



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 Ellen Lin / Jaime Miller
Mailing Address 106-8988 Fraserston Ct.
City/Town Burnaby Postal Code V5J 5H8
Phone Number(s) (H) 604-430-9900 (C) 604-803-1868/604-711-9886
Email ellen@tgconstruction.ca Jaime@tgconstruction.ca
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner Andy Pui (Siew Min Pui)
Civic Address of Property 7267 Broadway Burnaby

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.

Oct 11th, 2016
Date

Ellen Lin
Applicant Signature

Office Use Only

Appeal Date 2016 November 03 Appeal Number BV# 6248

Required Documents:

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

CITY OF BURNABY

OCT 11 2016

CLERK'S OFFICE

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

October 11, 2016

Burnaby City Hall
City Clerk's Office
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attn: Ms. Eva Prior Administrative Officer

Re: 7267 Broadway – application for Variance.

Dear Ms. Prior,

We are applying for a variance for the above noted address. The request is for a relaxation in required front yard setback based on current front yard averaging calculations. Currently the lot was sold to our clients with an existing home that is slated to be demolished as part of this proposal. The proposed home was then sited to make best use of the land. As part of this exercise, the new home will otherwise be fully compliant to the current RS1 zoning bylaws with the exception of the front yard averaging. Our hardship is based on two items unique to this lot.

One: Owing to the much larger lots adjacent to this property, our required depth goes from a typical 25' to 30' to 97'. These same large residential lots are slated for further development and the context to which your regulations apply will likely change this value.

Two: While the current lot itself is 178' deep, our net building area has been further compromised by an additional request from your planning department to increase the required rear yard by 20' in order to meet future demands for a proposed lane along the rear of this lot.

After discussions with the Burnaby Building Department, we are seeking relaxation of the required front yard from 97.1' to 64.2'. To this end we are seeking your support for this relaxation as a consequence of the identified hardship and recognition of the ongoing involvement with the Building and Planning Departments.

Please feel free to contact me should you have any questions or comments.



Yours truly,
Jaime Miller
Senior Designer
TQ Construction



BOARD OF VARIANCE REFERRAL LETTER

DATE: October 03, 2016	DEADLINE: October 11, 2016 for the November 03, 2016 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
NAME OF APPLICANT: T.Q. Construction CT.			
ADDRESS OF APPLICANT: 106-8988 Fraserton Court			
TELEPHONE: 604.430.9900			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 7267 Broadway			
LEGAL:	LOT: 90	DL: 136	PLAN: 28307

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) R2 [102.8(1)]
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.

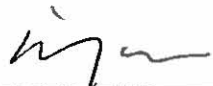
- 1) Under Section 102.8(1) of the Burnaby Zoning Bylaw the depth of the front yard is required to be 97.4 feet (based on a front yard averaging). A front yard depth of 70.0 feet is proposed.

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 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.

LM


for Peter Kushnir
Deputy Chief Building Inspector

CIVIC ADDRESS: 7267 BROADWAY STREET, BURNABY BC
 LOT 40, DISTINCT LOT 1A, GROUP 1 N D.
 LEGAL ADDRESS
 PLAN 28307, P.L.D 002-764-769
 ZONING: R2
 SITE AREA: 17,625.05 SQ.FT

	DESCRIPTION	PERMITTED	EXISTING	PROPOSED
105-3	LOT COVERAGE (TOTAL YARD SETBACK AREA)	1.9462 AC SQ FT	N/A	MAIN LEVEL 3.4905 SQ FT COVERED ENTRY 185 SQ FT CLOSET 546 SQ FT BATH 185 SQ FT TOTAL 3.4905 SQ FT
105-4	REPLACEMENT RESIDENCY GROUND COVER AREA (LESSER OF 1.48 OR (1/4) SQ FT / 1669 SQ FT)	8.7364 SQ FT	N/A	MAIN LEVEL 3.4905 SQ FT COVERED ENTRY 185 SQ FT TOTAL 3.4905 SQ FT CLOSET 546 SQ FT BATH 185 SQ FT TOTAL 3.4905 SQ FT
105-5	REPLACEMENT RESIDENCY GROUND COVER AREA (GREATER OF 1.48 OR (1/4) SQ FT / 1669 SQ FT)	3.4238 SQ FT	N/A	MAIN LEVEL 3.4905 SQ FT COVERED ENTRY 185 SQ FT TOTAL 3.4905 SQ FT CLOSET 546 SQ FT BATH 185 SQ FT TOTAL 3.4905 SQ FT
105-6	REPLACEMENT ENTRY	215.5 SQ FT	N/A	215.5 SQ FT
105-7	REPLACEMENT ENTRY	66' 4" x 118' 2044	N/A	53.125' x 118' 2044
105-8	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-9	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-10	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-11	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-12	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-13	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-14	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-15	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-16	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-17	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-18	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-19	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-20	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-21	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-22	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-23	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-24	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-25	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-26	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-27	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-28	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-29	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-30	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-31	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-32	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-33	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-34	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-35	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-36	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-37	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-38	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-39	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-40	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-41	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-42	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-43	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-44	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-45	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-46	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-47	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-48	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-49	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-50	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-51	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-52	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118' 2044
105-53	REPLACEMENT ENTRY	24.6' x 118' 2044	N/A	53.125' x 118'

[illegible][illegible][illegible]

SYNOPSIS

1. The first step is to identify the problem. This involves understanding the situation and the goal.

2. The second step is to analyze the problem. This involves breaking down the problem into smaller parts and identifying the causes.

3. The third step is to develop a solution. This involves brainstorming ideas and selecting the best one.

4. The fourth step is to implement the solution. This involves putting the solution into action and monitoring the results.

5. The fifth step is to evaluate the solution. This involves assessing the effectiveness of the solution and making adjustments if necessary.

ROOM 1725C

16 **TYPICAL USE**
• Automatic Supply
• 100' F. Supply
• 1" Pipe Size
• 100' F. Supply
• 1" Pipe Size
• 100' F. Supply

BOOK TITLES

46

1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
 8. _____
 9. _____
 10. _____
 11. _____
 12. _____
 13. _____
 14. _____
 15. _____
 16. _____
 17. _____
 18. _____
 19. _____
 20. _____
 21. _____
 22. _____
 23. _____
 24. _____
 25. _____
 26. _____
 27. _____
 28. _____
 29. _____
 30. _____
 31. _____
 32. _____
 33. _____
 34. _____
 35. _____
 36. _____
 37. _____
 38. _____
 39. _____
 40. _____
 41. _____
 42. _____
 43. _____
 44. _____
 45. _____
 46. _____
 47. _____
 48. _____
 49. _____
 50. _____
 51. _____
 52. _____
 53. _____
 54. _____
 55. _____
 56. _____
 57. _____
 58. _____
 59. _____
 60. _____
 61. _____
 62. _____
 63. _____
 64. _____
 65. _____
 66. _____
 67. _____
 68. _____
 69. _____
 70. _____
 71. _____
 72. _____
 73. _____
 74. _____
 75. _____
 76. _____
 77. _____
 78. _____
 79. _____
 80. _____
 81. _____
 82. _____
 83. _____
 84. _____
 85. _____
 86. _____
 87. _____
 88. _____
 89. _____
 90. _____
 91. _____
 92. _____
 93. _____
 94. _____
 95. _____
 96. _____
 97. _____
 98. _____
 99. _____
 100. _____

SITE PLAN

DATE	06.06.2018
BY	AS MOTR
FOR	JRM

A.O.

POLICE RESIDENCE
7267 BROADWAY
MURRAY, BC V5A 1S1

DRAWING TITLE



TQ construction
 Envision | Design | Build
 106-8988 FRASERTON COURT
 BURNABY, B.C. V5J 5H5
 604.430.9900
 WWW.TQCONSTRUCTION.CA

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
001	05.16.2016	PERMET
002	06.06.2016	PERMET
003		
004		
005		

1571 2MAA V 00

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

89

89

BROADWAY

REFERRAL
B.O.F.Y.
TO FDM
TO FDM
F.Y.B.
F.Y.A. APPLIES

A

 SITE PLAN

RECEIVED
JUN 03 2016
BURNABY, BC V5A 1S1

The drawings and all documents are prepared by TQ Construction Ltd. and are the property of TQ Construction Ltd. and shall remain the property of TQ Construction Ltd. All documents are to be used for the project only and are not to be reproduced or used for any other project without the written consent of TQ Construction Ltd. All documents are to be used for the project only and are not to be reproduced or used for any other project without the written consent of TQ Construction Ltd.



TQ construction
Envision | Design | Build
104-8968 PRASERTON COURT
BURNABY, B.C. V5J 5H8
604.430.9900
WWW.TQCONSTRUCTION.CA

NO.	DATE	DESCRIPTION
001	05.06.2016	PERMIT
002	06.06.2016	PERMIT
003		
004		
005		

DRAWING LIST
1. ROOF PLAN
2. FLOOR PLAN
3. SECTION
4. DETAIL
5. ELEVATION

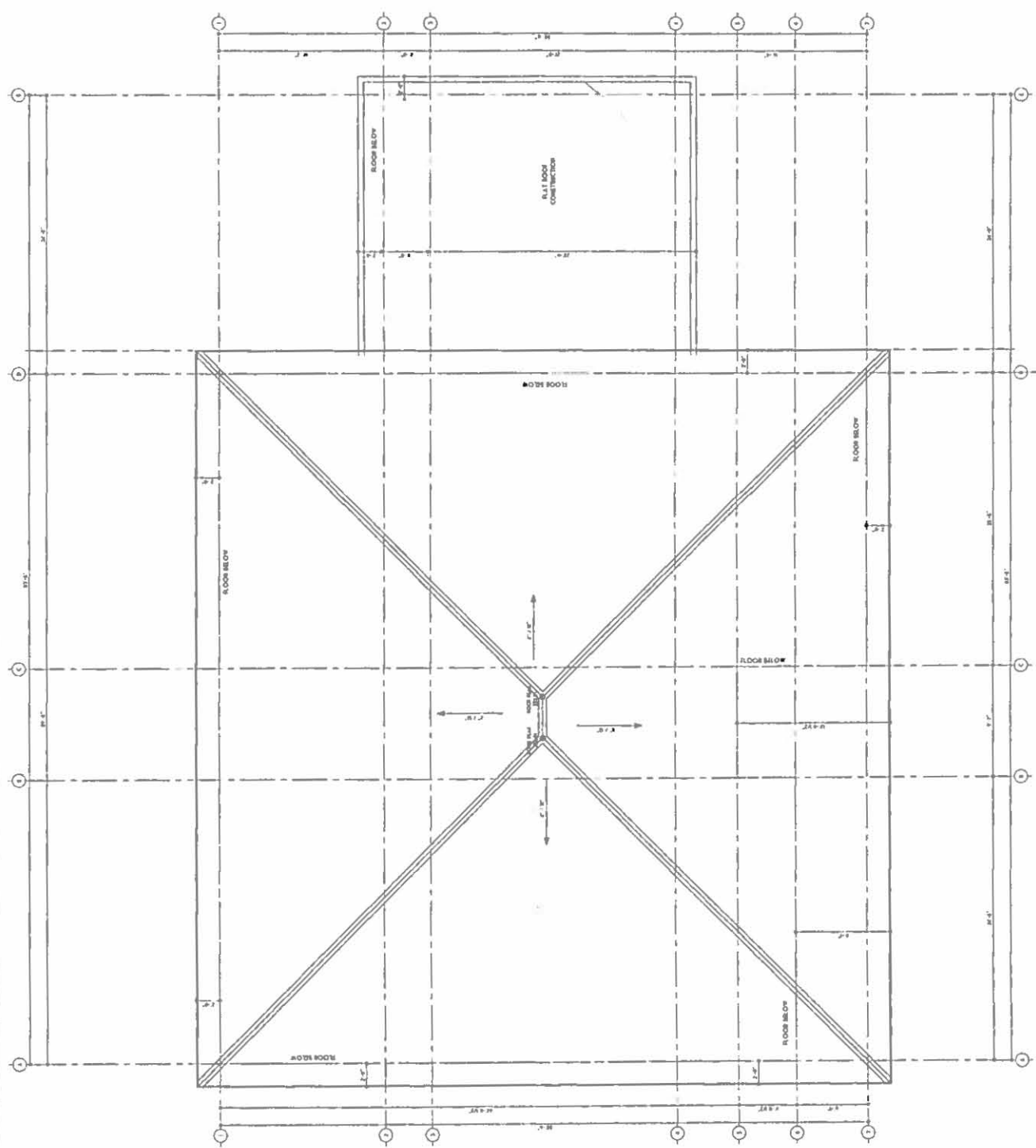
PUI RESIDENCE
7267 BROADWAY
BURNABY, BC V5A 1S1

DRAWING TITLE:

ROOF PLAN

DRAWN BY:	JEN
SCALE:	AS NOTED
DATE:	06.06.2016
SHEET:	

A.2



ROOF PLAN
A.2

RECEIVED
JAN 09 2006

This drawing and all its contents are prepared by the architect and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising from its use. The architect is not responsible for any construction or other work done in reliance on this drawing or for any consequences arising from its use.



TQ construction
Envision | Design | Build
100-8908 BRISTOL COURT
BURNABY, B.C. V5J 5M8
604.734.1900
WWW.TQCONSTRUCTION.CA

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
001	07-10-2006	PERMIT A/P
002	06-04-2006	REVISION
003		
004		
005		

DRAWING LIST
1. P/L
2. P/L
3. P/L
4. P/L
5. P/L
6. P/L
7. P/L
8. P/L
9. P/L
10. P/L

PUI RESIDENCE

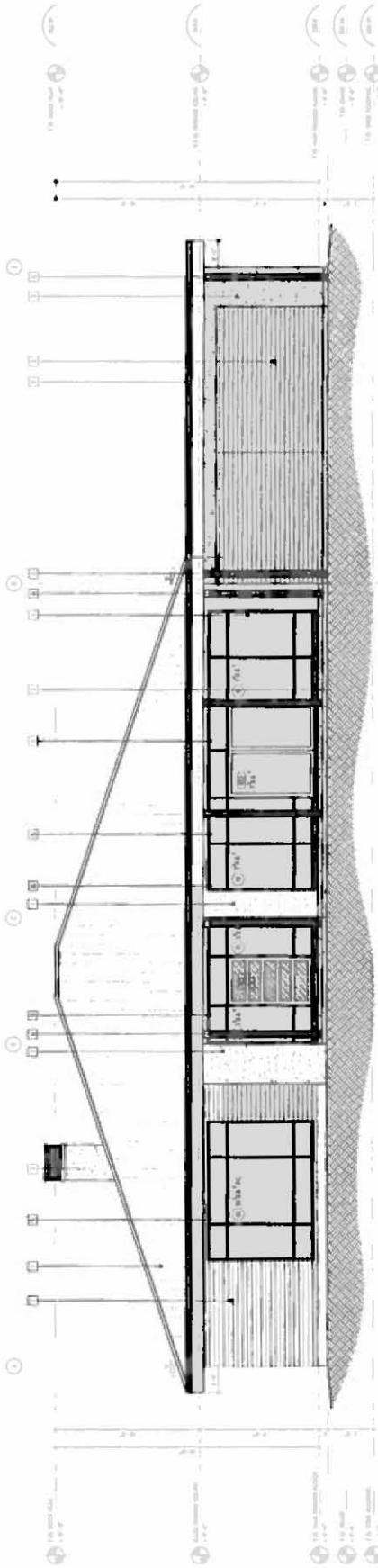
7267 BROADWAY
BURNABY, BC V5A 1S1

DRAWING TITLE

ELEVATIONS

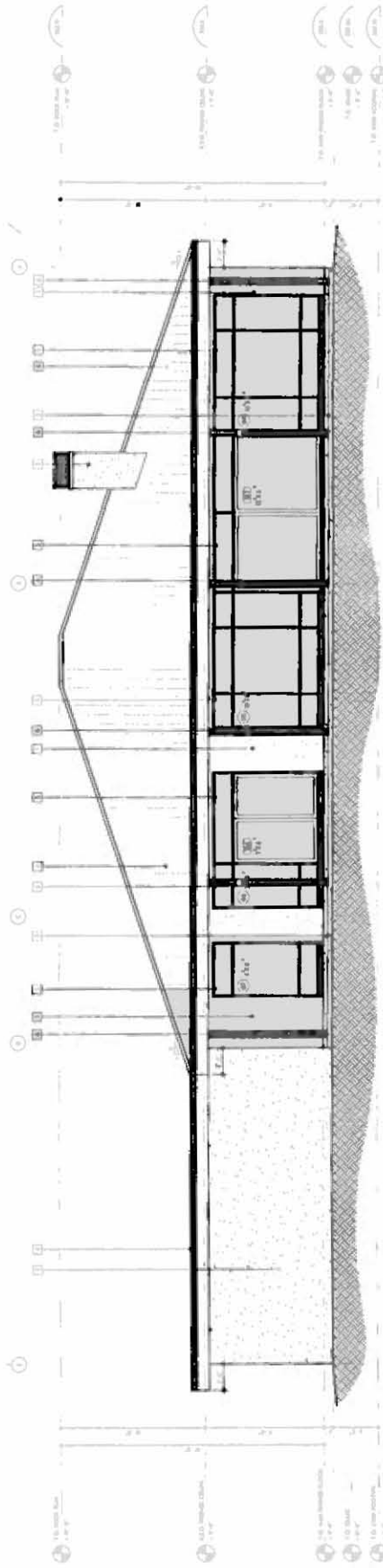
DRAWN BY:	JBN
SCALE:	AS NOTED
DATE:	06-04-2006
SHEET:	

A.3



FINISH SCHEDULE	
NO.	FINISH
1	Exterior Wall
2	Roof
3	Interior Wall
4	Floor
5	Stair
6	Door
7	Window
8	Handrail
9	Baseboard
10	Trim

NORTH ELEVATION
SCALE 1/4\"/>



FINISH SCHEDULE	
NO.	FINISH
1	Exterior Wall
2	Roof
3	Interior Wall
4	Floor
5	Stair
6	Door
7	Window
8	Handrail
9	Baseboard
10	Trim

SOUTH ELEVATION
SCALE 1/4\"/>

RECEIVED
2016 JUN 08 2:15
BURNABY, BC V5A 1S1

This drawing was prepared by TQ Construction Ltd. for the use of the client. It is not to be used for any other purpose without the written consent of TQ Construction Ltd. The client is responsible for ensuring that the drawing is used for the intended purpose and that all necessary permits are obtained. TQ Construction Ltd. is not responsible for any errors or omissions in this drawing.



TQ construction
Envision | Design | Build
104-8988 PRASERSON COURT
BURNABY, B.C. V5J 5H8
604.430.9900
WWW.TQCONSTRUCTION.CA

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
001	05.16.2016	ISSUED
002	06.04.2016	REVISION
003		
004		
005		

DETAILED LIST

1	10' x 10' x 10'
2	10' x 10' x 10'
3	10' x 10' x 10'
4	10' x 10' x 10'
5	10' x 10' x 10'
6	10' x 10' x 10'
7	10' x 10' x 10'
8	10' x 10' x 10'
9	10' x 10' x 10'
10	10' x 10' x 10'

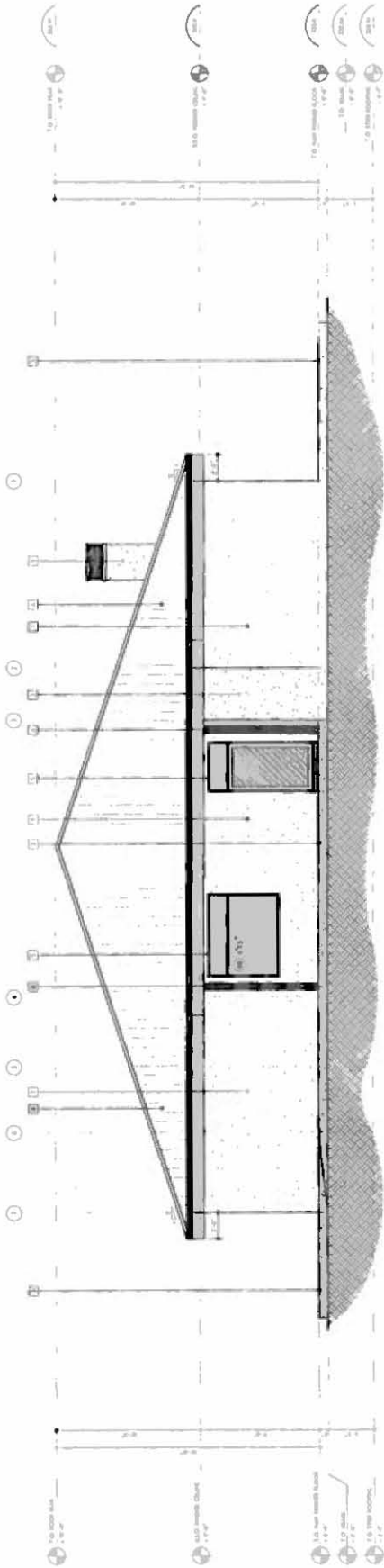
PUI RESIDENCE
7267 BROADWAY
BURNABY, BC V5A 1S1

001-1111-1111

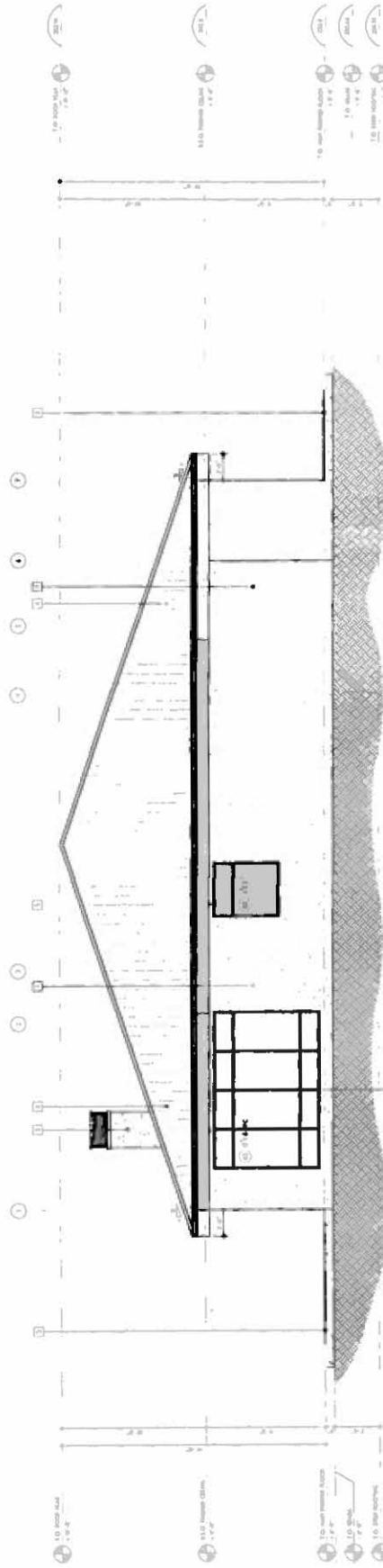
ELEVATIONS

DRAWN BY:	JSH
SCALE:	AS NOTED
DATE:	06.04.2016
SHEET:	

A.4

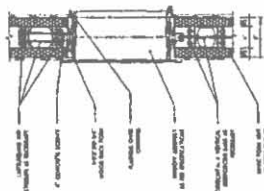


EAST ELEVATION
SCALE 1/8" = 1'-0"

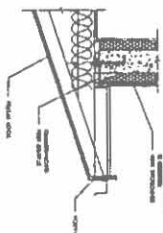


WEST ELEVATION
SCALE 1/8" = 1'-0"

RECEIVED
JAN 03 2016
PRAIRIEVIEW ARCHITECT



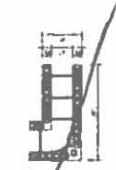
WINDOW OR DOOR HEADER DETAIL
SCALE 1/4" = 1'-0"



STUCCO SOFFIT TERMINATION DETAIL
SCALE 1/4" = 1'-0"



90° REVERSIBLE 90° CORNER (LEFT)
SCALE 1/4" = 1'-0"



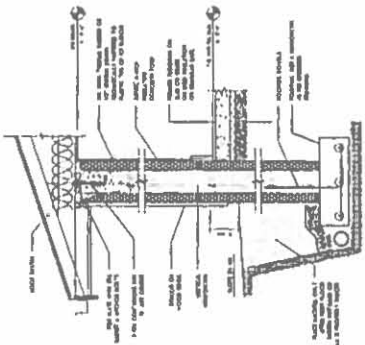
90° REVERSIBLE 90° CORNER (RIGHT)
SCALE 1/4" = 1'-0"



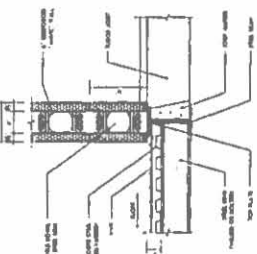
45° REVERSIBLE 45° CORNER (LEFT)
SCALE 1/4" = 1'-0"



45° REVERSIBLE 45° CORNER (RIGHT)
SCALE 1/4" = 1'-0"



WALL SECTION - ONE STOREY
SCALE 1/4" = 1'-0"



BEAM - INVERT FRAMING CONNECTION
SCALE 1/4" = 1'-0"



TQ construction
Envision | Design | Build
104-8988 FRASERTON COURT
BURLINGTON, ON L7R 4K5
604.430.9900
WWW.TQCONSTRUCTION.CA

REVISION SCHEDULE	
NO.	DATE
001	05.14.2016
002	06.06.2016
003	
004	
005	

DRAWING LIST
1. SHEET 1 OF 1
2. SEE SHEET 1
3. SEE SHEET 1
4. SEE SHEET 1
5. SEE SHEET 1

PUI RESIDENCE
7267 BROADWAY
BURNABY, BC V5A 1S1

DRAWING TITLE

DETAILS

DRAWN BY:	JEM
SCALE:	AS NOTED
DATE:	06.06.2016
SHEET:	

A.6

DOOR SCHEDULE

MARK	TYPE	DESCRIPTION	ROOM NAME	WIDTH	HEIGHT	COMMENTS
101	ED1	EXT. SINGLE - 5 PANEL	FOYER	3'-6"	6'-8"	FROSTED GLASS
102	ED2	EXT. DOUBLE - FULL LITE	MASTER	7'-0"	6'-8"	
103	ED1	EXT. SINGLE - FULL LITE	MIDROOM	3'-6"	6'-8"	
104	ED2	EXT. DOUBLE - FLUSH	MECHANICAL	7'-0"	7'-0"	
105	ED2	EXT. DOUBLE - FLUSH	STORAGE	7'-0"	7'-0"	
106	ED2	EXT. DOUBLE - FULL LITE	GUEST BED	7'-0"	6'-8"	
107	ES1	EXT. SLIDE - FULL LITE	FAMILY ROOM	12'-0"	6'-8"	
108	ID	INT. DOUBLE - FLUSH	FOYER	4'-0"	7'-0"	
109	ID	INT. SINGLE - FLUSH	BATH	2'-6"	7'-0"	
110	ID	INT. DOUBLE - FLUSH	OFFICE	2'-6"	7'-0"	
111	ID	INT. DOUBLE - FLUSH	OFFICE	4'-0"	7'-0"	
112	ID	INT. SINGLE - FLUSH	STORAGE	2'-6"	7'-0"	
113	ID	INT. SINGLE - POCKET	GUEST BATH	3'-0"	7'-0"	
114	ID	INT. DOUBLE - SLIDER	GUEST BED	12'-0"	7'-0"	
115	ID	INT. SINGLE - FLUSH	GUEST BED	3'-6"	7'-0"	
116	ID	INT. DOUBLE - FLUSH	MIDROOM	4'-0"	7'-0"	
117	ID	INT. SINGLE - FLUSH	MIDROOM	3'-6"	7'-0"	
118	ID	INT. DOUBLE - FLUSH	MASTER	5'-0"	7'-0"	
119	ID	INT. DOUBLE - POCKET	ENSUITE	5'-0"	7'-0"	
120	ES2	EXT. DOUBLE CEDAR - SLIDER	STORAGE/MECH	21'-0"	8'-6"	FROSTED GLASS CEDAR PANEL

WINDOW SCHEDULE

MARK	TYPE	DESCRIPTION	ROOM NAME	WIDTH	HEIGHT	COMMENTS
01	PC	PICTURE CASE W/TRANSOMS	OFFICE	10'-6"	8'-0"	
02	PC	PICTURE W/TRANSOM	KITCHEN	4'-0"	5'-0"	
03	PC	PICTURE CASE W/TRANSOMS	DINING	12'-0"	8'-0"	
04	PC	PICTURE CASE W/TRANSOMS	DINING	10'-6"	8'-0"	
05	PC	PICTURE CASE W/TRANSOMS	FAMILY	10'-6"	8'-0"	
06	PC	PICTURE CASE W/TRANSOM	GUEST BED	3'-6"	8'-0"	
07	PC	PICTURE CASE W/TRANSOM	ENSUITE	6'-0"	5'-0"	
08	PC	PICTURE CASE W/TRANSOM	MASTER	7'-0"	8'-0"	
09	PC	PICTURE CASE W/TRANSOMS	FOYER	2'-10"	8'-0"	
10	PC	PICTURE CASE W/TRANSOM	FOYER	2'-10"	8'-0"	
11	PC	PICTURE CASE W/TRANSOM				
12	PC	PICTURE CASE W/TRANSOM				

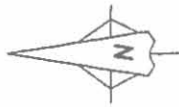
**POSTING PLAN OF LOT 90
DISTRICT LOT 136 GROUP
1 N.M.D. PLAN 28307**

CITY OF BURBURY BCOS 926 026
PURSUANT TO SECTION 60, LAND TITLE ACT



All distances are in metres and decimals thereof

THE INTENDED PLOT SIZE OF THIS PLAN IS
5600m IN WIDTH BY 4370m IN HEIGHT (C SIZE)
WHEN PLOTTED AT A SCALE OF 1:750



- LEGEND**
- INTEGRATED SURVEY AREA NO. 25
 - BURBURY, MAJOR 3, COORD. 4.0, 0.0, 0.0, 0.0
 - GRID BEARINGS ARE DERIVED FROM
 - OBSERVATIONS BETWEEN GEODETIC CONTROL
 - MONUMENTS DTS-322 AND DTS-342
 - CONTROL MONUMENT FOUND
 - NON-STANDARD IRON POST FOUND
 - STANDARD IRON POST FOUND
 - STANDARD IRON POST PLACED
 - WT DENOTES WITNESS
 - NF DENOTES NOTHING FOUND

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99959235 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS DTS-322 AND DTS-342

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY HAVE BEEN DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS DTS-322 AND DTS-342

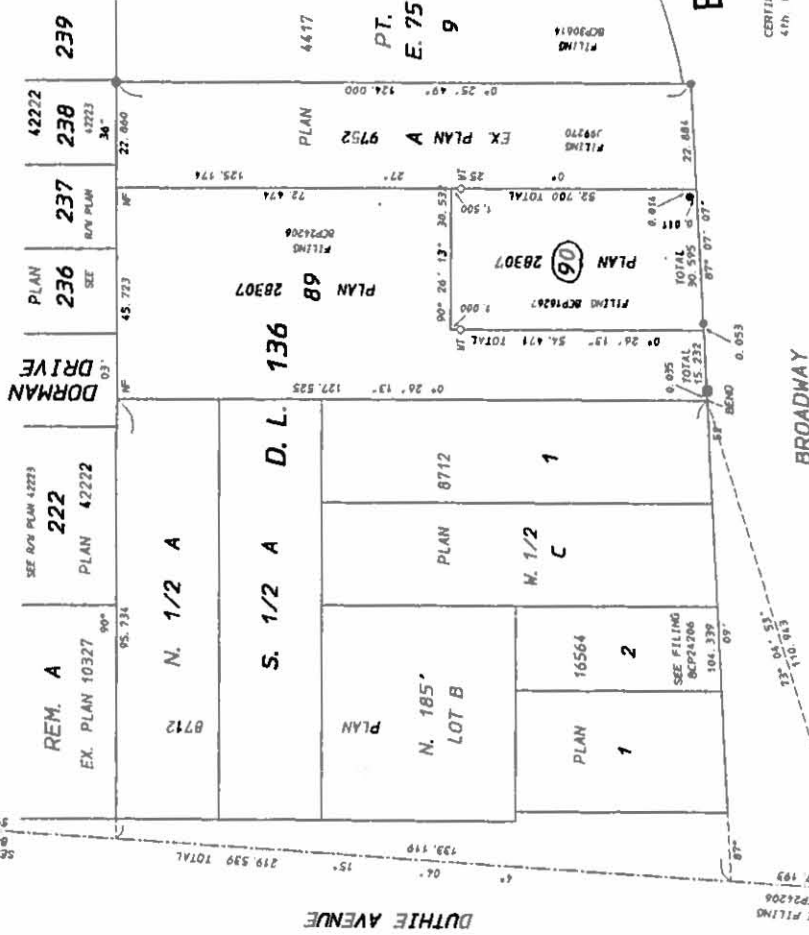
LYON, FLYNN & COLLINS
British Columbia Land Surveyors
102 - 1537 W. 8th Avenue
Vancouver, B.C. V6J 1T5
Tel: 604-737-8777 Fax: 604-737-8794
E-mail: lyon@lfc.net

FILE NUMBER : 16 - 014, PST

PLAN EPP60184

RECEIVED
JUN 08 2016
BUILDING DEPARTMENT

UTM NORTHING 5156490.837
UTM EASTING 503398.916
POINT COMBINED FACTOR 0.9995913
ESTIMATED HORIZONTAL POSITIONAL
ACCURACY 0.01



BLD 16-00959

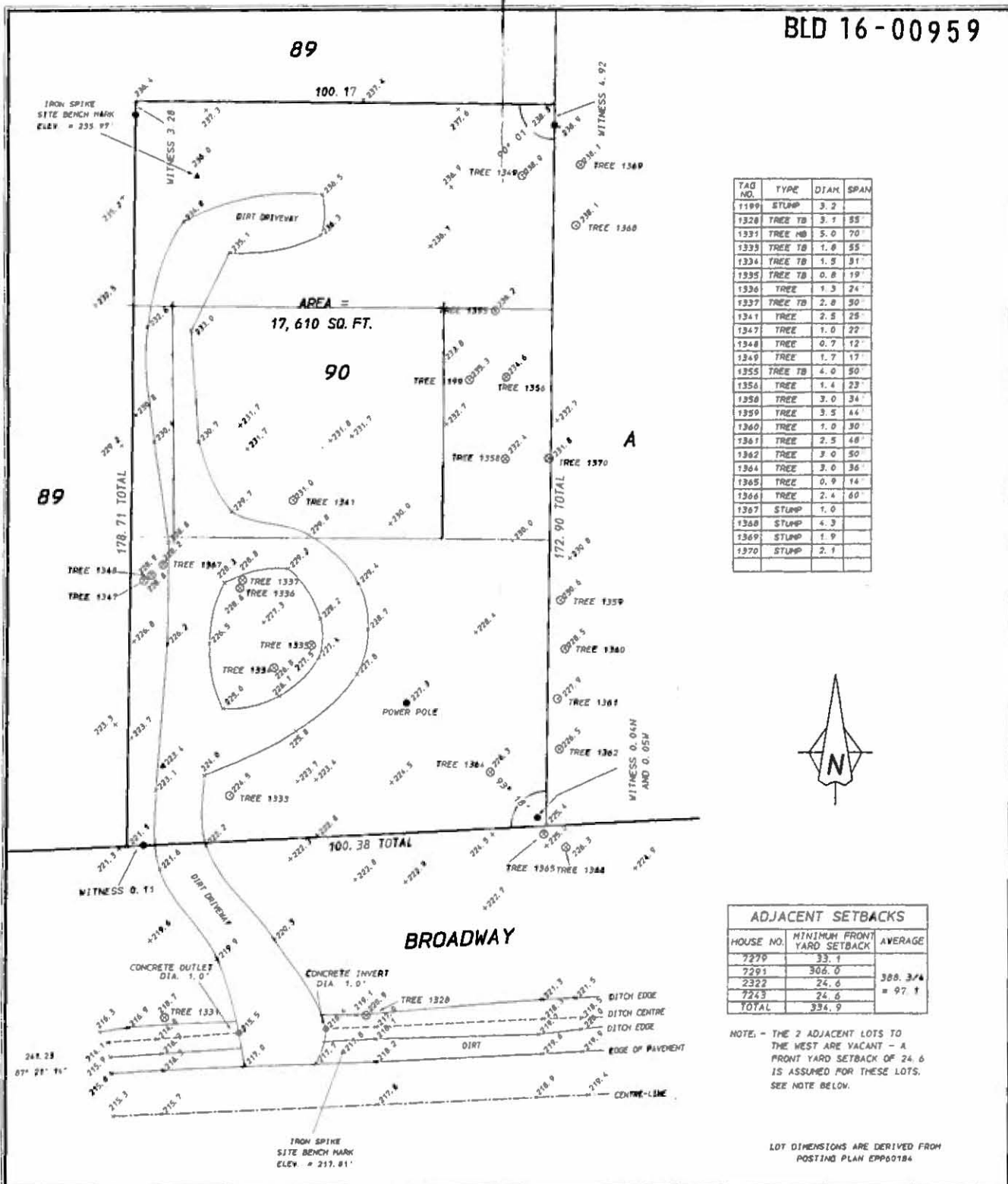
CERTIFIED CORRECT THIS
4th DAY OF MARCH, 2016

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE 2ND DAY OF MARCH, 2016
ROBERT G. FLYNN, B.C.L.S. 510

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNERS
UNLESS OTHERWISE SHOWN WITNESS POSTS
ARE SET ALONG THE PRODUCTION OF THE
PROPERTY BOUNDARIES.

BLD 16-00959



PLAN SHOWING LOCATION OF
ELEVATIONS AND SETBACKS
FOR LOT 90 DISTRICT
LOT 136 GROUP 1 N.W.D.
PLAN 28307
PID: 002-761-769

CIVIC ADDRESS:
7267 BROADWAY
BURNABY, BC

LEGEND
• 222.3 DENOTES ELEVATION
TREE 1333 ○ DENOTES TREE WITH
NUMBERED TAG
● DENOTES IRON POST

Certified Correct on this
15th day of February 2016

[Signature]
R.C.L.S.

LYON, FLYNN AND COLLINS
ENGINEERING SURVEYS LTD.
NO 102 - 1537 W. 8TH AVENUE
VANCOUVER, B.C., V6J 1T5
TEL: 604-737-8777 FAX: 604-737-8794
email: lyon@felus.net

T.O. CONSTRUCTION

THIS DOCUMENT IS NOT VALID
UNLESS ORIGINALLY SIGNED
AND SEALED

SCALE 1 in = 16 ft
DATE 9 FEBRUARY 2016
OUR FILE 06-014.TOP
YOUR FILE

NOTES

ELEVATIONS ARE IN FEET TO CITY OF BURNABY
VD280VRO DATUM DERIVED FROM MONUMENT 332
ELEVATION = 247.24 FEET
ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED
BY BURNABY BYLAW NO. 1996
BUILDING SETBACK AVERAGE SHOWN IS ONLY APPROXIMATE.
CONFORM WITH THE CITY OF BURNABY BYLAW NO. 1996

NOTE:
BUILDING DIMENSIONS AND OFFSETS
ARE TAKEN TO THE OUTSIDE FACE
OF THE BUILDING.

ALL DIMENSIONS OTHER THAN
LOT DIMENSIONS ARE SHOWN TO