



# 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 Yu Guan  
Mailing Address 7991 Gray Ave  
City/Town Burnaby BC Postal Code V5J 4A2  
Phone Number(s) (H) \_\_\_\_\_ (C) 604-340-3988  
Email dianaguan@me.com

### Property

Name of Owner Yu Guan  
Civic Address of Property 7991 Gray Ave, Burnaby BC  
V5J 4A2

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.

Aug 8, 2017  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2017 September 07 Appeal Number BV# 6302

#### 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

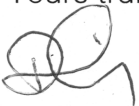
Tuesday, August 8, 2017

Dear Sir/Madame,

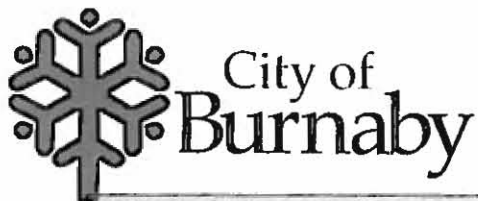
My name is Diana and Jeramy Guan. We are the current owners of 7991 Gray Ave., Burnaby. We've been living at our current home for over 7 years since 2010. This is an original 1950s house in a lovely neighbourhood, our family have been so blessed to be apart of this great community. Our young daughters age 7, and 9 both grew up here and go to school at the nearby school. Most recently we welcomed our newest addition, to say the least we have an enormous attachment to this family home. However with the addition of a new baby we have out grown our current space, which only has 3 livable small bedrooms. It is our dream to build a bigger home without the sacrifice of relocating from the neighbourhood we've grown to love.

When we initially received our allowed building envelope, due to irregular odd shape of our lot, we were given a setback which is extremely awkward and difficult to build on. We later found out the new front yard should be on Gray ave, not on McKee street (its current orientation is facing McKee St). These given setbacks have an unwholesome staircase-like footprint, which would yield a confusing floor plan and deprive the beautiful view we currently have facing McKee street. With these hardships, it's nearly impossible to build any type of normal home and it would become an unruly eyesore in the neighbourhood. With the help of Rick Jaheny at SANMARC Design, who is a longtime reputable designer from Kelowna BC, we've spent countless hours coming up with a design that is parallel to our existing home (with even a smaller foot print). The new house is also within the bylaw height restrictions. This new proposal is precisely planned with minimum disruption to the current neighbourhood layout. It's tastefully designed to improve and modernize the aesthetics of our block. Above all, it's done with a lot of love. It would be a dream come true to build our future family home here in our beloved neighbourhood. We thank you kindly for your consideration, and looking forward to hear your feedback.

Yours truly,

A handwritten signature in black ink, appearing to be a stylized combination of the names Diana and Jeramy.

Diana Yu Guan and Jeramy Guan



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> August 22, 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> August 8, 2017 for the September 7, 2017 hearing.			
<b>APPLICANT NAME:</b> Yu Guan			
<b>APPLICANT ADDRESS:</b> 7991 Gray Avenue, Burnaby			
<b>TELEPHONE:</b> 604-340-3988			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling with Secondary Suite and Attached Garage			
<b>ADDRESS:</b> 7991 Gray Avenue			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 5	<b>DL:</b> 157	<b>PLAN:</b> 15273

Building Permit application BLD17-00054 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; 102.8 (1); 102.10; 6.14 (5) (a)**

### COMMENTS:

The applicant proposes to build a new single family dwelling with a secondary suite and a 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 – “Depth of principal building” of the Zoning Bylaw requirement for the maximum building depth from 44.16 feet to 67.83 feet.
- 2) To vary Section 102.8 (1) – “Front yard” of the Zoning Bylaw requirement for the minimum front yard depth from 24.60 feet (based on front yard averaging) to 13.99 feet.
- 3) To vary Section 102.10 – “Rear yard” of the Zoning Bylaw requirement for the minimum rear yard depth from 29.5 feet to 5.09 feet.
- 4) To vary Section 6.14 (5) (a) – “Fences” of the Zoning Bylaw requirement for the maximum fence or wall height from 3.51 feet to 3.80 feet, 4.56 feet, and 5.06 feet located in the required front yard.

*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.*

*All principal building projections into the resulting front yard will conform to the requirements of Section 6.12.*

*Fences and retaining walls will conform to the requirements of Section 6.14.*

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

CN



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Peter Kushnir  
Deputy Chief Building Inspector



2943 Auburn St. #204, B 13A  
Arlington, VA 22203  
T 703 753 3949  
C 250 215 2630  
E [info@sanmarc.com](mailto:info@sanmarc.com)

Legal Address  
LOT 5, DISTRICT LOT  
157, GROUP 1, PLAN  
15273, NEW  
WESTMINSTER  
DISTRICT

7991 Gray Ave.

Sheet Title  
SITE PLAN

Version  
3.0

Date

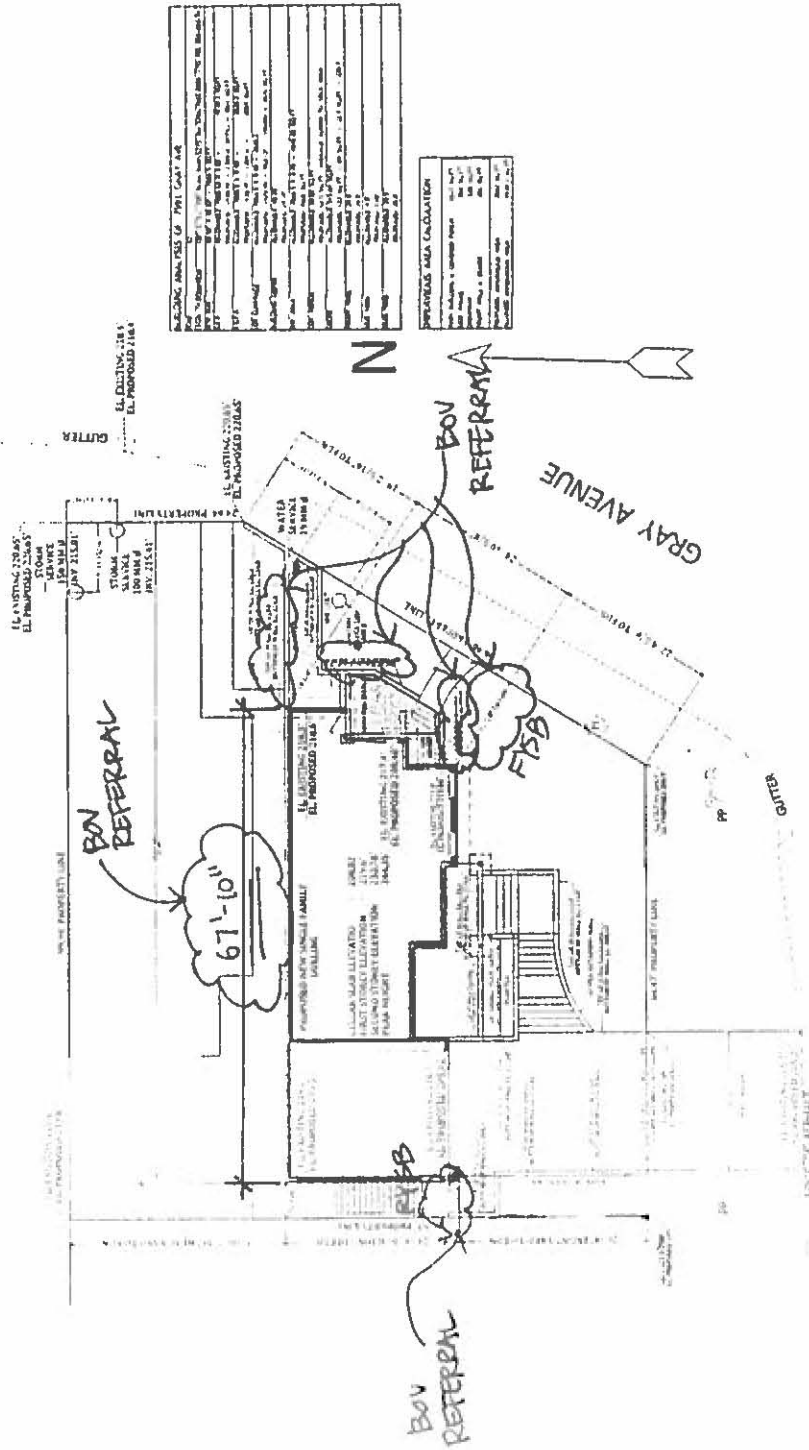
6/24/20

Name

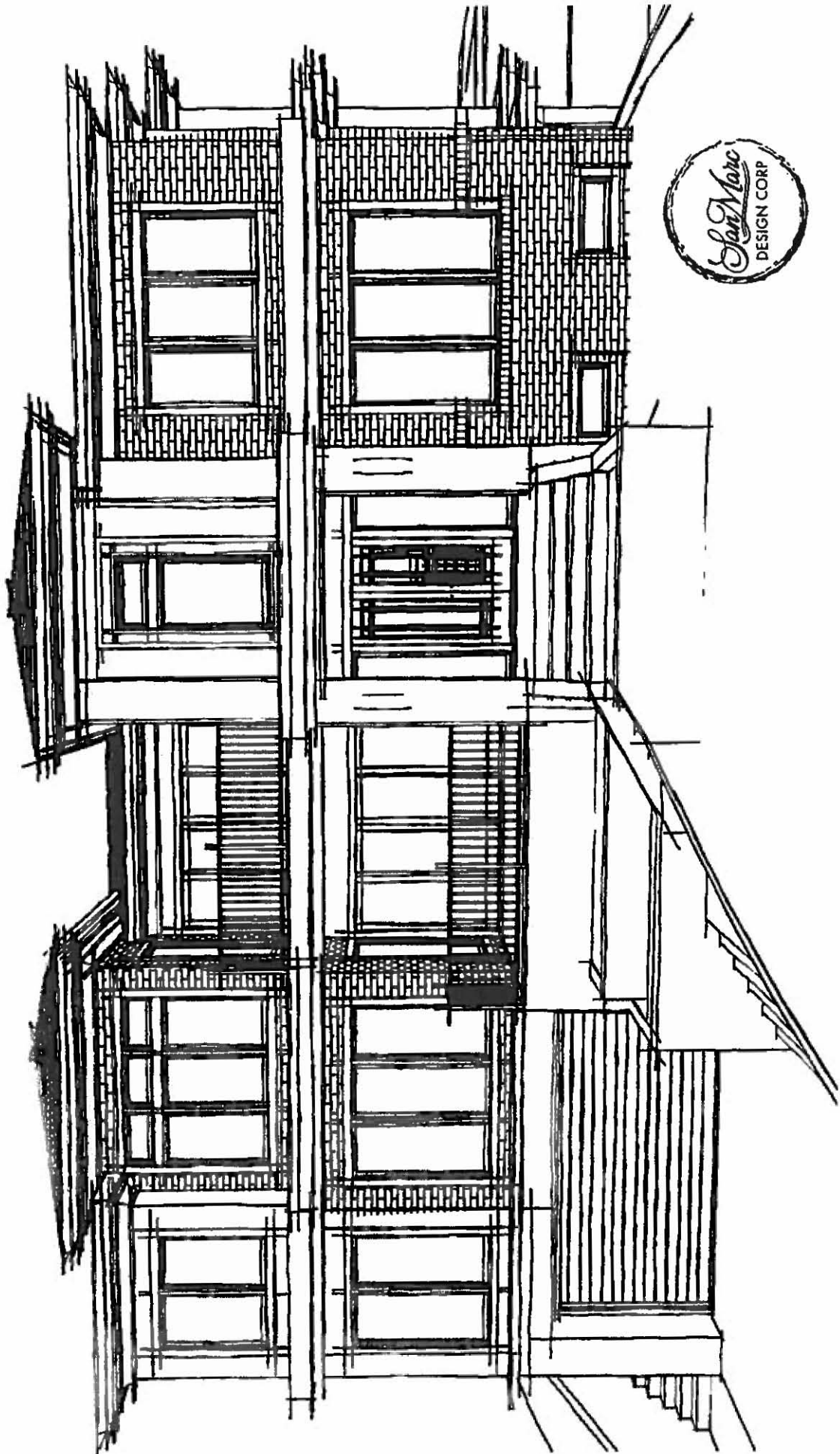
108'-1"

Sheet

P-11



MCKEE STREET







2543 Julian Rd. Unit # 13A  
Kelowna, BC V1Z 2H3  
T 778 755 3999  
C 250 215 2620  
E paul@designsmarc.com

Legal Address:  
LOT 5, DISTRICT LOT  
157, GROUP 1, PLAN  
15273, NEW  
WESTMINSTER  
DISTRICT

7991 Gray Ave.

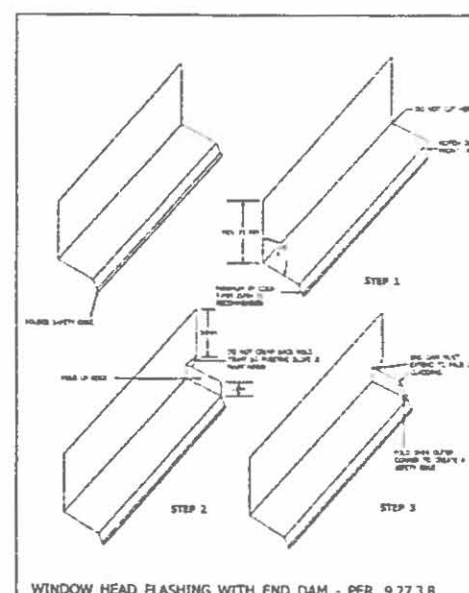
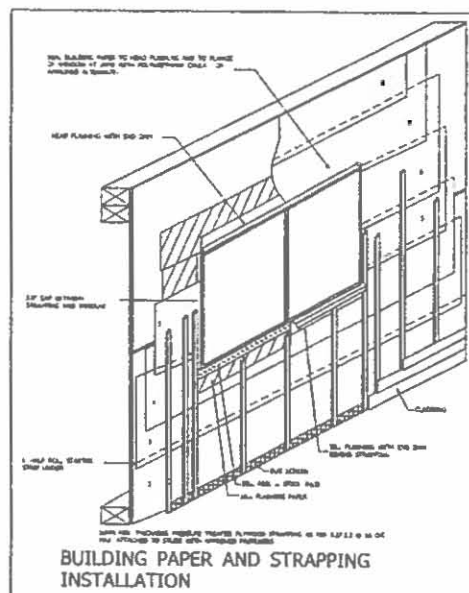
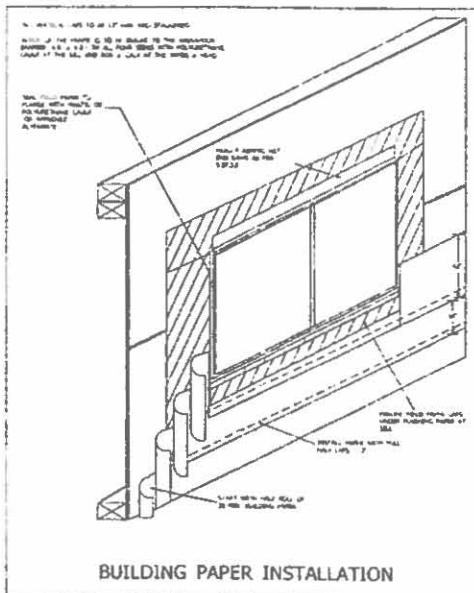
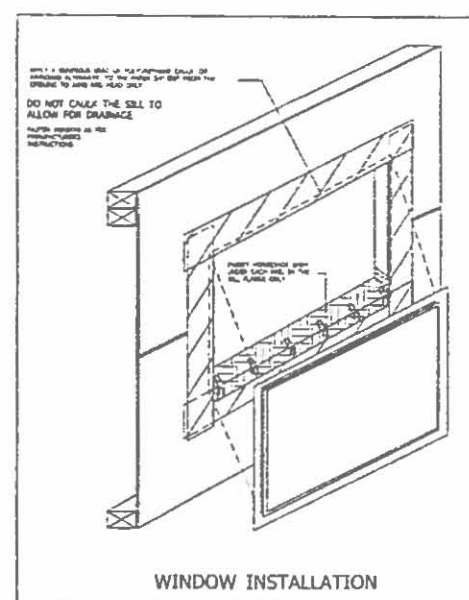
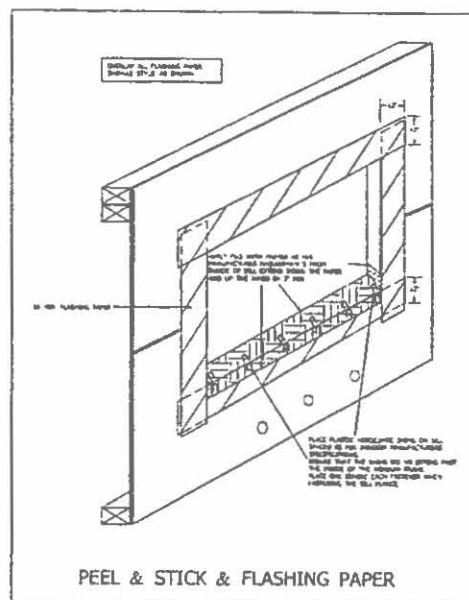
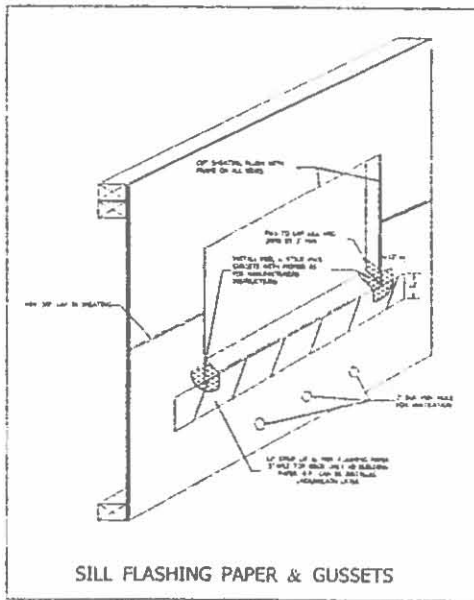
Sheet Title:  
RAINSCREEN

VERSION  
3.0

DATE  
20-07-28

SCALE  
1/4" = 1"

SHEET  
P-7





2543 Julian Rd. Unit # 13A  
 Kelowna, BC V1Z 2M3  
 T 778 755 3999  
 C 250 215 2620  
 E paulo@designstysanmarc.com

Legal Address:  
**LOT 5, DISTRICT LOT 157, GROUP 1, PLAN 15273, NEW WESTMINSTER DISTRICT**

7991 Gray Ave.

Sheet Title:  
**RAINSCREEN**

VERSION  
**3.0**

DATE

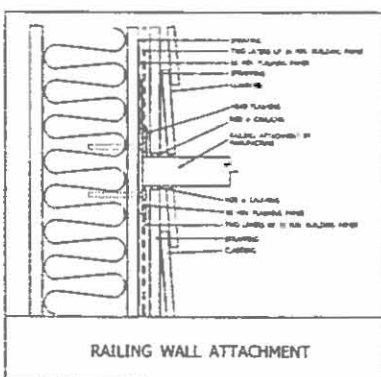
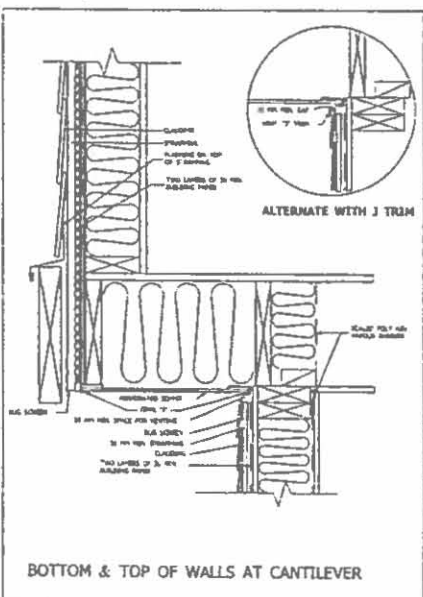
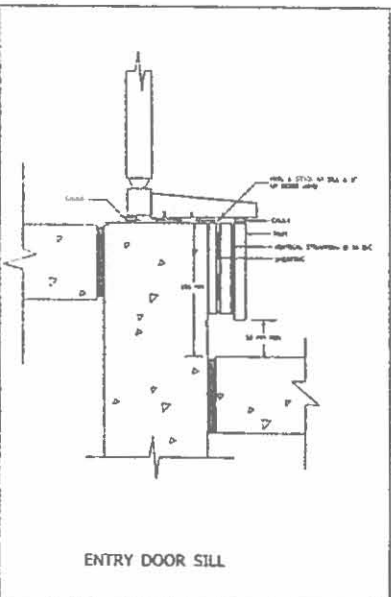
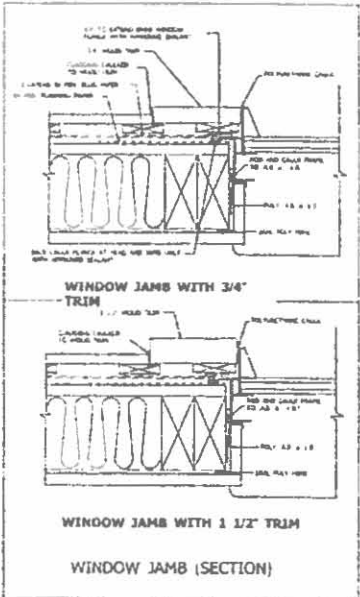
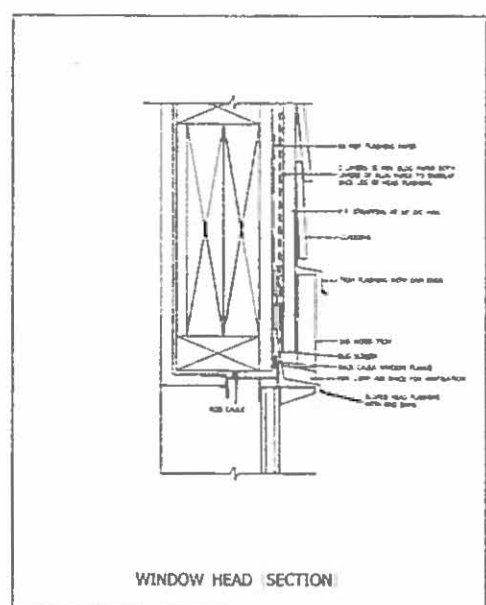
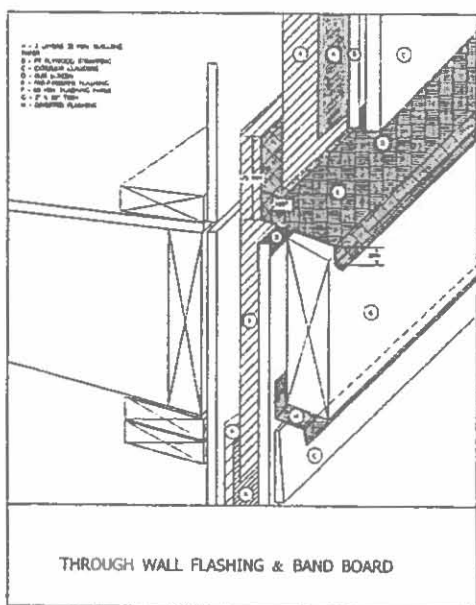
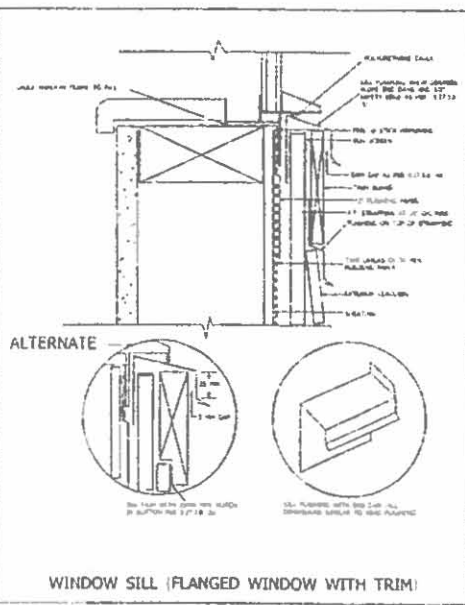
2017-07-28

SCALE

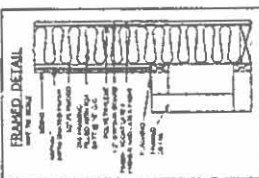
1/4" = 1"

SHEET

**P-8**









2543 Julian Rd. Unit # 13A  
Kubwena, BC V1Z 2H3  
T 778 755 3999  
C 250 215 3620  
E info@designbyanmar.com

Legal Address  
LOT 5, DISTRICT LOT  
157, GROUP 1, PLAN  
15273, NEW  
WESTMINSTER  
DISTRICT

7991 Gray Ave.

Sheet Title:  
REAR AND LEFT  
ELEVATIONS & ROOF  
PLAN

VERSION:

3.0

DATE

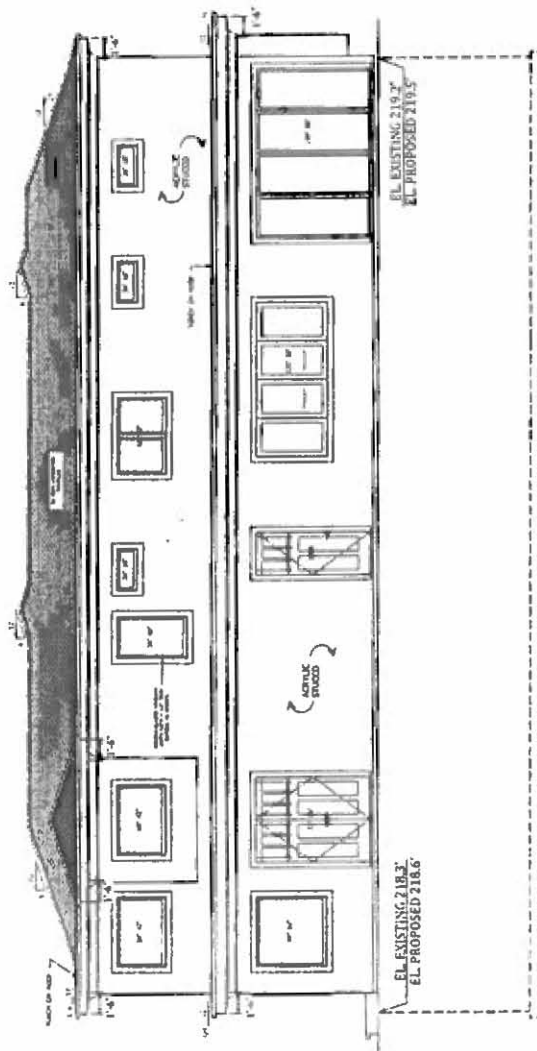
10-17-20

SCALE

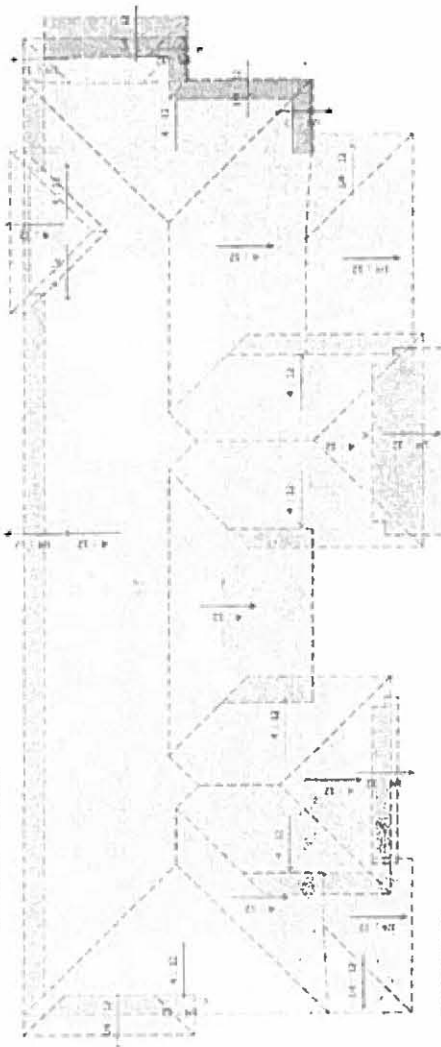
1/4" = 1'

SHEET

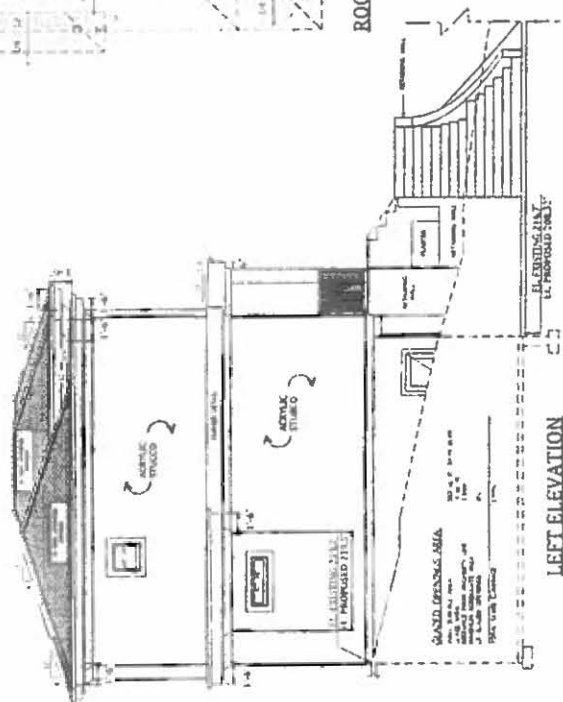
P-10



REAR ELEVATION



ROOF PLAN



LEFT ELEVATION

# TOPOGRAPHIC SITE PLAN OF LOT 5 DISTRICT LOT 157 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15273

## CIVIC ADDRESS:

7991 Gray Avenue, Burnaby, BC  
BC: 000-869-341

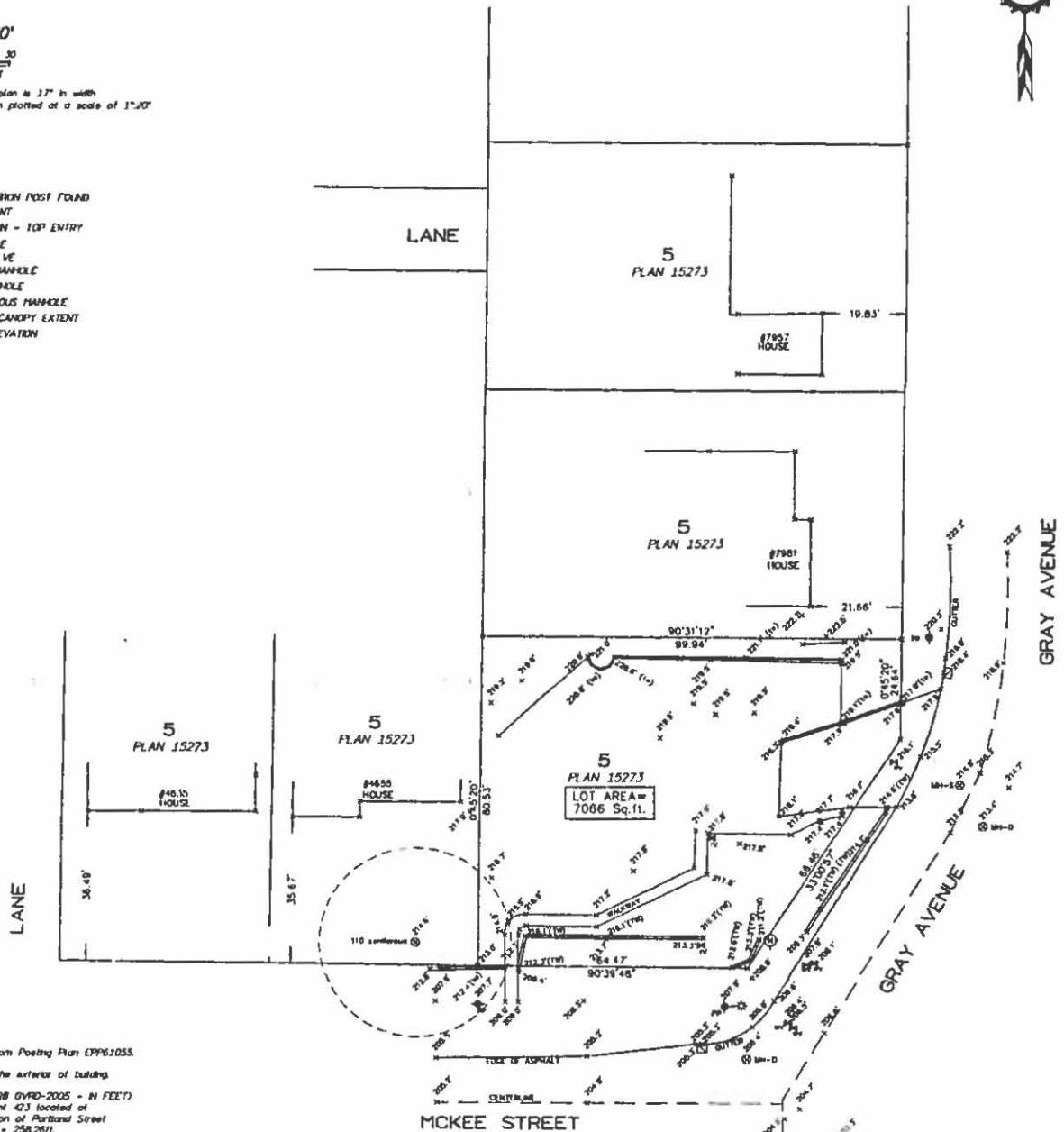
SCALE 1" = 20'

7.5 9 15 30  
ALL DISTANCES ARE IN FEET

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

## LEGEND

- DENOTES STANDARD IRON POST FOUND
- ⊕ DENOTES FIRE HYDRANT
- ⊞ DENOTES CATCH BASIN - TOP ENTRY
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES SANITARY MANHOLE
- ⊕ DENOTES STORM MANHOLE
- ⊕ DENOTES MISCELLANEOUS MANHOLE
- ⊕ DENOTES TREE AND CANOPY EXTENT
- X16.88 DENOTES GROUND ELEVATION



## NOTES

Lot dimensions are derived from Posting Plan E7961055.

Measurements shown are to the surface of building.

Elevations are Quadelets (ICV028 D19D-2005 - IN FEET)

Derived from Central Planment 423 located at  
the NW/4th Part of the Junction of Portland Street  
and Gray Avenue. Elevation = 758.281L

Invert elevations and offsets of services from property lines  
are derived from municipal records and field survey.  
Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

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

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

## R-2 ZONING

Frontyard Average:  
11.55' MIN: 19.03' 54.11' MAX: 24.6'  
Average: 20.80' 31.1' (5)

Sideyard MIN: 4.9' - COMBINED 11.5'  
Sideyard facing street: 11.5'  
Rearyard: 28.5'

Preliminary Building Envelope

\*Setbacks are preliminary and subject to approval by City of Burnaby

CERTIFIED CORRECT  
DATED THIS 12th DAY OF DECEMBER, 2016








FL Adam Ferguson BCL

B.C.G.S. 92G.026  
PURSUANT TO SECTION 68, LAND TITLE ACT

B.C.G.S. 92G.026

PURSUANT TO SECTION 68, LAND TITLE ACT

LEGEND

-  DENOTES CONTROL MONUMENT FOUND  
 DENOTES LEAD PLUG FOUND  
 DENOTES LEAD PLUG SET  
 DENOTES STANDARD IRON POST FOUND  
 DENOTES STANDARD IRON POST SET  
 DENOTES WITNESS  
 DENOTES POSTING PLAY

Note:  
This plan shows one or more witness posts  
which are NOT set on the true corner(s).

Coordinates shown are for mapping purposes only.

SCALE 1 : 750



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:750.

## INTEGRATED SURVEY AREA No. 25, BURNABY

NAD 83 (CSPS) 4.0.D.B.C.1.G.V.R.D  
Grid bearings are derived from Conventional survey observations to geodetic control monuments 423 and 874336. The survey marks to the control meridian of UTM Zone 10 N. The UTM coordinates and estimated horizontal positional accuracy achieved are derived from GeBC Mascon published information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998907, which has been derived from control monument 423.

Re-inspected and all posts still found in place.  
the 12th day of December, 2016.  
M. Adorn Fullerton, BOLS 906 87H

The field survey represented by this plan was completed on the 5th day of April, 2016.  
M. Adair Fulkerson, BCL5 906

Date: NAD 83 (CSRS) 4.0.0.BC.1.GVRG  
UTM Zone: 10 N  
UTM Coordinates  
N: 5451044.38  
E: 500036.26  
Point combined scale factor: 0.9995907  
Estimated horizontal positional accuracy: +/-0.01

RECEIVED  
JAN 13 2015

BUILDING DEPARTMENT

PORTLAND STREET

LANE

GRAY AVENUE

MCKEE STREET

Datum: NAD 83 (CSRS) 4.0.0.BC.1.GVFD  
 UTM Zone: 10 N  
 UTM Coordinates  
 N: 5450946.64  
 E: 500070.47  
 Point combined scale factor: 0.9995907  
 Estimated horizontal positional accuracy: +/-0.03

**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161

FILE: 8018-PP

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT