



# 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 JOEL NELSON VICTORERIC DESIGN GROUP  
Mailing Address 15 E. 320  
City/Town VANCOUVER Postal Code V5L 1G5  
Phone Number(s) (H) 604 677 0021 (C) \_\_\_\_\_  
Email jnelson@victorelic.com

### Property

Name of Owner PETER CHENGET  
Civic Address of Property 5361 MEANEDALE DR.

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.

2017/05/09  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date JUNE 01 2017 Appeal Number BV# 6280

#### 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

April 6, 2017

Board of Variance  
City of Burnaby,  
4949 Canada Way,

**Re: 5361 Meadedale Dr - Appeal for relaxation of Building Height**

Dear Board of Variance members:

We are in the process of obtaining a building permit for the renovation and addition to a single-family dwelling with a detached garage. We are proposing to add an additional story to the house to increase the square footage in order to include a legal suite that will be occupied by the step mother of the owner.

The client has chosen to renovate and add an addition rather than build a new home for both economic and nostalgic reasons: the affordability of a renovation vs a new build and the desire to hold onto the memories that the family have made over their time living in the home. Our clients are hoping to be able to care for their 72-year-old mother who has been living on her own by providing her with a comfortable private living space within their home so that they can help her with her household tasks and be available at all times.

Per the Burnaby Building Bylaw, we are required to have a maximum building height of 29.5 ft. (9.0 m), to be able to build our proposed design we are asking for an increase of 7.86 ft. to a maximum building height of 37.36 ft.

Thank you for your time and consideration.

Regards,



Joel Nelson  
VICTORERIC DESIGN GROUP



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> May 1, 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>
<b>DEADLINE:</b> May 9, 2017 for the June 1, 2017 hearing.			
<b>APPLICANT NAME:</b> Joel Nelson			
<b>APPLICANT ADDRESS:</b> 15 East 3 <sup>rd</sup> Avenue, Vancouver, B.C.			
<b>TELEPHONE:</b> 604-677-0021			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> Upper floor addition to an existing single family dwelling with new secondary suite in basement, and new detached garage			
<b>ADDRESS:</b> 5361 Meadedale Drive			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 228	<b>DL:</b> 126	<b>PLAN:</b> 32082

Building Permit application BLD16-01660 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

**Zone R2 102.6(2);**

### COMMENTS:

The applicant proposes to build an upper floor addition to an existing single family dwelling with a new secondary suite in basement and new detached garage. In order to allow the Building Permit application to proceed, the new applicant requests that the following variance be granted:

- 1) To vary Section 102.6(2) – “Height of Principal Building” of the Zoning Bylaw from 29.50’ to 38.52’ measured from the rear average grade for the proposed single family addition with a sloped roof. The principal building height measured from the front average grade will be 38.14’.

*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.*

*The applicability of these variances, if granted, is limited to the scope of the proposal shown on the attached plans.*

MS

Peter Kushnir  
Deputy Chief Building Inspector

# CHEUNG RESIDENCE

5361 MEADEDAL DR, BURNABY

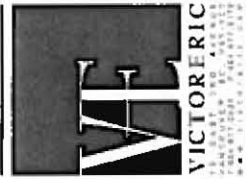


PROJECT CONTACTS	
OWNER	Mr. & Mrs. Cheung
ARCHITECT	Victor Eric Architects Ltd.
DATE	4/5/2017
PROJECT NO.	5361 MEADEDAL DR
PROJECT NAME	CHEUNG RESIDENCE
PROJECT ADDRESS	5361 MEADEDAL DR, BURNABY, BC V5C 2G8
PROJECT PHONE	(604) 271-1111
PROJECT FAX	(604) 271-1112
PROJECT EMAIL	info@victoreric.ca
PROJECT WEBSITE	www.victoreric.ca
PROJECT SOCIAL MEDIA	Facebook: Victor Eric Architects Ltd. Instagram: victorericarchitects Twitter: victorericarchitects LinkedIn: victorericarchitects

PROJECT DRAWING LIST	
NO.	DESCRIPTION
1	GENERAL NOTES
2	FOUNDATION
3	FLOOR SLAB
4	CEILING
5	WALL
6	DOOR
7	WINDOW
8	ROOF
9	EXTERIOR FINISH
10	INTERIOR FINISH
11	MECHANICAL
12	ELECTRICAL
13	PLUMBING
14	PAINT
15	LANDSCAPE
16	POOL
17	DECK
18	PORCH
19	STAIR
20	BATH
21	KITCHEN
22	LIVING
23	DINING
24	BEDROOM
25	BATHROOM
26	CLOSET
27	PORCH
28	DECK
29	STAIR
30	BATH
31	KITCHEN
32	LIVING
33	DINING
34	BEDROOM
35	BATHROOM
36	CLOSET
37	PORCH
38	DECK
39	STAIR
40	BATH
41	KITCHEN
42	LIVING
43	DINING
44	BEDROOM
45	BATHROOM
46	CLOSET
47	PORCH
48	DECK
49	STAIR
50	BATH
51	KITCHEN
52	LIVING
53	DINING
54	BEDROOM
55	BATHROOM
56	CLOSET
57	PORCH
58	DECK
59	STAIR
60	BATH
61	KITCHEN
62	LIVING
63	DINING
64	BEDROOM
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66	CLOSET
67	PORCH
68	DECK
69	STAIR
70	BATH
71	KITCHEN
72	LIVING
73	DINING
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76	CLOSET
77	PORCH
78	DECK
79	STAIR
80	BATH
81	KITCHEN
82	LIVING
83	DINING
84	BEDROOM
85	BATHROOM
86	CLOSET
87	PORCH
88	DECK
89	STAIR
90	BATH
91	KITCHEN
92	LIVING
93	DINING
94	BEDROOM
95	BATHROOM
96	CLOSET
97	PORCH
98	DECK
99	STAIR
100	BATH

5361 MEADEDAL DR  
BURNABY

CHEUNG RESIDENCE



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ISSUED FOR CONSTRUCTION

Project Name	5361 MEADEDAL DR
Project Address	BURNABY, BC V5C 2G8
Project Phone	(604) 271-1111
Project Fax	(604) 271-1112
Project Email	info@victoreric.ca
Project Website	www.victoreric.ca
Project Social Media	Facebook: Victor Eric Architects Ltd. Instagram: victorericarchitects Twitter: victorericarchitects LinkedIn: victorericarchitects





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REFEEL



8. of V.  
 REFERRAL  
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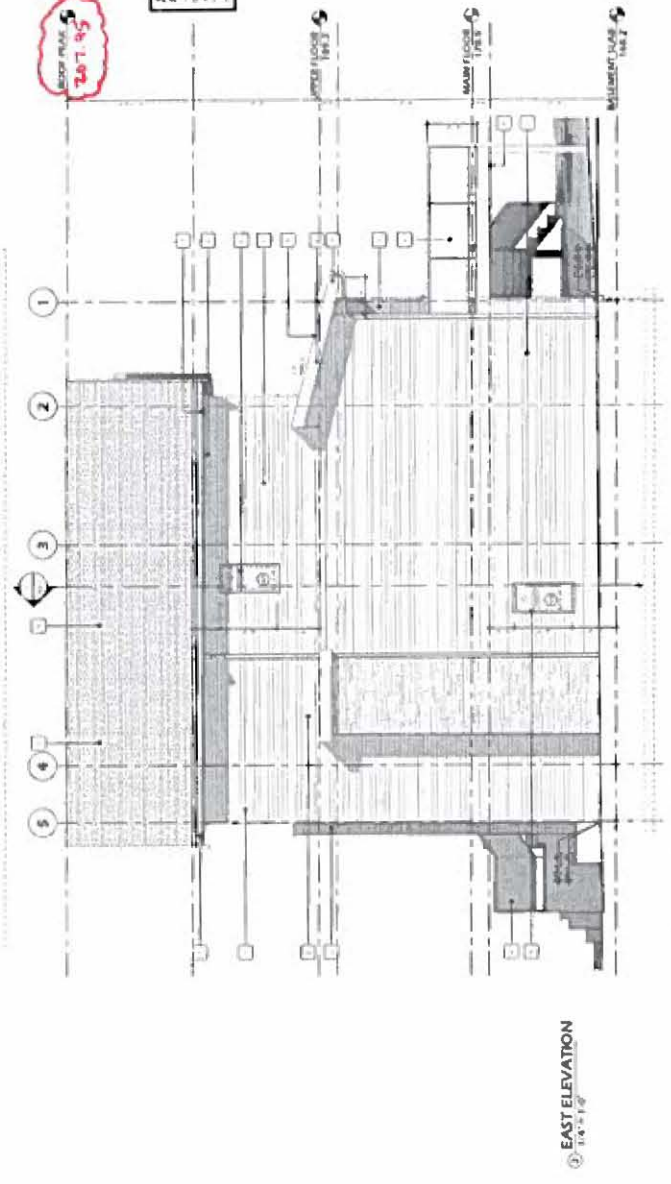
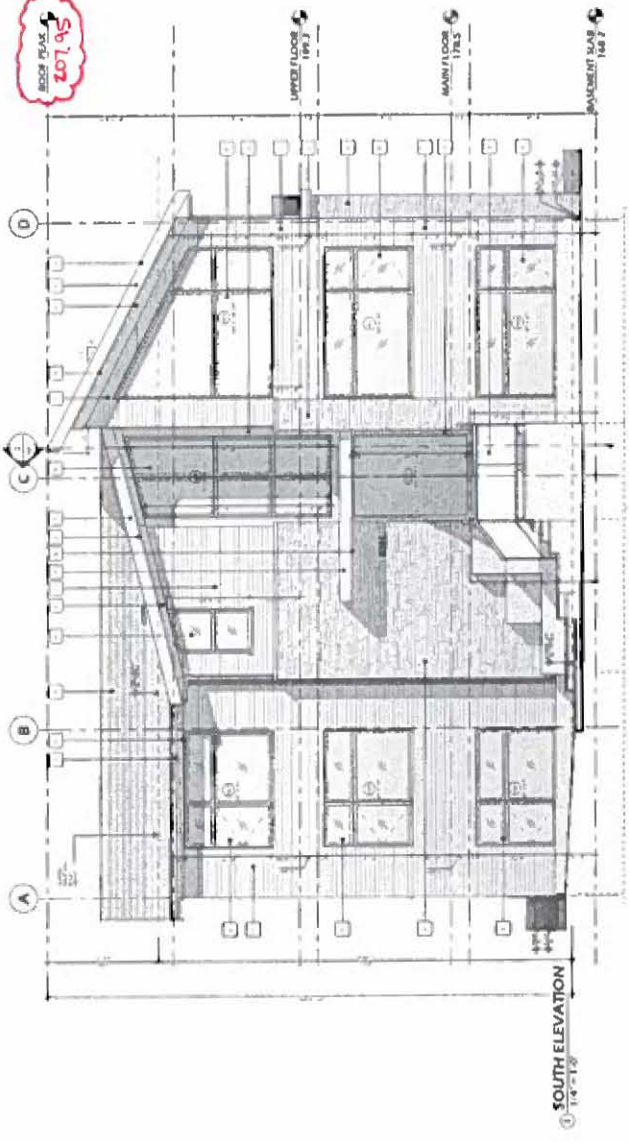
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EXTERIOR FINISHES SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	CEILING	SQ. FT.		
2	WALL	SQ. FT.		
3	FLOOR	SQ. FT.		
4	DOOR	SQ. FT.		
5	WINDOW	SQ. FT.		
6	ROOF	SQ. FT.		
7	PAINT	SQ. FT.		
8	GLASS	SQ. FT.		
9	IRONWORK	SQ. FT.		
10	STAIRCASE	SQ. FT.		
11	BATHROOM	SQ. FT.		
12	KITCHEN	SQ. FT.		
13	LIVING ROOM	SQ. FT.		
14	DINING ROOM	SQ. FT.		
15	BEDROOM	SQ. FT.		
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28	BEDROOM	SQ. FT.		
29	BEDROOM	SQ. FT.		
30	BEDROOM	SQ. FT.		

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26	BEDROOM	SQ. FT.		
27	BEDROOM	SQ. FT.		
28	BEDROOM	SQ. FT.		
29	BEDROOM	SQ. FT.		
30	BEDROOM	SQ. FT.		



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**VF**  
**VICTORIC**  
 1100 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 1A5  
 TEL: 604.681.1100  
 WWW.VICTORIC.COM

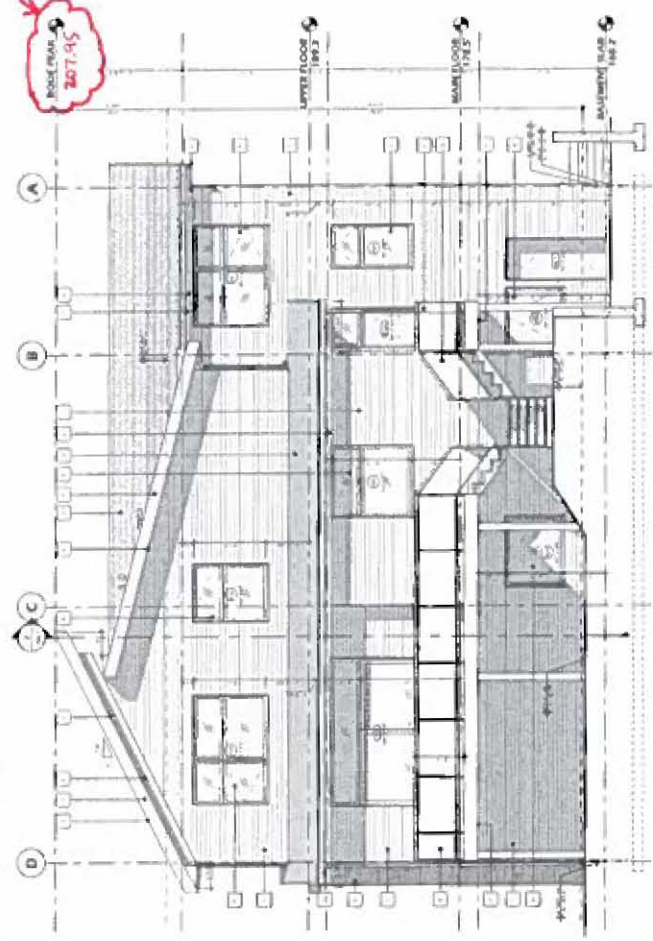
Project:  
**CHEUNG RESIDENCE**

Client:  
**SUN & MEADOWS FOR BUILDING**

Design Team:  
 NORTH & WEST ARCHITECTS  
 VANCOUVER, BRITISH COLUMBIA

Project No.:  
**A3.2**  
 Drawing No.:  
**13**

B. of V.  
 REFERENCE  
 ROOF LINE  
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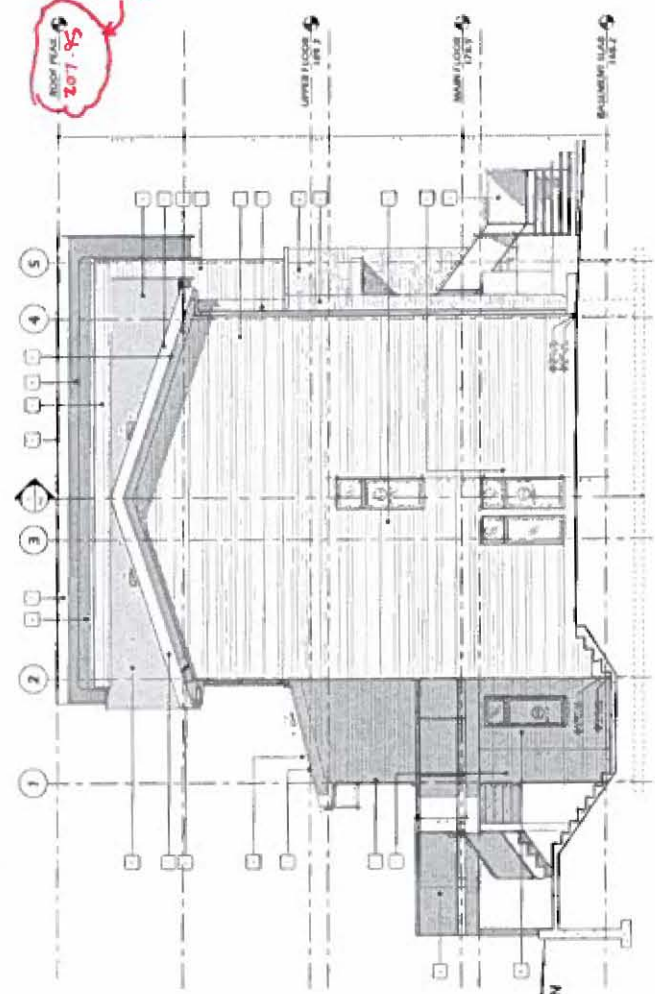


① NORTH ELEVATION  
 1/8" = 1'-0"

**EXTERIOR FINISHES SCHEDULE**

NAME	FINISH	LOCATION	QUANTITY	UNIT
1001	Concrete	Foundation	1.00	Sq. Yd.
1002	Concrete	Basement Floor	1.00	Sq. Yd.
1003	Concrete	Main Floor	1.00	Sq. Yd.
1004	Concrete	Upper Floor	1.00	Sq. Yd.
1005	Concrete	Roof	1.00	Sq. Yd.

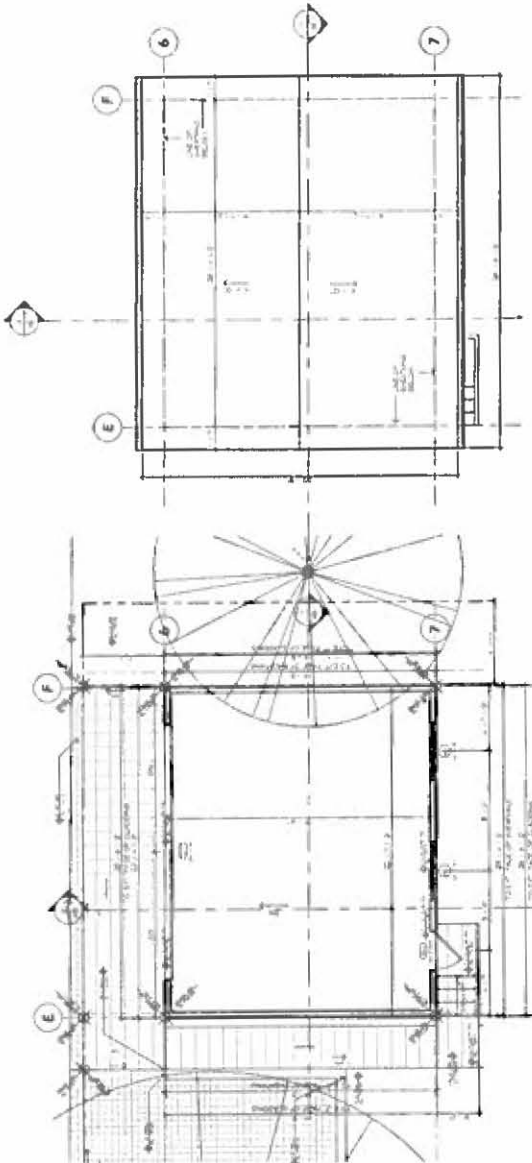
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② WEST ELEVATION  
 1/8" = 1'-0"

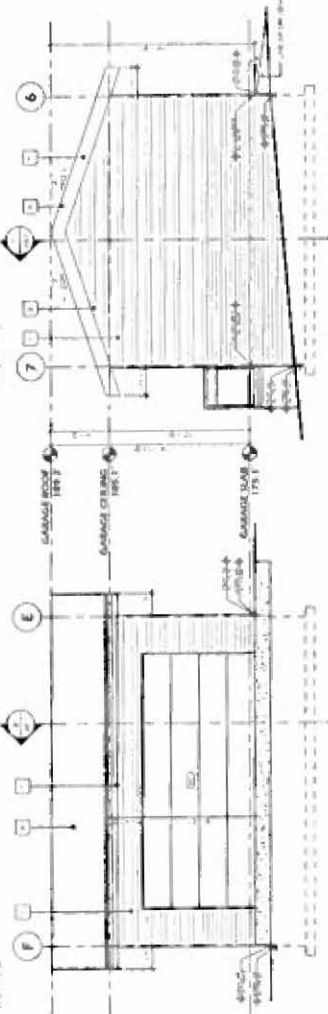


DOOR SCHEDULE	DOOR	DOOR	DOOR	DOOR
DOOR SCHEDULE	DOOR	DOOR	DOOR	DOOR
DOOR SCHEDULE	DOOR	DOOR	DOOR	DOOR
DOOR SCHEDULE	DOOR	DOOR	DOOR	DOOR



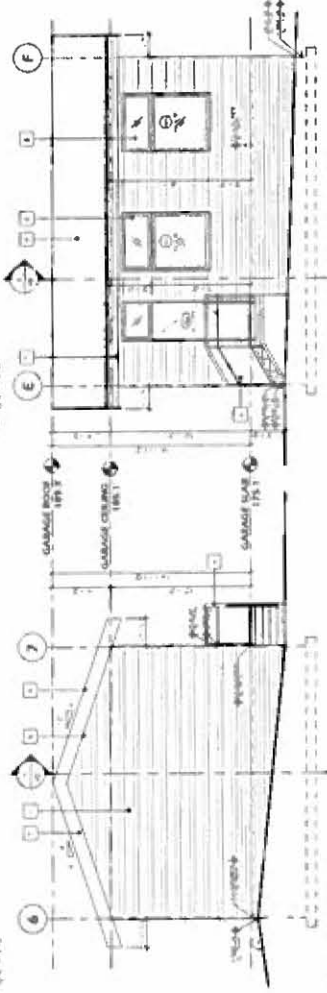
① GARAGE SLAB  
1/4" = 1'-0"

② GARAGE ROOF  
1/4" = 1'-0"



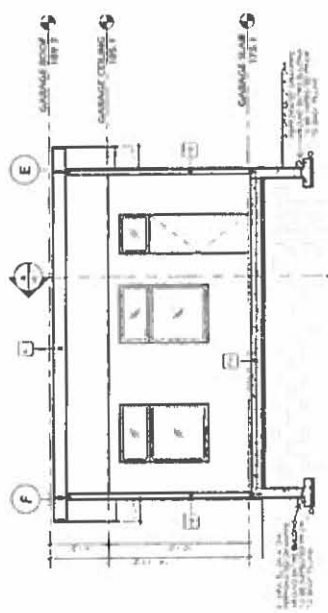
③ GARAGE - NORTH  
1/4" = 1'-0"

④ GARAGE - EAST  
1/4" = 1'-0"

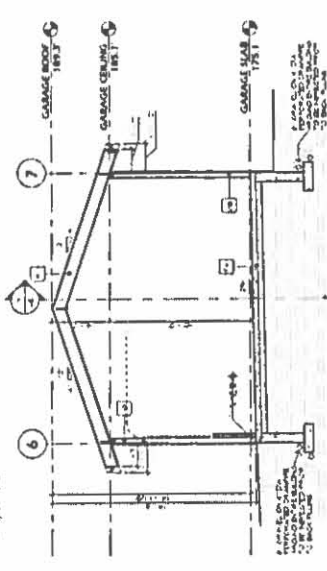


⑤ GARAGE - WEST  
1/4" = 1'-0"

⑥ GARAGE - SOUTH  
1/4" = 1'-0"



⑦ GARAGE SECTION EAST/WEST  
1/4" = 1'-0"



⑧ GARAGE SECTION - NORTH/SOUTH  
1/4" = 1'-0"

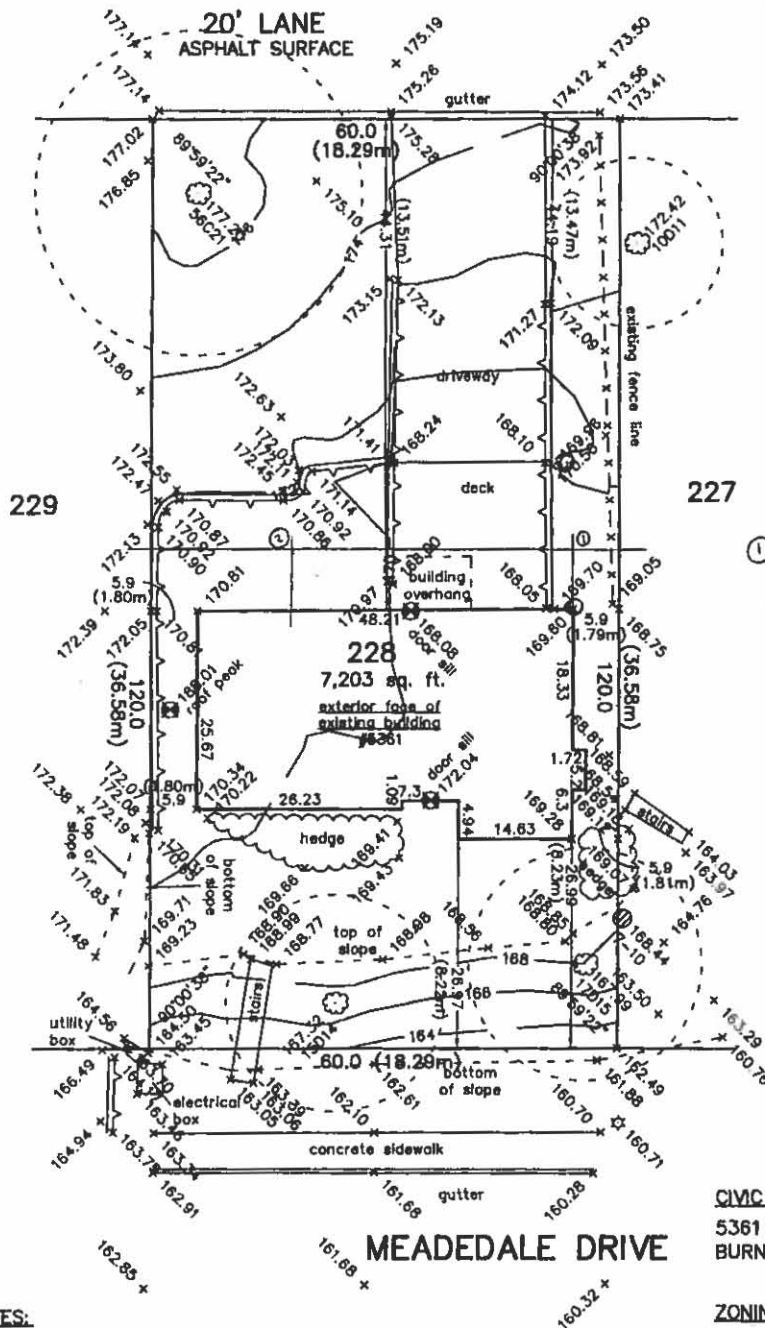
Applicable Adjacent House	Depth of Front Yard
5343 Meadedale Drive (Lot 230)	24.89 ft
5353 Meadedale Drive (Lot 229)	27.55 ft
5373 Meadedale Drive (Lot 227)	26.54 ft
5383 Meadedale Drive (Lot 228)	24.80 ft
Total	103.78 ft
Average	25.95 ft

# SURVEY PLAN OF LOT 228 DISTRICT LOT 126, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 32082

SCALE 1" = 16'  
All distances are in feet

RECEIVED  
SEP 30 2016

BUILDING DEPARTMENT



$$\textcircled{1} \frac{170.50 - 169.70}{20.5'} = 0.038$$

$$\times (0.5 \times 0.038) + 169.70 = 169.72$$

CIVIC ADDRESS  
5361 MEADEDALE DRIVE  
BURNABY, B.C.

ZONING: R2

CERTIFIED CORRECT.  
DATED THIS 9TH DAY OF MAY, 2016

IVAN NGAN B.C.L.S.

## NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 77H8835 situated on the south side of Meadedale Drive at House #5378. Elevation = 158.80 feet.
- For elevation control, use control monument only.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

tw denotes top of wall.  
bw denotes bottom of wall.  
⊗ denotes tree stump.  
B-10 L height (inches)  
diameter (inches)

⊙ denotes lamp standard.  
⊙ denotes tree.  
BC10-1234 (tree tag number)  
L drip line radius (feet)  
C=coniferous  
D=deciduous  
diameter (inches)

