



2017 Board of Variance Notice of Appeal 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 Ian McLean
Mailing Address 3328 Adair St
City/Town Vancouver Postal Code V5K 2P3
Phone Number(s) (H) / (C) 604.834.5896
Email ian@ianmclan.net

Property

Name of Owner Voya yawney / Paul Cheetham
Civic Address of Property 4611 West lawn Dr. Burnaby, BC

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.

21/7/17
Date

[Signature] For Ian McLean
Applicant Signature

Office Use Only

Appeal Date 2017 March 02. Appeal Number BV# 16270.

Required Documents:

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

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

ian mclean architect

3328 Adanac Street,

Vancouver BC

604-834-5896

ian@ianmclean.net

Secretary of the Board of Variance,
City of Burnaby,
4949 Canada Way,
Burnaby, BC

February 6, 2017

Dear members of the Board of Variance,

**RE: PROPOSED RENOVATIONS AT
 4611 WESTLAWN DRIVE, BRUNABY BC**

We understand that our application is not approvable under R-10 planning guidelines. Our application calls for extensive renovations and addition to an existing single family home of the Cheetham-Yawney Residence. Specifically, our renovation involves the addition of a partial upper storey (approx. 820 square feet). Our application is compliant in all respects, with the exception of overall building height.

Hardships, Barriers to Compliance and Context;

Our project is a renovation and therefore must maintain and integrate with existing basement and main floor elevations. As a result, it is not possible to construct an upper storey without having the peak project slightly into the height envelope. This is compounded by the fact that R-10 zoning guidelines strongly encourage pitched roof lines.

Merits of Proposed Design:

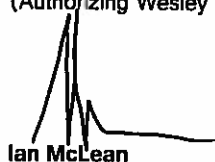
Since we are proposing to renovate, we can retain much of the existing building, keeping it out of landfill. We consider this a more sustainable approach to development. It also means that much of the mature landscaping can be retained and there will arguably be less impact to the neighborhood compared to building new. The Craftsmen inspired rooflines are in keeping with much of Burnaby's residential character. Finally, the homeowners have consulted with their neighbors and feedback has been unanimously positive.

In summary, please accept our Board of Variance application and allow this 'neighborhood enhancing' renovation to proceed.

Yours truly,

IAN MCLEAN ARCHITECT INC

(Authorizing Wesley Wright to make the submission on my behalf)

A handwritten signature in black ink, appearing to read 'Ian McLean', with a stylized, elongated vertical stroke on the left side.

Architect AIBC, LEED™ Accredited Professional



BOARD OF VARIANCE REFERRAL LETTER

DATE: February 7, 2017		<i>This is <u>not</u> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>	
DEADLINE: February 7, 2017 for the March 2, 2017 hearing.			
APPLICANT NAME: Ian McLean			
APPLICANT ADDRESS: 3328 Adanac Street, Vancouver, BC			
TELEPHONE: 604-834-5896			
PROJECT			
DESCRIPTION: Existing single family dwelling with proposed addition/interior alteration to the main floor and proposed upper floor addition			
ADDRESS: 4611 Westlawn Drive			
LEGAL DESCRIPTION:	LOT: 2	DL: 123	PLAN: NWP15924

Building Permit application BLD16-01299 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R10 / Section 110.6 (2)(a)

COMMENTS:


The applicant proposes to construct interior alterations and addition to the main floor and an upper floor addition to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

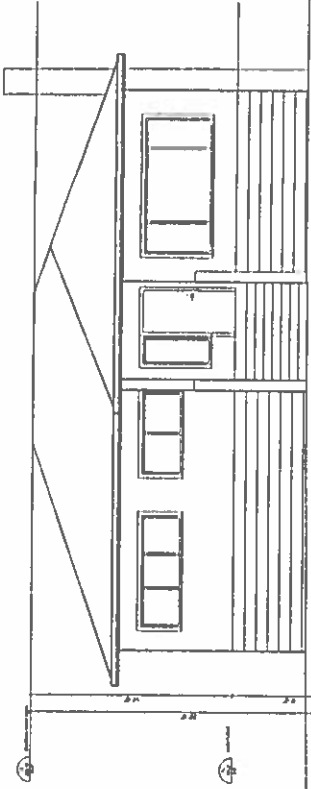
- 1) To vary Section 110.6(2)(a) – “Height of Principal Building” of the Zoning Bylaw from 24.90 feet to 28.68 feet measured from the front average grade.
- 2) To vary Section 110.6(2)(a) – “Height of Principal Building” of the Zoning Bylaw from 24.90 feet to 27.82 feet measured from the rear average grade.

Notes: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal may be required.

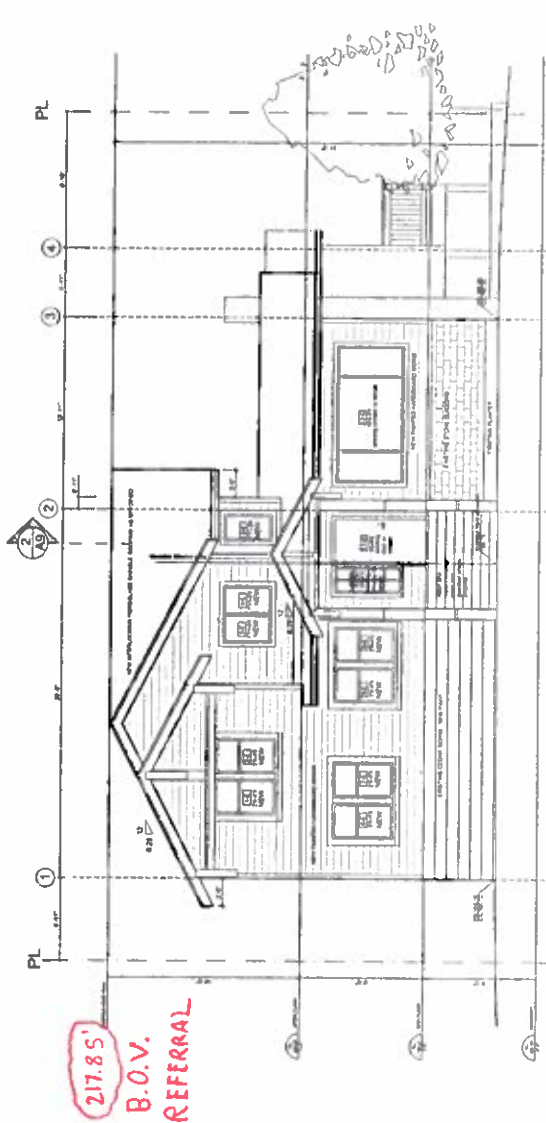
The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

JQ


for - Peter Kushnir
Deputy Chief Building Inspector



1 EXISTING EAST ELEVATION
SCALE 1/4" = 1'



2 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'

NO.	REVISIONS	DATE
1	REVISION FOR DEVELOPMENT PERMIT	2020/01/17
2	REVISION FOR DEVELOPMENT PERMIT	2020/01/17
3	REVISION FOR DEVELOPMENT PERMIT	2020/01/17
4	REVISION FOR DEVELOPMENT PERMIT	2020/01/17

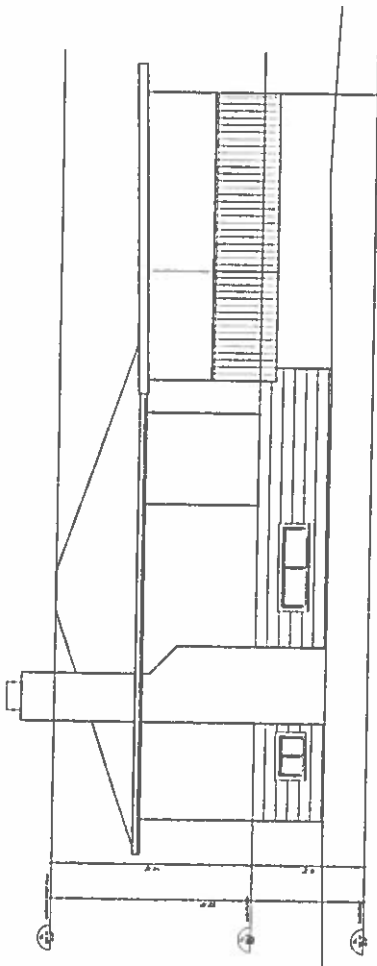
ian mclean architect

IAN MCLEAN INC.
2020 MCLEAN STREET
VICTORIA BC V8N 2C4
250.684.5000

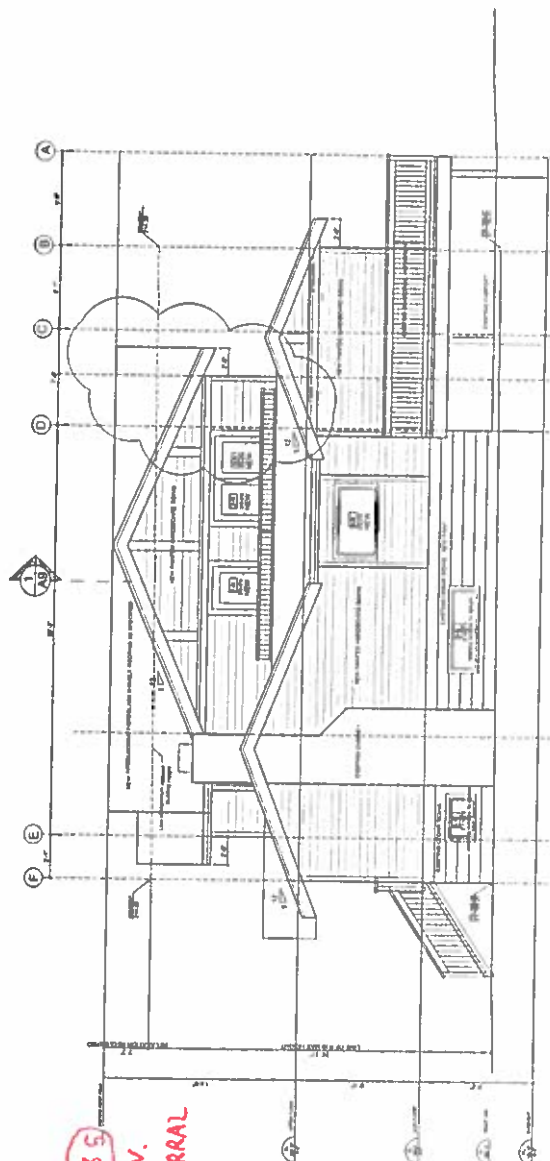
Cheatham-Yawney Residence
4611 Westlawn Drive
BURNABY BC

PROJECT NO. 102 ELEVATIONS

DATE 1/17/21
DRAWN BY IAN MCLEAN
CHECKED BY IAN MCLEAN
DATE FEB 03 17
A-5



1 EXISTING NORTH ELEVATION
SCALE 1/8" = 1'



2 PROPOSED WEST ELEVATION
SCALE 1/8" = 1'

217.85
B.D.V.
REFERRAL

ian mclean architect

IRVINGDALE, BC V8T 1A1
2020 KAMAHIC STREET
VANCOUVER, CANADA
604-271-1000

Cheatham-Yawney Residence
4611 Westlawn Drive
BURNABY BC

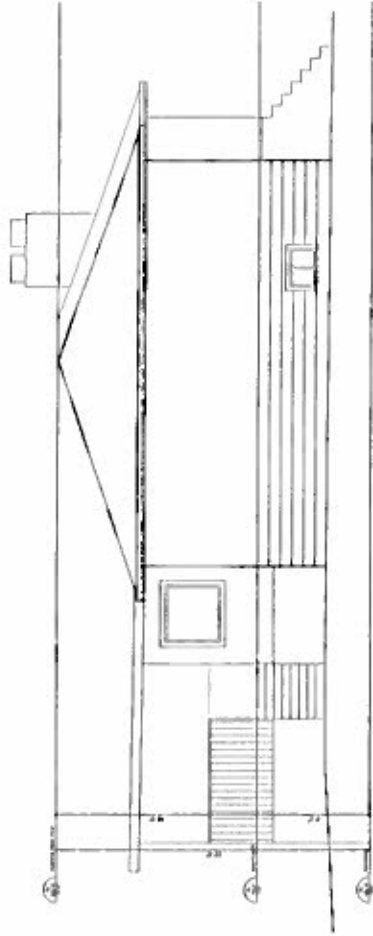
PROJECT NO. ELEVATIONS

A-6

DATE: 1/27/17

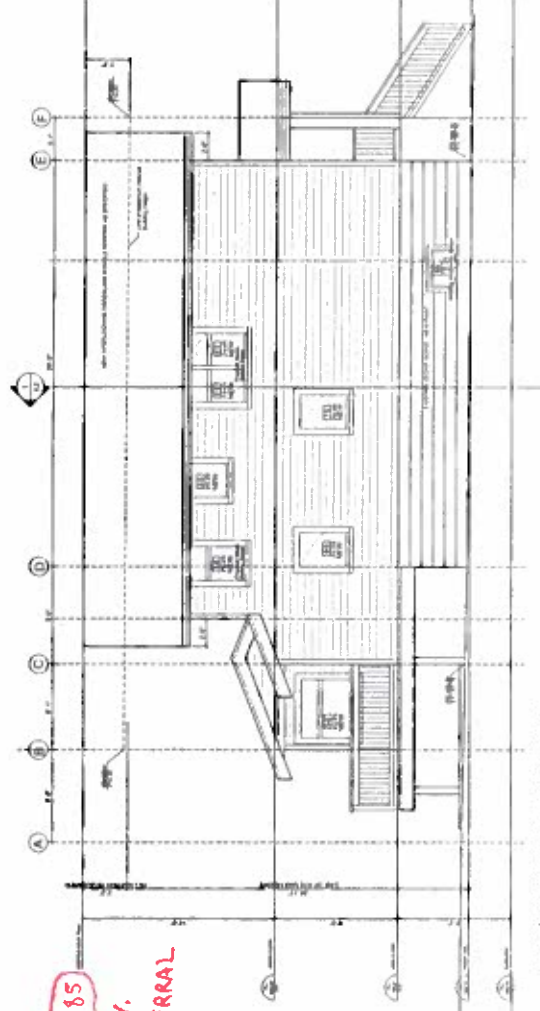
DATE: 1/27/17

DATE: 1/27/17



1 EXISTING NORTH ELEVATION

SCALE 1/4" = 1'



2 PROPOSED WEST ELEVATION

SCALE 1/4" = 1'

217.85
B.O.V.
REFERRAL

NO.	DESCRIPTION	DATE
1	REVISIONS FOR DEVELOPMENT REPORT	2017
2	REVISIONS FOR DEVELOPMENT REPORT	2017
3	REVISIONS FOR DEVELOPMENT REPORT	2017
4	REVISIONS FOR DEVELOPMENT REPORT	2017
5	REVISIONS FOR DEVELOPMENT REPORT	2017

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HANCOCK, BC
2700 KENNEDY STREET
VANCOUVER, CANADA
V6T 1K6

Cheatham-Yawney Residence
4611 Westlawn Drive
BURNABY BC

DATE: 1/11/17

A-8

1/11/17