City of Burnaby

## BOARD OF VARIANCE REFERRAL LETTER

| | | |
|---|---|---|
| **DATE: June 2, 2015** | **DEADLINE: June 9, 2015 for the July 9, 2015 hearing** | *This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)* |
| **NAME OF APPLICANT: Daljit Dhami** | | |
| **ADDRESS OF APPLICANT: 1025 West 58 Avenue, Vancouver V6P 1V9** | | |
| **TELEPHONE: 604-767-9143** | | |

| **PROJECT** | | | |
|---|---|---|---|
| **DESCRIPTION: New two family dwelling** | | | |
| **ADDRESS: 7228/30 11th Avenue** | | | |
| **LEGAL:** | **LOT: 3** | **DL: 53** | **PLAN: 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

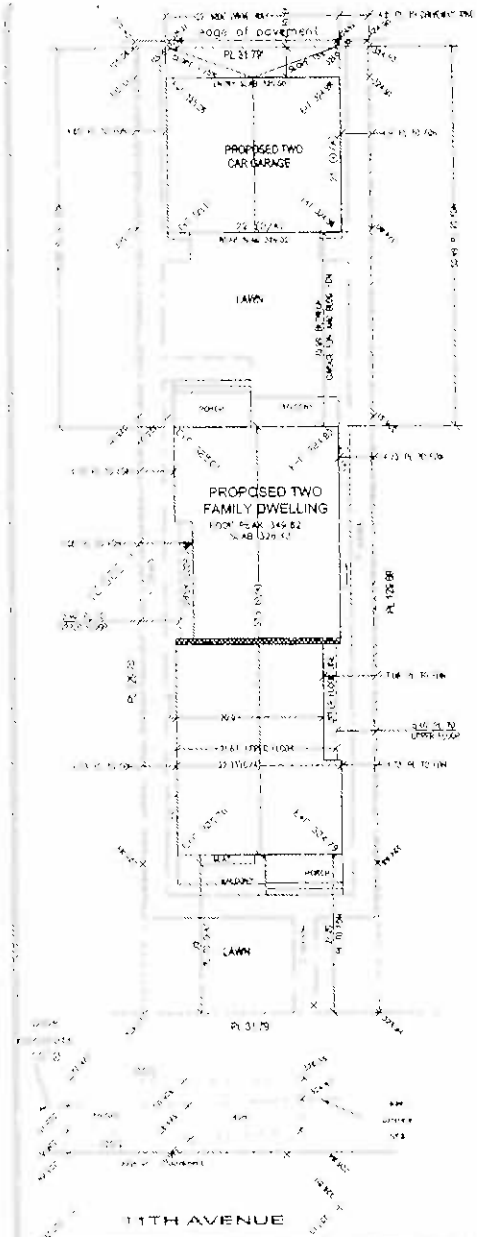
Kushnir

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

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

CIVIC ADDRESS
~~7220/7226/7232~~ 11TH AVENUE
BURNABY, B.C. 7228/30

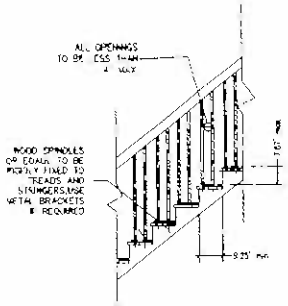
ZONING
R-12

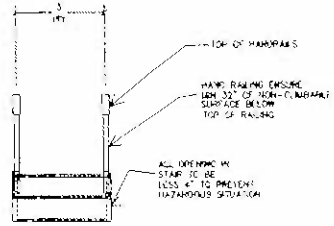



SITE PLAN
SCALE 1/8" = 1'

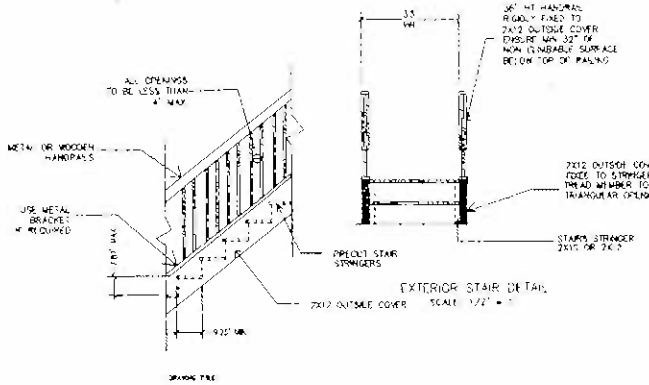
| LOT AREA 4123.0 SFT | ALLOWED | PROPOSED |
|---|---|---|
| S.F.A. 60% | 2473.8 | 2474 |
| L.C. 45% | 1855 | 1662 |
| DECK 8% | 198 | 94 |
| GARAGE | 452 | 452 |

GENERAL NOTES
1) All building construction to conform to the 2012 B.C. building code, the city of Burnaby zoning and development by-laws.
2) All structural lumber to be douglas fir #2 or better unless otherwise noted.
3) All footings to be 2'-0x10, unless otherwise noted.
4) Metal flashing over all unprotected overhang.
5) 1/2" Plywood sheathing for exterior walls.
6) Safety glass on shower doors and windows near bathtubs.
7) Moisture resistant drywall behind ceramic tile around showers and bathtubs.
8) Attic access must be weather stripped.
9) All stairs to be max. rise of 7.87" min. run of 9.11". Add 1" nosing to run to give a minimum 6'-8" head room clearance over stairs and ramps.
10) All window opening to be approved type & to be sized and shop-connected.
11) R12 R20 insulation required under entire roof with normal bracing.
12) Cross bracing required @70'o/c less or glue & roof panel sub'lay.
13) Builder to check and be responsible for all grades, levels, dimensions, and structural members.
14) All dimensions to take precedence over scale shown on plans, sections and details.

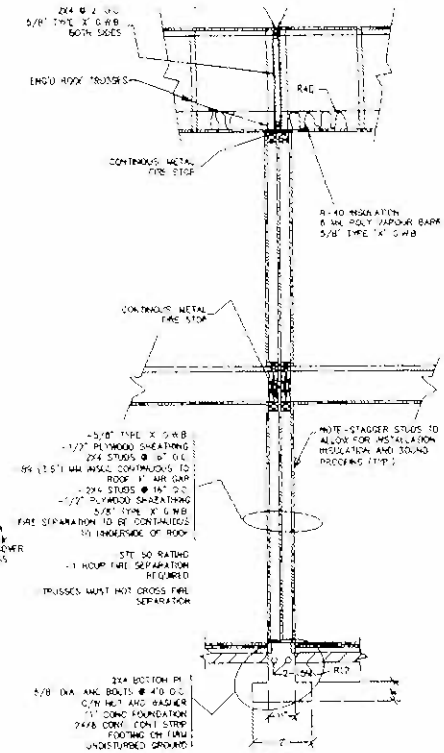


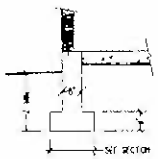

INTERIOR STAIR DETAIL
SCALE 1/2" = 1'



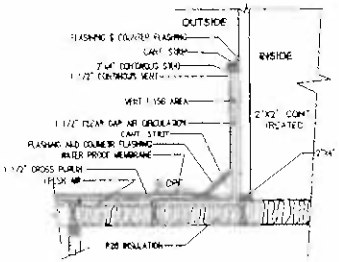

EXTERIOR STAIR DETAIL
SCALE 1/2" = 1'



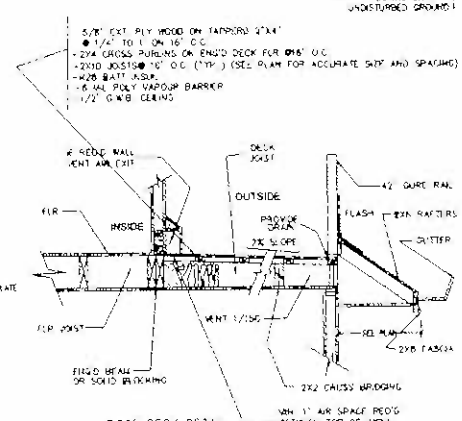

PARTY WALL DETAIL
SCALE 1/2" = 1'
WALL WLSC- (DIVISION B - Appendix A) BCBC



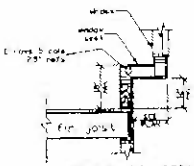

FOOTING & FOUNDATION DETAIL
SCALE 1/2" = 1'




CROSS-VENTILATION DETAIL FOR ENCLOSED ROOFS
SCALE 1/2" = 1'
(R. B.C.B.C.-9.19.1.2)




ROOF DECK DETAIL
SCALE 1/2" = 1'




BAY / SEAT WINDOW DETAIL
SCALE 1/2" = 1'

| | | | | |
|---|---|---|---|---|
| SITE PLAN & CONSTRUCTIONS DETAILS | JOB NUMBER V-20-7220/7226/7232 11TH AVENUE | DRAWN BY SA | DATE 04/05/2015 | SDD SHIKDER DESIGN & DRAFTI |
| 7228/30 ~~7220/7226/7232~~ 11TH AVENUE (LOT 3) BURNABY, B.C. | SCALE 1/4" = 1' EXCEPT NOTED | 1 OF 4 | | UNIT-135, 4395 FRASER STREET Vancouver, BC V5V 4G4 Phone: 778 889 3740 |

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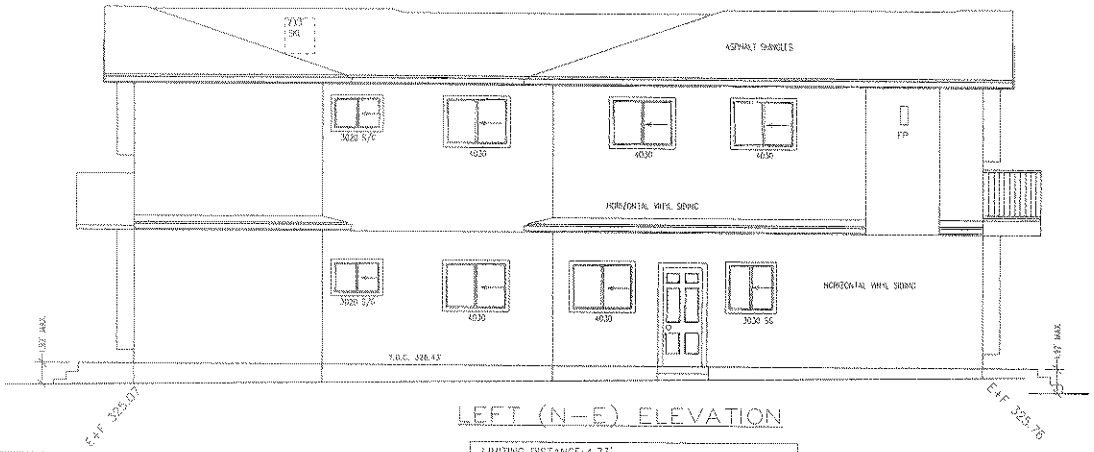
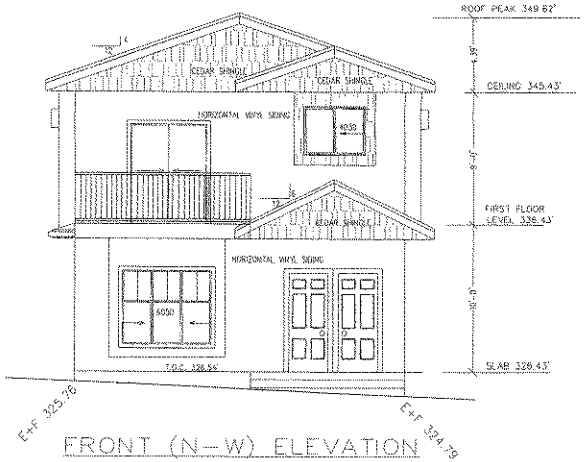
MAY 05 2015
BUILDING DEPARTMENT




LEFT (N-E) ELEVATION

LIMITING DISTANCE: 4.73'
EXPOSED WALL AREA: 1092.50 SFT
PERMITTED UNPROTECTED OPENING: @7.42% = 81.06 SF
PROPOSED OPENING: 81.0 SF

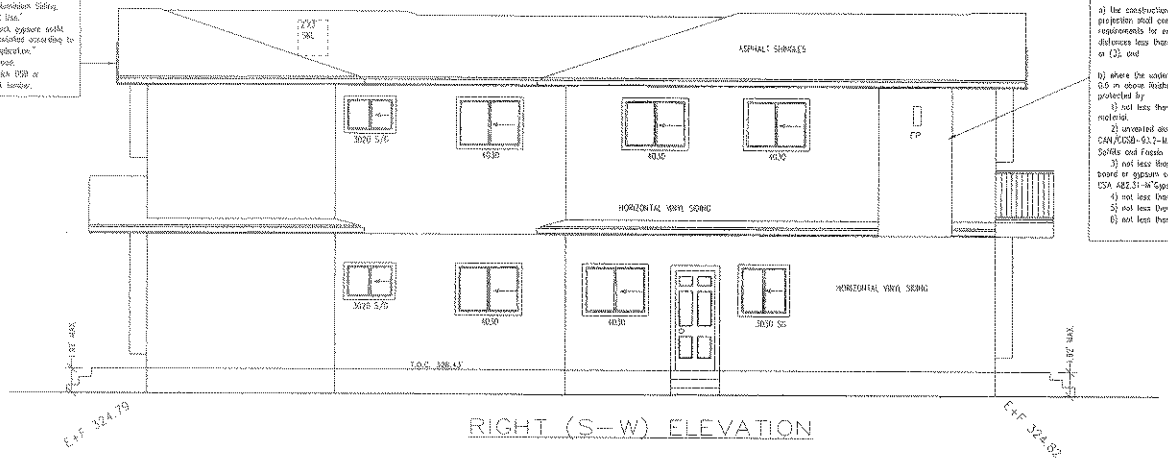



FRONT (N-W) ELEVATION

Spatial separation

10) Where roof overhang projects to less than 1.2 m from the property line the centre line of a lane or thoroughfare or an imaginary line between two buildings or fire compartments on the same property, then shall

a) have no openings, and
b) be protected by
1) not less than 0.38 mm thick sheet steel
2) uncoated aluminum conforming to CAN/CGSB-93.2-M"Prefinished Aluminum Siding, Soffits and Fascia for Residential Use."
3) not less than 12.7 mm thick gypsum soffit board or gypsum ceiling board installed according to CSA A82.31-M"Gypsum Board Application."
4) not less than 11 mm plywood,
5) not less than 12.5 mm thick OSB or
6) not less than 11 mm thick lumber.




RIGHT (S-W) ELEVATION

LIMITING DISTANCE: 4.73'
EXPOSED WALL AREA: 1092.50 SFT
PERMITTED UNPROTECTED OPENING: @7.42% = 81.06 SF
PROPOSED OPENING: 81.0 SF

Fire Place Protection

7) Where combustible projections on an exposing building face are permitted by sentence (6) are totally enclosed and constructed with solid faces, such as for bay glazes and chimneys, and extend within 1.2 m of a property line,

a) the construction of the face and sides of the projection shall comply with the corresponding requirements for exposing building faces for limiting distances less than 1.2 m as stated in sentence (2) or (3), and

b) where the underside of the projection is more than 0.6 m above finished ground level, it shall be protected by
1) not less than 0.38 mm thick noncombustible material,
2) uncoated aluminum conforming to CAN/CGSB-93.2-M"Prefinished Aluminum Siding Soffits and Fascia for Residential Use."
3) not less than 12.7 mm thick gypsum soffit board or gypsum ceiling board installed according to CSA A82.31-M"Gypsum Board Application."
4) not less than 11 mm plywood,
5) not less than 12.5 mm thick OSB or
6) not less than 12 mm thick lumber.

REAR (S-E) ELEVATION

| | | | | | |
|---|---|---|---|---|---|
| REVISION: | DRAWING TITLE: ELEVATIONS | JOB NUMBER: V-20-7220/7226/7232 11TH AVENUE | DRAWN BY: SA | DATE: 11/03/2015 | SHIKDER DESIGN & DRAFTING |
| DRAWN: | ADDRESS: ~~7220/7226/7232~~ 11TH AVENUE (LOT 3) BURNABY, B.C. | SCALE: 1/4" = 1' | 3 OF 4 | | 205-825 EAST 8TH AVE Vancouver, BC V5T 1T8 Phone: 604 876 2064 |

7228/36

RECEIVED
MAY 05 2015
PLANNING DEPARTMENT

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

**PLAN EPP50735**

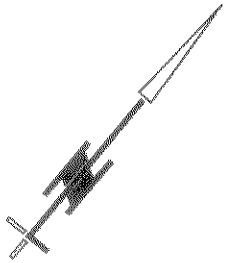
*BCGS 92G.026*

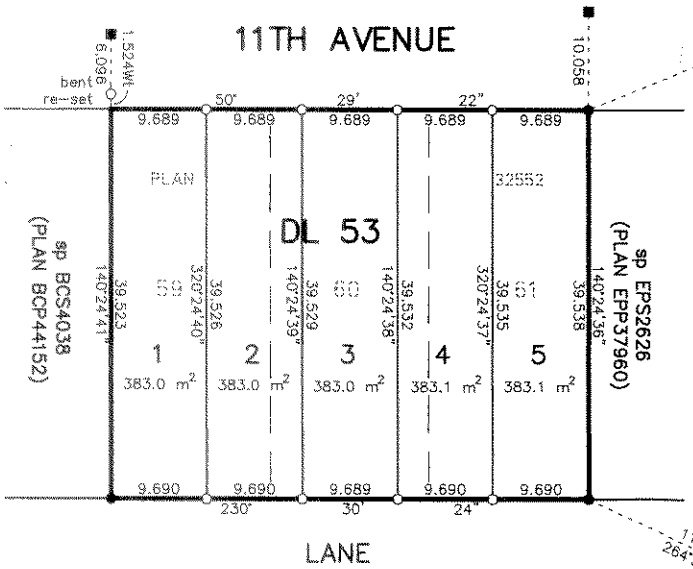
SCALE 1 : 500

10 5 0 10 20m

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.

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
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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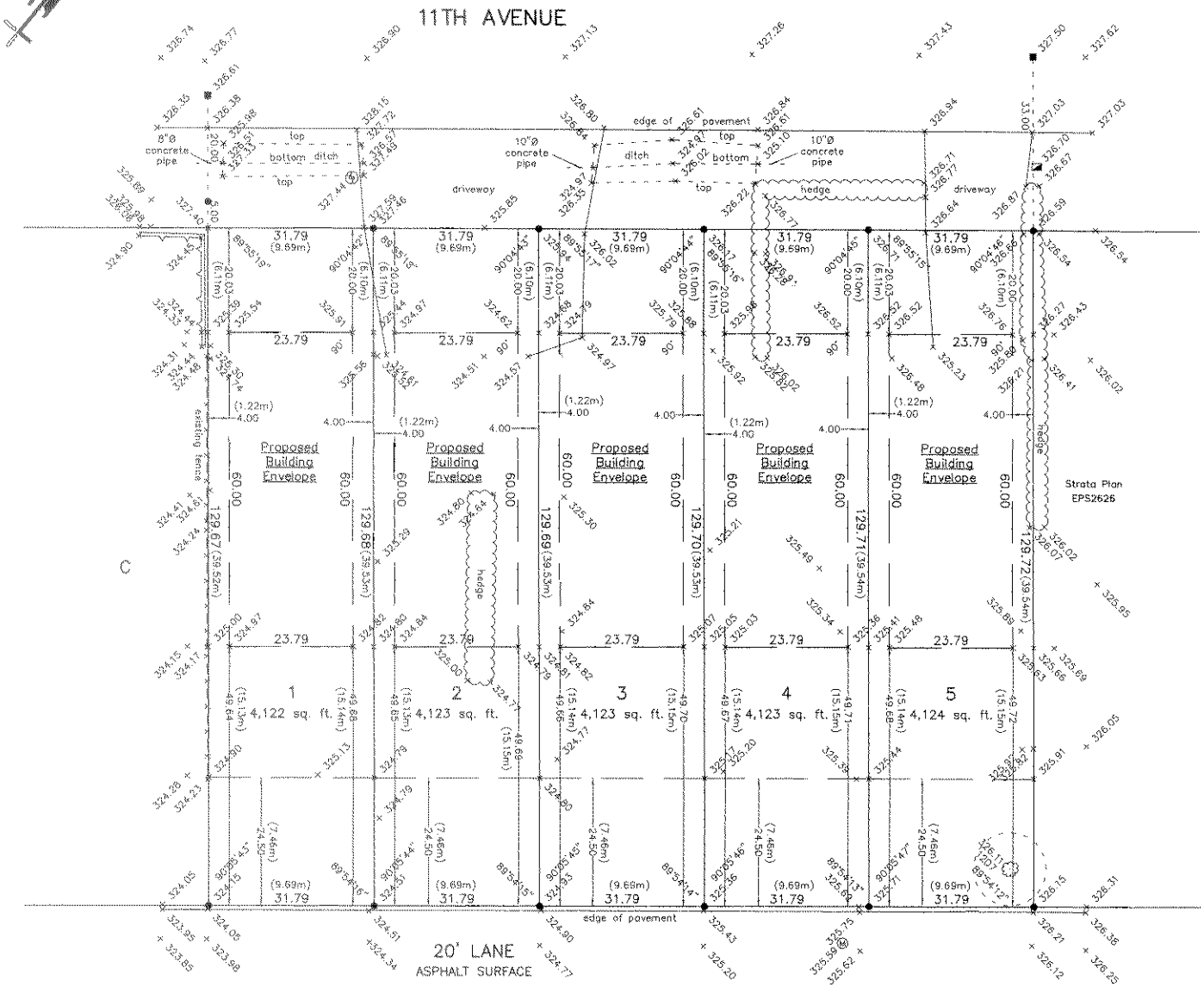
BUILDING DEPARTMENT

# 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) | 20.00 ft |
| 7244 11th Avenue (Vacant) | 20.00 ft |
| Total | 82.11 ft |
| Average | 20.53 ft |




NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument B-89009 situated at the intersection of 15th Street and 12th Avenue. Elevation = 330.28 feet.
- For elevation control, use control monument only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees have been plotted as required by Burnaby Bylaw 1996.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

denotes hydro pole.
tw denotes top of wall.
bw denotes bottom of wall.
denotes manhole
denotes catch basin.
denotes tree.
8C10-1234(tree tag number)
drip line radius (feet)
C=coniferous
D=deciduous
diameter (inches)

RECEIVED
MAY 05 2015
BUILDING DEPARTMENT

CIVIC 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.

LNLS METRO VANCOUVER LAND SURVEYORS

Filed NW EPP50735 EPP50735 142-870-0224 RCVD:2015-04-30 RQST:2015-05-20 03:02 CITY OF BURNABY

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# ALL OF DISTRICT LOT 53, GROUP 1
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PLAN EPP50735

*BCGS 92G.026*

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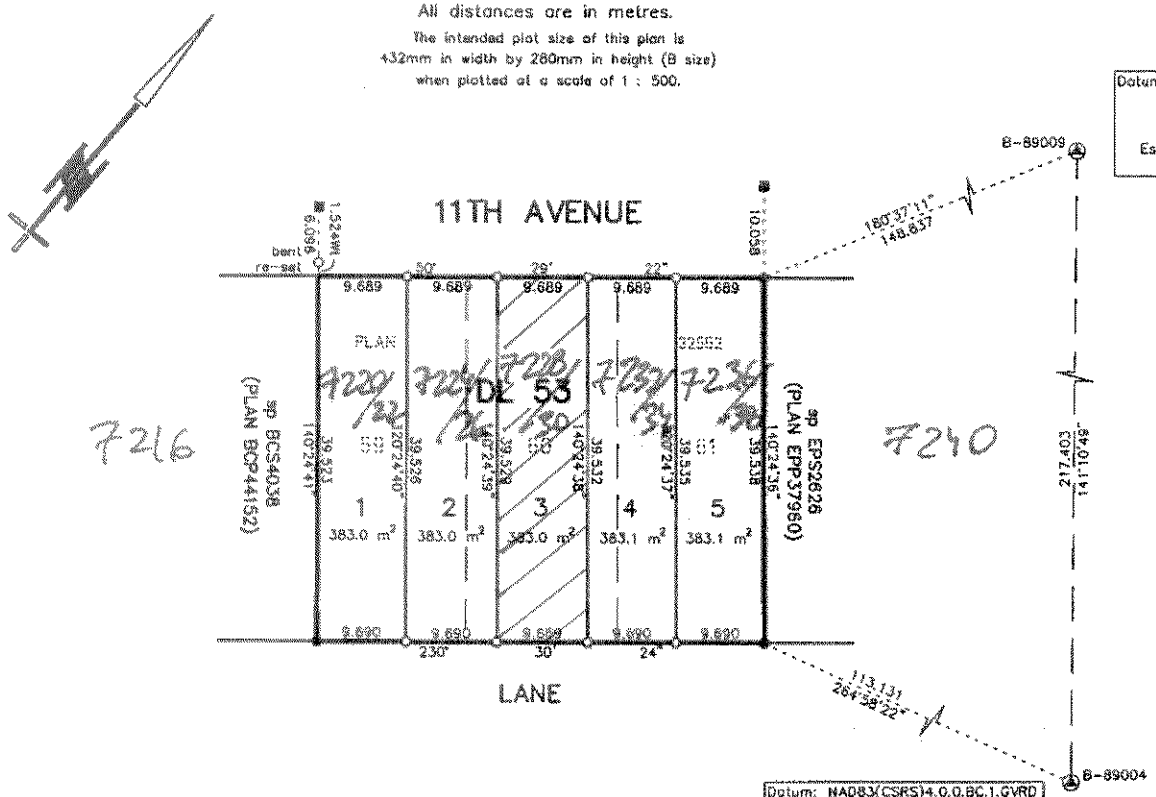


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UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
Estimated horizontal positional accuracy 0.01 metres.

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

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LOUIS NGAN, BCLS

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FILE: B11-7220SD

L N L S METRO VANCOUVER LAND SURVEYORS
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA