



City of
Burnaby

Planning and Building Department

BOARD OF VARIANCE REFERRAL LETTER

DATE: 2015 Sept. 01	DEADLINE: 2015 Sept. 08 Date of Hearing: 2015 Oct. 01	<i>This is <u>not</u> an application. Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Carman Kwan Hearth Architectural Inc.		
ADDRESS OF APPLICANT: 205-1730 West 2nd Avenue, Vancouver, BC, V6J 1H6		
TELEPHONE: 604 266 4677		

Preliminary Plan Approval Application: PPA #15-00178			
DESCRIPTION: New warehouse and office building			
ZONING: Light Industrial District M5			
ADDRESS: 3701 Keith Street			
LEGAL:	LOT: 1	DL: 175	PLAN: LMP13886

The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to the following section(s) of the Zoning Bylaw.

Section(s) 405.6

COMMENTS:

An appeal for the relaxation of Section 405.6 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new warehouse and office building at 3701 Keith Street, with a front yard setback to the foundation of 15.0 ft. where a minimum front yard setback of 29.53 ft. is required. The canopy overhang would project up to 3.94 ft. beyond the foundation where a maximum projection of 3.94 ft. is permitted.

Note:

The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeal(s) may be required.

Margaret Malysz
Supervisor, Development Plan



205 S. 1300 West
Salt Lake City, UT 84119
Tel: 801.466.4400 Fax: 801.466.4401

HEARTH IN ARCHITECTURE, INC.

DESIGNER'S NOTES:

1. ALL ROOFING SHALL BE 30 YEAR MINIMUM LIFE EXPECTANCY.
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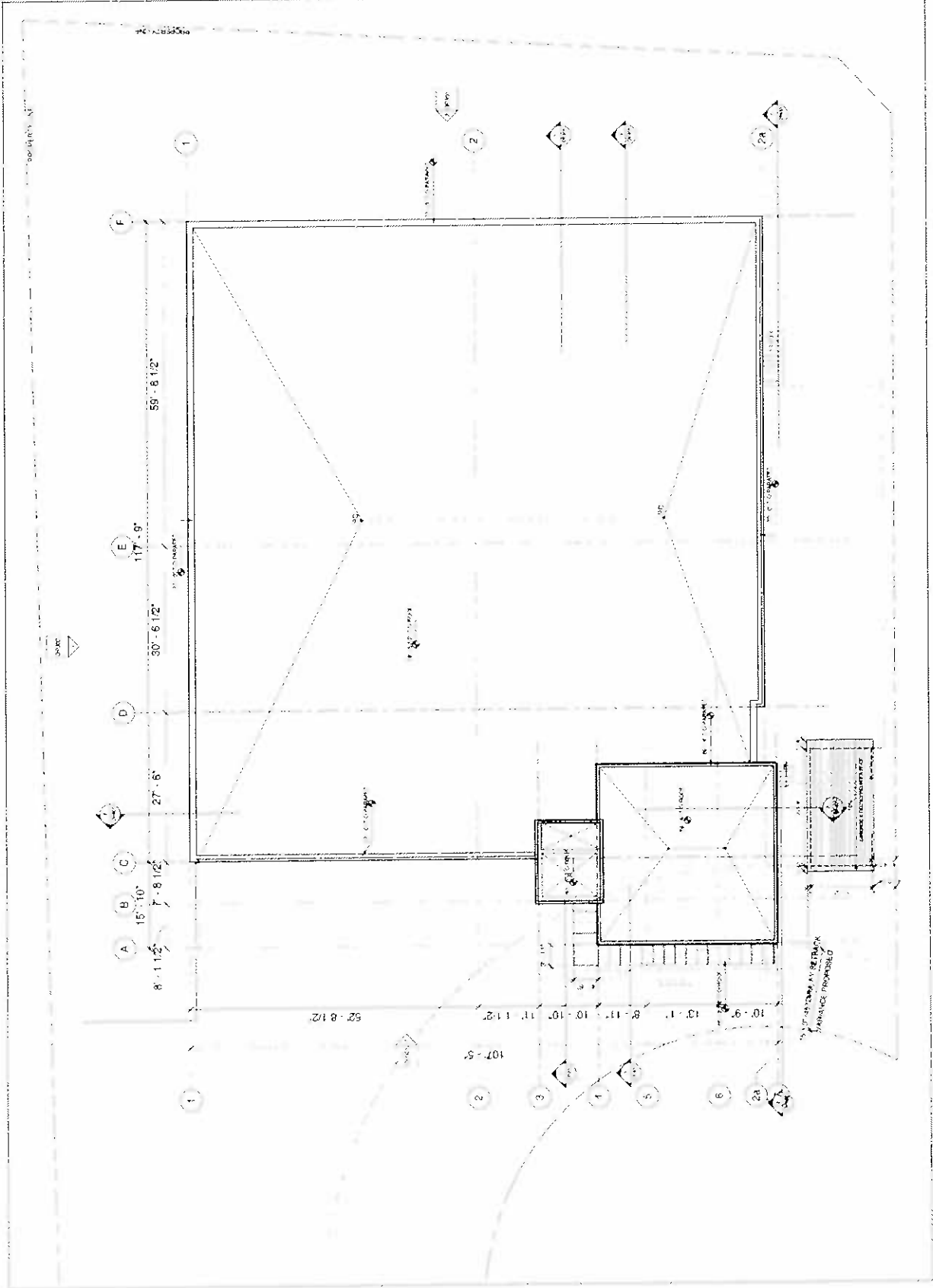
NO.	DESCRIPTION	DATE
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THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF HEARTH IN ARCHITECTURE, INC.

ROOF PLAN

DATE	2024.08.31	1024
SCALE	1" = 10'	
STATUS	OK	
DESIGNED BY	OK	

DP202



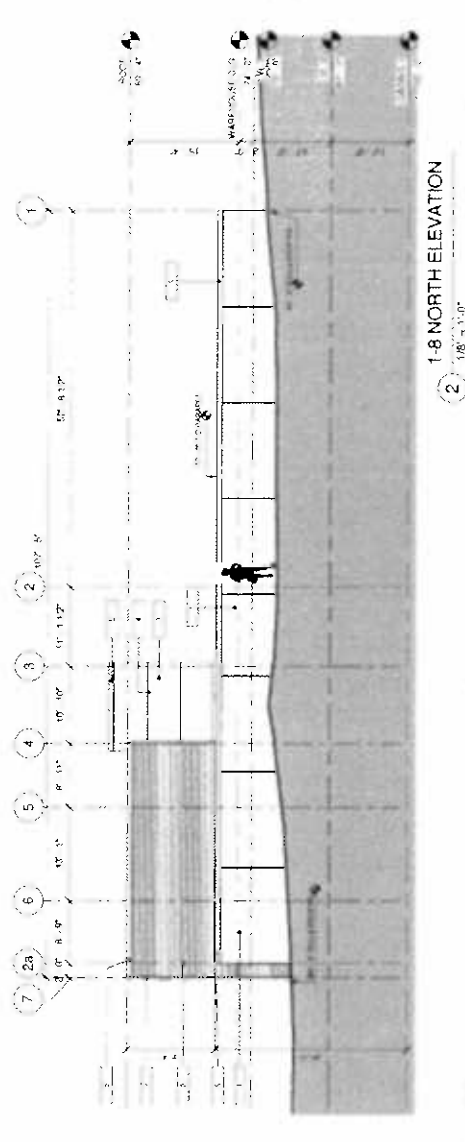
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WADSWORTH AMERICA, INC.
3100 N. 11TH STREET, SUITE 100
MINNEAPOLIS, MN 55412

ELEVATIONS
NORTH & SOUTH)

DP301



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235 S. 13th Street, Suite 100
Vancouver, BC V6A 1T8
1.604.266.4577 | 1.604.266.4578

www.hearthinc.com

ALL INFORMATION SUBJECT TO

THE FOLLOWING CONDITIONS:
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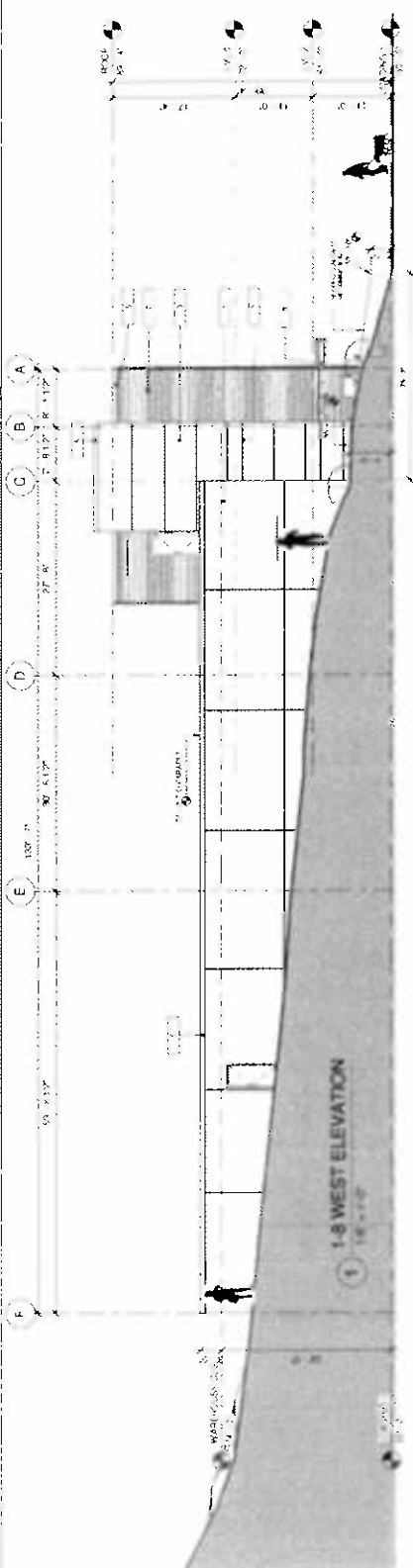
REVISIONS

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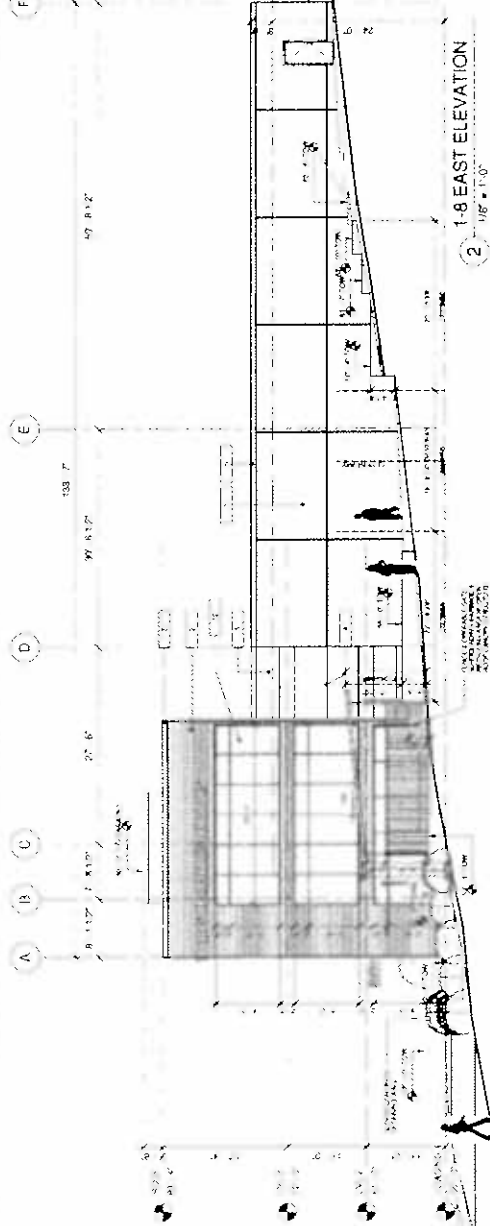
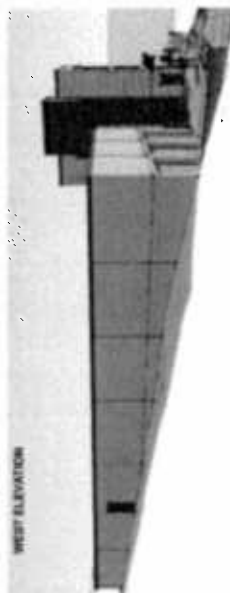
LOCAL ADDRESS: LOT 5, DISTRICT 11A
6000 140th Street, Burnaby, BC
V5N 1M1
3000 140th Street, Burnaby

ELEVATIONS (EAST & WEST)

Project No.	1524
Date	2015 AUG 31
Scale	1/8" = 1'-0"
Sheet No.	24
Sheet Title	DP302



MATERIAL NOTES	
1	PERFORATED CONCRETE WALL PANELS
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DP402

