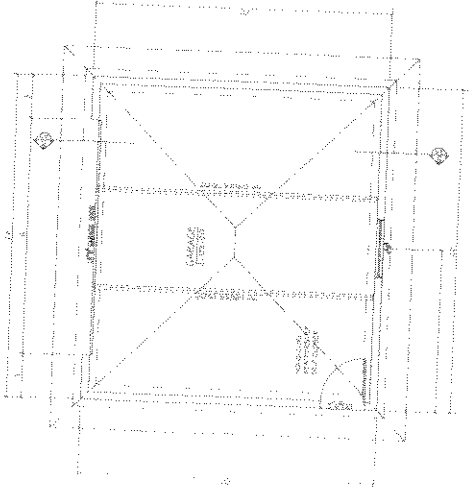
BUILDING DEPARTMENT



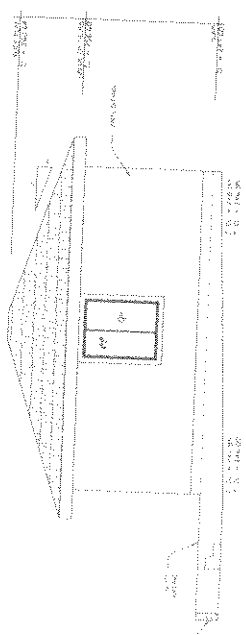
WINDOW SEAT SECTION
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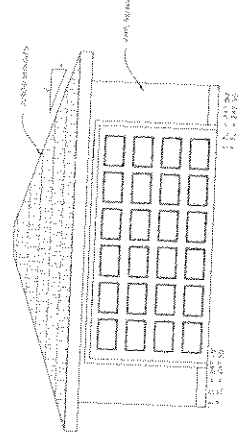
SECTION B-B
SCALE 1/4" = 1'-0"



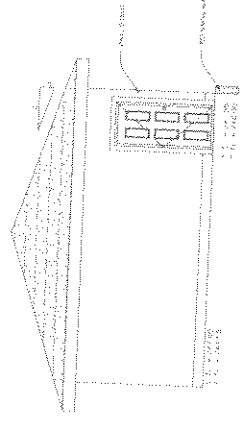
DETACHED GARAGE
SCALE 1/4" = 1'-0"



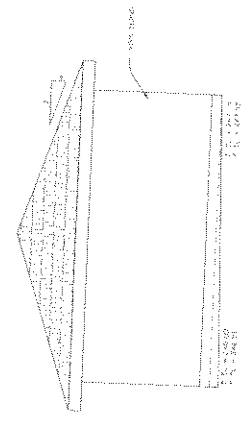
FRONT ELEVATION
SCALE 1/4" = 1'-0"



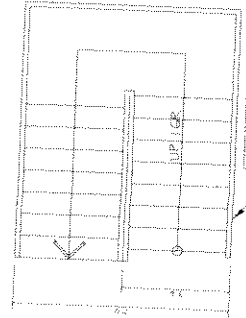
REAR ELEVATION
SCALE 1/4" = 1'-0"



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



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



STAR DETAIL
SCALE 1/2" = 1'-0"

TOORA HOME PLANS

17988 - 107 AVENUE TEL: (804) 851-4343
5469 - 5469 DRIVE FAX: (804) 851-4373
PROPOSED SINGLE FAMILY DWELLING FOR
BURNABY, B.C.

PROJECT #	17988
DATE	10/08/04
SCALE	1/4" = 1'-0"
DATE	10/08/04
SCALE	1/4" = 1'-0"
DATE	10/08/04
SCALE	1/4" = 1'-0"

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CLIMATE ZONE 4

CEILING BELOW ATTICS

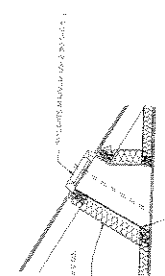
DESCRIPTION	U-VALUE	U-VALUE
CEILING INSULATION (R=1.0)	0.10	0.10
CEILING JOIST (R=0.08)	0.08	0.08
CEILING GYPSUM BOARD (R=0.06)	0.06	0.06
CEILING FINISH (R=0.03)	0.03	0.03
CEILING TOTAL U-VALUE	0.27	0.27

ABOVE GRADE WALL ASSEMBLY

DESCRIPTION	U-VALUE	U-VALUE
EXTERIOR FINISH (R=0.04)	0.04	0.04
1/2" GYPSUM BOARD (R=0.06)	0.06	0.06
8" CONCRETE (R=0.16)	0.16	0.16
2" RIGID INSULATION (R=0.08)	0.08	0.08
1/2" GYPSUM BOARD (R=0.06)	0.06	0.06
INTERIOR FINISH (R=0.03)	0.03	0.03
WALL TOTAL U-VALUE	0.43	0.43

ABOVE GRADE WALL ASSEMBLY

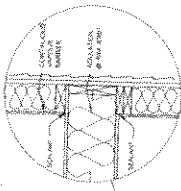
DESCRIPTION	U-VALUE	U-VALUE
EXTERIOR FINISH (R=0.04)	0.04	0.04
1/2" GYPSUM BOARD (R=0.06)	0.06	0.06
8" CONCRETE (R=0.16)	0.16	0.16
2" RIGID INSULATION (R=0.08)	0.08	0.08
1/2" GYPSUM BOARD (R=0.06)	0.06	0.06
INTERIOR FINISH (R=0.03)	0.03	0.03
WALL TOTAL U-VALUE	0.43	0.43



CLIMATE ZONE 4 ENERGY EFFICIENCY MEASURES: 1. EXTERIOR FINISH 2. 1/2" GYPSUM BOARD 3. 8" CONCRETE 4. 2" RIGID INSULATION 5. 1/2" GYPSUM BOARD 6. INTERIOR FINISH

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BUILDING DEPARTMENT



NOT TO SCALE
SECTION 1-1
FOUNDATION
WALL
ROOF

TOORA HOME PLANS

TEL: 604-95-4343
FAX: 604-95-4343
EMAIL: toora@toora.com
1100 10th Ave S.E. Unit 101
Surrey, B.C. V3T 1E9

PROPOSED SINGLE FAMILY DWELLING

PROJECT	SURREY, B.C.
OWNER	TOORA HOME PLANS
DATE	1/21/15
SCALE	1/4" = 1'-0"
BY	MR. BOONAR

D4

**BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF
LOT 9 DISTRICT LOT 32 GROUP 1 N.W.D. PLAN 17168**

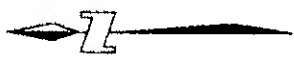
P.L.D. 010-266-942

For Building Design Purposes

Scale: 1 inch = 16 feet

Current Civic Address:
5469 Forglan Drive
Burnaby B.C.

- LEGEND**
- denotes iron post
 - denotes head plug
 - (G) denotes gutter
 - x denotes spot elevation
 - denotes tree
 - LS denotes lamp standard
 - PP denotes power pole
 - denotes utility manhole



- Notes:**
- All dimensions are in feet.
 - Property line dimensions are based on legal field survey.
 - Elevations are based on City of Burnaby Integrated monument BM3303 elevation = 244.24 ft (74.44m).
 - This Site Plan adheres to city's tree By-law.

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**DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.**
216-12899 75th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6180
File: 1409146-T01

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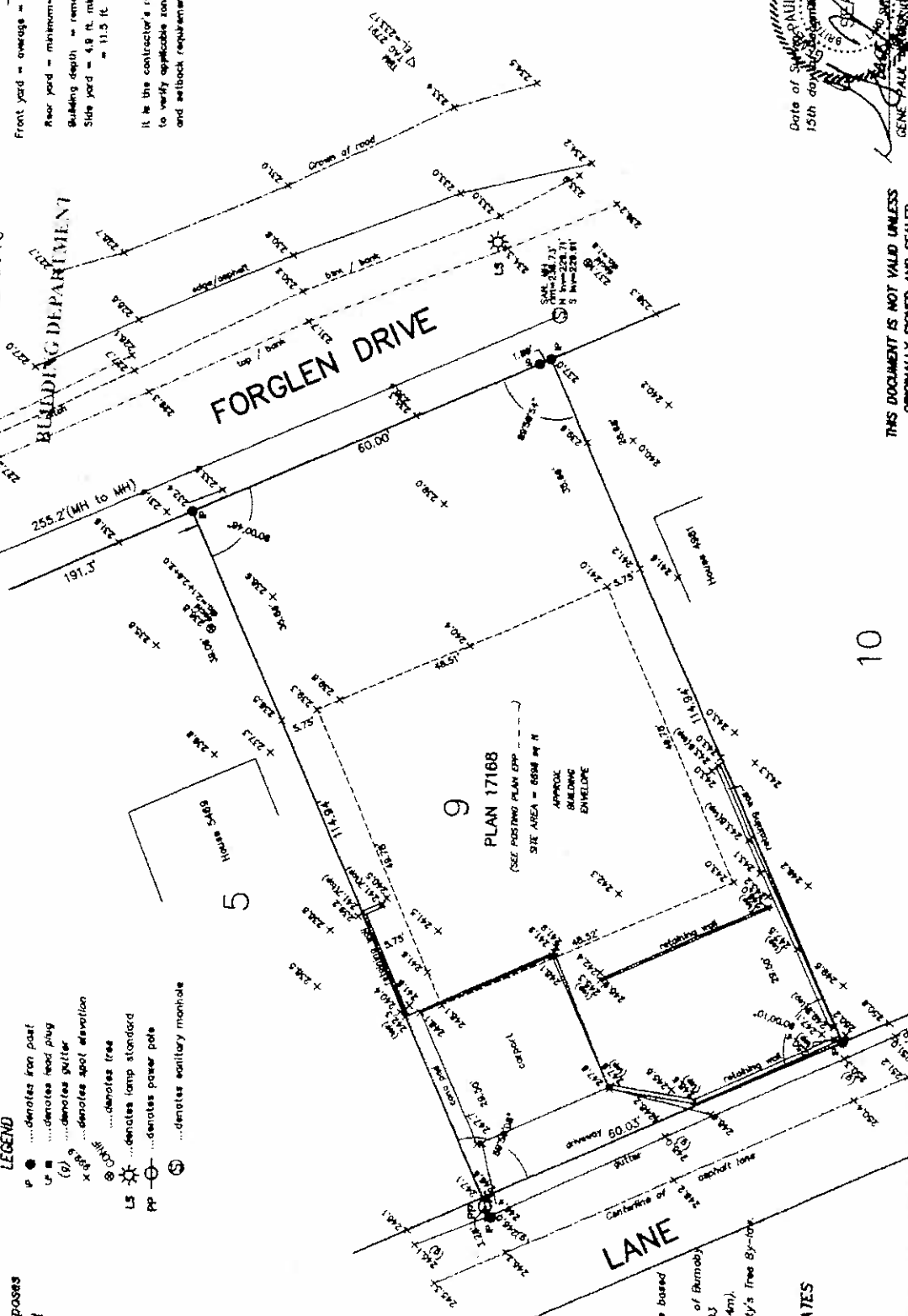
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Building Envelope in R4 zoning:

adjacent lot overage
House 4801 setback = 28.60 ft
House 5469 setback = 38.06 ft
House 5459 setback = 38.23 ft

Front yard = overage = 35.86 ft
Rear yard = minimum = 29.5
Building depth = remainder = 49.78 feet
Side yard = 4.9 ft min.
= 11.5 ft min. (sum both sides)

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



Date of Survey: 15th day of February 2015
Surveyor: [Signature]
Seal: [Seal]
GENE FALL - REG. NO. 10011 S.S. 803

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED