



# Board of Variance Appeal Application 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 Eva Wang  
Mailing Address 105-568 Seymour Street, Vancouver B.C.  
City/Town \_\_\_\_\_ Postal Code V6B 3J5  
Phone Number(s) (H) \_\_\_\_\_ (C) 778-713-7139  
Email eva999design@gmail.com  
Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner Hsiao ying chi  
Civic Address of Property 5150 Irwin Street

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.

9 Mar. 2016  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2016 April 07 Appeal Number BV# 6221

#### Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

**Any documents submitted in support of this Board of  
Variance Appeal will be made available to the Public**

APPLICANT: Eva Wang

REGISTERED OWNER OF PROPERTY: Hsiao ying chi

CIVIC ADDRESS OF PROPERTY: 5150 Irmin Street

LEGAL DESCRIPTION OF PROPERTY: Lot 48; District Lot 98; Plan 2066

APPEAL:

An appeal for the relaxation of Section 105.9 of the Burnaby Zoning Bylaw which, if permitted, will allow for construction of a new single family dwelling with secondary suite and attached garage at 5150 Irmin Street. The front yard setback will be 19.7 feet measured to the post where a minimum front yard setback of 24.84 feet is required based on front yard averaging. The roof overhang will be 2.00 feet beyond the post. The steps will be 3.00 feet beyond the post.

EXPLANATION:

The subject site, which is zoned R5 Residential District, is located in the Sussex-Nelson neighbourhood. This lot is 90.01 ft. deep and has a frontage of 65.95 ft. Because that is a dead end of street, the front line of the subject site has 10ft. setback from the two adjacent lots front line of their properties.

The appeal proposed a front yard setback of 19.7 ft. measured to the post where a minimum front yard setback of 24.84 feet is required based on front yard averaging. The roof overhang will be 2.00 feet beyond the post. The steps will be 3.00 feet beyond the post.

In 1991, Council responded to public concerns regarding the bulk and massing of newer and larger homes that were being built in existing neighbourhoods. Several text amendments to the Zoning Bylaw were made to address these concerns including a requirement to set new construction back from the front property line based on an average of the two houses on either side of the subject site. The intent was to help to ease new construction into existing street frontages with minimal impact.

In this case, front yard averaging calculations are based on the front yards of two existing dwellings at 5118 and 5136 Irmin Street west of the subject site. These front yards are: 24.69 ft. and 24.99 ft. respectively.

The proposed 19.7 ft. front yard setback is measured from the subject property line to the closest portion of the proposed single family dwelling. As noted, the

front line of subject site has 10 ft. setback from the two adjacent lots. Then there will be 29.7 ft. front yard setback from the front line of adjacent lot property.

Even though the proposed dwelling proposed 19.7 ft. front yard setback measured to the post where a minimum front yard setback of 24.84 feet is required based on front yard averaging, but the front yard setback should be 29.7 ft. from the adjacent lots front property line.

In summary, this proposal will keep the consistency with existing frontage on neighbouring properties. This proposal would not be inconsistent with the existing street front. Previously there was a similar case as 4362 Greta Street.



**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> February 17, 2015	<b>DEADLINE:</b> March 08, 2016 for the April 07, 2016 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
<b>NAME OF APPLICANT:</b> Eva Wang			
<b>ADDRESS OF APPLICANT:</b> 105-568 Seymour Street, Vancouver B.C.			
<b>TELEPHONE:</b> 778.713.7139			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling with secondary suite and attached garage			
<b>ADDRESS:</b> 5150 Irmin Street			
<b>LEGAL:</b>	<b>LOT:</b> 48	<b>DL:</b> 98	<b>PLAN:</b> 2066

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) R5 [105.9]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling with secondary suite and an attached garage. The following relaxation is being requested.

- 1) The front yard setback will be 19.7 feet measured to the post where a minimum front yard setback of 24.84 feet is required based on front yard averaging. The roof overhang will be 2.00 feet beyond the post. The steps will be 3.00 feet beyond the post.

*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.*

JQ

Peter Kushnir  
Deputy Chief Building Inspector, Permits and Customer Service

# GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE BRITISH COLUMBIA BUILDING CODE (BCBC).

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND THE BRITISH COLUMBIA ELECTRICAL CODE (BCEC).

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL MECHANICAL CODE (CNMC) AND THE BRITISH COLUMBIA MECHANICAL CODE (BMC).

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL PLUMBING AND HEATING CODE (CNPHC) AND THE BRITISH COLUMBIA PLUMBING AND HEATING CODE (BPHC).

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL FIRE PROTECTION CODE (CNFPC) AND THE BRITISH COLUMBIA FIRE PROTECTION CODE (BFPC).

6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL SAFETY CODE (CNSC) AND THE BRITISH COLUMBIA SAFETY CODE (BSC).

7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL ENVIRONMENTAL CODE (CNEC) AND THE BRITISH COLUMBIA ENVIRONMENTAL CODE (BEC).

8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL ACCESSIBILITY CODE (CNAC) AND THE BRITISH COLUMBIA ACCESSIBILITY CODE (BAC).

9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL ENERGY CODE (CNEC) AND THE BRITISH COLUMBIA ENERGY CODE (BEC).

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL SUSTAINABILITY CODE (CNSC) AND THE BRITISH COLUMBIA SUSTAINABILITY CODE (BSC).

11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL QUALITY CODE (CNQC) AND THE BRITISH COLUMBIA QUALITY CODE (BQC).

12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL INNOVATION CODE (CNIC) AND THE BRITISH COLUMBIA INNOVATION CODE (BIC).

13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL FUTURE CODE (CNFC) AND THE BRITISH COLUMBIA FUTURE CODE (BFC).

14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL DREAM CODE (CND) AND THE BRITISH COLUMBIA DREAM CODE (BD).

15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL HOPE CODE (CNHC) AND THE BRITISH COLUMBIA HOPE CODE (BHC).

16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL LOVE CODE (CNLC) AND THE BRITISH COLUMBIA LOVE CODE (BLC).

17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL PEACE CODE (CNPC) AND THE BRITISH COLUMBIA PEACE CODE (BPC).

18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL HAPPINESS CODE (CNHC) AND THE BRITISH COLUMBIA HAPPINESS CODE (BHC).

19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL WELLNESS CODE (CNWC) AND THE BRITISH COLUMBIA WELLNESS CODE (BWC).

20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL SUCCESS CODE (CNSC) AND THE BRITISH COLUMBIA SUCCESS CODE (BSC).

21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL ENLIGHTENMENT CODE (CNEC) AND THE BRITISH COLUMBIA ENLIGHTENMENT CODE (BEC).

22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL WISDOM CODE (CNWC) AND THE BRITISH COLUMBIA WISDOM CODE (BWC).

23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL TRUTH CODE (CNTC) AND THE BRITISH COLUMBIA TRUTH CODE (BTC).

24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL JUSTICE CODE (CNJC) AND THE BRITISH COLUMBIA JUSTICE CODE (BJC).

25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL MERCY CODE (CNMC) AND THE BRITISH COLUMBIA MERCY CODE (BMC).

26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL KINDNESS CODE (CNKC) AND THE BRITISH COLUMBIA KINDNESS CODE (BKC).

# ENERGY

## COMPLIANCE

### ENERGY CODE

#### ENERGY CODE

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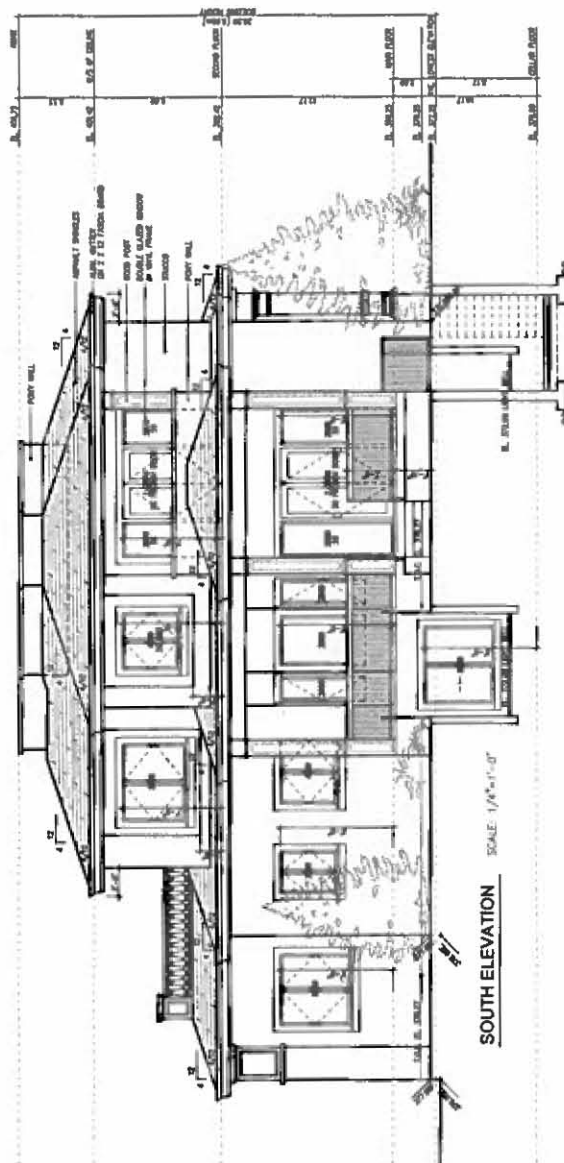
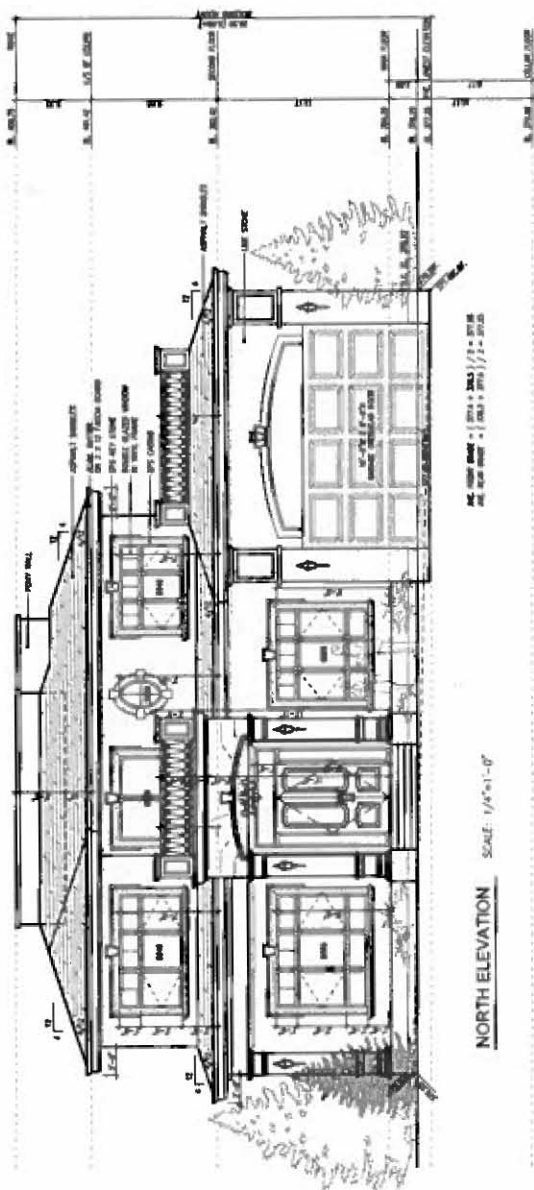
**LI YANG ARCHITECTURE**

R5 SINGLE  
FAMILY HOUSE  
5150 IRMIN ST  
BURNABY, B.C.

**Full Orders  
NORTH  
ELEVATION  
&  
SOUTH  
ELEVATION**

**A05**

the company. We're interested in people who are willing to work hard and who are willing to take on a challenge. We're looking for people who are willing to work long hours and who are willing to take on a challenge. We're looking for people who are willing to work long hours and who are willing to take on a challenge.



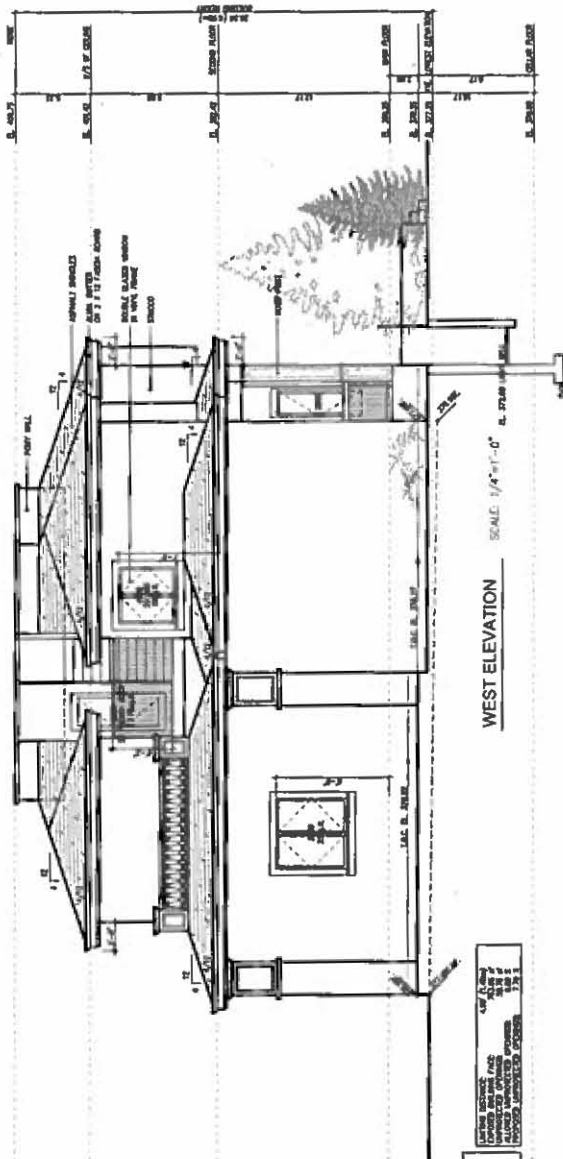


R5 SINGLE  
FAMILY HOUSE  
5150 IRMIN ST  
BURNABY, B.C.

WEST  
ELEVATIONS  
&  
EAST  
ELEVATIONS

Date	10 Oct 2003
Country	USA
Channel No.	A06

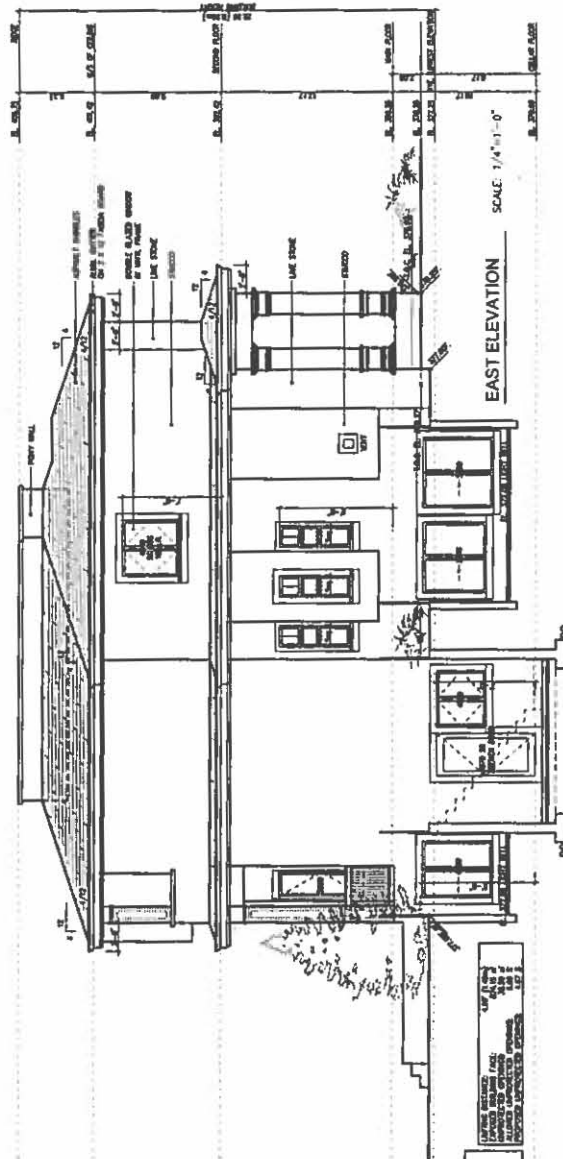
As a result, the company's sales are expected to grow by 10% to 15% in 1997, says a company spokesman. The company is also planning to launch a new line of products, including a new line of "premium" products, in 1997.



WEST ELEVATION

Feature	Value
Car Insurance	\$100.00
Expenses (Business)	\$100.00
Expenses (Personal)	\$100.00
Allowed Expenses	\$100.00
Recovery (Unrecovered)	\$100.00
Recovery (Recovery)	\$100.00

NOTE: ALL SERVICES MAINTAINED CURRENT TO A.C.A.C. § 31.2  
CAYMAN ISLANDS SHALL, AND BY LATER THE SERVICE MAINTAIN  
OVERALL FROM 1991, AND OF 1993 IN PRISON, AND THAT  
CA CONTRACTS OVERCOME 1/1/93 NOT LESS THAN 0.30 AS A  
NOT TO BE 0.000000 LATE FROM 2000



EAST ELEVATION

(NAME) \_\_\_\_\_  
 (ADDRESS) \_\_\_\_\_  
 (CITY) \_\_\_\_\_  
 (STATE) \_\_\_\_\_  
 (ZIP) \_\_\_\_\_

**NOTE:**  
ALL MEMBERS MUSTING COME TO B.C.A.C. 8713  
CASH MEMBERS SHALL HAVE AT LEAST ONE CASHIER  
UNEMPLOYED FROM APRIL 1<sup>ST</sup> OF 2013 ON SPECIAL NOTICE  
CASH MEMBERS MUST PROVIDE A LETTER FROM APRIL 1<sup>ST</sup> ON  
AND ON MEMBERSHIP CARD WITH NAME AND ADDRESS