



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 PWA Architecture Inc.

Mailing Address 1100-1200 W 73rd Ave Vancouver.

City/Town Vancouver Postal Code V6P 6G5

Phone Number(s) (H) _____ (C) 604-267-7056

Preferred Email office@pwaarchitecture.com

Property

Name of Owner Mei Bai / Charloaf Ye

Civic Address of Property 7749 Kaymar Dr. 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.

June 13 2017

Date

Applicant Signature

Office Use Only

Appeal Date 2017 July 06 Appeal Number BV# 6292

Required Documents:

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

CITY OF BURNABY

JUN 13 2017

CLERK'S OFFICE

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



Pacific West Architecture
Inc.

1200 West 73rd Ave
(Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

www.pwaarchitecture.com

Office: 604 267 7072
Cell: 604 616 7892
Fax: 604 267 7056
Email:
info@pwaarchitecture.com

ATTN:

Manny Sandhu

Residential Plan Checker

Burnaby City

Hardship Letter

To whom it may concern,

We apply for the variance for building depth focusing on the following reasons.

- 1) The shape of the site is irregular which is different from the regular rectangle shape. So the designed depth was narrowed from the north to south for good response to the site.
- 2) We've already passed the ERC application. Our design consider the setback fully, especially the setback from the top of creek for the environment protection as much as possible.
- 3) Our design is trying to keep the original trees, greenery and landscape.
- 4) We are trying to achieve the allowable building size.

Therefore, the exceeding designed building depth is due to designer's respect to the site, environment and owner's right.

Best Regards,

PWA Architecture



BOARD OF VARIANCE REFERRAL LETTER

DATE: June 1, 2017	<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>		
DEADLINE: June 13, 2017 for the July 6, 2017 hearing.			
APPLICANT NAME: Pacific West Architecture Inc.			
APPLICANT ADDRESS: 1100-1200 W 73 rd Avenue, Vancouver, BC			
TELEPHONE: 604-267-7072			
PROJECT			
DESCRIPTION: New single family dwelling with an attached garage			
ADDRESS: 7749 Kaymar Drive			
LEGAL DESCRIPTION:	LOT: 60	DL: 175	PLAN: 14575

Building Permit application BLD17-00207 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Section 102.7(b);

COMMENTS:

The applicant proposes to build a new single family dwelling with an attached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 102.7(b) – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 36.91’ feet to 53.67’ feet with a further 2 feet roof projection.

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

MS

Peter Kushnir
Deputy Chief Building Inspector



pacific west architecture

1400 First First Ave. Project Room
 1400 First First Ave. Project Room
 1400 First First Ave. Project Room
 1400 First First Ave. Project Room
 1400 First First Ave. Project Room

Office: 404.382.7070
 Fax: 404.382.7070
 www.pacificwestarch.com

DATE: 11/11/11
 DRAWN BY: J. WOOD
 CHECKED BY: J. WOOD
 PROJECT NAME: 7749 KAYMAR DR
 SHEET NO: 2
 TOTAL SHEETS: 2

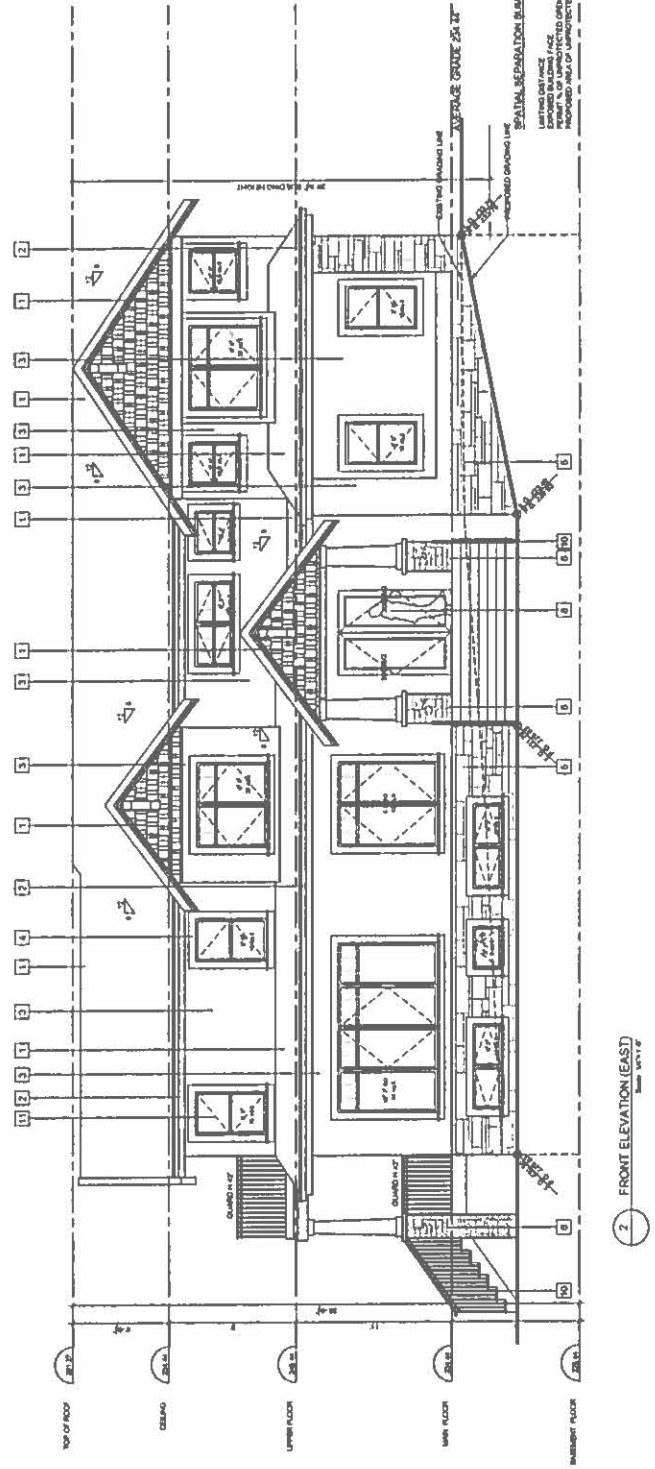
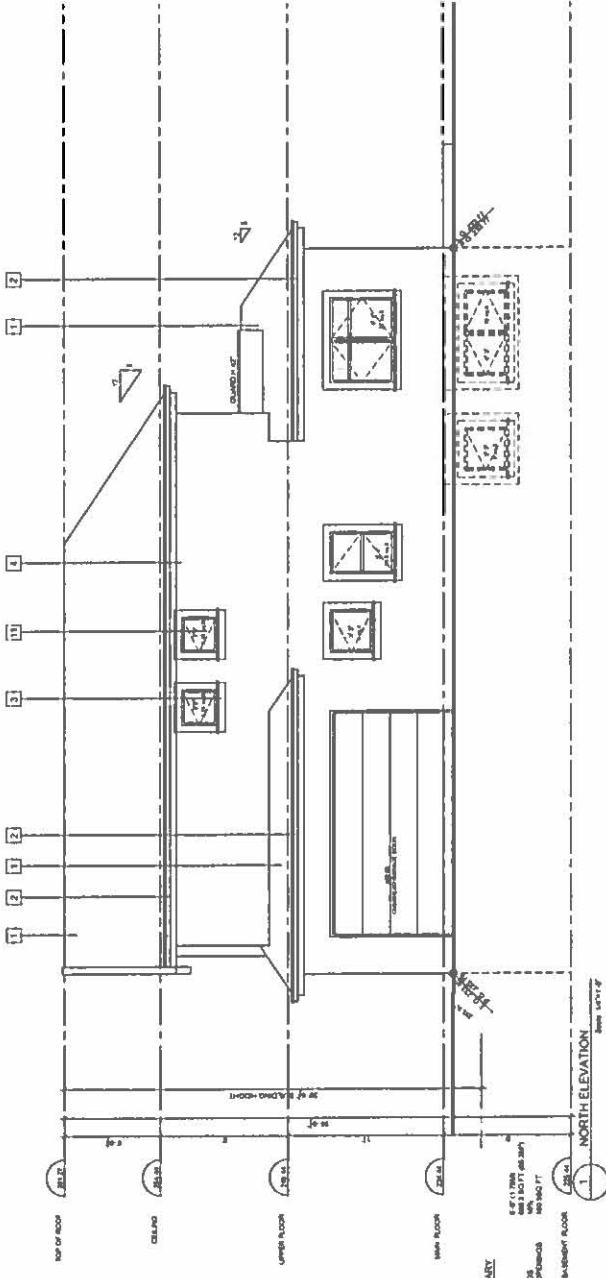
7749 KAYMAR DR

NORTH AND EAST ELEVATIONS

A 2.01

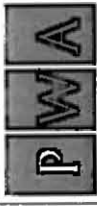
EXTERIOR MATERIAL LEGEND

1	APPLY: STAINLESS
2	FACED BRICK WITH ALUMINUM BUTTES
3	SPITTLE FINISH STONE
4	WOOD TRIM AT WINDOW HEADS
5	STONE BRICK FINISH
6	STONE BRICK ROOF
7	EXPOSED CONCRETE WALL, LAKE
8	SOLID WOOD DOOR AT MAIN ENTRY STAIRS
9	STONE BRICK AT PORCH
10	ALUMINUM CLADDING
11	ALUMINUM CLADDING WINDOW STAIRS
12	WOOD EXTERIOR DOOR STAIRS
13	WOOD FINISH DOOR STAIRS
14	NOT USED
15	WOOD IN TO DECK STAIRS
16	STAINLESS CLADDING PANEL
17	STONE STAIR WITH ROPE RAILS
18	WOOD STAIR FINISH
19	ALUMINUM IN TO DOOR
20	COVERING GARAGE DOOR



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

2 FRONT ELEVATION (EAST)
 Scale: 1/8" = 1'-0"



pacific west architecture

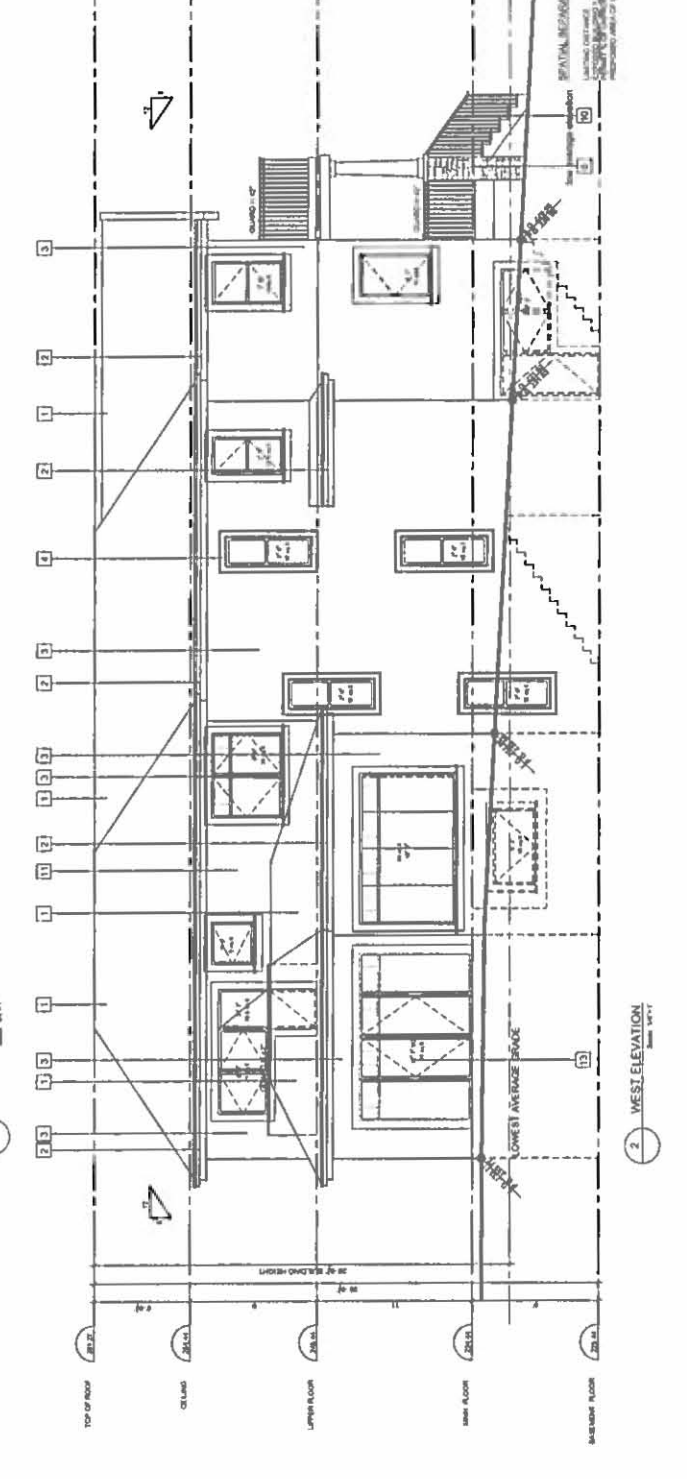
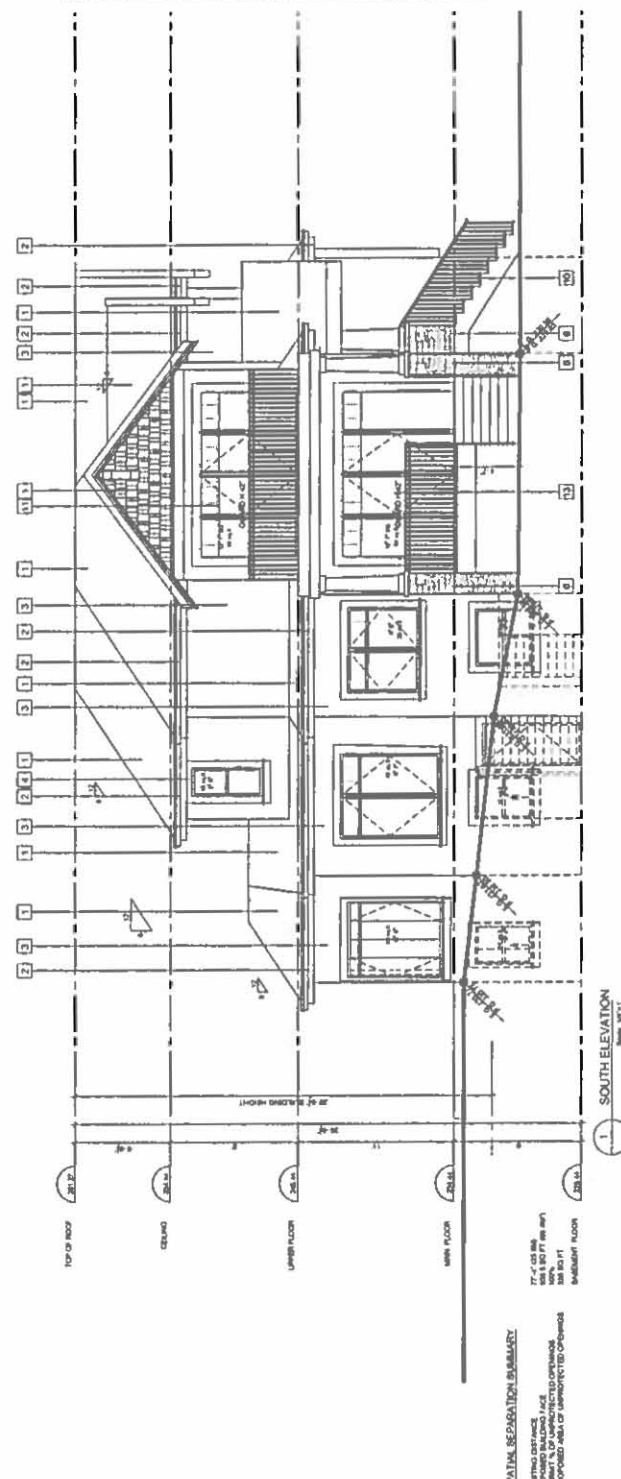
1200 Reed Field Ave (Project Address)
 1200 Reed Field Ave
 Westborough, MA 01581
 Phone: 508.352.7877
 Fax: 508.352.7888
 www.pacificwestarch.com

7749 KAYMAR DR

SOUTH AND WEST ELEVATIONS

A 2.02

EXTERIOR MATERIAL LEGEND	
1	SMALL 1" BRICKS
2	FAÇADE BRICK WITH ALUMINUM SUTTER
3	ARTIFICIAL STUCCO FINISH
4	WOOD SHIP LUG BRICKS 1 1/2" x 4" x 8"
5	STONE BRICKS 4" x 8"
6	STONE BRICKS 2" x 4" x 8"
7	EXPANDED CONCRETE TYPICAL BRICK
8	8" x 8" WOOD DOOR WITH BRASS KNOB & HANDLE
9	STONE BRICKS 2" x 4" x 8"
10	ALUMINUM SLATED TILE
11	ALUMINUM EXTENSION WINDOW 27" x 54" x 1 1/2"
12	WOOD EXTENSION DOOR 32" x 84" x 1 1/2"
13	WOOD IMPACT DOOR 32" x 84" x 1 1/2"
14	WOOD SHIP LUG
15	WOOD SHIP LUG DOOR 32" x 84" x 1 1/2"
16	STEEL GLAZING PANEL
17	STONE 2" x 4" x 8" WITH VENEER
18	WOOD SHIP LUG DOOR
19	ALUMINUM PATIO DOOR
20	OVERHEAD GARAGE DOOR



SEALING SEPARATION SUMMARY:
 LIMITING DISTANCE: 1/4" (6.35 mm)
 PERMITTED: ALL UNRESTRICTED OPENINGS
 PROHIBITED: ALL OF UNRESTRICTED OPENINGS

SCALE: 1/8" = 1'-0" (1:96)
 DATE: 08/11/11
 DRAWN BY: [Name]

POSTING PLAN OF LOT 60 DISTRICT LOT 175 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14575

PURSUANT TO SECTION 68 OF THE LAND TITLE ACT
B.C.G.S. 92C.025

INTEGRATED SURVEY AREA NO. 25,
CITY OF BURNABY, NAD83(CRS)4.0.0.BC.1.CVRD

PLAN EPP68948

RECEIVED
FEB 14 2011
BURNABY DEPARTMENT

UTM ZONE 10
DATUM: NAD83 (CRS)4.0.0.BC.1.CVRD
NORTHING: 5451342.613
EASTING: 488477.877
POINT COMBINED FACTOR: 0.9995000
ESTIMATED HORIZONTAL POSITIONAL
ACCURACY: 0.019

UTM ZONE 10
DATUM: NAD83 (CRS)4.0.0.BC.1.CVRD
NORTHING: 5451341.385
EASTING: 488477.877
POINT COMBINED FACTOR: 0.9995092
ESTIMATED HORIZONTAL POSITIONAL
ACCURACY: 0.017

SCALE 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS
THE INTENDED PLOT SIZE OF THIS PLAN
IS 500CM IN WIDTH BY 1500CM IN HEIGHT
(0 SIZE) WHEN PLOTTED AT A SCALE OF 1:500

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL DUAL FREQUENCY
GPS OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS
67N43067 AND NO. 67N43068.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY
ARE DERIVED FROM DIFFERENTIAL GPS OBSERVATIONS
TO GEODETIC CONTROL MONUMENTS 67N43067 AND NO. 67N43068.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, APPLY
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
0.9995 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
MONUMENTS 67N43067 AND NO. 67N43068.

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- PP DENOTES POSTING PLAN
- AF DENOTES NOTHING FOUND
- (C) DENOTES CALCULATED
- RL DENOTES WITNESS

NOTE:

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRIPLE CORNERS.

COMPASS LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS

11867-98th Avenue
Surrey, B.C. V3T 5M8
Tel: 604-566-3701
Email: Office@CompassSurvey.ca
File: 1628057.P1



THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

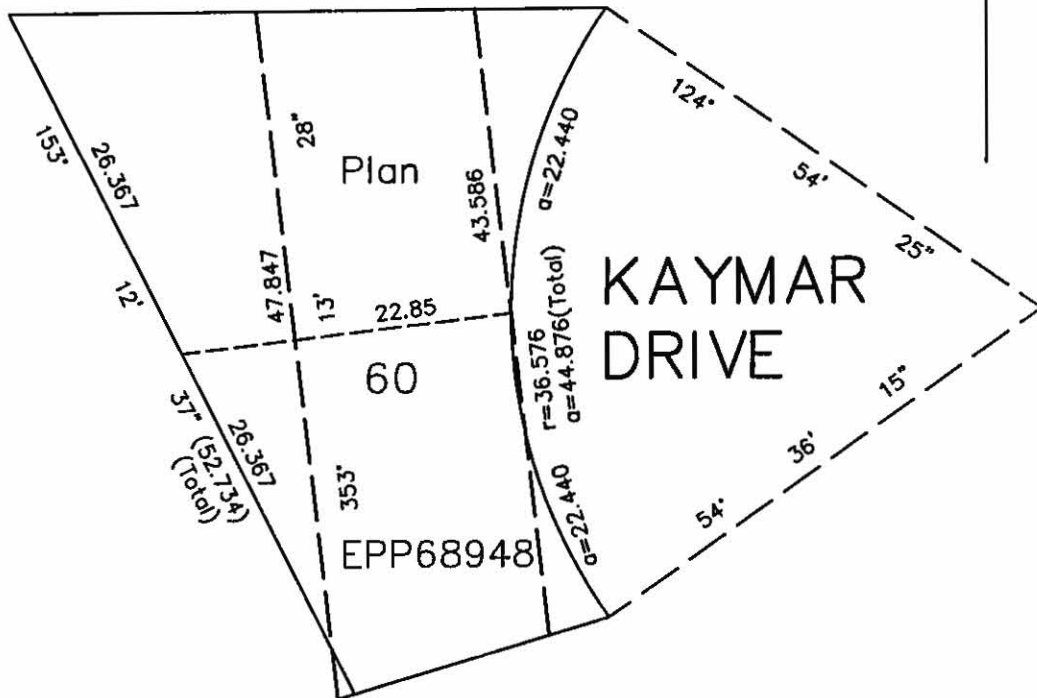
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE 18th DAY OF DECEMBER, 2010.
SNOUPEL L&L, B.C.L.S. #33

7749 KAYMAR DRIVE

Scale 1 : 500



Lane



Average width required = m
 Area required = m²

Depth of lot 60 = 22.85m
 Average width of lot 60 = 45.72m
 Area of lot 60 = 1151.0m²

Date : April 26/17
 Drawn by : R.P.