



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 Chloe Lee
Mailing Address 3-2231 Viking Way, Richmond B.C.
City/Town Richmond Postal Code V6V 1W1
Phone Number(s) (H) _____ (C) 778-316-9516
Email Chloelee.bouthouse@gmail.com
Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner Bin Liu
Civic Address of Property 7416 17th Ave. Burnaby. B.C.
LOT 3 DL30 PLAN 3036

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.

11/08/2016.
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 December 01 Appeal Number BV# 6251

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

Application for Zoning Variance

October 31, 2016

Board of Variance

City of Burnaby

RE: Civic Address of Property: 7416 17th Avenue, Burnaby, BC

Registered Owner of Property: Bin Liu

Legal Description of Property: Lot 3, Block 39 D.L. 30 Group 1, N.W.D. Plan 3036

Dear Sir or Madam:

I am applying for a new Single Family Dwelling Building Permit for the subject property which has a limited lot depth of 60.91'. Based on current Zoning (R5) bylaw, the permitted building depth is 16'6". The attached Garage should be approached from the rear Lane hence the current location and orientation of the Garage is the only appropriate option for this lot. The depth of the Garage will be restricted to 16'6" which does not meet the requirement of the minimum (length) dimension of off-street parking space. Therefore, I am applying for a variance to allow the Garage located in basement to encroach 4'0 into the Rear Yard to have sufficient length of parking space.

Yours Truly,

Tony Li

Designer

Bouthouse Design Group Inc.



BOARD OF VARIANCE REFERRAL LETTER

DATE: Nov 2, 2016	DEADLINE: Nov 8, 2016 for the Dec 1, 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: Bin Liu			
ADDRESS OF APPLICANT: 7416 17 th Avenue			
TELEPHONE: 778-862-3311			
PROJECT			
DESCRIPTION: New Single Family Dwelling w/ Attached Garage			
ADDRESS: 7416 17 th Avenue			
LEGAL:	LOT: 3	DL: 30	PLAN: NWP3036

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 [105.11]
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) "To vary Section 105.11- "Rear Yard" of the Zoning Bylaw from 24.6 ft. to 20.71 ft. All projections into the proposed rear yard will conform to the requirements of Section 6.12.

The purpose of this variance is to allow construction of the proposed single family dwelling with an attached garage to encroach into the required rear 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.

MS

Peter Kushnir
Deputy Chief Building Inspector

TOPOGRAPHICAL PLAN OF LOT 3 BLOCK 39 DISTRICT LOT 30 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3036

FD: 002-612-403
City Address: 7416 17th Avenue,
City of Burnaby



All Distances And Elevations Are In Feet And Decimals Thereof Unless Otherwise Stated.

Note: Trees pursuant to by law for 1996 are shown

BLD 16-01113

Legend:

- - Standard Iron Post
- - Lead Plug
- ⊗ - Water Valve
- ⊕ - Tree (diameter in mm 2500 Girth and Species)
- ⊞ - Catch Basin (Square)
- ⊙ - Manhole
- ⊕ - Inspection Chamber
- ⊖ - Power Pole

Boundary Notes:

Elevations are Referenced to Geodetic Datum and are determined by GNSS observation.

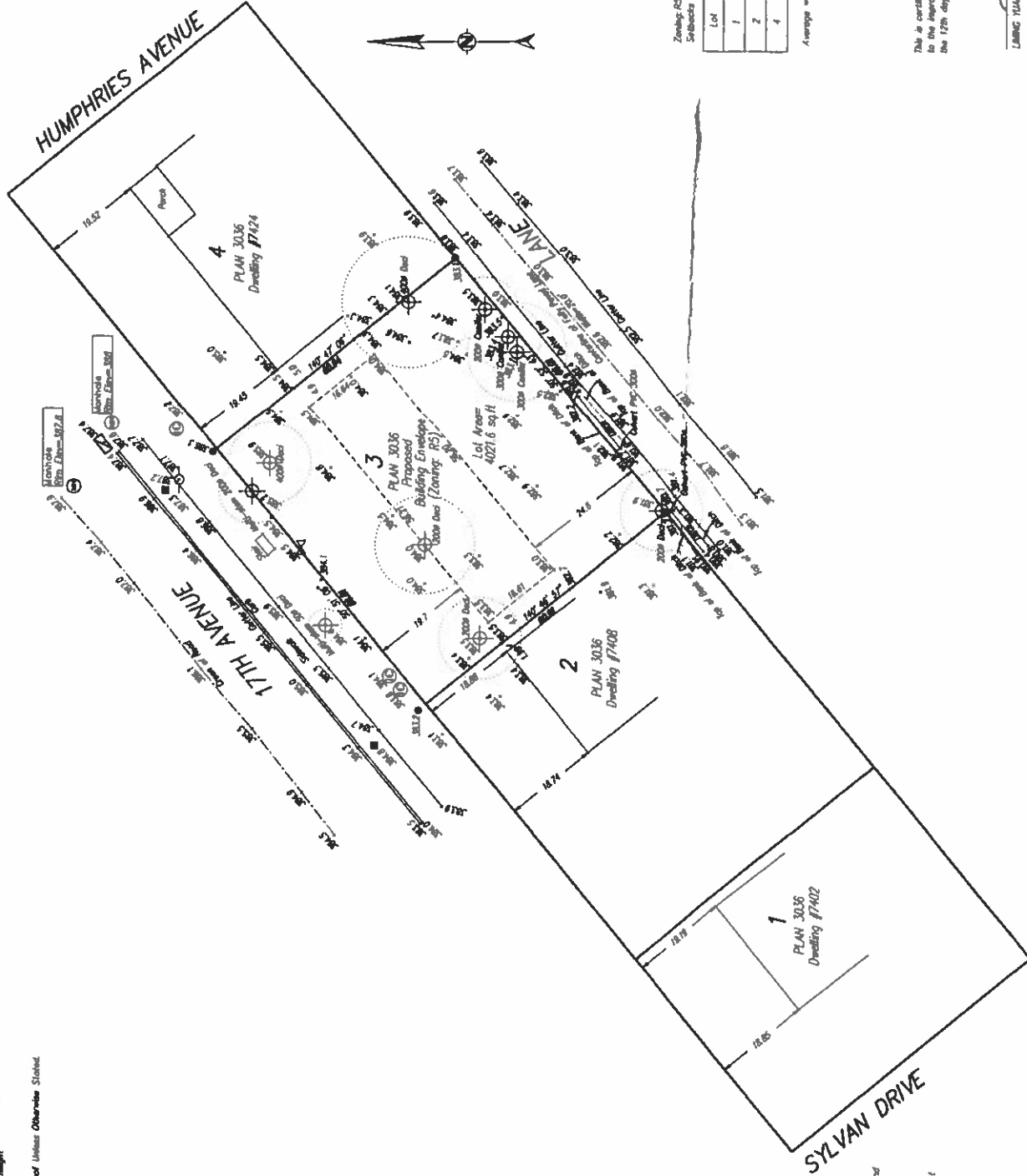
Grid bearings are derived from observations between geodetic control monuments **XXXXXX** and **XXXXXX**.

Notes:

Information shown hereon is for municipal purposes only and is for the exclusive use of the owner.

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Building envelope shown is only approximate. For interpretation of City Building Bylaws please consult Planning Department for final building envelope when required.



Zoning: RS
Subdivided

Lot	Front	Address
1	18.65	7402
2	18.74	7408
4	19.45	7424

Average = 18.01

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 12th day of April, 2023.

LAUREN TUNN
B.C.L.S. #889

This Document is Not Valid Unless
Officially Signed And Sealed

7416 17TH AVE. BURNABY B.C.

DRAWING LIST

- A0 PROJECT DATA & NOTES
- A1 SITE PLAN
- A2 BASEMENT PLAN & MAIN FLOOR PLAN
- A3 UPPER FLOOR & ROOF PLAN
- A4 NORTH-W ELEVATION & SOUTH-E ELEVATION
- A5 SOUTH-W ELEVATION & NORTH-E ELEVATION & 1:1 SECTION
- A6 DETAILS

PROJECT DATA

CIVIC ADDRESS: 7416 17TH AVE, BURNABY, B.C.
LEGAL DESCRIPTION: LOT 3, BLOCK 39 D.L. 30 GROUP 1
N.W.D. PLAN 3036

PROPERTY LINES SIZES: NORTH-WEST: 66.01'
SOUTH-EAST: 66.01'
SOUTH-WEST: 60.91'
NORTH-EAST: 60.94'

LOT AREA: 4021.6 SQ-FT
LOT ZONING: R5

ZONING REQUIREMENTS	ALLOWABLE (APPROX)	PROPOSED (APPROX)
G.F.A.	2412.96 SQ-FT (60' x 4021.6 SQ-FT)	2409.00 SQ-FT (0.6)
A.G.F.A.	2203.72 SQ-FT (55' x 4021.6 SQ-FT)	1848.00 SQ-FT
LOT COVERAGE	1606.64 SQ-FT (40% x 4021.6 SQ-FT)	1268.36 SQ-FT (31.54%)
BLDG. DEPTH	30.46'	20.50'
IMP. AREA	2815.12 SQ-FT (70% x 4021.6 SQ-FT)	2644.48 SQ-FT (65.76%)
COV. PORCH	39.8 SQ-FT	62.50 SQ-FT (coverage added to each area)
DECKS	288 SQ-FT (72% x 193.04 SQ-FT)	190.70 SQ-FT (7.5%) (1168.00 SQ-FT + 22.70 SQ-FT)
FRONT YARD (NORTH)	Min. 19.7'	19.70'
REAR YARD (SOUTH)	Min. 24.60'	20.69' (TO ATTACHED GARAGE)
SIDE YARD (WEST)	Min. 4.9'	5.04'
SIDE YARD (EAST)	Min. 4.9'	4.97'
BUILDING HEIGHT	Max. 29.5'	28.92'
MAIN FLOOR AREA	-	924.00 SQ-FT
UPPER FLOOR AREA	-	924.00 SQ-FT
CELLAR AREA	-	561.00 SQ-FT
ATTACHED GARAGE AREA	Max. 452.1 SQ-FT	451.00 SQ-FT

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE STANDARDS OF B.C.B.C. 2012
IN CASE OF A DISCREPANCY BETWEEN SPECIFICATIONS OF THESE DRAWINGS AND OF APPLICABLE
REGULATIONS, THE MORE STRINGENT SHALL PREVAIL.
ALL GLAZING WITHIN 12" OF FLOOR TO BE SAFETY GLASS.
ALL GLAZED SHOWERS OR BATH TUB ENCLOSURES, GLAZED DOORS AND SKEIGHTS AND WINDOWS
WITHIN 3'-0" OF DOORWAYS TO BE OF SAFETY GLASS.
ALL WOODWORK SHALL CONFORM TO CANCIS-B-82.2
ALL EXTERIOR AND OVERALL DIMENSIONS IS INDICATED TO THE OUTSIDE FACE OF THE SHEATHING
FRAMES, EXCEPT AS NOTED OTHERWISE.
CONCRETE TO BE 28 MPa MINIMUM AT 28 DAYS.
PLAN AND REINFORCED CONCRETE SHALL CONFORM TO B.C.B.C. 4.3.3.
ALL PLASTIC SKYLIGHT SHALL CONFORM TO B.C.B.C. 9.7 WINDOWS, DOORS & SKYLIGHTS
ALL FACTORY-BUILT GLASS SKYLIGHTS SHALL CONFORM TO B.C.B.C. 9.10.17.1 FLAME SPREAD
RATING OF SKYLIGHT.
ALL LAMBER TO BE DOUGLAS FIR-2 OR BETTER, EXCEPT AS NOTED OTHERWISE.
ALL LOAD BEARING COLUMNS TO BE EQUAL IN WIDTH TO BEAMS AND OF SOLID LAMBER OR
LAMINATED STUDS.
ALL SUPPORTS TO CONTINUE THROUGH TO FOUNDATION.
ALL GLASS IN NON-FACTORY-BUILT SKYLIGHTS SHALL BE LAMINATED, TEMPERED OR WIRED GLASS.
ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
ALL FACTORY-BUILT FIREPLACE AND THEIR INSTALLATION SHALL CONFORM TO B.C.B.C. 9.22.8.
ALL UNITS TO BE 2-2X10, EXCEPT AS NOTED OTHERWISE.
DOUBLE JOISTS TO BE USED UNDER ALL PARTITIONS RUNNING PARALLEL TO SUCH JOISTS.
ALL RAILING GUARDS SHALL BE DESIGNED TO PREVENT THE PENETRATION OF A SPHERICAL
OBJECT OF MAXIMUM 4".
ALL HANDRAILS TO BE 2'-0" MINIMUM AND 3'-0" MAXIMUM ABOVE STAIR NOSING, ALL GUARDRAILS
TO BE 3'-0".
JOISTS TO BE RESTRAINED FROM TWISTING AT END SUPPORTS AND AT INTERVALS OF MAXIMUM
7'-0" CROSS BRACING, SOLID BLOCKING, CONTINUOUS STAIRING, ETC.)
PROVIDE ALL FLASHING HEAD OVER ALL EXTERIOR OPENINGS.
ALL INTERIOR FINISHES AS PER OWNER'S SPECIFICATIONS.
FLOOR FINISHES IN BATHROOMS TO BE IMPERVIOUS.
GYPSUM WALLBOARD AROUND TUBS AND SHOWERS TO BE OF WATER RESISTANT TYPE.
CAULK AROUND ALL EXTERIOR OPENINGS.
ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH A C.S.A. APPROVED
WOOD PRESERVATIVE.
PROVIDE 1/300 OF ATTIC AREA IN UNOBSTRUCTED AREA FOR VENTILATION.
PROVIDE 1/500 OF CRAWL SPACE AREA IN UNOBSTRUCTED AREA FOR VENTILATION.
ALL LAMBER, FLOOR BOARDS AND RAILINGS OF EXTERIOR BALCONIES, SUNDECKS AND PATIOS TO
BE TREATED WITH A C.S.A. APPROVED WOOD PRESERVATIVE.
ALL EXTERIOR HANDRAIL TO BE 3'-0" MINIMUM.

THIS PLAN SET IS IN COMPLIANCE WITH
B.C.B.C. 2012 AND
THE DOCUMENTS TO THE COMPROMISED
THESE DRAWINGS ARE THE PROPERTY OF
THE ARCHITECT. ANY REUSE, ALTERATION
OR REPRODUCTION OF ANY PART OF THE
DRAWINGS WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT IS
STRICTLY PROHIBITED. THE ARCHITECT
ACCEPTS NO LIABILITY FOR ANY
CONSEQUENCES ARISING FROM THE
USE OF THESE DRAWINGS WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUED FOR BP

Bouthouse
Design Group Inc.

1800-468-0007
1777 17TH AVE
BURNABY, B.C. V5C 3H6
Email: info@bouthousedesign.com

Project Name

7416
17TH AVE.
BURNABY
B.C.

Sheet Name

PROJECT DATA
&
NOTES

A0

THE PLANS ARE TO BE CONSIDERED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION.

No.	Description	Date
1	Issue for BP	

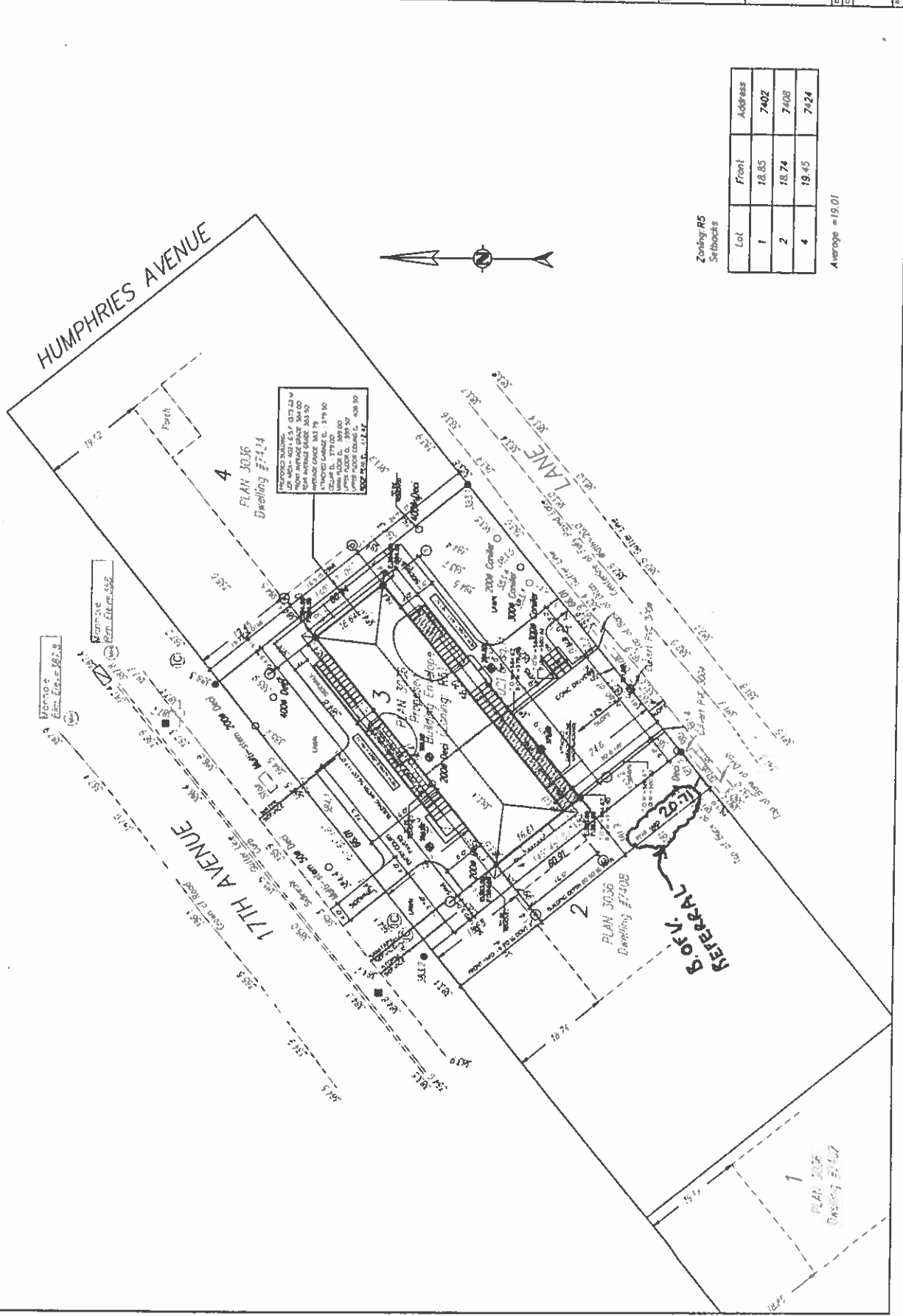
ISSUED FOR BP

BoutHouse Design Group Inc.
 1000 West 10th Ave.
 Suite 200
 Burnaby, B.C. V5C 1A6
 Tel: 604-291-1111
 Fax: 604-291-1112
 Email: info@bouthouse.ca

Project Name
 7416
 17TH AVE.
 BURNABY
 B.C.

Sheet Name
 SITE PLAN

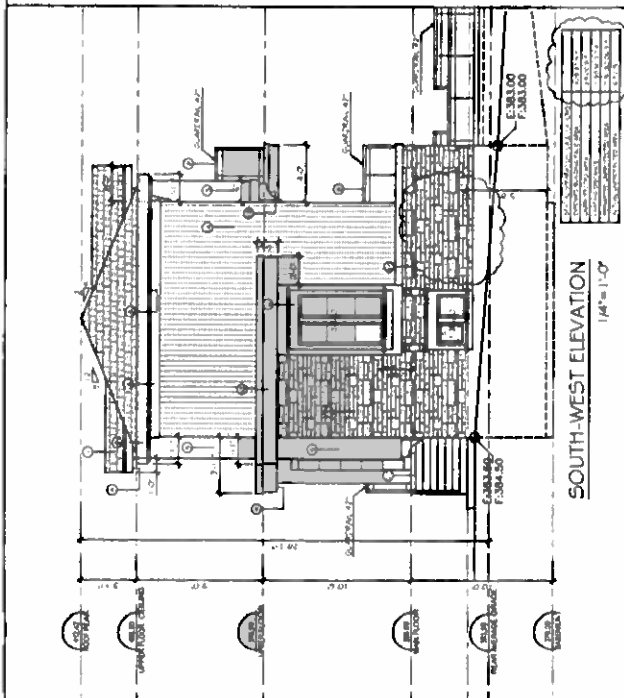
A1



Zoning: R5
 Setbacks

Lot	Front	Address
1	18.35	7402
2	18.74	7408
4	19.45	7424

Average = 19.01



EXTERIOR FINISH

REF	MATERIAL	COLOR
1	ASPHALT SHINGLE ROOFING	DARK GRAY
2	PAGE PAINTED	DARK GRAY
3	STONE VENEER	NATURAL
4	VERTICAL CEDAR CLADDING	NATURAL TONE WOOD
5	STUCCO	WHITE
6	WOOD TRIM & ORNAMENTS	WHITE
7	WOOD POST & ORNAMENTS	WHITE
8	METAL GLASS RAILING	DARK GRAY
9	CEDAR V-JOINT SOTTIT	NATURAL TONE REDWOOD
10	BRACKET	WHITE

THIS PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BOUTHOUSE DESIGN GROUP INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT AGREES TO HOLD BOUTHOUSE DESIGN GROUP INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST BOUTHOUSE DESIGN GROUP INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

ISSUED FOR BP

CONSTRUCTION ASSEMBLY

1. ROOF ASSEMBLY

ASPHALT SHINGLE ROOFING
1/2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19

2. FLOOR ASSEMBLY

WOOD JOIST
2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19

3. WALL ASSEMBLY

CEMENT CLADDING / STUCCO / STONE VENEER
2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19

4. WINDOW ASSEMBLY

2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19

5. DOOR ASSEMBLY

2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19
1/2" MINIMUM VAPOR BARRIER
1/2" MINIMUM INSULATION R-19

FINISHED FLOORING

1. GARAGE FLOOR ASSEMBLY
2. GARAGE FLOOR ASSEMBLY
3. GARAGE FLOOR ASSEMBLY
4. GARAGE FLOOR ASSEMBLY
5. GARAGE FLOOR ASSEMBLY
6. GARAGE FLOOR ASSEMBLY
7. GARAGE FLOOR ASSEMBLY
8. GARAGE FLOOR ASSEMBLY
9. GARAGE FLOOR ASSEMBLY
10. GARAGE FLOOR ASSEMBLY

FINISHED BASEMENT POT. WALL ASSEMBLY

1. FINISHED BASEMENT POT. WALL ASSEMBLY
2. FINISHED BASEMENT POT. WALL ASSEMBLY
3. FINISHED BASEMENT POT. WALL ASSEMBLY
4. FINISHED BASEMENT POT. WALL ASSEMBLY
5. FINISHED BASEMENT POT. WALL ASSEMBLY
6. FINISHED BASEMENT POT. WALL ASSEMBLY
7. FINISHED BASEMENT POT. WALL ASSEMBLY
8. FINISHED BASEMENT POT. WALL ASSEMBLY
9. FINISHED BASEMENT POT. WALL ASSEMBLY
10. FINISHED BASEMENT POT. WALL ASSEMBLY

FLOOR SLAB ON GRADE

1. FLOOR SLAB ON GRADE
2. FLOOR SLAB ON GRADE
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4. FLOOR SLAB ON GRADE
5. FLOOR SLAB ON GRADE
6. FLOOR SLAB ON GRADE
7. FLOOR SLAB ON GRADE
8. FLOOR SLAB ON GRADE
9. FLOOR SLAB ON GRADE
10. FLOOR SLAB ON GRADE

PROJECT NAME
7416
17TH AVE
BURNABY
B.C.

SHEET NAME
SOUTH-W ELEVATION
NORTH-E ELEVATION
1-1 SECTION

1/4" = 1'-0"

EFFICIENCY R-1 VALUE FOR ENVELOPE ASSEMBLIES

ASSEMBLY	U-VALUE	R-VALUE
ROOF ASSEMBLY	0.04	25.00
FLOOR ASSEMBLY	0.05	20.00
WALL ASSEMBLY	0.06	16.67
WINDOW ASSEMBLY	0.10	10.00
DOOR ASSEMBLY	0.12	8.33

PRINCIPAL VENTILATION RATE

VENTILATION RATE	VENTILATION RATE
1.00	1.00
2.00	2.00
3.00	3.00
4.00	4.00
5.00	5.00
6.00	6.00
7.00	7.00
8.00	8.00
9.00	9.00
10.00	10.00

TYPICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

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9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

PROJECT NAME
7416
17TH AVE
BURNABY
B.C.

SHEET NAME
SOUTH-W ELEVATION
NORTH-E ELEVATION
1-1 SECTION

1/4" = 1'-0"

A5

A6

