



# 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 TREVOR TOY  
Mailing Address 2642 E HASTINGS STREET  
City/Town VANCOUVER Postal Code V5K 1Z6  
Phone Number(s) (H) 604 251 4610 (C) \_\_\_\_\_  
Email office. raffaele@gmail.com  
Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner JOHN GURJAL  
Civic Address of Property 7774 GOVERNMENT ST BURN

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.

Sept 6 2016  
Date

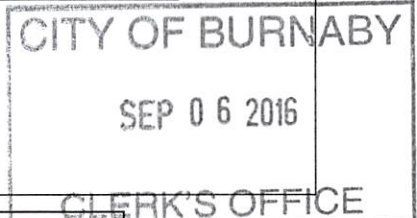
Trevor Toy  
Applicant Signature

### Office Use Only

Appeal Date \_\_\_\_\_ Appeal Number BV# \_\_\_\_\_

#### 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**

# Raffaele & Associates Design and Planning Consultants

2642 East Hastings Street, Vancouver, BC V5K 1Z6 p. 604-251-4610 e. [office.raffaele@gmail.com](mailto:office.raffaele@gmail.com)

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**Attn: Burnaby Board of Variance**

**Re: 7774 Government St., Burnaby**

Dear Honourable Board Members,

Our site at 7774 Government Street is subject to two site conditions that makes it impossible for a house to be designed under the current zoning bylaw. We are writing this letter to request a variance to allow for the use of the minimum front yard setback of 29.53 feet instead of the average front yard setback or 114.5 feet, calculated by the neighbouring properties.

There are two factors that will put undue hardship when designing a house on our site. The first factor is that our lot depth is much less than the neighbours; therefore, their houses can be set back much farther than ours and the resulting front yard average that this creates takes over most of our lot at 114.5 feet. The second is that there is a water course behind our property which has been reviewed by the Environmental Review Committee (ERC) and they have asked for a minimum rear yard setback of 55.77 feet. Due to these two factors, there is no resulting building envelope since these numbers overlap.

We respectfully request a variance for using the minimum front yard setback instead of the average front yard setback. Without this variance, the site conditions will incur undue hardship on the buildable area and make it impossible for any house to be designed on this lot. We hope that you understand our situation and we thank you for your time and consideration.

Regards,

Raffaele & Associates

**Letter of Support for Board of Variance Application**

May, 2016

To: Board of Variance Burnaby City Hall

**Re: #7774 Government Road., Burnaby**

Dear Honourable Board Members,

We, the residents at 7750 GOVERNMENT RD, are writing this letter in support of our

neighbours at #7774 Government Road and their Board of Variance Application for **the front yard setback.**

Thank you for your time.

Date; September 3, 2016

Print Name;

ANANT PAL SINGH

Sign;

AL Singh

**Letter of Support for Board of Variance Application**

May, 2016

To: Board of Variance Burnaby City Hall

**Re: #7774 Government Road., Burnaby**

Dear Honourable Board Members,

We, the residents at 7732 Government Rd are writing this letter in support of our neighbours at #7774 Government Road and their Board of Variance Application for **the front yard setback.**


Thank you for your time.

Date; 3 SEPT 2016

Print Name;

SURINDER SINGH

Sign;





## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> September 6, 2016	<b>DEADLINE:</b> September 6, 2016 for the October 6, 2016 hearing	<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
<b>NAME OF APPLICANT:</b> Raffaele and Associates			
<b>ADDRESS OF APPLICANT:</b> 2642 E. Hastings, Vancouver, V5K 1Z6			
<b>TELEPHONE:</b> 604.251.4610			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling			
<b>ADDRESS:</b> 7774 Government Road			
<b>LEGAL:</b>	<b>LOT:</b> 54	<b>DL:</b> 42	<b>PLAN:</b> 26832

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) R1 [101.8]**  
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) Under Section 101.8 of the Burnaby Zoning Bylaw the depth of the front yard is required to be 114.5 feet (based on front yard averaging). A front yard depth of 29.53 feet is proposed.

All projections into the proposed front yard will conform to the requirements of Section 6.12.

This variance is being requested in order to allow construction of the single family dwelling and its front porch within the required front yard.

*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.*

CN

Peter Kushnir  
Deputy Chief Building Inspector

THESE DRUGS ARE DELIVERED  
BY MAIL & ASSOCIATED WITH

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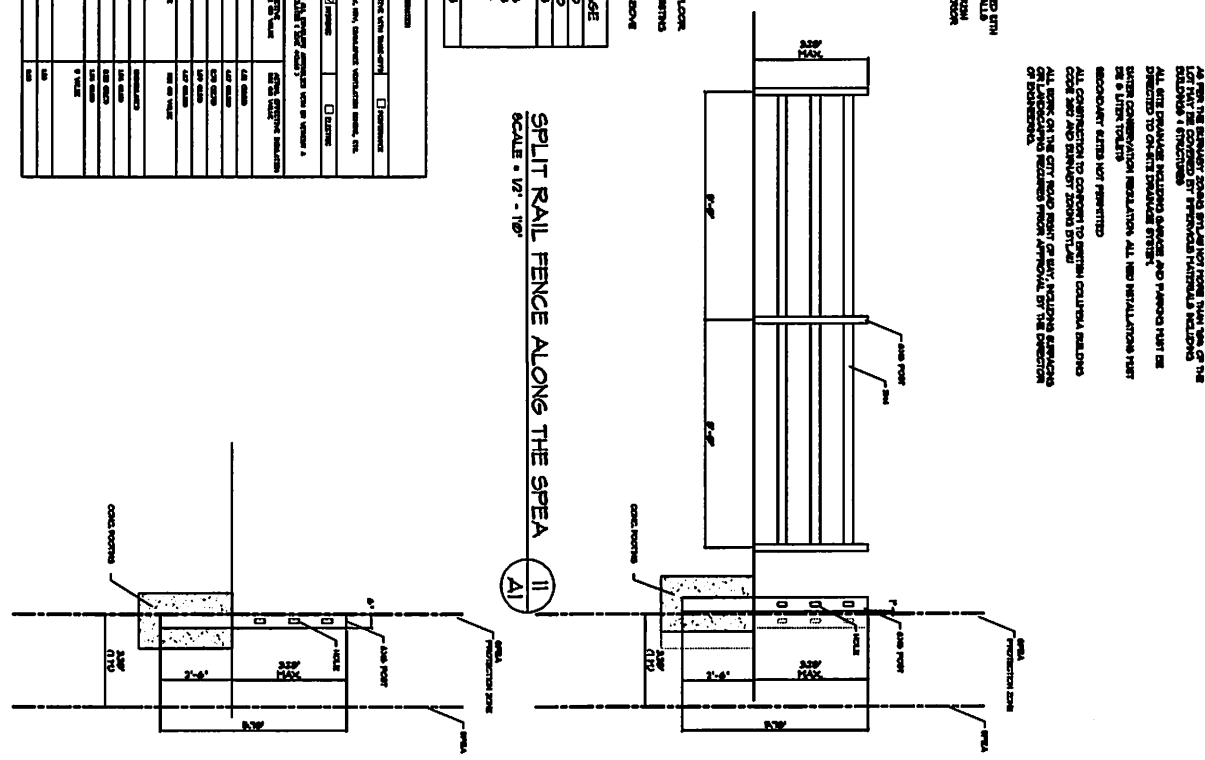
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**LEGAL DESCRIPTION:** PLANNED

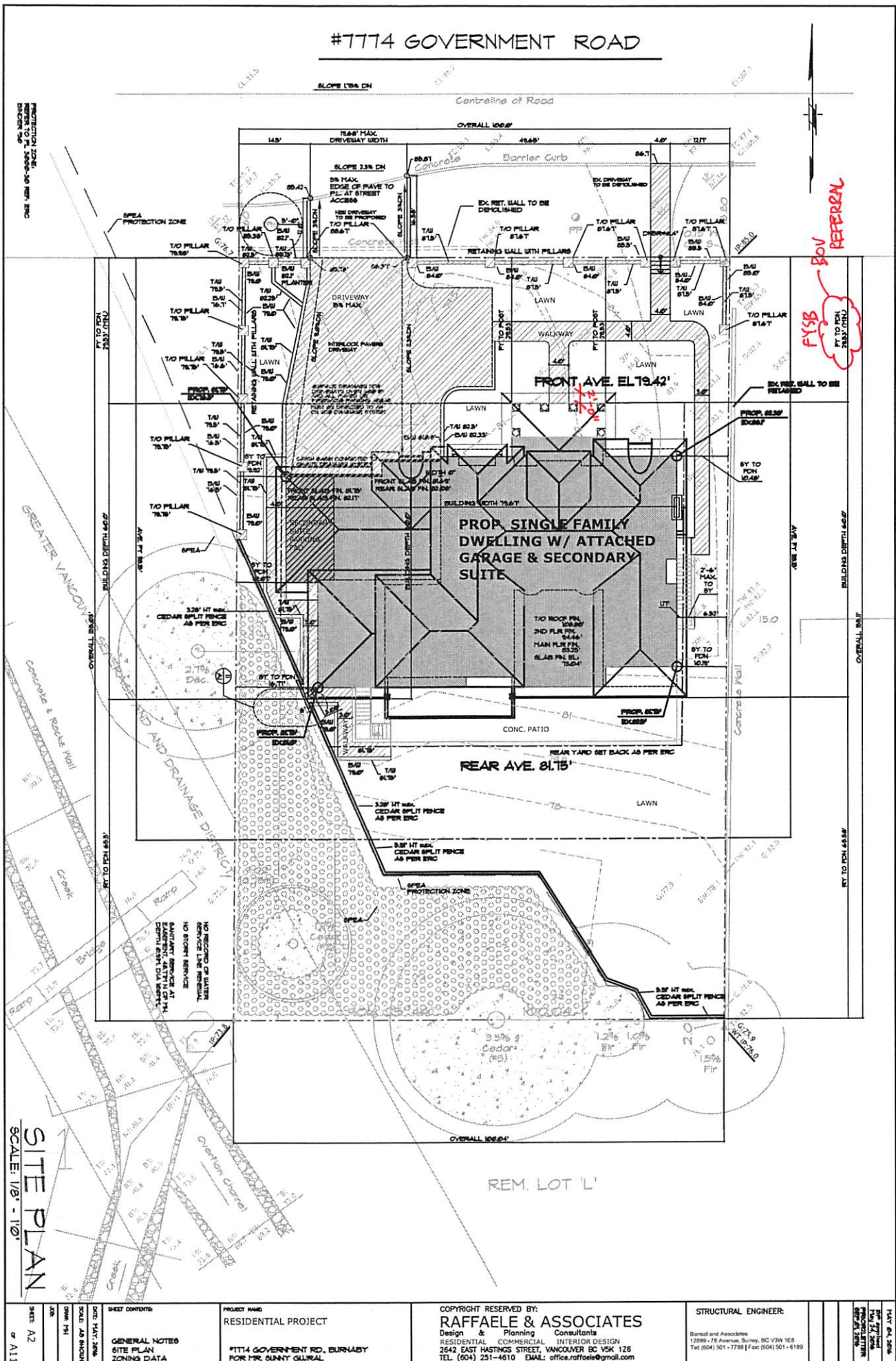
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CIVIC ADDRESS, 7714 Government Road, Buncdy, BC 200106, R-1		BT LAM	PROPPOSED
ZONING CALCULATION			
LOT AREA,	8350.00	8350.00	
SITE COVERAGE 40%	3340.00	3340.00	
ABOVE GRADE FLOOR AREA 20% + 1400.00 OR 50%.	6200.00	6200.00	
ABOVE GRADE FLOOR AREA 50% OR 12250.00	6500.00	6500.00	
DECK AREA 5% OF GRA	1000.00	341.04	
ACTUAL SITE COVERAGE:			
MAIN HOUSE		8441.86	
GARAGE		8441.86	
TOTAL :	6200.00		
ACTUAL AREA			
FIRST FLOOR		8200.00	
SECOND FLOOR		1171.8	
TOTAL :	6200.00	9371.8	
ACTUAL GFA			
CELLAR		1000.0	
TOTAL :	6200.00	6200.00	
ACTUAL PORCH :	0.00	810.0	
ACTUAL DECK 5% :	550.00	341.04	

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# #7774 GOVERNMENT ROAD

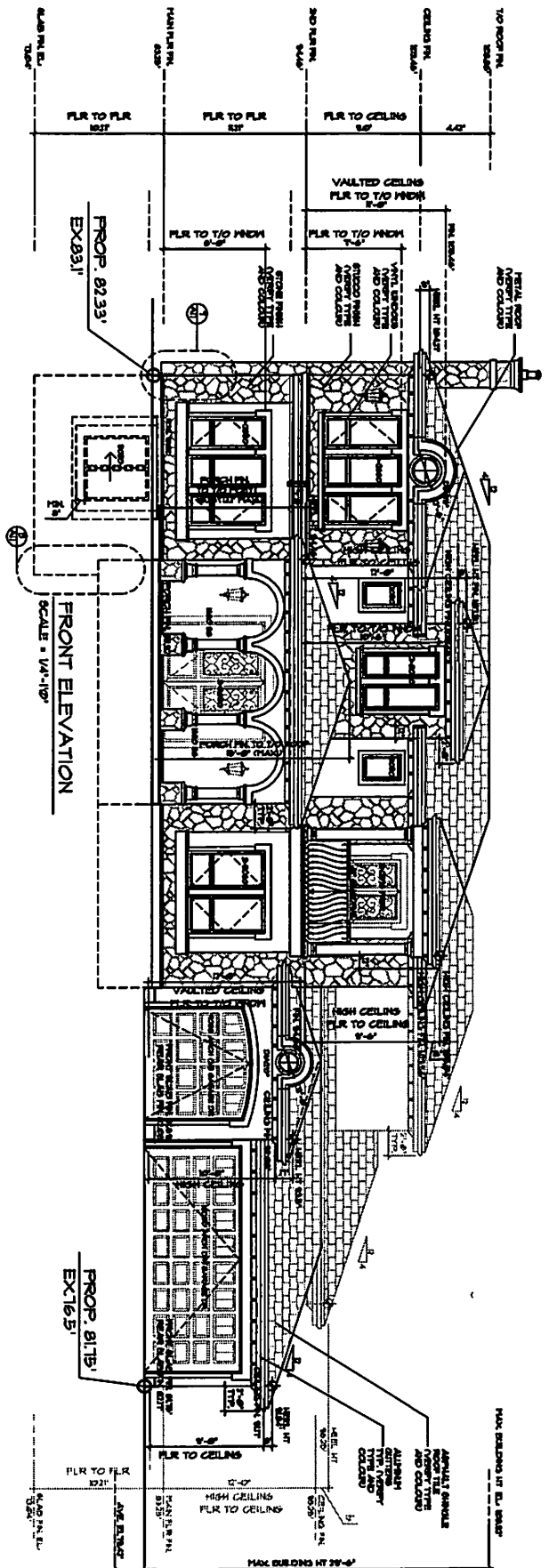


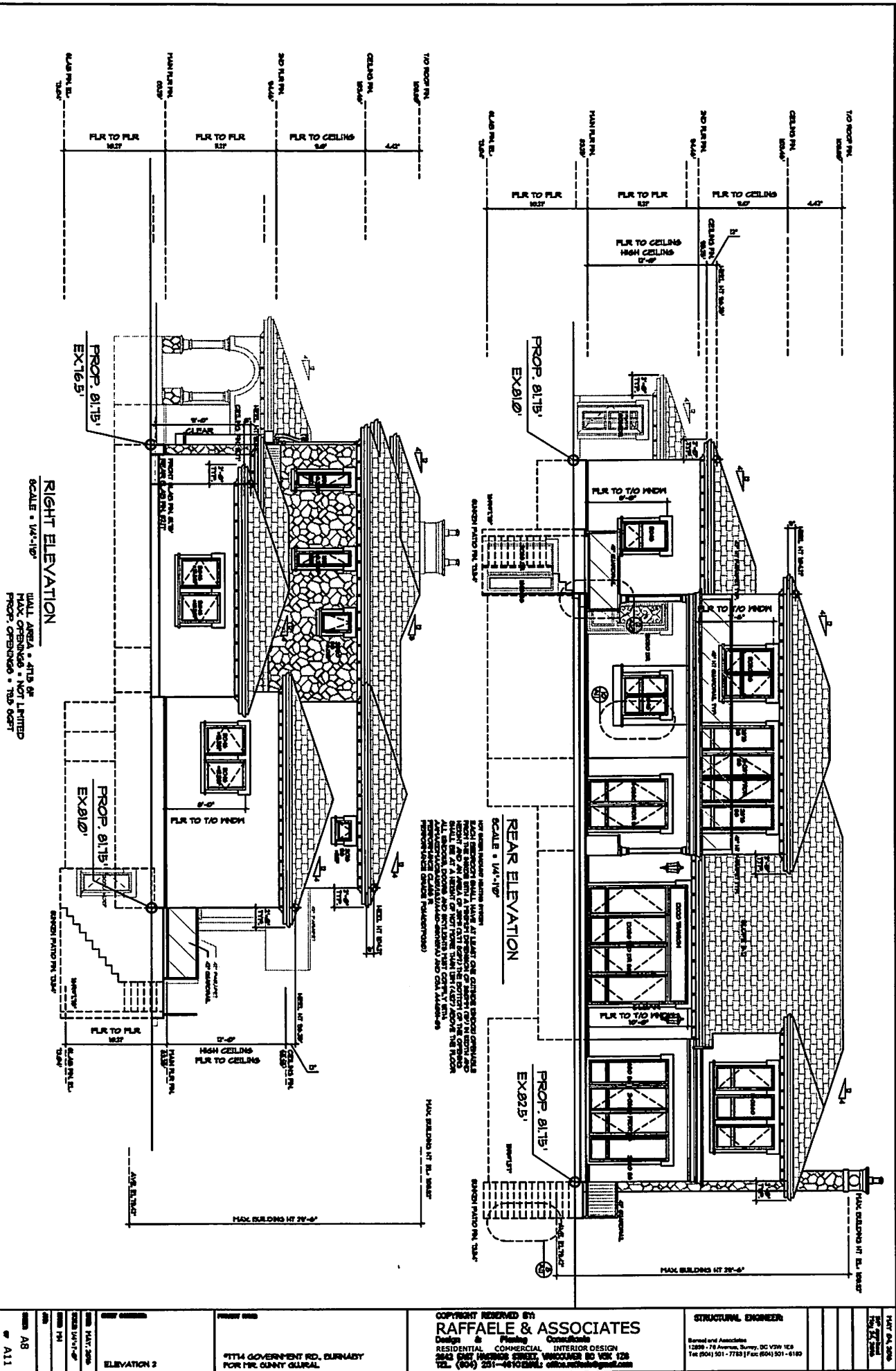
**SITE PLAN**  
SCALE: 1/8" = 1'-0"

SHEET NO. 1 OF 1	GENERAL NOTES ZONING DATA	PROJECT NAME: RESIDENTIAL PROJECT #7774 GOVERNMENT RD., BURNABY FOR MR. SUNNY GUJRAL	COPYRIGHT RESERVED BY: <b>RAFFAELE &amp; ASSOCIATES</b> Design & Planning Consultants 2642 EAST HASTINGS STREET, VANCOUVER BC V6K 1Z6 TEL. (604) 251-4610 EMAIL: office.raffaele@gmail.com	STRUCTURAL ENGINEER: Barand and Associates 12899-78 Avenue, Surrey, BC V3W 1E8 Tel. (604) 501-7788 Fax (604) 501-6189
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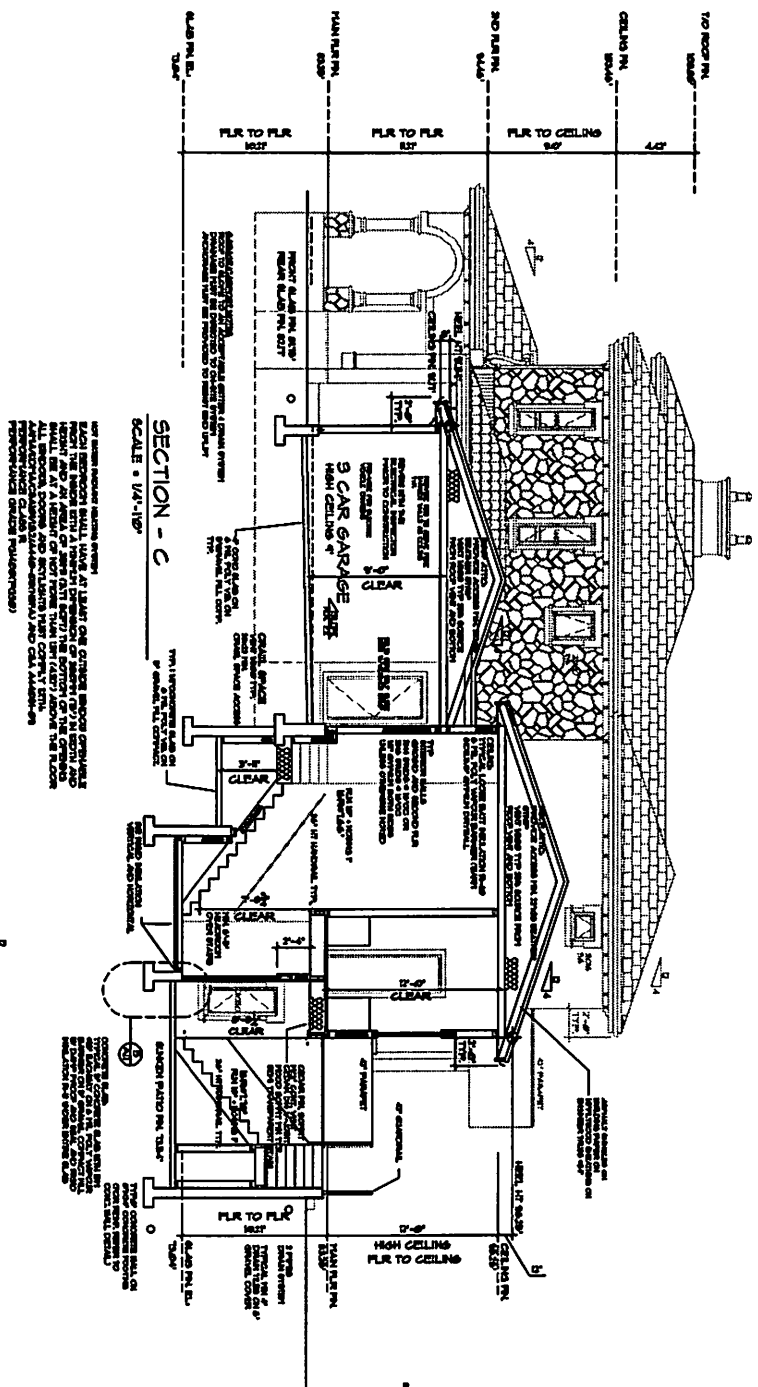




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**RAFFAELE & ASSOCIATES**  
Design & Planning  
RESIDENTIAL COMMERCIAL INTERIOR DESIGN  
2642 65th HURON STREET, MINNEAPOLIS, MN 55412  
TEL: (612) 251-4610 FAX: (612) 251-4611

STRUCTURAL ENGINEER  
Borrelli and Associates  
1200 - 7th Avenue, S.W., Suite 100  
Tel: (612) 501-7783 Fax: (612) 501-6180

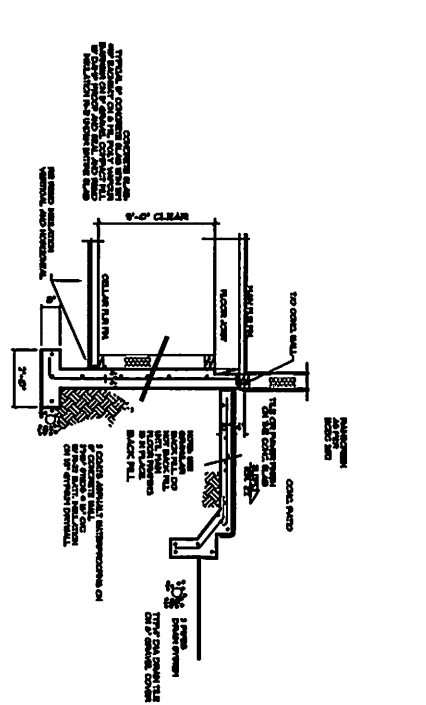
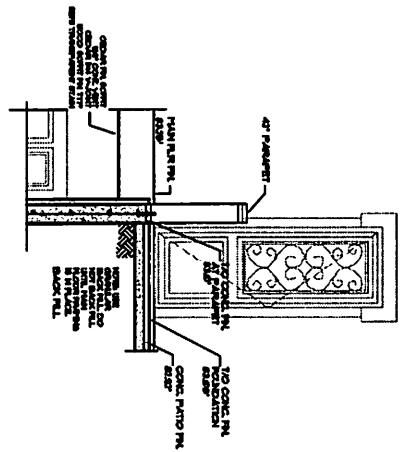
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FOR MR. GUNNY GUNAL  
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CHECKED BY: [Signature]  
SCALE: AS SHOWN  
SHEET: A11



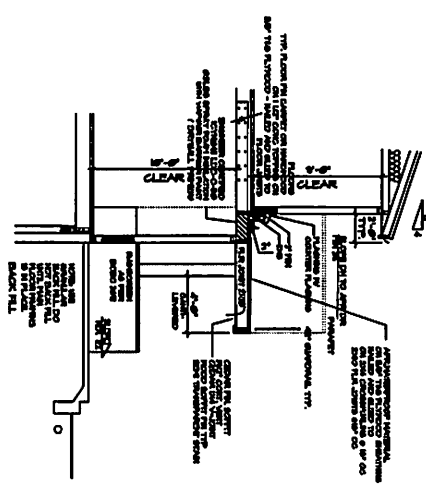
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SEE FINISH SCHEDULE FOR FINISHES  
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ALL WALLS ARE 12" THICK CONCRETE UNLESS NOTED OTHERWISE  
ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE  
ALL CEILING ARE 8" THICK CONCRETE UNLESS NOTED OTHERWISE  
ALL ROOF ARE 12" THICK CONCRETE UNLESS NOTED OTHERWISE  
ALL WINDOWS ARE 12" HIGH UNLESS NOTED OTHERWISE  
ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE  
ALL STAIRS ARE 12" WIDE UNLESS NOTED OTHERWISE  
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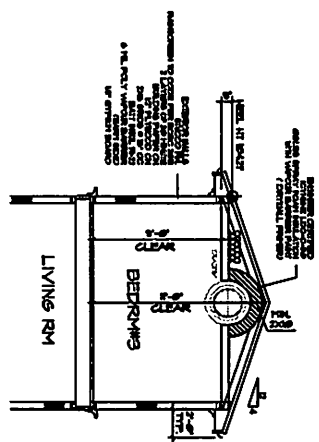
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DETAIL  
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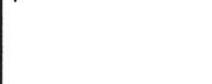
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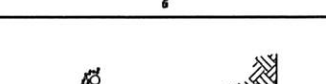
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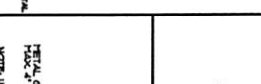
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FROM AMERICA FIRST  
ASSOCIATION  
207 7th Ave.  
New York 10011



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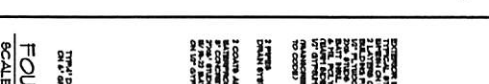
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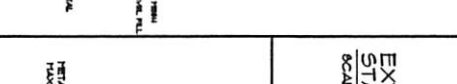


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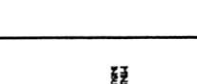
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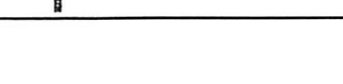
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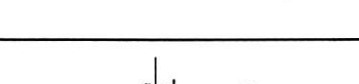
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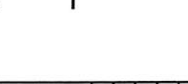
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<div style="display: flex; justify-content: space-between;"> <div> <p>             1. <b>Introduction</b>              2. <b>Background</b>              3. <b>Methodology</b>              4. <b>Results</b>              5. <b>Conclusion</b> </p> </div> <div> <p>             6. <b>References</b>              7. <b>Appendix</b>              8. <b>Index</b>              9. <b>Table of Contents</b>              10. <b>Summary</b> </p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <p>             11. <b>Abstract</b>              12. <b>Keywords</b>              13. <b>References</b>              14. <b>Appendix</b>              15. <b>Index</b>              16. <b>Table of Contents</b>              17. <b>Summary</b> </p> </div> <div> <p>             18. <b>References</b>              19. <b>Appendix</b>              20. <b>Index</b>              21. <b>Table of Contents</b>              22. <b>Summary</b> </p> </div> </div>
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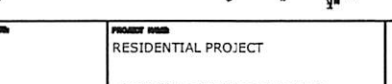
## 12

STRUCTURAL



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UNIT COMMAND



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2000

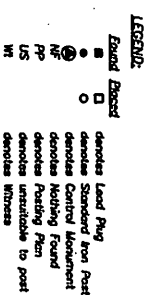
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11

100



RECEIVED  
MAY 24 2016  
BUILDING DEPARTMENT



Ken K. Wong and Associates  
Canada and B.C. Land Surveyors  
5624 E. Hastings Street  
Burnaby, B.C. V5B 1R4  
Telephone: (604) 294-8881  
Fax: (604) 294-0625  
160013 FBR928 P88-90  
T62287 R-1212 R-6645  
Drawn by: MD

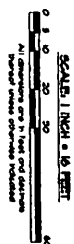
W003 (SRS) 4.0,0.0,1.0m UTM ZONE 10 COORDINATES				
			COMBINED	HORIZONTAL POSITIONAL
QCU	NORTHING	EASTING	FACTOR	ACCURACY
94411405	5455346.427	504541.353	0.995590	±0.01m
94411407	5455346.007	504216.037	0.995077	±0.02m

The field survey represented by the  
by this plan, was completed on  
the 25th day of March, 1918.  
Storren E. Wang, BCIS 1912



TTA Government Room  
Barnes, DC  
PH: 202-693-286  
Zhang, R-1

GOVERNMENT ROAD



STRENGTH OF ADJACENT WALLS			AVERAGE
WALL NO.	LOT NO.	MIN. POINT STRENGTH	
ST52	V	714.0	
ST80	V	910.0	
ST86	36	79.0	14.80
ST84	N 1/2 of 6	91.0	
TOTAL		440.0	

Ken C. Harg and Associates  
Canada and D.C. Land Surveyors  
3634 E. Hastings Street  
Berkeley, D.C. 947 04  
Telephone: (804) 244-0001  
Fax: (804) 244-0673  
www.kenharg.com  
8003 POCB 994-00  
8423 R-408  
Drawn by: 10/81

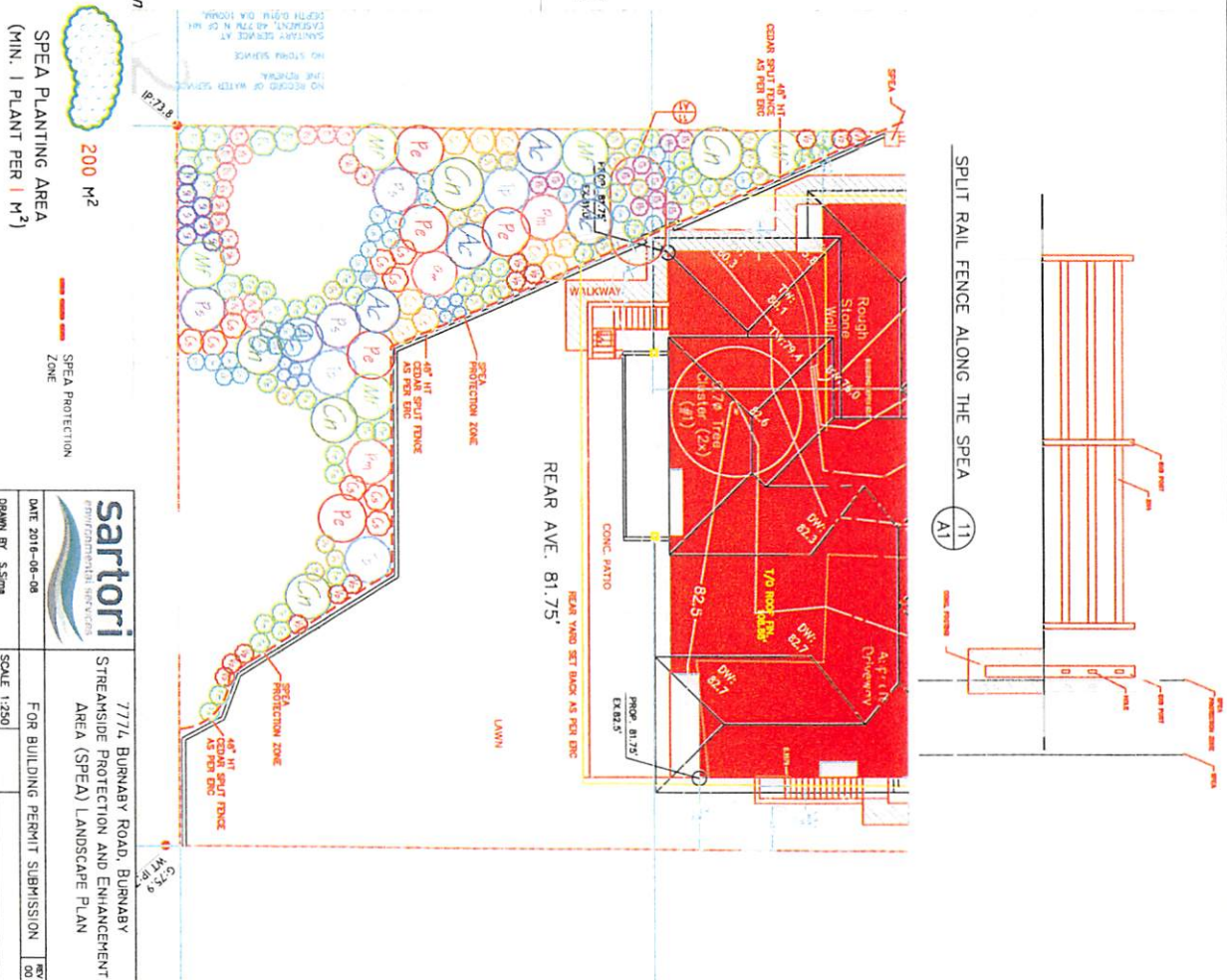
Qty	Botanical Name
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**\*NOTE\*** If species substitutions are desired for reasons of aesthetics, plant stock availability, or habitat compatibility, Sanborn Environmental Services should be contacted to consider changes to the prescribed species list. Alterations to this Landscape Plan may require approval by the City of Burnaby.

Botanical names should be referenced when purchasing to ensure accuracy and all specimens should be of guaranteed nursery stock. Purchased stock should be tagged with species name, and tags should be left on after planting for the purpose of planting confirmation. Nursery stock should be a minimum of two years old at purchase to ensure developed root systems and increase the likelihood of survival. Once plant stock is received onsite, specimens should be stored in a cool, shady location and watered regularly. Planting should be undertaken during the fall (Sep - Oct) or spring (Mar - Apr) for maximized probability of survival. Prior to planting, it should be ensured that adequate soil structure and nutrient content exist through appropriate storage of existing onsite material or import of organic growing medium. If growing medium is to be retained from onsite, consideration should be given to organic stockpile depth (no greater than 1.0m) and length of storage time (ideally less than 1 month) to maintain nutrient cycling, microbial activity and viability of native seed stock. Once placed, factors affecting soil compaction (*i.e.* traffic, machine movement, material storage) should also be considered. If material import is required for growing medium, it should be inert and certified free of invasive or noxious weed species. Holes should be dug 2-3 times larger than the size of the roots and soil should be non-compacted. Root ball untrapping, pruning, splitting and burlap sack removal should be done in a means suitable to allowing the newly planted roots to spread and avoid root girdling. If in doubt, supplier planting prescriptions should be consulted. Regular watering and/or fertilizer application may also be required to ensure adequate recruitment.

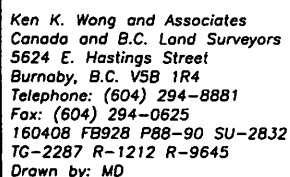
Clustering of plants and preferred microsites (e.g., *woody debris*, *large trees*, *wetted depressions on dry sites*, *drier mounds on wet sites*, etc.) should be preferred to a standard grid formation. Large and small woody debris, as available onsite, should be distributed in clusters throughout the SPEA Planting Area.

All acquired plant materials shall be healthy, with well developed root systems and top growth, and shall be free of disease, insect infestation and the following defects at all times: broken tops, torn roots and abstractions of bark on trunk and branches; dried out root systems; prematurely opened or damaged buds; dry, loose or broken ball of earth; evidence of heeling, moulding, or freezing damage; thin, poor root or top systems; and abnormal leaf colour.



**PLAN EPP62522**

*All distances are in metres and decimals thereof unless otherwise indicated.  
The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:300.*



$m^2$  - denotes square metres  
SPEA - denotes Streamside Protection  
and Enhancement Area

Steven E. Wong, BCLS #942  
8th day of June, 2016

*This plan lies within the Greater Vancouver Regional District.*