



# 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 Dione BOBELDIJK  
Mailing Address #365- 71 2nd Ave West  
City/Town Vancouver Postal Code V5Y 0J7  
Phone Number(s) (H) \_\_\_\_\_ (C) 604.802.9299  
Email ADMIN@CORCARS.COM

### Property

Name of Owner 1087706 BC LTD.  
Civic Address of Property 3910 Grant St  
Burnaby BC V5C 3N3

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.

Jun 08.2017  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2017 July 06 Appeal Number BV# 6284

#### Required Documents:

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

CITY OF BURNABY

JUN 08 2017

CLERK'S OFFICE

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



City of  
**Burnaby**

Planning and Building Department

**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> 2017 June 07	<b>DEADLINE:</b> 2017 June 13 <b>Date of Hearing:</b> 2017 July 06	<i>This is <u>not</u> an application.  Please take referral letter to Board of Variance. (Clerk's office)</i>
<b>NAME OF APPLICANT:</b> Dione Bobeldjik		
<b>ADDRESS OF APPLICANT:</b> 3910 Grant St, Burnaby BC		
<b>TELEPHONE:</b> 604-802-9299		

<b>Preliminary Plan Approval Application: PPA #17-00095</b>			
<b>DESCRIPTION:</b> New alterations to the existing roof structure, built without permit, at the rear of the existing warehouse building.			
<b>ZONING:</b> M3 Heavy Industrial District			
<b>ADDRESS:</b> 3910 Grant Street			
<b>LEGAL:</b>	<b>LOT:</b> C	<b>DL:</b> 117	<b>PLAN:</b> NWP1222

The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to the following section(s) of the Zoning Bylaw.

**Section(s)** 403.6

**COMMENTS:**

The applicant proposes to retain the already built alterations to the existing roof structure at the rear of the existing warehouse building. In order to allow for the PPA application to proceed, the applicant requests the following variance to be granted:

To vary Section 403.6 "Rear Yards" of the Zoning Bylaw for the minimum required width of the rear yard from 9.84 ft. to nil.

*The Board of Variance (BV#4577, 1998 April 02) had previously granted on this property a roof structure at the rear of the existing warehouse building, observing a rear yard setback of nil where a minimum of 9.84 ft. is required and a side yard setback of nil where a minimum of 9.84 ft. is required.*

***Note: The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeals(s) may be required.***



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**Margaret Malysz**  
**Supervisor, Development Plan**

June 8, 2017

To: Members of the City of Burnaby Board of Variance  
c/o – City of Burnaby

**Re: 3910 Grant Street, Burnaby BC: PPA 17-095 & BLD17-00262**

Dear Sir/Madam:

We are the new owners of 3910 Grant street. In Sept 2016, we made a plan to move our work and lives to Burnaby. And looking past the ill and colorful history of this property, we made a decision to purchase it. We can't change this building's history, but we can make a new future for it.

We are a small business that has been operating in Vancouver since 2006. We run an automotive dealership. It sounds important and fancy when in reality it used to be a one-man show until recently. Now it's a man, a woman and their two toddlers trying to sell cars where we hoped it would be Burnaby.

Since we applied for building permits, we found through the Planning & Building Department that there is contravention in the setback of the property. They have issued a referral letter for your review – enclosed in this package.

Our understanding is that the previous owners of the structure have changed the roof and with that changed the wall height without following the proper procedure and seeking appropriate City of Burnaby approvals.

We are not aware of the possible recommendations the Board of Variance can make. However, we are hoping this variance is granted. A recommendation to remove and restore the old roof and height would cause an enormous financial burden, I am not sure we can afford.

In order to purchase this building, we have planned financially for most costs: some leasehold improvements, equipment, utilities, property taxes, furniture, licenses and permits, etc. And of course, we planned on carrying the \$20,000 monthly mortgage & utilities payments for a few months until we can obtain our license.



Well that was over 9 months and \$120,000 ago. And since we purchased the property our financial burden has increased:

- Our current commercial landlord for our Vancouver Office has doubled our rent;
- our home landlord has illegally increased our rent by \$800,
- our second toddler started daycare for \$1400 a month,
- we have become a single income family as I lost my job and source of income, 4 months after returning from Maternity leave in November 2016.

We are building a future in this city. We want a good working relationship with the City of Burnaby: one that is transparent, open and compliant.

Granting us this variance and allow us to proceed with Building Permit Application submission and permits would be an improvement on our current situation:

1. We would be able to get our business license, move our operation from Vancouver to Burnaby and eliminate our Vancouver office and its expenses.
2. We would be able to move our family home and children daycare to Burnaby so we are closer to work thus relieving the exorbitant amount of money both are costing us monthly.

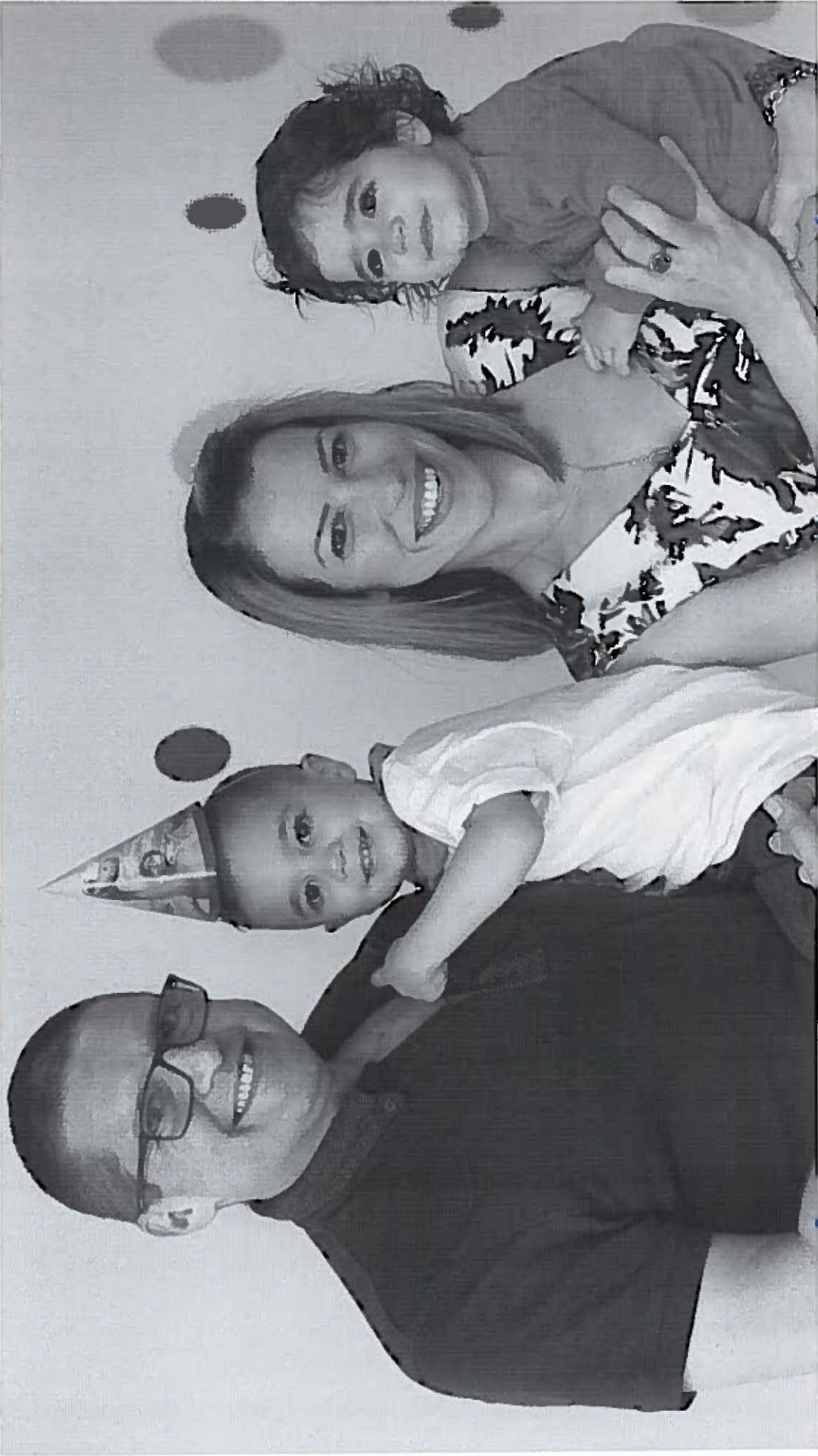
We are grateful for the help of Margaret Malysz and Joy Adam (City of Burnaby Development Plan Approvals Department) in helping us navigate this process. Also, for the Board of Variance members' consideration and understanding.

I apologize for the length of this plea and tone. To be frank, I had to take several breaks writing it, as it dawned on me how bleak things seem right now.

Sincerely,



Dione Bobeldijk  
For 1087706 BC Ltd.  
Tel: 604-802-9299



↑ Hanna

↑ Dione

↑ Cees

↑ Cornelis

# TOPOGRAPHIC SITE PLAN OVER PARCEL C (BEING A CONSOLIDATION OF LOTS 2 AND 3) BLOCK 30 DISTRICT LOT 117 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1222

## Civic Address:

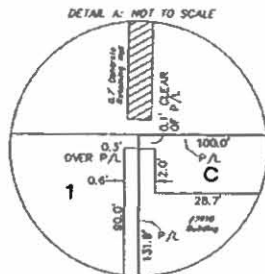
3910 Grant Street, Burnaby

PO: 029-272-661

SCALE 1" = 20'

ALL DISTANCES ARE IN FEET

The intended plot size of this plan is 22" in width and 17" in height (C size) when plotted at a scale of 1"=20'



## LEGEND

- 11' DENOTES SQUARE FEET
- DENOTES CATCH BASIN - ROUND
- ◇ DENOTES POWER POLE
- ||||| DENOTES DRIVEWAY LETDOWN
- <sub>2m</sub> DENOTES SANITARY MANHOLE
- <sub>2m</sub> DENOTES STORM MANHOLE
- <sub>10'</sub> DENOTES TREE AND CANOPY EXTENT
- x<sub>10'</sub> DENOTES GROUND ELEVATION
- (tw) DENOTES TOP OF RETAINING WALL ELEVATION
- Dec. DENOTES DECIDUOUS
- PP DENOTES POSTING PLAN
- P/L DENOTES PROPERTY LINE
- (P) DENOTES TOP OF PARAPET ELEVATION

## NOTES

Lot dimensions are derived from field survey

Measurements shown are to the exterior of concrete building

Elevations are Geodetic (CHD28 CYRD-2005 - IN FEET)

Derived from Central Monument 7716731

located at the center of intersection of Ingleton Avenue and Gravelly Street. Elevation = 108.53ft.

Spot elevations along curb are taken in gutter.

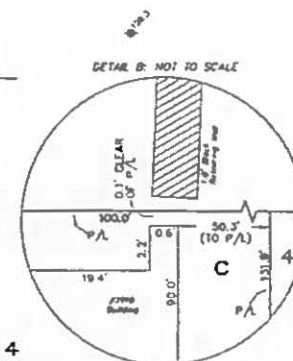
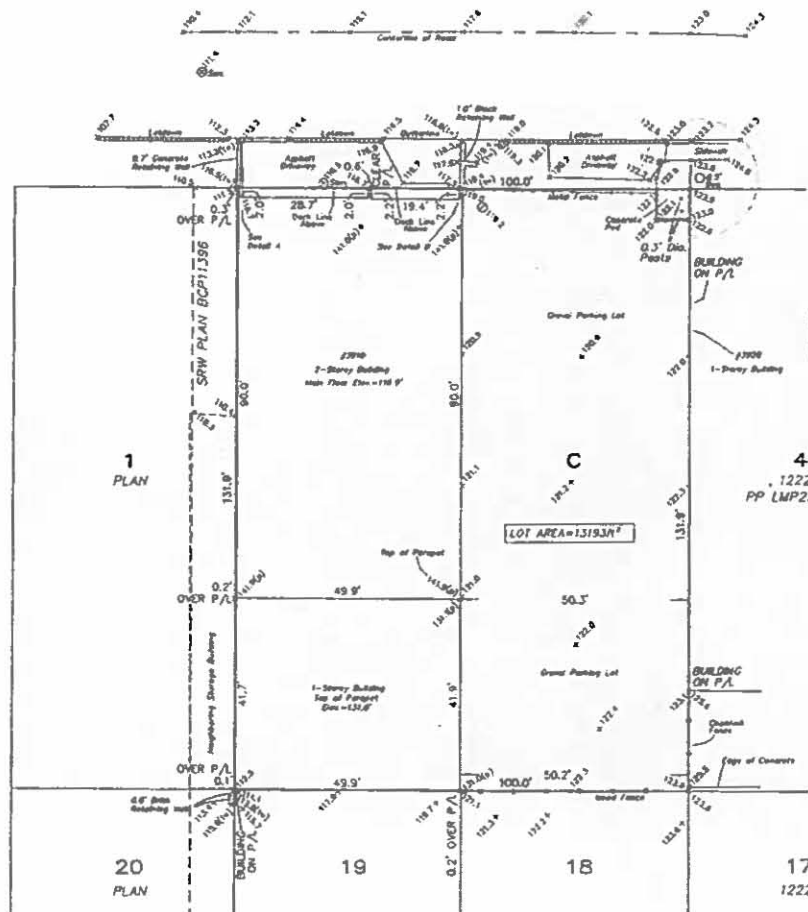
If this plan is used in digital form, Target Land Surveying (NWT) Ltd will only assume responsibility for information content shown on original undistorted drawing.

Tree diameters are taken at 4.6ft. above grade and are shown in feet.

This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

GRANT STREET

INGLETON AVENUE



Not to Scale

**TARGET**  
LAND SURVEYING  
www.targetlandsurveying.co

FILE: N3328-TOPO-F1-R1

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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED BY THE SURVEYOR. BUILDING OFFICES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS PART OF THE PLAN.



# COR MOTORCARS TI

09 APRIL, 2017 - ISSUED FOR PPA

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## REVISIONS

REPLACEMENT OF GEOSYNTHETIC ROOF STRUCTURE OVER CONSIDERED  
PAVING AREA WITH FULL ROOF. REAR YARD AREA, TERRACES AND  
ROOF OF GRASS PAVING AREA, ETC.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PPA	09 APRIL, 2017

CONTRACTOR: CONSTRUCTION CONTRACTING LTD.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

ARCHITECT: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

STRUCTURAL ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

MECHANICAL ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

ELECTRICAL ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

PLUMBING ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

PAVING ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

LANDSCAPE ARCHITECT: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

ENVIRONMENTAL ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

WATER ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

WIND ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

SEISMIC ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

SOIL ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

FOUNDATION ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

GEOTECHNICAL ENGINEER: TERRY O'NEILL ARCHITECTURE INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

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1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B7

## NOTES

1. APPROVED BY THE CITY OF TORONTO FOR THE PROPOSED DEVELOPMENT.

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO.

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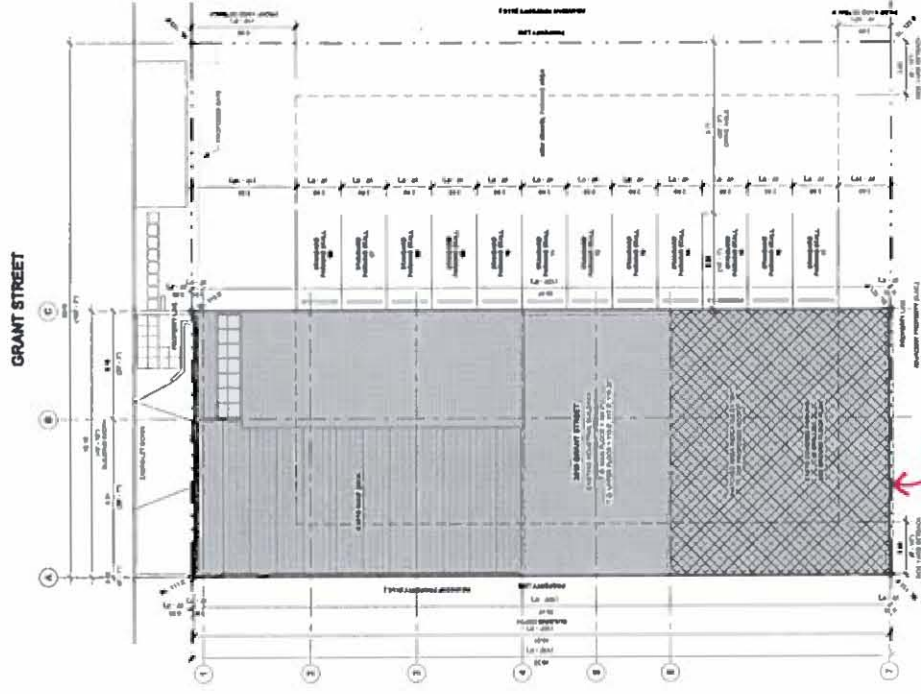
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43. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO.



1 SITE PLAN

COVER SHEET  
DATE: 09 April, 2017  
SCALE: 1/4" = 1'-0"

Terry O'Neill Architects + Design  
1802 - 2028 Ave. St.  
Scarborough, ON M1S 1T1  
T: 416 363 7790  
W: www.tondesign.com

PROJECT: 1101 - DRAWN: AUTHOR CHECKED: CHECKER  
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## 2



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Division of Health Services

A201

**Young Children Architects + Designers**  
1 800-234-2400 ext. 50  
www.thedesigners.com

**Cor Motorcars TI**  
2018 Corval Street  
Burlingame, CA 94010

[illegible]

1120

TOAD

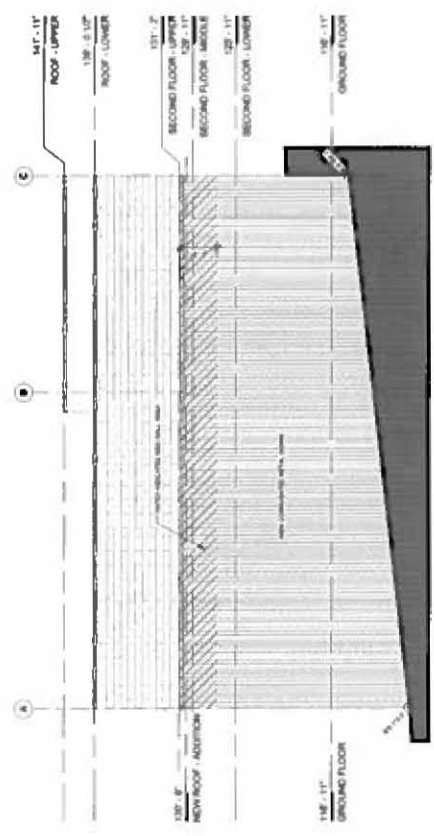
A202

BUILDING ELEVATIONS

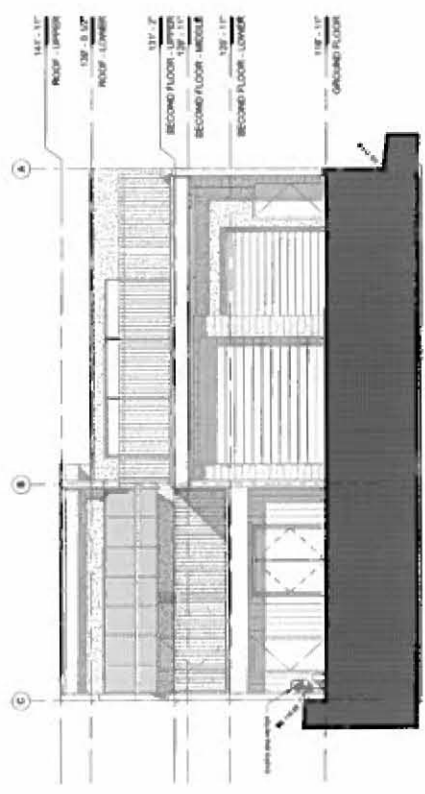
Cor Motorcars II

11818 Grand Street  
Baltimore, MD 21204  
Tel: 410.524.1111  
Fax: 410.524.1112

Scale: As indicated  
Date: 09 April, 2017  
Terry O'Connell Architecture + Design  
11818 Grand Street, Suite 301  
Baltimore, MD 21204  
Tel: 410.524.1111  
Fax: 410.524.1112  
www.toad.org



1 SOUTH ELEVATION  
118' - 11"

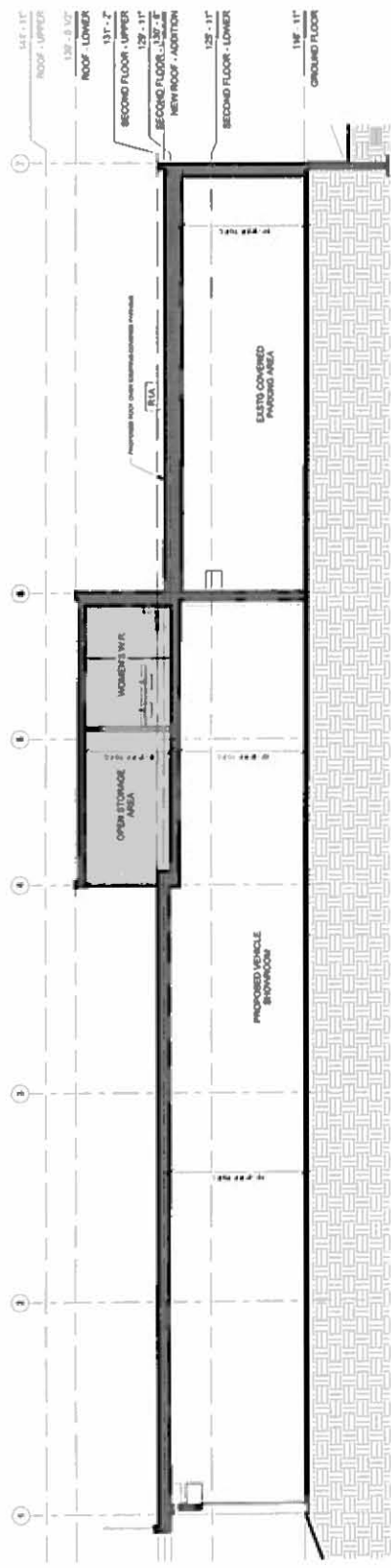


2 NORTH ELEVATION  
118' - 11"

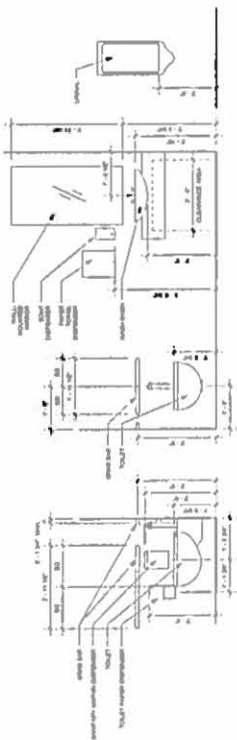
Wall Schedule			
Wall Type	Plan	Notes	Remarks
WALL		1. 12" CMU 2. 1/2" EPS 3. 1/2" Gypsum Board @ 1/2" O.C. 4. 1/2" Gypsum Board @ 1/2" O.C. 5. 1/2" Gypsum Board @ 1/2" O.C.	Typical exterior partition wall Check for compatibility of materials in the - The exterior portion of the wall - The interior portion of the wall
WALL		1. 12" CMU 2. 1/2" EPS 3. 1/2" Gypsum Board @ 1/2" O.C. 4. 1/2" Gypsum Board @ 1/2" O.C. 5. 1/2" Gypsum Board @ 1/2" O.C.	Typical exterior partition wall Check for compatibility of materials in the - The exterior portion of the wall - The interior portion of the wall
WALL		1. 12" CMU 2. 1/2" EPS 3. 1/2" Gypsum Board @ 1/2" O.C. 4. 1/2" Gypsum Board @ 1/2" O.C. 5. 1/2" Gypsum Board @ 1/2" O.C.	Check for compatibility of materials in the - The exterior portion of the wall - The interior portion of the wall
Roof Schedule			
Roof Type	Plan	Notes	Remarks
ROOF		1. 12" CMU 2. 1/2" EPS 3. 1/2" Gypsum Board @ 1/2" O.C. 4. 1/2" Gypsum Board @ 1/2" O.C. 5. 1/2" Gypsum Board @ 1/2" O.C.	Check for compatibility of materials in the - The exterior portion of the wall - The interior portion of the wall

PROJECT: 1703 - DAME: AUBREY CHECKED: CHUCK  
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# A301

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• 604-291-1111  
• Fax 604-291-1111

|| 1120 ||