City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: July 31, 2017	*This is **not** an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.*
DEADLINE: August 8, 2017 for the September 7, 2017 hearing.	
APPLICANT NAME: Chris Chung	
APPLICANT ADDRESS: 3440 E. Georgia Street, Vancouver, BC	
TELEPHONE: 604-563-2682	

PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 3917 Lozells Avenue			
LEGAL DESCRIPTION:	**LOT: 13**	**DL: 43**	**PLAN: 3227**

Building Permit application BLD17-00520 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Section 101.6(1)(a)

COMMENTS:

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

1) To vary Section 101.6(1)(a) – "Height of Principal Building" of the Zoning Bylaw from 29.50' to 30.94' measured from the rear average grade for the proposed single family dwelling with a sloped roof.

2) To vary Section 101.6(1)(a) – "Height of Principal Building" of the Zoning Bylaw from 29.50' to 29.79' measured from the front average grade for the proposed single family dwelling with a sloped roof.

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, are limited to the scope of the proposal shown on the attached plans.

MS

Kushnir

Peter Kushnir
Deputy Chief Building Inspector

NG Residence

3917 Lozells Ave Burnaby BC

Lot 13, Distric Lot 43, Group 1, New Westminister District, Plan 3227

Drawing List

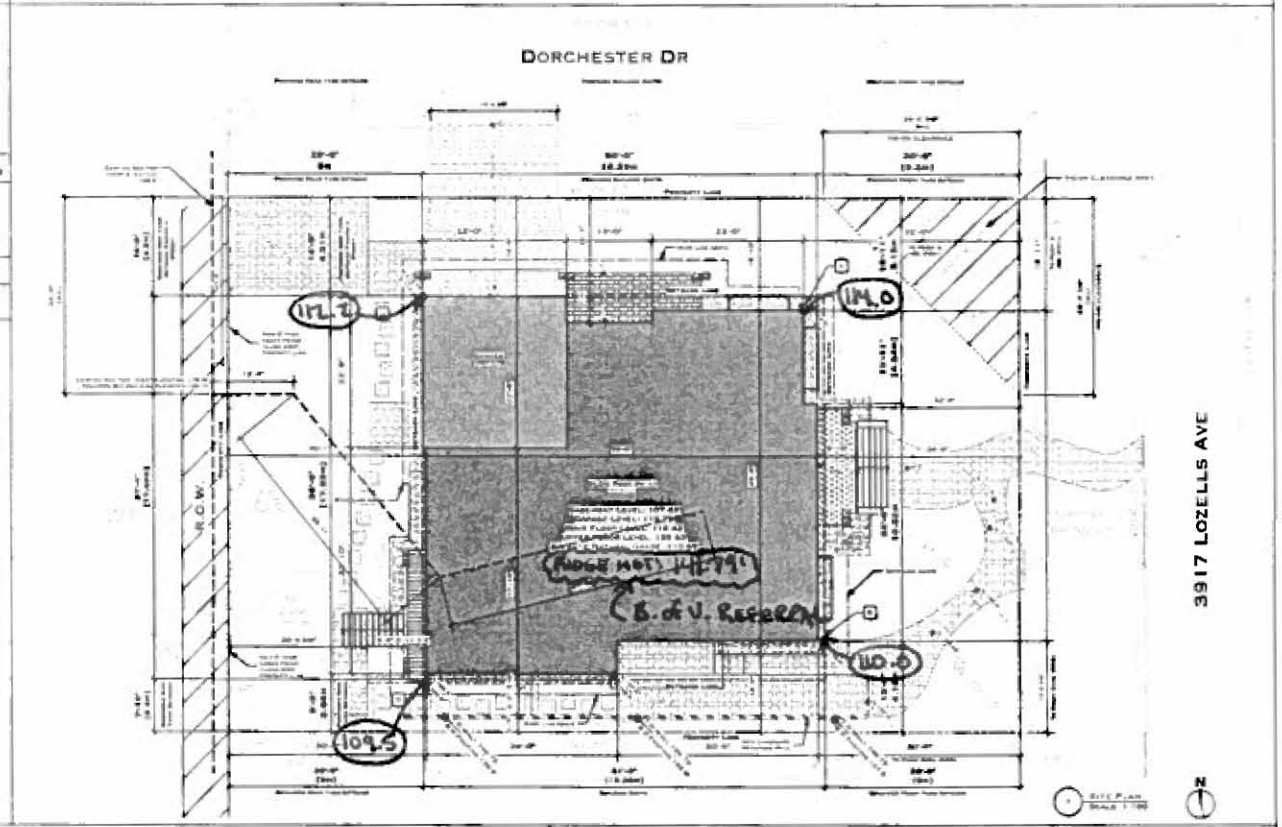
Code Analysis- Reference to BCBC 2012, Division B, Part 9

Scope Of Work

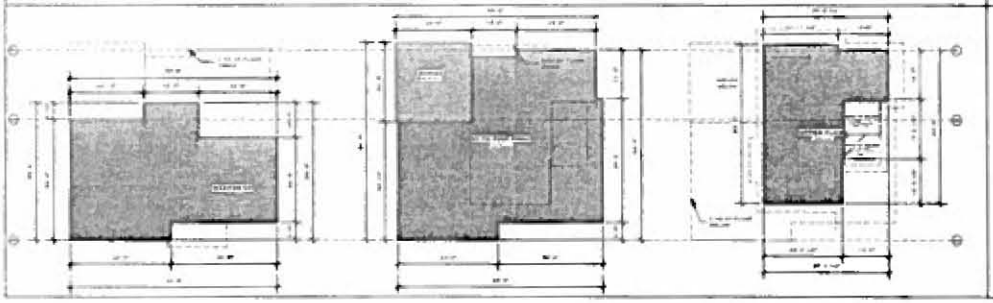
Site Statistic

Average Grade:

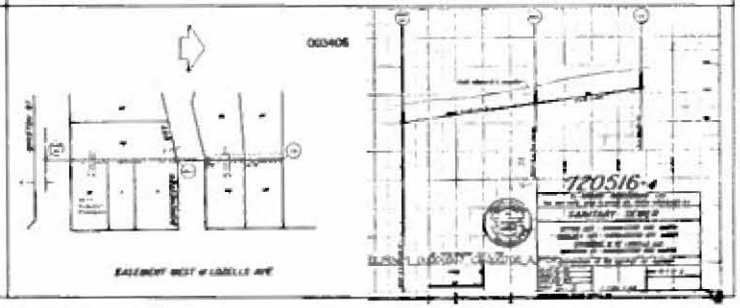
Site Plan



FSR Calculation



Existing Engineering



CMTC ARCHITECT INC

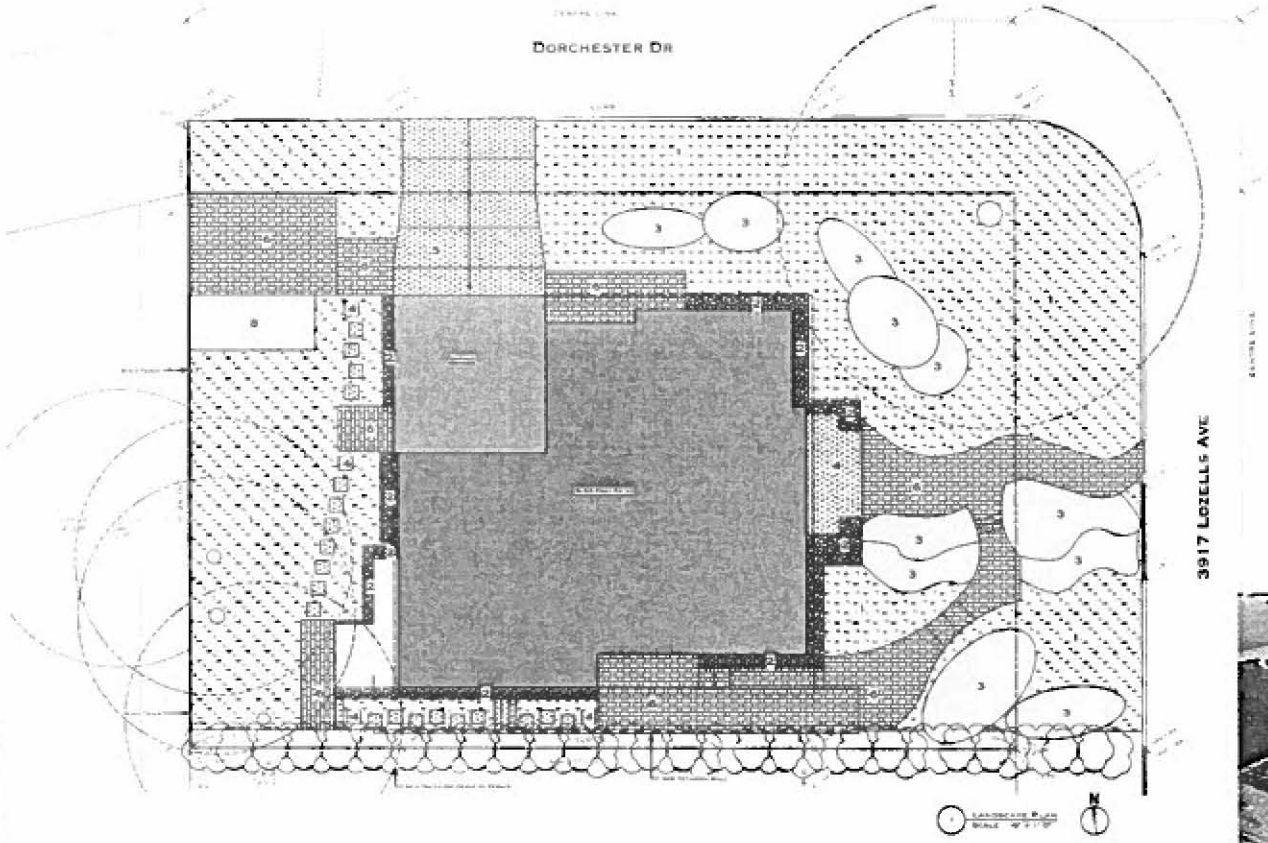
NG Residence

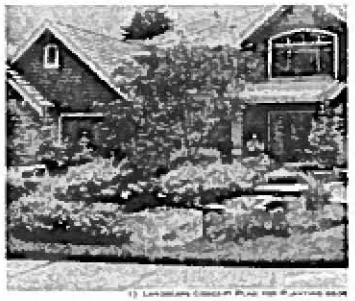
Cover Page & Site Plan

1

A-00

LANDSCAPE PLAN





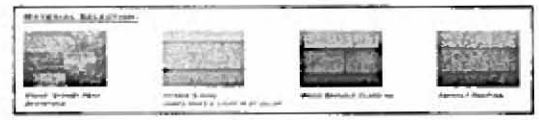
1) LANDSCAPE CONCEPT PLAN FOR PLANTING BEDS

2) LANDSCAPE CONCEPT PLAN FOR PLANTING BEDS

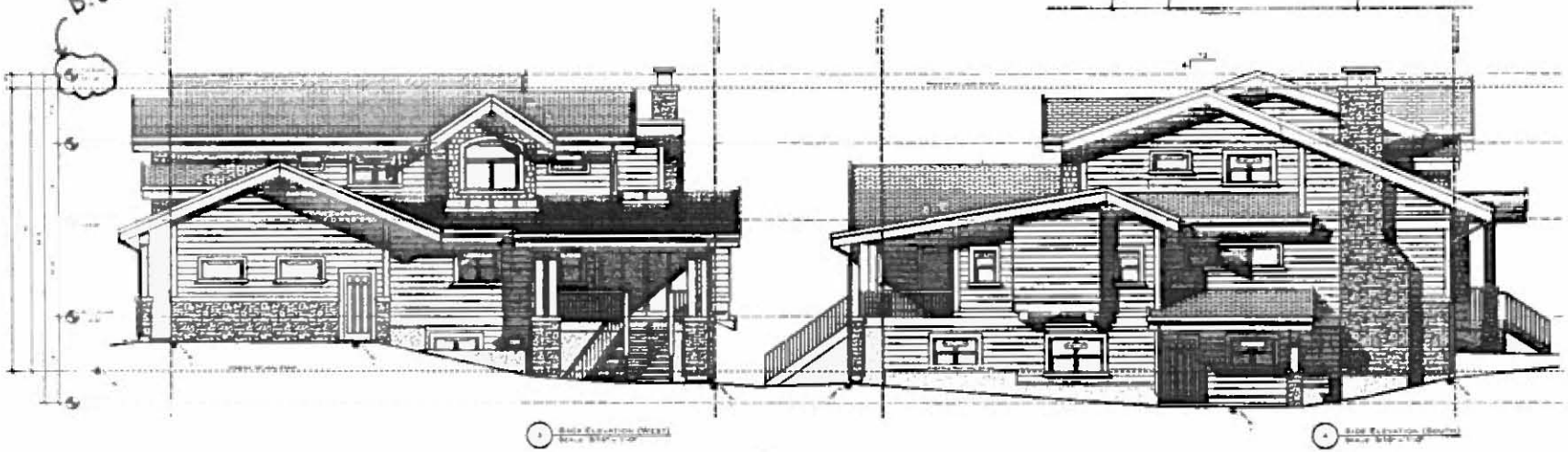
3) LANDSCAPE CONCEPT PLAN FOR PLANTING BEDS AND WALKWAYS

LANDSCAPE DRAWING NOTES

B. of V. Referral



B. of V. REFERRAL



CMTC ARCHITECT INC

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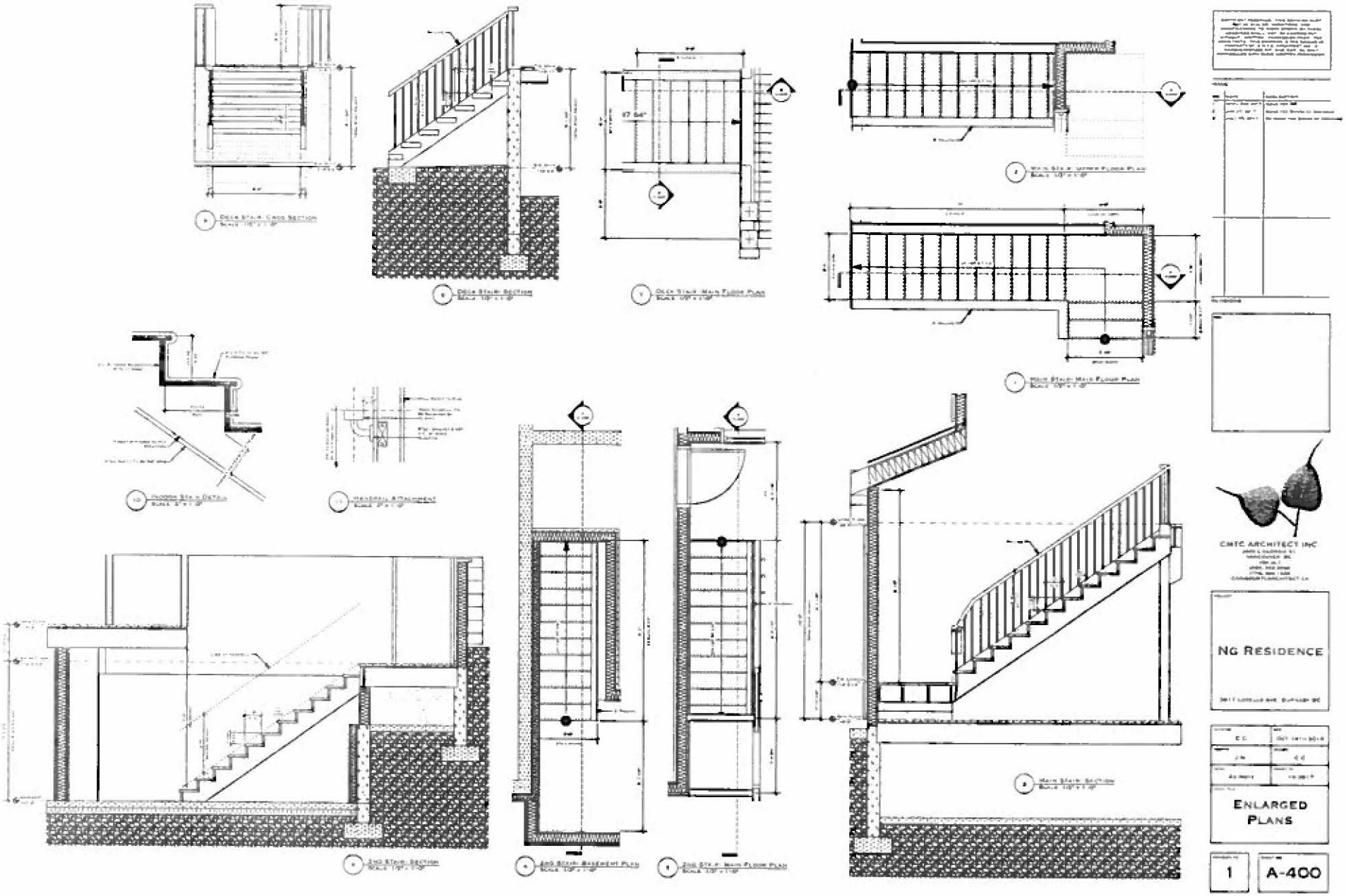
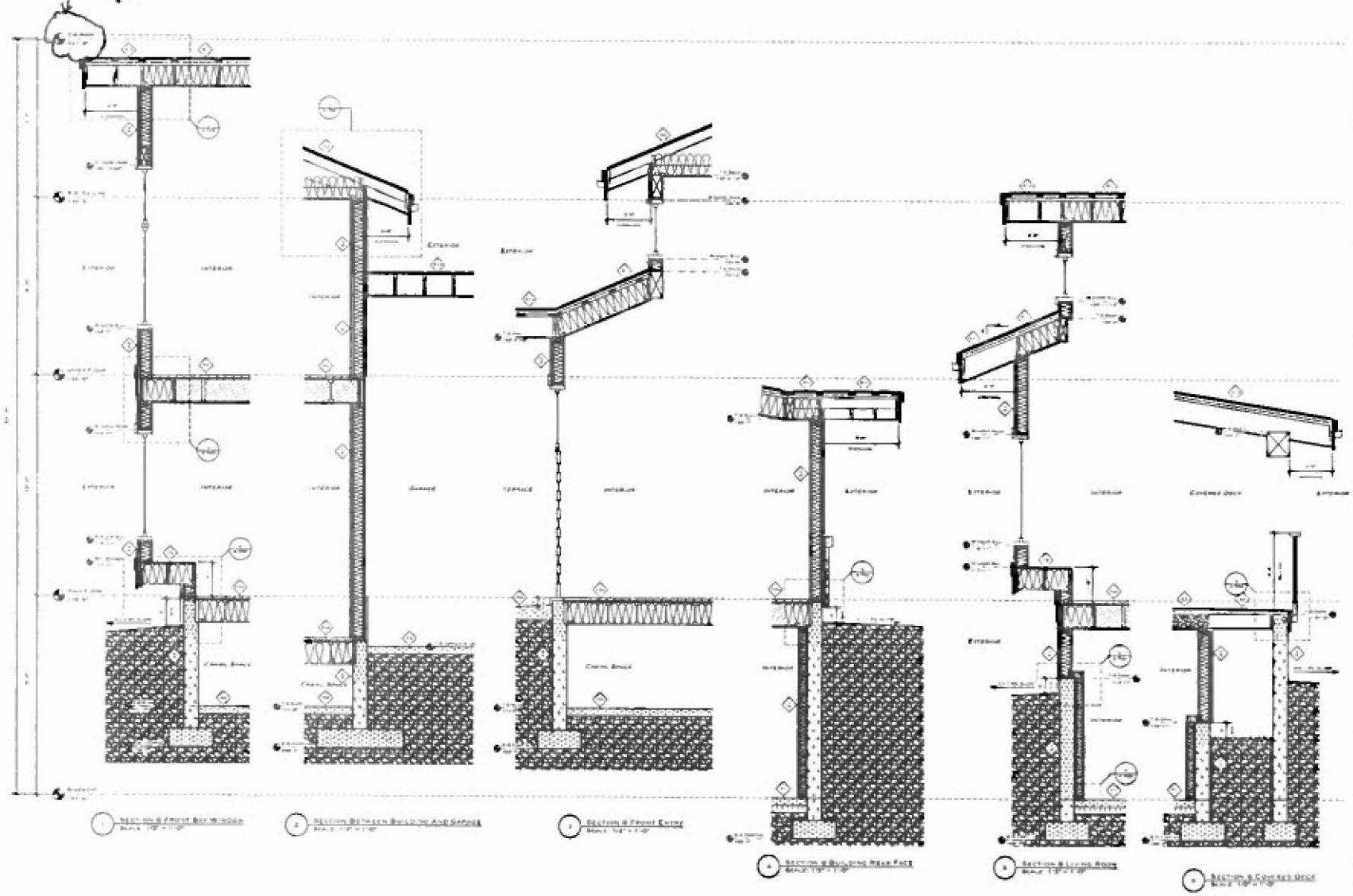
BUILDING ELEVATIONS

1

A-200


CMTC ARCHITECT INC
NG RESIDENCE
ENLARGED PLANS
1
A-400

B. of V.
REFERRAL



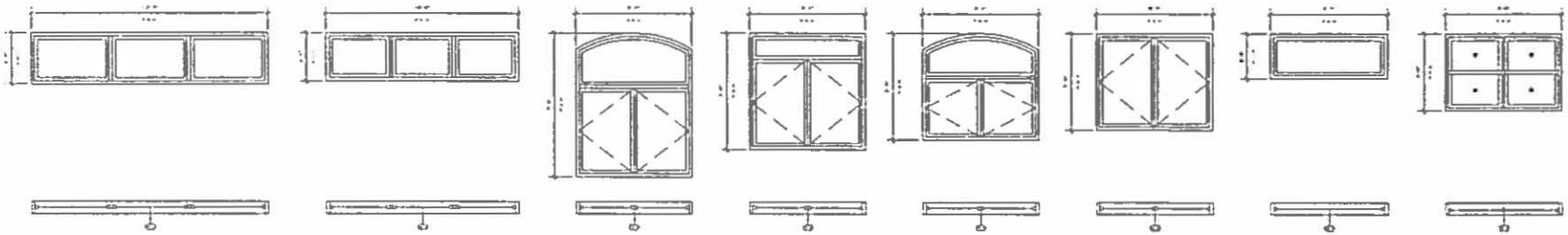
CHTC ARCHITECT INC.

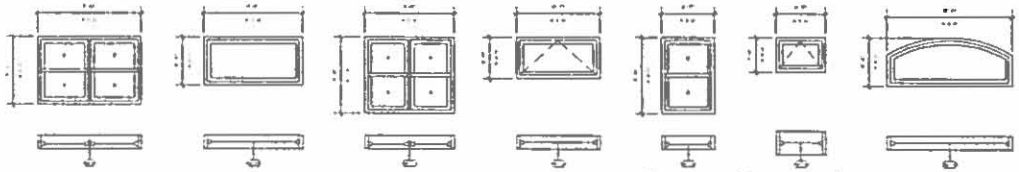
NG RESIDENCE

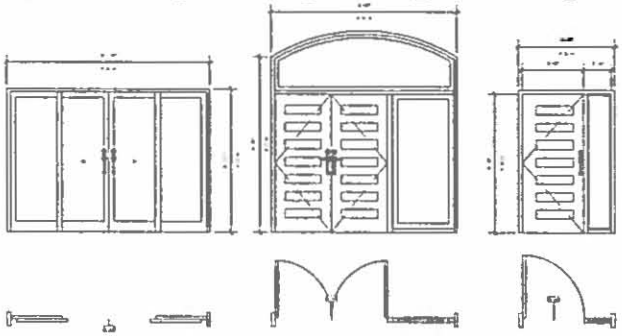
THROUGH WALL SECTIONS

1

A-500







Window Schedule

Id	Quantity	Rough Opening Width	Rough Opening Height	Rough Opening Sill	Window Grid Sash Material Finish	Window Grid Sash Muntin	Window Grid Sash Muntin Profile	Frame	Glass	Notes
[illegible]										

Door Schedule

Id	Qty	Rough Opening Type	Rough Opening Width	Rough Opening Height	Door Grid Frame	Door Grid Panel	Lock Set	Hinge	Notes
Ground Floor									
[illegible]									
Upper Floor									
[illegible]									
Upper Floor									
[illegible]									

General Window Notes

[illegible]

Window Design Notes

[illegible]

General Door Notes

[illegible]

Entrance Door Notes

[illegible]

CMTC ARCHITECT INC
[illegible]

NG Residence

[illegible]

C.C.	[illegible]
J.H.	C.C.
As Note	10-2017

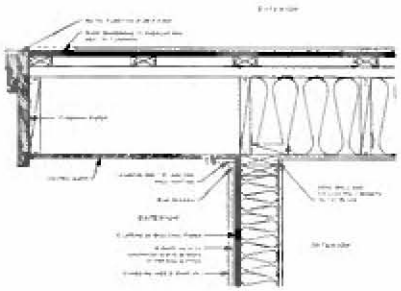
Schedules

1	A-600

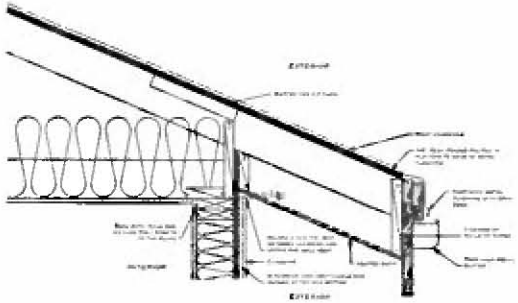
Wall Styles

ID	Graphics	Components	Function	Fire Rating	STC Rating	R-Value	IRC 2012
[illegible]	[illegible]	[illegible]	[illegible]				
[illegible]	[illegible]	[illegible]	[illegible]			[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]				
[illegible]	[illegible]	[illegible]	[illegible]				
[illegible]	[illegible]	[illegible]	[illegible]				

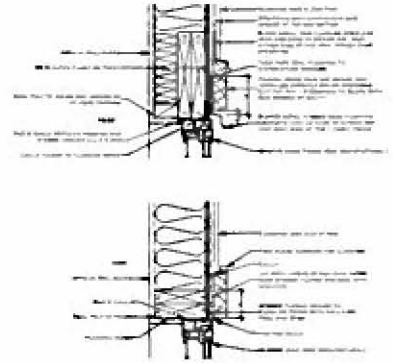
SCBC Energy Efficiency Compliance (Section 9.36 for Climate Zone 5)		
[illegible]		
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]		
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

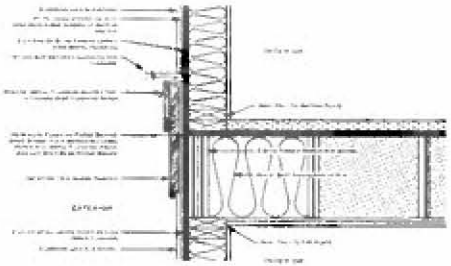


1 TYP GABLE END DETAIL
SCALE 1 1/2" = 1'-0"

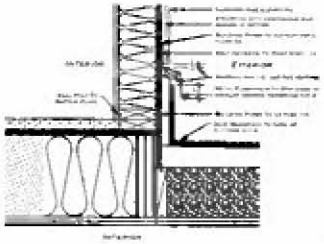


2 TYP TRUSS ROOF EAVE DETAIL
SCALE 1 1/2" = 1'-0"

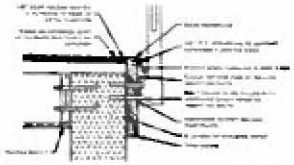




3 TYP FLOOR PLAN DETAILS
SCALE 1 1/2" = 1'-0"



10 FLOOR & DECK INTERSECTION DETAIL
SCALE 1 1/2" = 1'-0"



9 BALCONY ATTACHMENT
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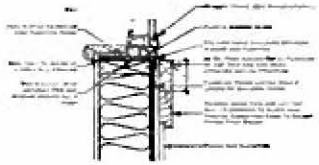
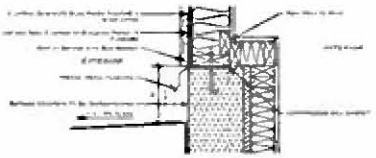
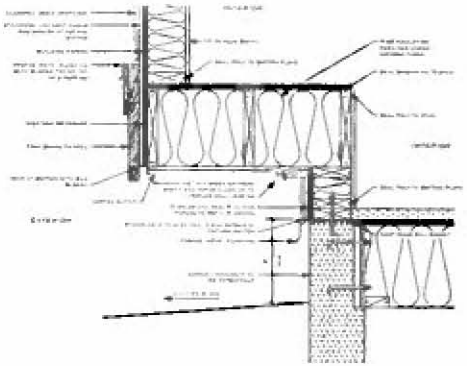


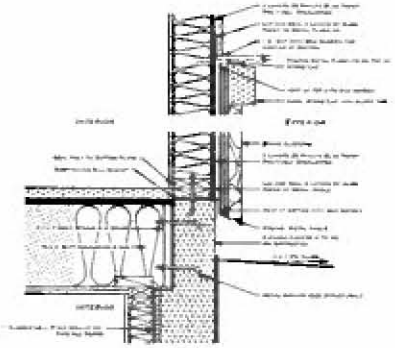
6 WINDOW HEAD, JAMB, & SILL DETAILS
SCALE 3" = 1'-0"



4 TYP HALF CONC. WALL DETAIL
SCALE 1 1/2" = 1'-0"



5 TYP BULKHEAD DETAIL
SCALE 1 1/2" = 1'-0"



8 TYP FLOOR & CONC. WALL INTERSECTION DETAIL
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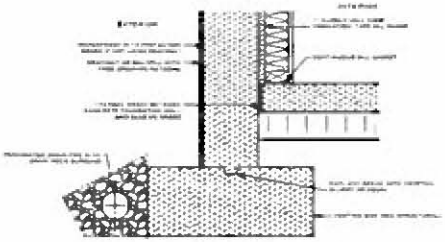

7 TYP FOOTING & SLAB INTERSECTION DETAIL
SCALE 1 1/2" = 1'-0"

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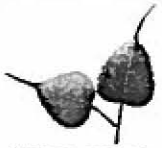
2	[illegible]	[illegible]
3	[illegible]	[illegible]



EMTC ARCHITECT INC
[illegible]

NG RESIDENCE

[illegible] AVE. BURNABY BC

C.C.	[illegible]
J.N.	C.C.
[illegible]	[illegible]

DETAILS

1 | A-700

TOPOGRAPHIC PLAN OF PARCEL "B" (REFERENCE PLAN 16984)
LOT 13, DISTRICT LOT 43, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN 3227

3917 Lozells Avenue,
Burnaby, B.C.

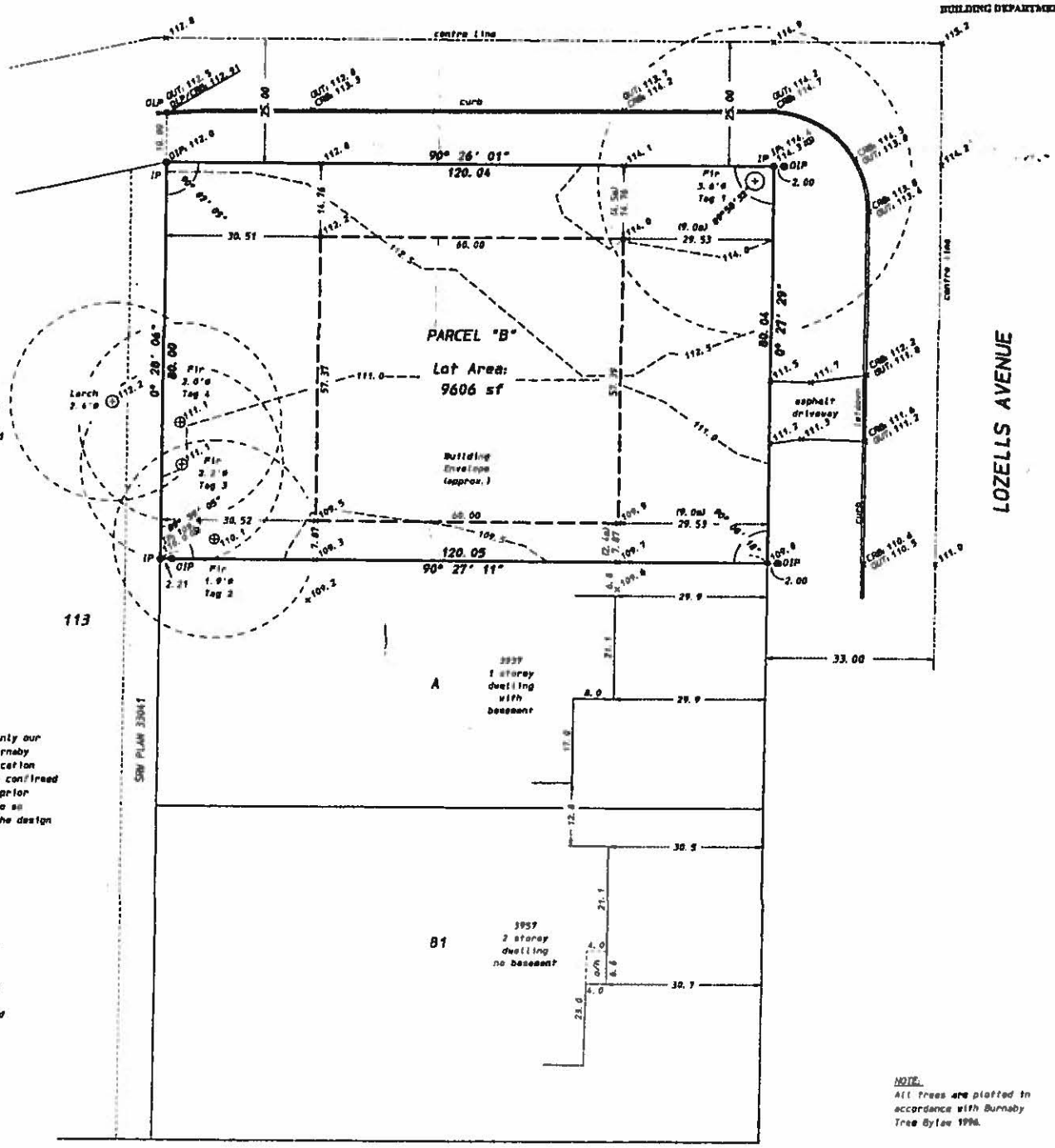
ZONING: R1

SCALE: 1 INCH = 16 FEET

0 5 10 20 30 50

All distances are in feet and decimals thereof unless otherwise indicated.
Contour Interval: 1.5 feet.

RECEIVED
APR 03 2017
BUILDING DEPARTMENT



LEGEND
- OIP old iron post found
- IP iron post placed
- OLP old lead plug placed
- CRB top of curb
- GUT: gutter
- TW top of wall
- BW bottom of wall
- o/h overhang
- ø diameter
- sf square feet

NOTE:
The building envelope shown is only our interpretation of the City of Burnaby building bylaws. The size and location of the building envelope must be confirmed by the City Planning Department prior to any design work. Failure to do so places sole responsibility for the design onto the house designer.

NOTE:
Elevations are based on geodetic datum.
Bench Mark: Monument 94H1505 located in the centre of Winston Street, west of Lozells Avenue, opposite fire hydrant No. 1780 and Lamp standard 1/76.
B.M. Elevation = 105.24 feet
(32.077 metres)

NOTE:
All trees are plotted in accordance with Burnaby Tree Bylaw 1996.

NOTE:
For construction, use lead plugs in sidewalk or City survey monument only, for elevation control.

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This document is not valid unless originally signed and sealed.

CERTIFIED CORRECT:
lot dimensions are correct according to ground survey.

January 20, 2017

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
3937	A	29.9	30.2
3957	B1	30.5	
			MINIMUM
			29.53 (9.0m)
	TOTAL	60.4	

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: (604) 294-6881
Fax: (604) 294-0625
170006 FB944 P37-39
R-4239 SZ-5836
Drawn by: TB

FILE: TF-5116

PID: 000-884-847