



## BOARD OF VARIANCE REFERRAL LETTER

|                                                                     |                                                            |               |                                                                                                                            |
|---------------------------------------------------------------------|------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>DATE:</b> June 2, 2015                                           | <b>DEADLINE:</b> June 9, 2015 for the July 9, 2015 hearing |               | <i>This is <b>not</b> an application.<br/>Please take letter to Board of Variance.<br/>(Clerk's office - Ground Floor)</i> |
| <b>NAME OF APPLICANT:</b> Daljit Dhami                              |                                                            |               |                                                                                                                            |
| <b>ADDRESS OF APPLICANT:</b> 1025 West 58 Avenue, Vancouver V6P 1V9 |                                                            |               |                                                                                                                            |
| <b>TELEPHONE:</b> 604-767-9143                                      |                                                            |               |                                                                                                                            |
| <b>PROJECT</b>                                                      |                                                            |               |                                                                                                                            |
| <b>DESCRIPTION:</b> New two family dwelling                         |                                                            |               |                                                                                                                            |
| <b>ADDRESS:</b> 7224/26 11 <sup>th</sup> Avenue                     |                                                            |               |                                                                                                                            |
| <b>LEGAL:</b>                                                       | <b>LOT:</b> 2                                              | <b>DL:</b> 53 | <b>PLAN:</b> EPP50735                                                                                                      |

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) R12 [6.6(2)(c)]**  
of the Burnaby Zoning Bylaw No. 4742

### COMMENTS:

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

- 1) The width of the accessory building will be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted.

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

DS

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service



BUILDING DEPARTMENT

SUBDIVISION PLAN OF LOTS 59, 60 AND 61  
ALL OF DISTRICT LOT 53, GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

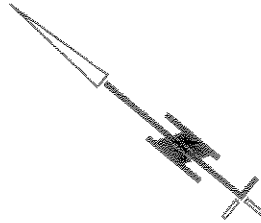
BCGS 92G.026

SCALE 1 : 500



All distances are in metres.

The intended plot size of this plan is  
432mm in width by 280mm in height (B size)  
when plotted at a scale of 1 : 500.



Datum: NAD83(CSRS)4.0.0.BC.1.GVRD  
UTM Zone 10  
UTM Northing: 5451071.99  
UTM Easting: 504062.74  
Estimated horizontal positional  
accuracy 0.01 metres.

**LEGEND:**

Integrated survey area No. 25, Burnaby, NAD83(CSRS)4.0.0.BC.1.GVRD  
Grid bearings are derived from observations between  
geodetic control monuments B-89009 and B-89004.  
This plan shows horizontal ground-level distances unless  
otherwise specified. To compute grid distances, multiply  
ground-level distances by the average combined factor  
of 0.9995874 which has been derived from geodetic  
control monuments B-89004 and B-89009.

- ▲ denotes control monument found.
- denotes standard iron post found.
- denotes standard iron post placed.
- denotes lead plug found.
- sp denotes strata plan.

**Note:**

This plan shows one or more witness posts which are not set  
on the true corner(s). Unless otherwise shown, witness posts  
are on the production of the property lines.

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

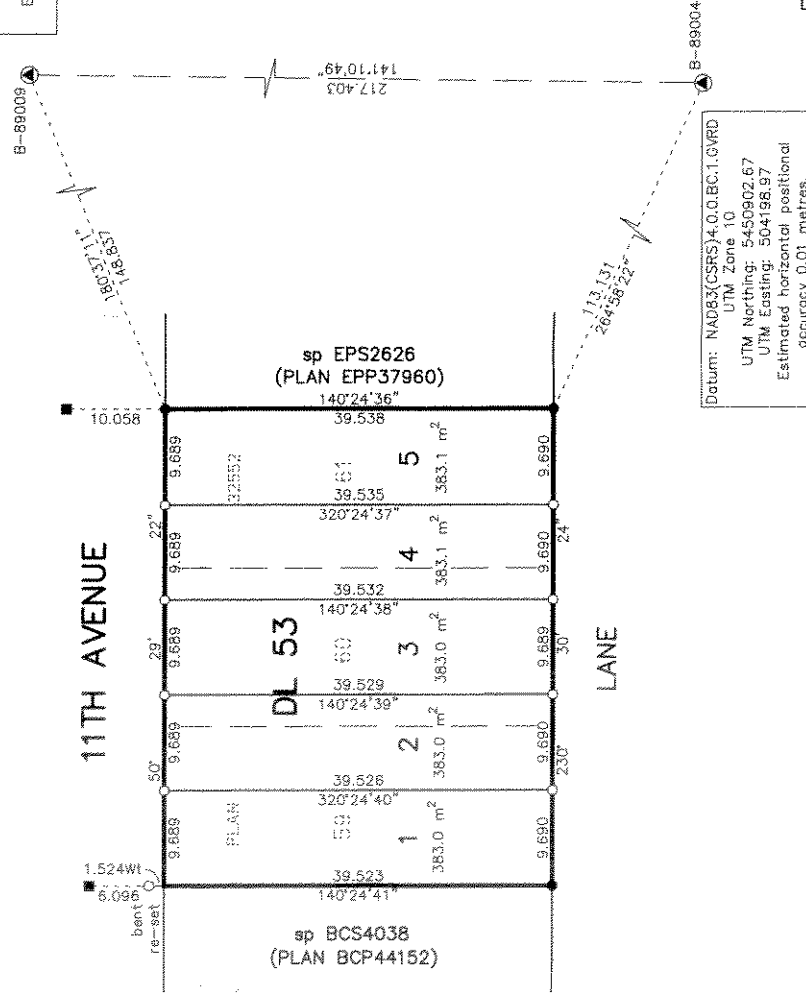
The field survey represented by this plan was  
completed on the 31st day of March, 2015.  
LOUIS NGAN, BCLS

*This plan lies within the  
Greater Vancouver Regional District*

**L N L S**  
METRO VANCOUVER  
LAND SURVEYORS

4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6  
T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD



Datum: NAD83(CSRS)4.0.0.BC.1.GVRD  
UTM Zone 10  
UTM Northing: 5450902.67  
UTM Easting: 504196.97  
Estimated horizontal positional  
accuracy 0.01 metres.

RECEIVED

MAY 05 2015

BUILDING DEPARTMENT

**SURVEY PLAN OF LOTS 1 TO 5  
DISTRICT LOT 53, GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN EPP50735**

SCALE 1" = 16'  
All distances are in feet

| Applicable Adjacent House | Depth of Front Yard |
|---------------------------|---------------------|
| 7210 11th Avenue          | 21.04 ft            |
| 7216 11th Avenue          | 21.07 ft            |
| 7238 11th Avenue (vacant) | 20.63 ft            |
| 7244 11th Avenue (vacant) | 20.03 ft            |
| Total                     | 82.77 ft            |
| Average                   | 20.69 ft            |

**NOTES.**

- Lot dimensions are derived from field survey.
- Elevations are based on Canadian Datum of Burnaby and are derived from control monument B-89003 situated at the intersection of 13th Street and 12th Avenue.
- Elevation 325.23 feet.
- Foundation shown is for control monument only.
- Building envelope shown is set on approximate interpretation of City Zoning Bylaw. Consult Planning Department for final building envelope prior to design.
- All trees have been plotted as required by Burnaby Bylaw 1998.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.
- denotes hydrant pole.
- denotes top of wall.
- denotes bottom of wall.
- denotes manhole.
- denotes catch basin.
- denotes tree.
- 8010-1234 (tree top number)
- tree top radius (feet)
- tree top radius (meters)
- tree top radius (feet)
- tree top radius (meters)

**RECEIVED**

MAY 05 2015

**BUILDING DEPARTMENT**

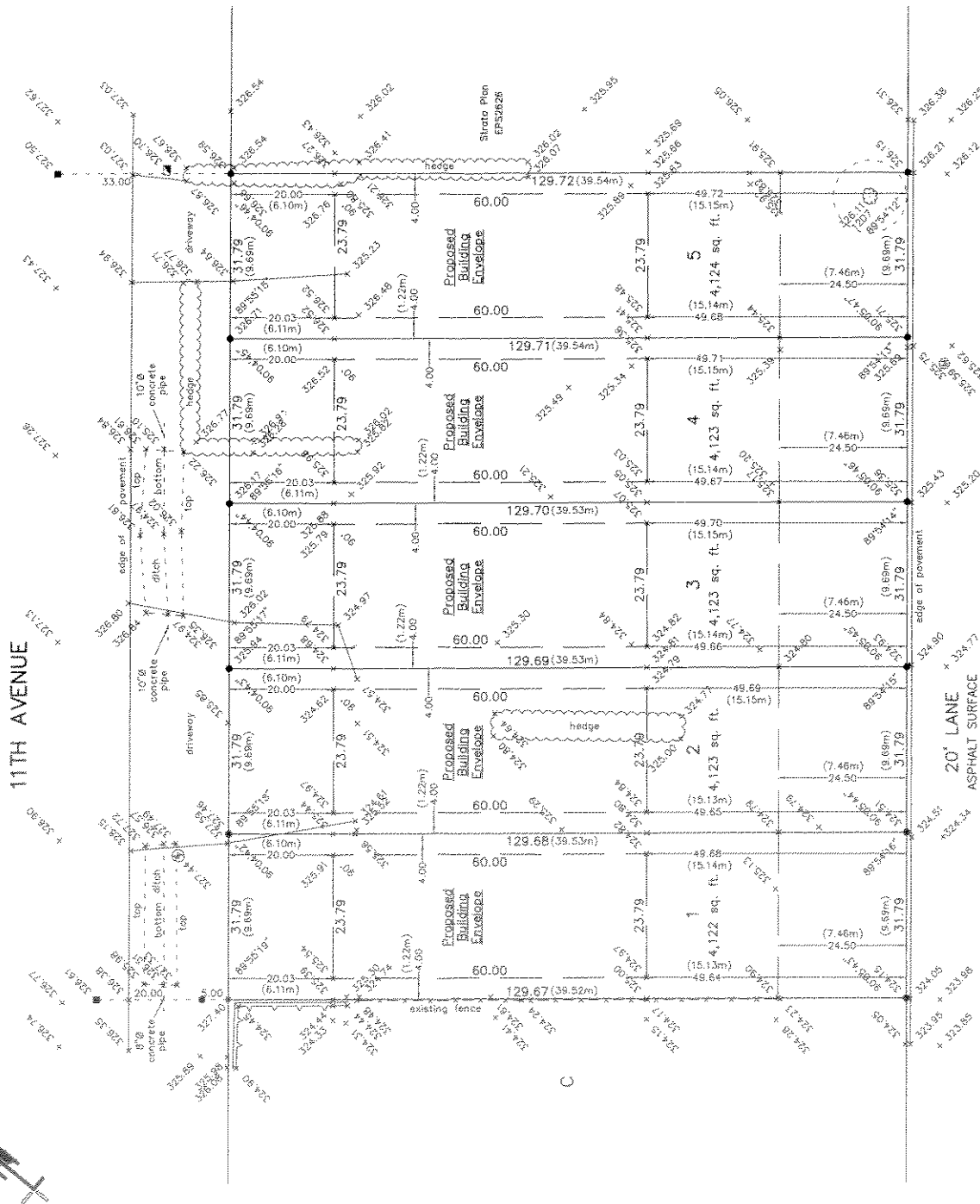
CLIC ADDRESS  
7220/7226/7232 11TH AVENUE  
BURNABY, B.C.

ZONING: R12

LEGAL DESCRIPTION REVISED  
DATED THIS 31ST DAY OF MAR., 2015  
CERTIFIED CORRECT  
DATED THIS 3RD DAY OF OCT., 2014

LOUIS NGAN B.C.L.S.

**L N L S** METRO VANCOUVER  
LAND SURVEYORS



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BCCS 92C.026

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