



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 Rob Hsu
Mailing Address 21588 - 1424 Commercial Dr.
City/Town Vancouver Postal Code V5L 5G2
Phone Number(s) (H) _____ (C) 604 312 9011
Email robh@ymail.com
Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner Alice On
Civic Address of Property 395 North Glynde Ave.
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.

Nov. 02, 2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 December 01 Appeal Number BV# 6258

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

Oct 21st, 2016

**Burnaby Board of Variance
Office of the Secretary
c/o City Clerk's Office
Ground Floor, City Hall
4949 Canada Way
Burnaby, BC
V5G-1M2**

Re: Application to Board of Variance for property 395 N. Glynde Ave, Burnaby

PROPERTY SPECIFICS:

- ☐ Legal Description and Property ID: N66' of Lot 16, Block 39 Plan of District Lot 189, NWP4953 on R2 zoning.
- ☐ Land Size 66' x 130.89' for a total of 8639 sq ft.
- ☐ Current house build in 1948 and is a one story standard house with a basement.
- ☐ Want to build a new single family dwelling two story house with a basement.
- ☐ R2 zoning allows for 4736 sq ft.

Dear Members of the Board of Variance,

My wife Alice On (a primary school teacher) and myself Harry Lim (an engineer) purchased the property at 395 N. Glynde Ave. with the hope of building our dream single dwelling family home for our three children (ages 2, 11, and 13). We hired professionals to design a modern, west-coast influenced home to take advantage of the property's beautiful view.

The current house is a sixty-seven year old single level house with a basement and no back lane access. Since the property is zoned for a R2 lot, we felt there would be no issues building a two level home with a basement on this lot. However, in going through the design process we found that some of the Burnaby Zoning Bylaws conflict with the property. The main problem is that the current property is sunken roughly 8.5 feet from city curb to the front building setback line. Like most properties in the Capital Hill region, it is a sloping lot – a factor which further complicates the situation.

Due to the lack of back lane access, a fire hydrant in front of the lot and limited parking all around, we need to build a front garage. In order to build a two-level home with an attached

front garage we need relaxation of Sections 102.6(1)(b) of the Burnaby Zoning Bylaw. The following variances are being requested:

- ☐ Section 102.6(1)(b). Please allow us to build a principal building height of 33.5 feet measured from the rear average elevation and 25.86 feet measured from the front average elevation where the maximum building height of 24.3 feet is permitted.
- ☐ Please note that the proposed dwelling would observe a height of 17.62 feet when viewed from both the N. Glynde Ave. city curb and street level – a height which would be within the maximum height of 24.3 feet allowed by the Zoning Bylaw. The additional height we request will have no street impact.
- ☐ Please note that we would like to emulate the height configuration of an adjacent property (398 N. Glynde Ave.), which is a two level home built in 2010.
- ☐ Please note that the property in front of the proposed dwelling (460 N. Glynde Ave.) resides an additional 4 feet, 2 inches above the front property line, which extends to the garage slab. From the front property line of 395 N. Glynde Ave. there is roughly 19 feet to the main level of 460 N. Glynde Ave. which confirms that the additional height we request will have limited impact on neighbouring properties.

Please approve our application for the following reasons:

Aesthetics:

- ☐ The planned home and retaining walls have been professionally designed with care for aesthetic impact. Views from both the road and below will be enhanced while maintaining attractive lines of sight for neighbouring properties.
- ☐ The style of the newly designed house is consistent with some of the recent houses built in the area.
- ☐ We will remove a house built in 1948 and plant a new house on the property.

Neighbours have been informed:

- ☐ We have spoken to some of the surrounding neighbours about our plans for this property.

Hardship:

- ☐ In order to meet the 24.3ft maximum building height, the main floor has to be 6.35 ft below the natural/existing grade. We are unable to lower the house as it would place the driveway in violation of the 15% slope allowance.

- ❑ There is limited to no street parking available and there is a fire hydrant in front of the property, so a garage would be required.
- ❑ Since there is no back lane access, the garage needs to be from the front and would be attached due to young children in the family.
- ❑ The current property is already sunken compared to the frontage, with fourteen steps to get to the house (8.5 feet). If the proposed property is to meet the current bylaw we would require roughly 24 steps (over 14 feet) to get to the street level, which will be problematic for young children. The 24 steps would also be the only escape route to the street/safety zone if there were to be an emergency.
- ❑ The current property has roughly a 21% slope from the city curb to the property line where it should have been a maximum of 1% to 3%, thus creating the current sunken situation.

Asking for an additional height variance of 9.2 feet may initially seem high, but the fact that the current property is in a sunken lot of 8.5 feet with a downward slope of 21% slope from the city curb to the property line has created a unique situation. Please see photos below on the challenges facing this property.

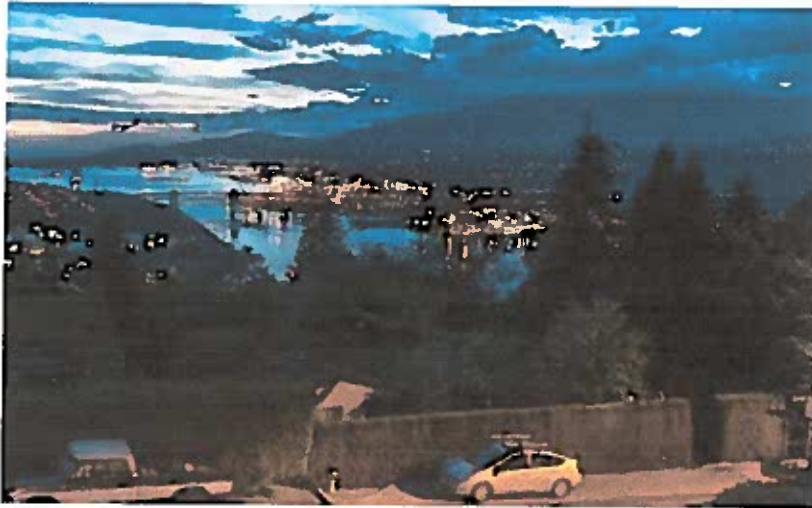


Photo 1: Photo from Neighbor on the East Side in front of the property. View should not be obstructed with increased height.



Photo 2: Photo from street level in front of the property. Cannot even see the top of the roof with the previous house on the property. From center of lot, the top of the new house will be roughly 10ft over the current hedges.



Photo 3: Photo showing the stairs to the house.



Photo 4: Photo showing stairs to the sunken property.

We thank you for your consideration of our application and look forward to a favourable response.

Regards,

Alice On and Harry Lim



BOARD OF VARIANCE REFERRAL LETTER

DATE: Oct 21, 2016	DEADLINE: Nov 08, 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: Rob Hsu			
ADDRESS OF APPLICANT: 21588 – 1424 Commercial Dr. Vancouver			
TELEPHONE: 604.312.9011			
PROJECT			
DESCRIPTION: New Single Family Dwelling w/ Attached Garage			
ADDRESS: 395 North Glynde Avenue			
LEGAL:	LOT: 16	DL: 39' 189	PLAN: NWP4953

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 [102.6(1)(b)]
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 102.6(1)(b) – “Height of Principal Building” of the Zoning Bylaw from 24.3 ft. to 33.5 ft. The purpose of this variance is to allow construction of the proposed single family dwelling with a flat roof to exceed the permitted maximum building height, as measured from the rear average elevation
2. To vary Section 102.6(1)(b) – “Height of Principal Building” of the Zoning Bylaw from 24.3 ft. to 25.86 ft. The purpose of this variance is to allow construction of the proposed single family dwelling with a flat roof to exceed the permitted maximum building height, as measured from the front average elevation.

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

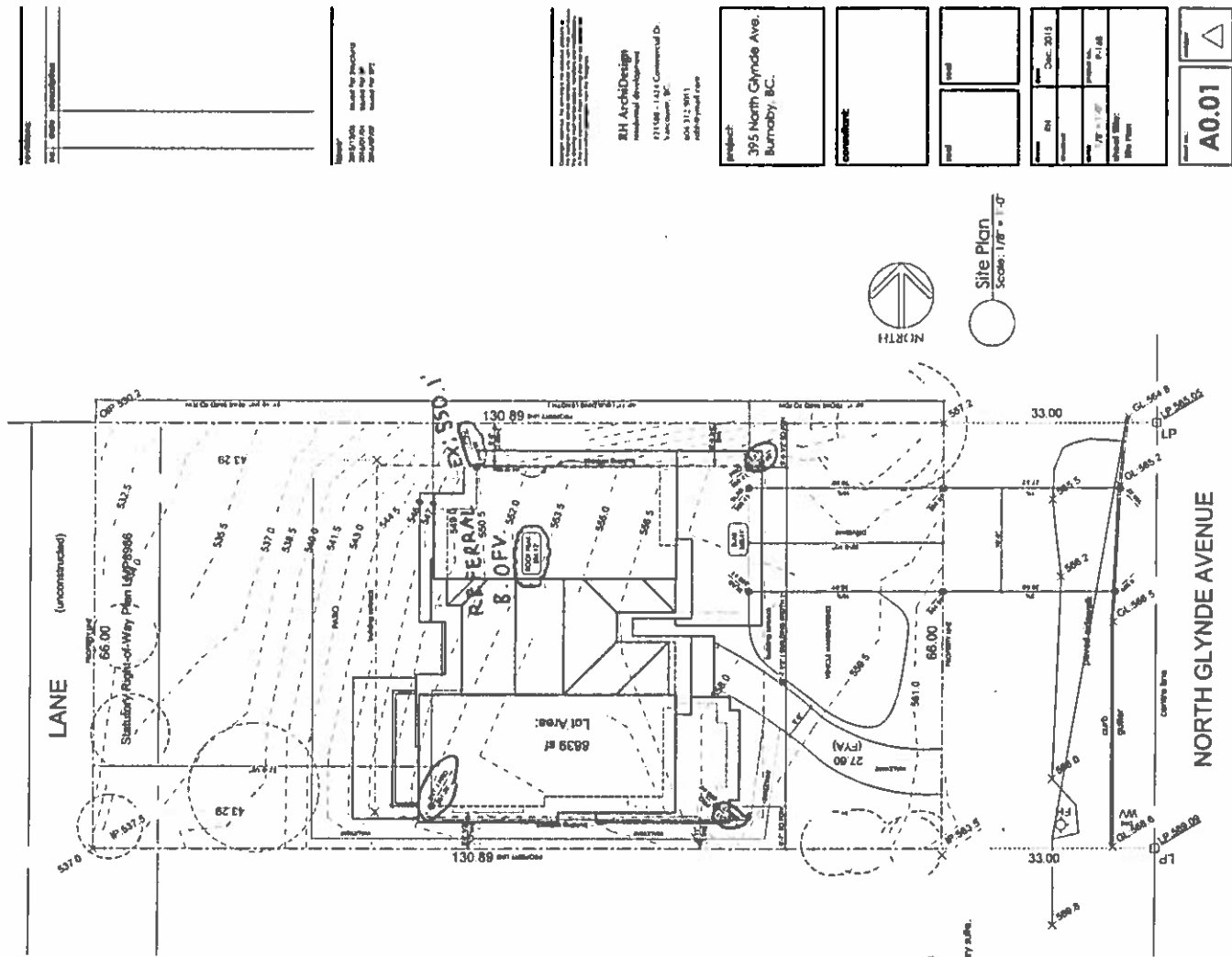
Peter Kushnir
Deputy Chief Building Inspector

- Scope of Work:**
 Proposed New Single Family Dwelling, Secondary Suite & Attached Two Car Garage
- Legal:**
 North 66 Feet of Lot 16, Block 39 of District Lot 189, Group 1, New Westminster District, Plan 4953
- Civic Address:
 395 North Glynde Ave, Burnaby, BC.
- Zoning:** R-2
- Lot size:**
 Frontage: 66.00 Ft
 Depth: 130.89 Ft
 Site Area: 8,639.00 Sq Ft

FSR Calculations:	
Site Area:	8,639.00 Sq Ft
Gross Floor Area Permitted @ 4,736.3 Sq Ft	4,736.30 Sq Ft
Gross Floor Area Proposed [Include Garage Overlap]	4,681.60 Sq Ft
Above Grade Floor Area Permitted @ 0.40	3,455.60 Sq Ft
Above Grade Floor Area Proposed [Include Garage Overlap]	3,454.83 Sq Ft
Lot Coverage Permitted @ 40%	3,455.60 Sq Ft
Lot Coverage Proposed @ 27%	2,479.68 Sq Ft
Balkony, Covered Decks @ 8% of Permitted Gross Floor Area	378.90 Sq Ft
Balkony, Covered Decks Proposed [Include Covered Patch Overlap]	298.03 Sq Ft
Covered Porch Permitted @ 39.8 Sq Ft	39.80 Sq Ft
Covered Porch Proposed	47.50 Sq Ft
Covered Porch Overlap [To Be Included As Deck Area]	7.70 Sq Ft
Proposed Bay Windows [Excluded From Gross Floor Area]	15.00 Sq Ft
Garage Floor Area Exempt	452.10 Sq Ft
Garage Floor Area Proposed	461.25 Sq Ft
Garage Floor Overlap [To Be Included As Above Grade Floor Area]	9.15 Sq Ft
Secondary Suite Floor Area Permitted	970.00 Sq Ft
Secondary Suite Floor Area Proposed	761.44 Sq Ft

Proposed Gross Floor Area:	
Lower Level:	1,226.76 Sq Ft
Main Floor:	1,733.23 Sq Ft
Upper Floor:	1,712.45 Sq Ft
Garage Floor Overlap:	9.15 Sq Ft
Total Proposed Floor Area:	4,681.60 Sq Ft

- * Notes:
1. Site plan dimensions are in feet unless otherwise noted.
 2. All work shall comply with the current code (BCBC 2012)
 3. Refer to structural drawings for framing and structural requirements
 4. Type of flooring:
 5. Radiant floor heating/ Electric baseboard heating for the secondary suite.
 6. Windows, doors & skylights shall comply with CSA A440:
 - Performance class II
 - Performance grade RC140 [100kg]



Project:
 395 North Glynde Ave,
 Burnaby, BC.

Consultant:
 BH Architects
 11108 - 141 Commercial Dr.
 Vancouver, BC
 604 312 9911
 info@bh.ca

Date:
 Dec 2012

Project No:
 P-148

Sheet No:
 1 of 1

Title:
 Site Plan

Scale:
 1/8" = 1'-0"

A0.01



Foundation Plan
Scale: 1/4" = 1'-0"

Call the doctor
at the house
and get the
patient to the
hospital.

For more information, call 1-800-451-4511 or visit our website at www.451.com.

RM ArchiDesign
architectural development
P.O. Box 1428, Cornwall, ON
K9W 1G6
Tel: 613-938-1111
info@rmdesign.com

Subject: 395 North Glynde Ave.
Burnaby, BC.

1003

name	date
1/2" x 1" O'	subject no. 9-148

A1.01

REV	DATE	DESCRIPTION
1	2017.04.04	Initial Design
2	2017.04.04	Revised Design
3	2017.04.04	Final Design

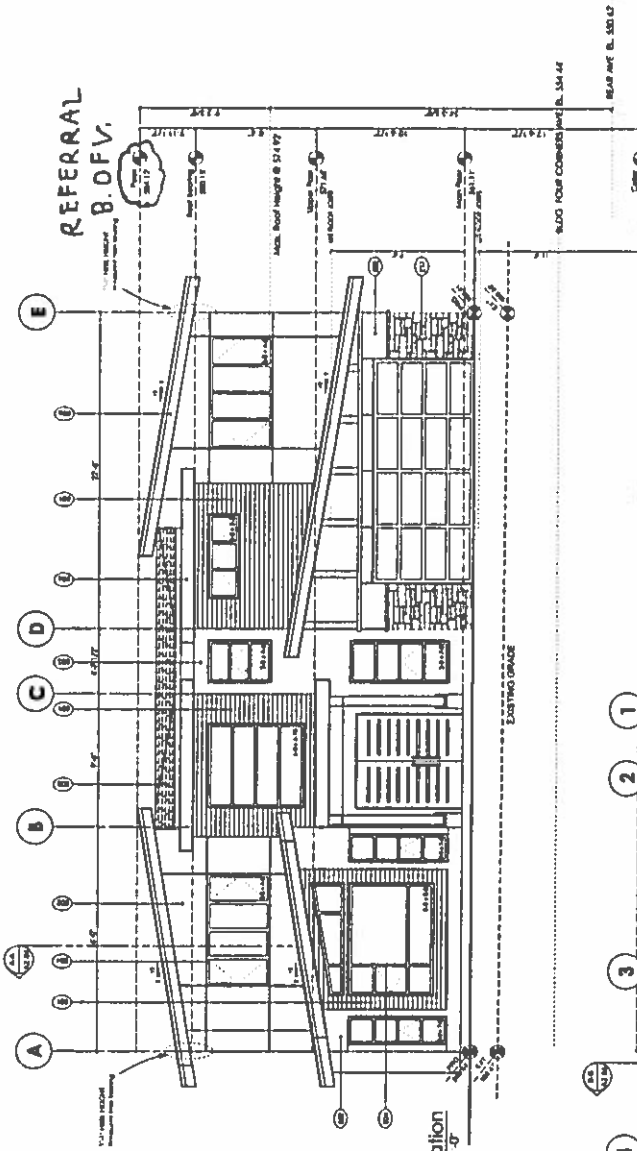
Project: 395 North Glynde Ave., Burnaby, BC.
Client: 395 North Glynde Ave. Inc.
Architect: BH Architects
Address: 1024 Commercial Dr., Vancouver, BC.
Phone: 604.317.9711
Email: info@bh.ca

Project: 395 North Glynde Ave., Burnaby, BC.
Client: 395 North Glynde Ave. Inc.
Architect: BH Architects
Address: 1024 Commercial Dr., Vancouver, BC.
Phone: 604.317.9711
Email: info@bh.ca

Project	395 North Glynde Ave., Burnaby, BC.
Client	395 North Glynde Ave. Inc.
Architect	BH Architects
Address	1024 Commercial Dr., Vancouver, BC.
Phone	604.317.9711
Email	info@bh.ca

Project	395 North Glynde Ave., Burnaby, BC.
Client	395 North Glynde Ave. Inc.
Architect	BH Architects
Address	1024 Commercial Dr., Vancouver, BC.
Phone	604.317.9711
Email	info@bh.ca

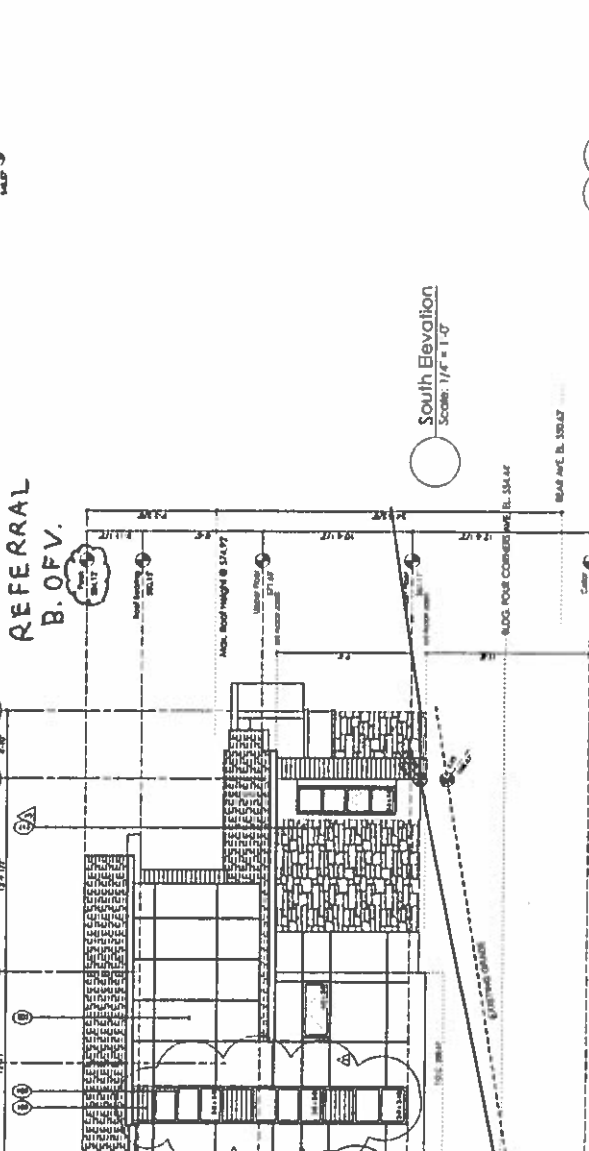
A2.01



EXTERIOR MATERIAL / COLOUR SCHEDULE

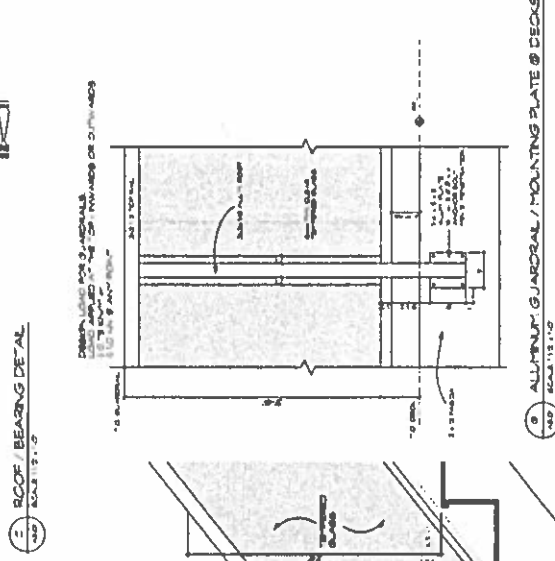
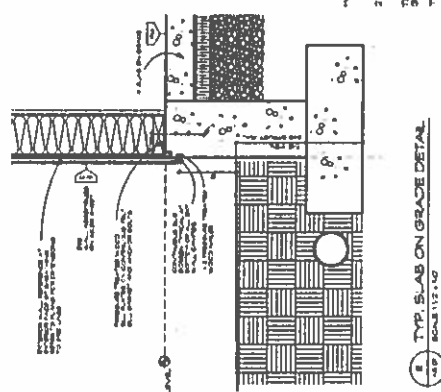
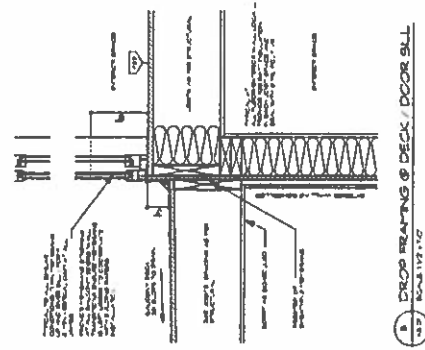
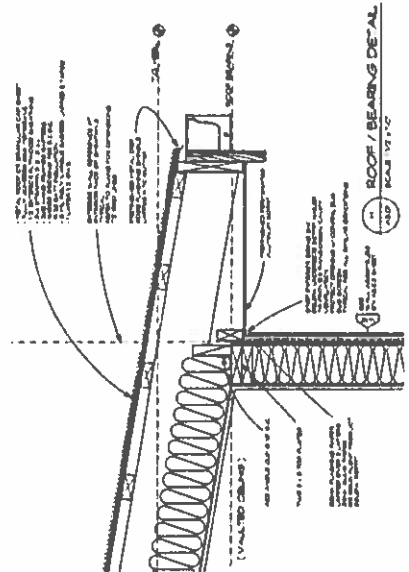
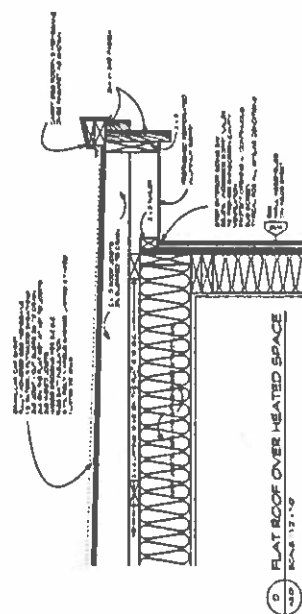
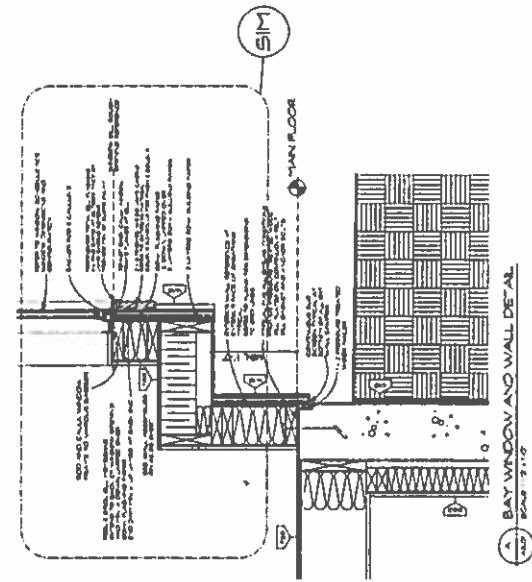
NO.	DESCRIPTION	COLOUR
001	Asph/Flt Shingles	Asph/Flt
002	Asph/Flt Shingles	Asph/Flt
003	Asph/Flt Shingles	Asph/Flt
004	Asph/Flt Shingles	Asph/Flt
005	Asph/Flt Shingles	Asph/Flt
006	Asph/Flt Shingles	Asph/Flt
007	Asph/Flt Shingles	Asph/Flt
008	Asph/Flt Shingles	Asph/Flt
009	Asph/Flt Shingles	Asph/Flt
010	Asph/Flt Shingles	Asph/Flt
011	Asph/Flt Shingles	Asph/Flt
012	Asph/Flt Shingles	Asph/Flt
013	Asph/Flt Shingles	Asph/Flt
014	Asph/Flt Shingles	Asph/Flt
015	Asph/Flt Shingles	Asph/Flt
016	Asph/Flt Shingles	Asph/Flt
017	Asph/Flt Shingles	Asph/Flt
018	Asph/Flt Shingles	Asph/Flt
019	Asph/Flt Shingles	Asph/Flt
020	Asph/Flt Shingles	Asph/Flt

East Elevation
 Scale: 1/8" = 1'-0"



South Elevation
 Scale: 1/8" = 1'-0"

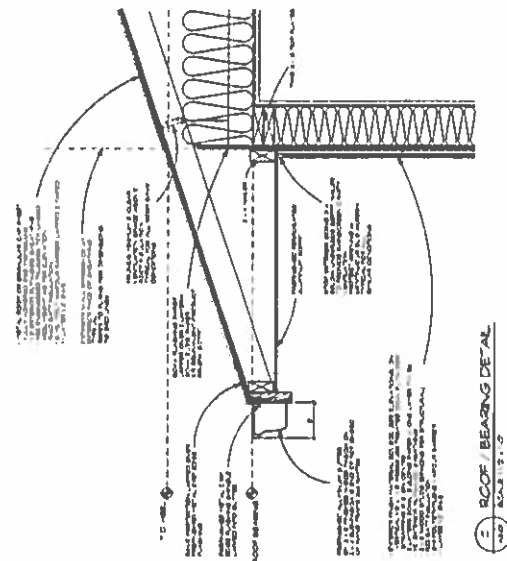
SPATIAL SEPARATION CALCULATION:
 UNBUILT DISTANCE: 1.71 M. EXPOSED BUILDING FACE: 94.49 SQ.M.
 ALLOWED AREA OF UNPROTECTED OPENINGS: 7.22 SQ.M. (77.7 SF)
 ACTUAL AREA OF UNPROTECTED OPENINGS: 7.19 SQ.M. (77.39 SF)



Received: November 15, 2005; Accepted: February 1, 2006

[illegible]

	U values W/m ² K	U values Btu/h ft ² °F
Windows and doors	0.28	1.6
Partitions	0.11	0.6
Floors	0.11	0.6
Roof	0.04	0.2



DEATH LONG AGO OF AGRICULTURE.

RH ArchiDesign
architectural development

211 S.W. 14th St., 14th Floor
Miami, FL 33135

305.375.1111
rharchi@rharchi.com

project: 395 North Glynde Ave
Burnaby, BC

Contents

Page 10

Graves	RM	date	Dec. 2015
classified			
county	Alameda	project no.	P-148

sheet title:
Details

A3.01

CONSTRUCTION ASSEMBLIES LEGEND:
REFER TO DRAWING # A2.03