



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 Dayl Berden
Mailing Address 45011 Langley Crossing
City/Town Langley BC Postal Code V2Y 1A0
Phone Number(s) (H) _____ (C) 604-354-3085
Email dayl@ridgewater.ca

Property

Name of Owner Tony & Roxanne Perry
Civic Address of Property ~~655 Denby Avenue~~
6555 Denbigh Ave^m

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.

Date Feb 05 / 2018

Applicant Signature [Signature]

Office Use Only

Appeal Date 2018 March 01 Appeal Number BV# 16323

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



February 6, 2018
6555 Denbigh Avenue
Burnaby, British Columbia V5H 3R7

City of Burnaby Board of Variance
4949 Canada Way
Burnaby, British Columbia V5G 1M2

Dear Board of Variance Members,

The purpose of this letter is to describe reasons for requesting a relaxation regarding bylaw discrepancies for a proposed renovation of the existing residence at 6555 Denbigh Avenue. The scope of the renovation includes removing derelict portions of the existing building, construction of a new roof and modern front façade, a modest addition of main floor square footage and a secondary suite in the basement.

The original portion of the existing residence, built in 1949, is the portion of the house which the bylaw discrepancies apply to. The new renovation is thoughtfully designed within the existing envelope as much as possible, so as not to encroach further on any setbacks. Relaxations requested and reasons for each are noted below:

1. North Side Yard Setback of 3.05 feet (minimum 4.9 feet)

This is the current setback to the original existing residence. New construction is maintained within the footprint, using the same foundation and side setback of the original structure.

2. Front Yard Setback of 16.45 feet (minimum 25.4 feet based on front yard averaging)

This is the current setback to the original existing residence with the exception of a new architectural feature (a purely decorative, stone clad monolith) which adds interest and balance to the front façade. The existing enclosed front porch, which originally encroached into the front setback, will be restored and completely opened up so that visibly the front façade of the house is set further back.

3. Building Depth 51.67 feet (Maximum building depth 47.24 based on lot depth)

The renovation will actually reduce the overall building depth (from approximate existing depth of 51' to new depth of 48' including the front porch).

The intent of this project is to go above and beyond merely restoring the original residence to a 'livable' state. The new renovation is designed to fit well with current and future community planning, provide quality housing and raise the value of neighbouring houses in the community.

To provide additional context and understanding of the intent and purpose of the project, an excerpt from the Owner's Letter of Hardship submitted at the time of Building Permit Application is included:

My problems began when we started this project, the house was being used by street people. We hired Ridgewater Homes and they came in and cleaned up the needles and boarded up the remainder of the house. We are all about saving our heritage and recycling and we wanted to do a renovation on the house. Our contractor found out that the previous addition was done without permits and wasn't built to code. We have been forced to remove this and fix the house. We are glad to do that, but we need a bit of leniency on the (existing bylaw discrepancies).

I am not trying to avoid or break any laws or codes, and we are just trying to do our part. This rental suite will help us all out and the renovated house will add value to the community. We know that we all want to avoid any issues, but we also want to do our part for the city, so please contact me as soon as possible and we can discuss the options.

Thank you for your consideration in granting these relaxations, the project team and owners are very eager to work with the City of Burnaby and community to see the renovation of 6555 Denbigh Avenue come to fruition.

Contractor/Builder



**Award-Winning Builder & Renovator
Voted Best Renovation Company 2018**

**Daryl Berden
Owner / Marketing**

**C: 604.354.3085
Daryl@ridgewater.ca**

**45011 Langley Crossing
Langley, BC V2Y 1A0**

Architectural Design



**Jennifer Handcock
Architectural Technologist**

**P: 604.670.7668 ext. 111
Jenny@phase1design.com**

**788, 601 W Broadway
Vancouver, BC V5Z 4C2**

BOARD OF VARIANCE REFERRAL LETTER

DATE: February 05, 2018		<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>
DEADLINE: February 06, 2018 for the March 01, 2018 hearing.		
APPLICANT NAME: Ridgewater Homes		
APPLICANT ADDRESS: Unit 71144 – 7921 120 th Street, Delta, B.C., V4C 6P6		
TELEPHONE: 604-235-1956		
PROJECT		
DESCRIPTION: New secondary suite, interior alterations, exterior alterations and rear addition to an existing single family dwelling		
ADDRESS: 6555 Denbigh Avenue		
LEGAL DESCRIPTION:	LOT: 1	DL: 94
PLAN: NWP11070		

Building Permit application BLD17-10135 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Sections 105.8(1), 105.9 and 105.10(1)

COMMENTS:

The applicant proposes to add a secondary suite, build interior alterations exterior alterations and rear addition to an existing single family house. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 105.8(1) – “Depth of Principal Building” of the Zoning bylaw requirement for the maximum building depth from 47.24 feet to 52.25 feet.
- 2) To vary Section 105.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 25.4 feet (based on front yard averaging) to 16.28 feet.
- 3) To vary Section 105.10(1) – “Side Yards” of the Zoning Bylaw requirement for the minimum side yard width from 4.9 feet to 3.06 feet for new exterior walls constructed on top of existing exterior walls.

- Notes:*
- 1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.*
 - 2. The applicability of these variances, if granted, are limited to the scope of the proposal shown on the attached plans.*
 - 3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.*
 - 4. Fences and retaining walls will conform to the requirements of Section 6.14.*

LM

A handwritten signature in black ink, appearing to read 'Kushnir', followed by a horizontal line and a dash.

Peter Kushnir
Deputy Chief Building Inspector



Photo One Group
700 8th St. Southwest
Norman OK 73061-4222
P 800 875 7628
www.PhotoOneGroup.com

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Ridgewater
Aqua, Supply & Installation, Inc.

Independent Business Unit
8711 Via - 19th & Union Avenue
Dallas, TX 75244-0027
P: 817.233.1888
www.ridgewater.com

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PROJECT

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BURNABY, BC
D L 94 G 1 D P 11070
NEW WESTMINSTER

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USED FOR CONSTRUCTION

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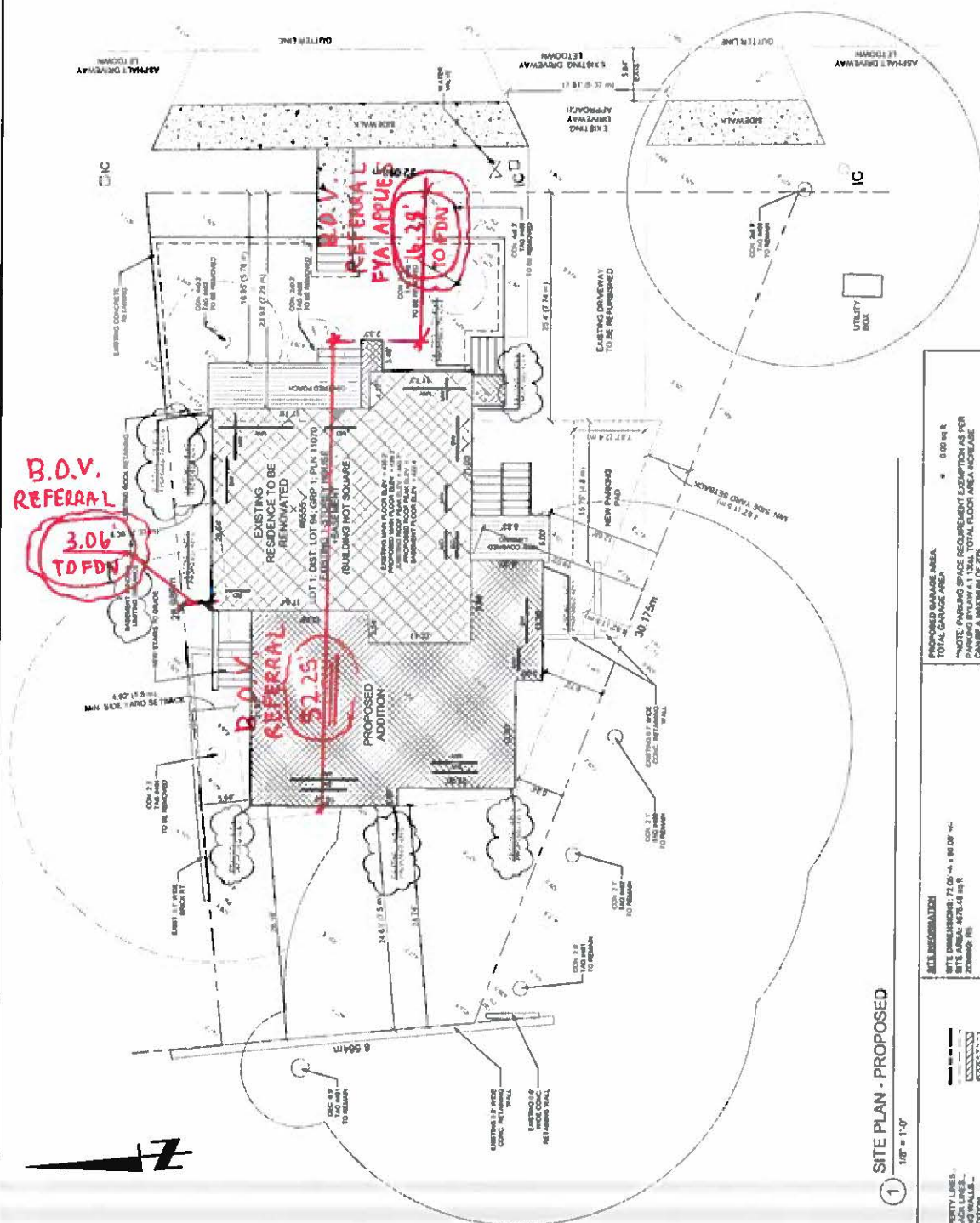
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DENBIGH AVENUE

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1 SITE PLAN - PROPOSED

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CLIENT
6655 DENBIGH AVENUE
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CHECKED BY:
J.H. 1/11/11
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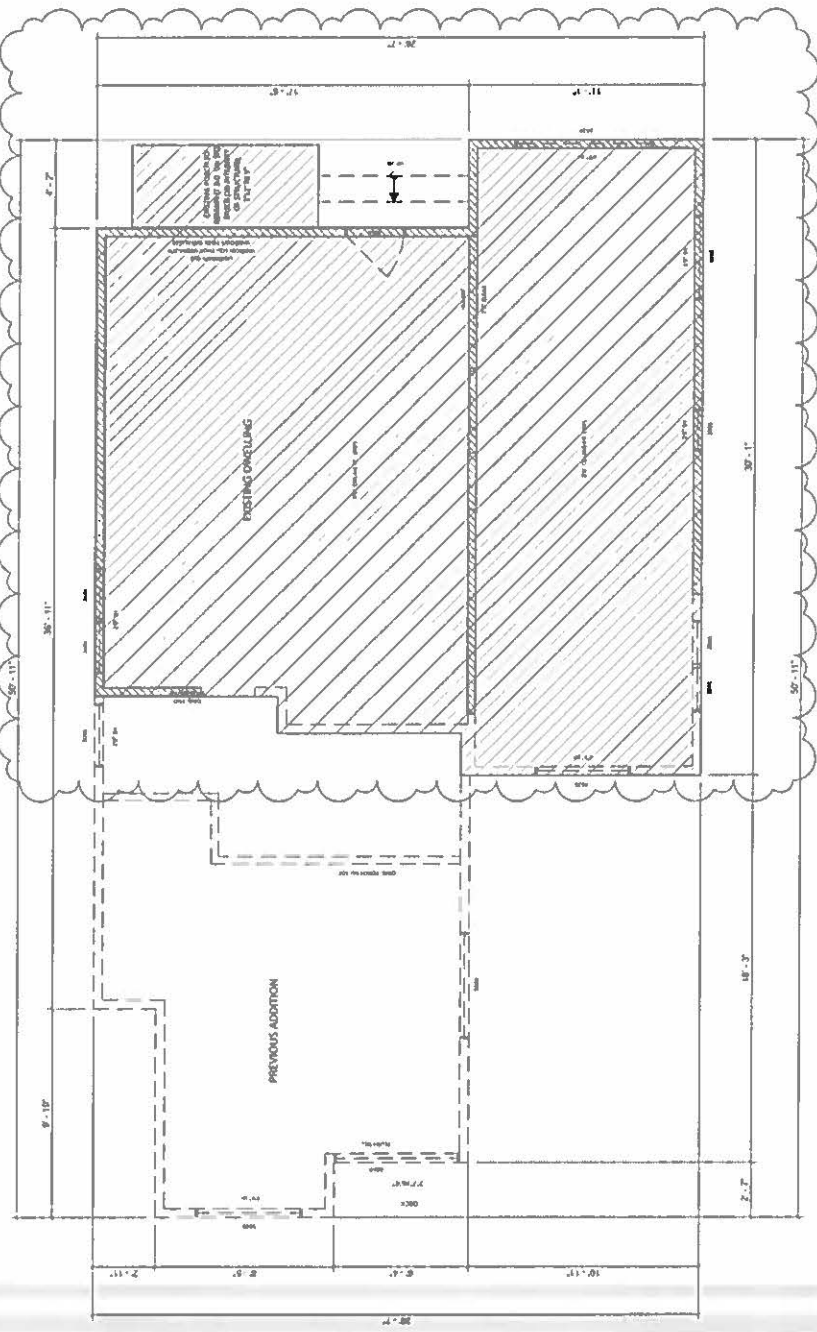
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HATCH LEGEND



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EXISTING MAIN FLOOR ADDITIONS TO REMAIN
EXISTING MAIN FLOOR ADDITIONS TO BE COMPLETED



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Ridgewater
Ridgewater Homes Ltd.
8710 144th Street
Burnaby, BC V5N 1M5
Tel: 604-298-1000
Fax: 604-298-1001
www.ridgewater.ca

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6555 DENBIGH AVENUE
BURNABY, BC
L1D 1M4 G1 D.P. 11070
NEW WESTMINSTER

PROJECT: DENBIGH PROJECT
6555 DENBIGH AVENUE
BURNABY, BC
L1D 1M4 G1 D.P. 11070
NEW WESTMINSTER

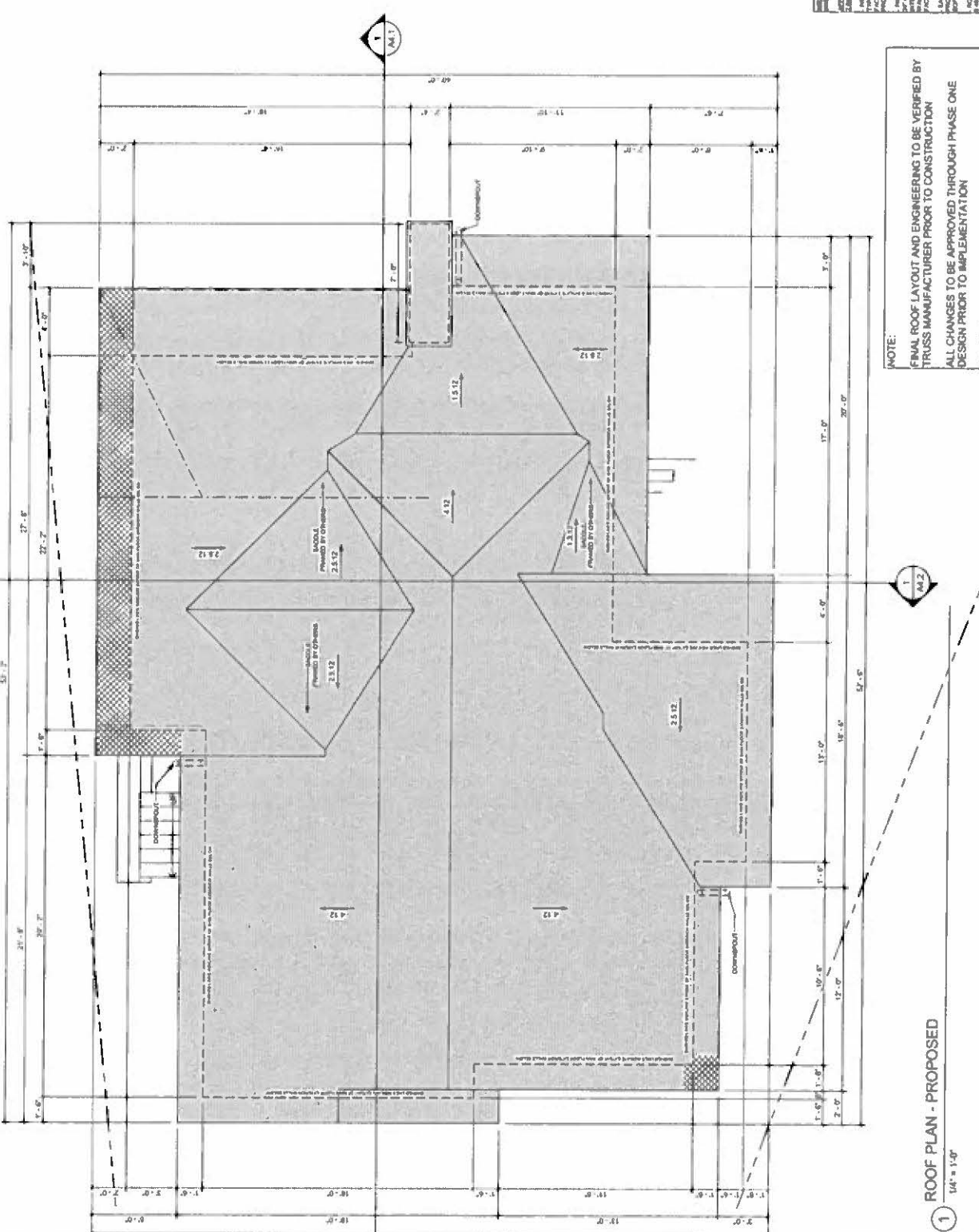
ISSUED FOR CONSTRUCTION
DATE: 10/1/07
BY: J.W.

REVISIONS:
NO. DESCRIPTION DATE

SCALE: 1/4" = 1'-0"
SHEET: 1 OF 2

A2.0

NOTES:
1. ALL PLANS AND ELEVATIONS ARE BASED ON SITE MEASUREMENTS AND MAY VARY SLIGHTLY. CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION OF ALL CRITICAL DIMENSIONS PRIOR TO CONSTRUCTION.
2. HATCHED AREA INDICATES NON-EXISTING ROOF.
3. TRUSSES TO CLEAR VENTING LOCATIONS.
4. FINAL ROOF LAYOUT AND ENGINEERING TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION.
5. ALL CHANGES TO BE APPROVED THROUGH PHASE ONE DESIGN PRIOR TO IMPLEMENTATION.



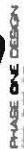
1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

NOTE: ALL PLANS AND ELEVATIONS ARE BASED ON SITE MEASUREMENTS AND MAY VARY SLIGHTLY. CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION OF ALL CRITICAL DIMENSIONS PRIOR TO CONSTRUCTION.

HATCH LEGEND
HATCHED AREA INDICATES NON-EXISTING ROOF

NOTE: FINAL ROOF LAYOUT AND ENGINEERING TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION. ALL CHANGES TO BE APPROVED THROUGH PHASE ONE DESIGN PRIOR TO IMPLEMENTATION. TRUSSES TO CLEAR VENTING LOCATIONS.

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THE UNIVERSITY OF CHICAGO

Ridgewater.

[illegible][illegible]

DENBIGH

DENBIGH
PROJECT

6555 DENBIGH AVENUE
BURNABY, BC
...1; D L 94 G 1; O P 11070
NEW WESTMINSTER

STATUS: ISSUED FOR CONSTRUCTION

7	STANDARD MATHS:
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ELEVATIONS - PROPOSED

5B.	JH.
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PRINTED ON 18-24 PAPER

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B.O.V.C32
REFERRAL

FRONT ELEVATION - PROPOSED

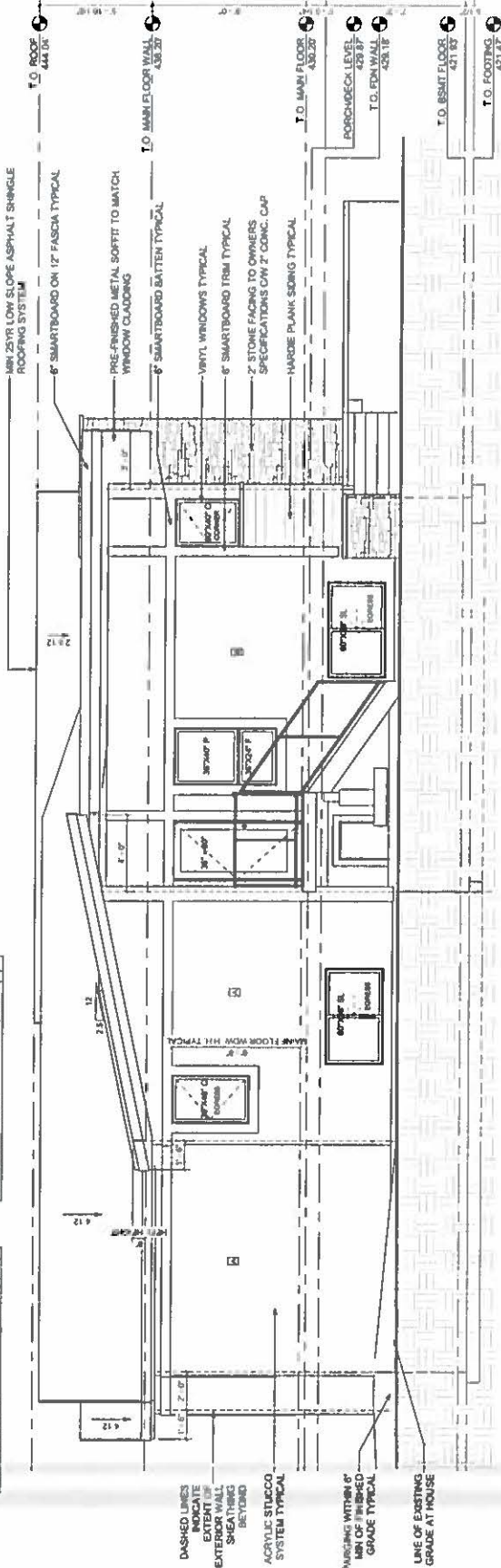
① $14^{\circ} = 1'-0''$

REAR ELEVATION - PROPOSED

② $\frac{1}{4} = 1.0$

PROPOSED LIMITING DISTANCE CALCULATION FOR BUILDING FACE A	
WALL AREA =	382.45 sq.ft.
WINDOW AREA =	25.00 sq.ft.
GLAZING DISTANCE =	5.00 ft (1.52 m)
ALLOWED GLAZING =	8% (28.20 sq.ft.)

PROPOSED LIMITING DISTANCE CALCULATION FOR BUILDING FACE B	
WALL AREA =	287.98 sq.ft.
WINDOW AREA =	33.33 sq.ft.
GLAZING DISTANCE =	18.88 ft (5.76 m)
ALLOWED GLAZING =	34% (97.11 sq.ft.)



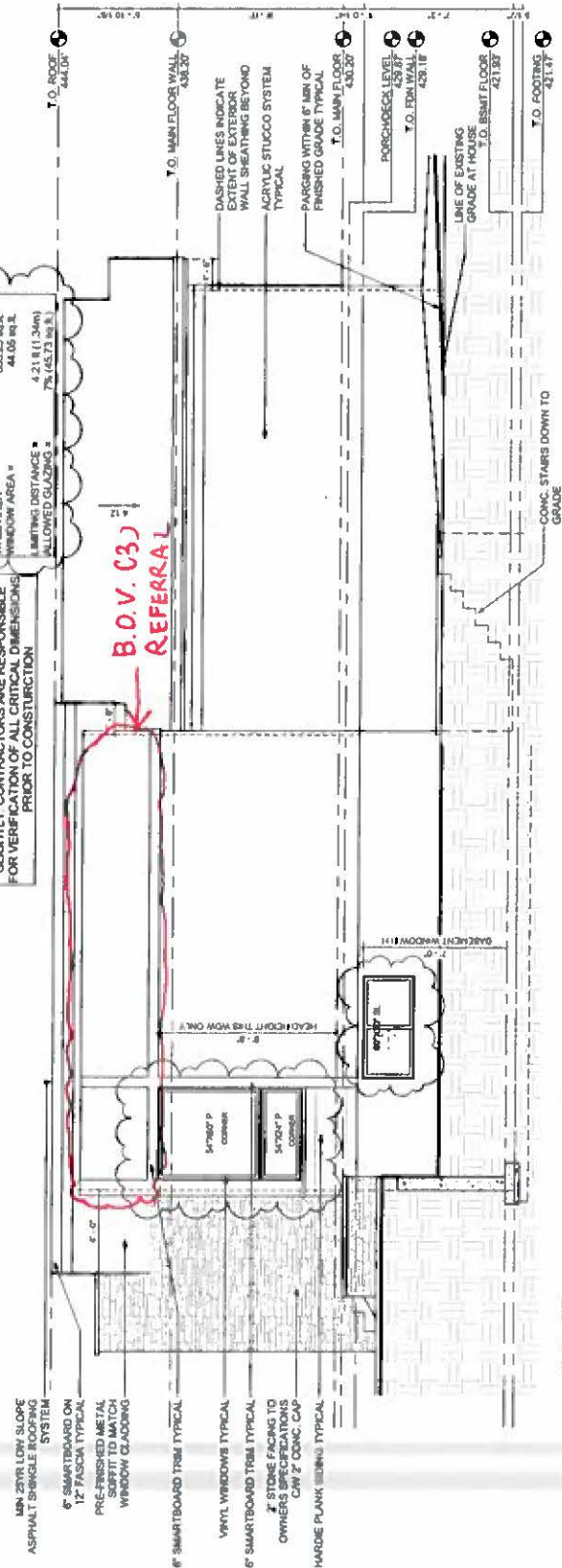
1 LEFT ELEVATION - PROPOSED

1/4" = 1'-0"

NOTE: ALL PLANS AND ELEVATIONS ARE BASED ON SITE SURVEY DATA AND MAY VARY SLIGHTLY FROM CONTRACTOR'S FIELD MEASUREMENTS FOR VERIFICATION OF ALL CRITICAL DIMENSIONS PRIOR TO CONSTRUCTION

PROPOSED LIMITING DISTANCE CALCULATION FOR BUILDING FACE C
WALL AREA = 653.23 sq.ft.
WINDOW AREA = 44.06 sq.ft.
GLAZING DISTANCE = 4.21 ft (1.28 m)
ALLOWED GLAZING = 7% (45.73 sq.ft.)

B.O.V. (C3)
REFERRAL



2 RIGHT ELEVATION - PROPOSED

1/4" = 1'-0"



PHASE ONE DESIGN

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DENBIGH PROJECT

6555 DENBIGH AVENUE
BURNABY, BC V5C 2M7
L1, D.L.M. G.I. D.P. 11070
NEW WESTMINSTER

STATUS: ISSUED FOR CONSTRUCTION

DATE: 10/10/2018

DESIGNED BY: J. WILSON

CHECKED BY: J.H.

SCALE: 1/4" = 1'-0"

PRINTED ON 100% RECYCLED PAPER

SHEET: A3.1

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Redwater
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1711-17th Street
Vancouver, BC V6J 1K6
TEL: 604-681-1111
WWW.REDWATER.COM

Rev	By	Date	Description
1	Redwater	2011-11-11	Initial Design
2	Redwater	2011-11-11	Revised Design
3	Redwater	2011-11-11	Final Design
4	Redwater	2011-11-11	As Built

Denbigh Project
8555 Denbigh Avenue
Burnaby, BC V5N 3G1
L1, D1, L04, G1, D1, P1, 11/10/10
NEW WESTMINSTER

STATUS FOR CONSTRUCTION
ISSUED FOR CONSTRUCTION
DATE: 11/10/10
BY: [Signature]
CHECKED BY: [Signature]
SCALE: As indicated
SHEET: 1 OF 1
PROJECT: D1.1

DETAILS
CHECKED BY: [Signature]
P.O.D.
SCALE: As indicated
SHEET: 1 OF 1
PROJECT: D1.1

D1.1

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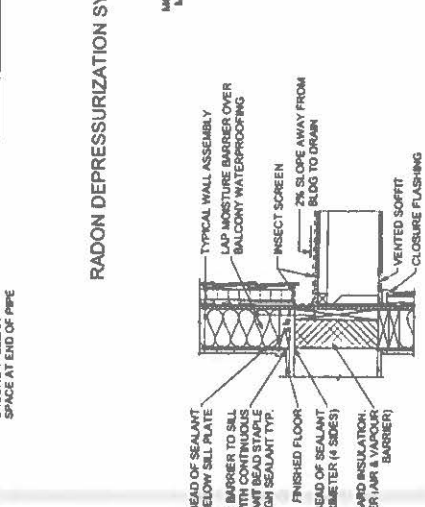
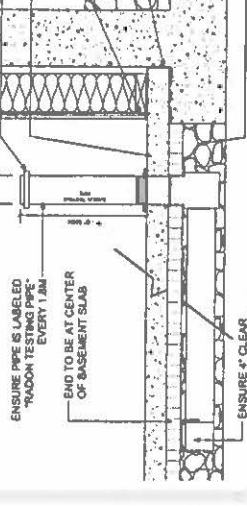
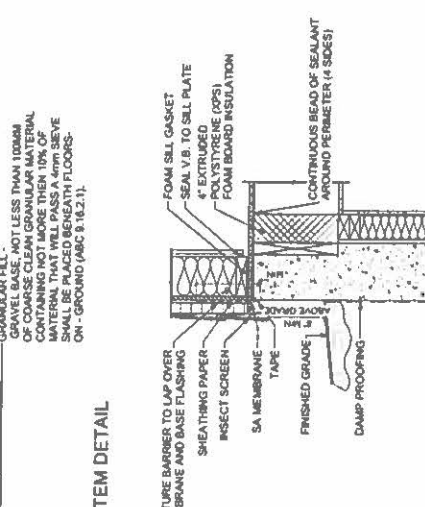
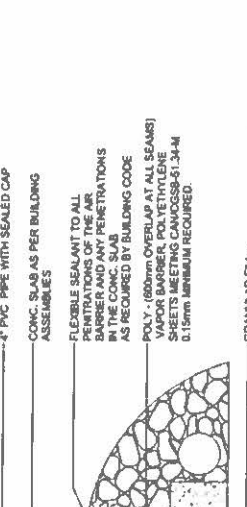
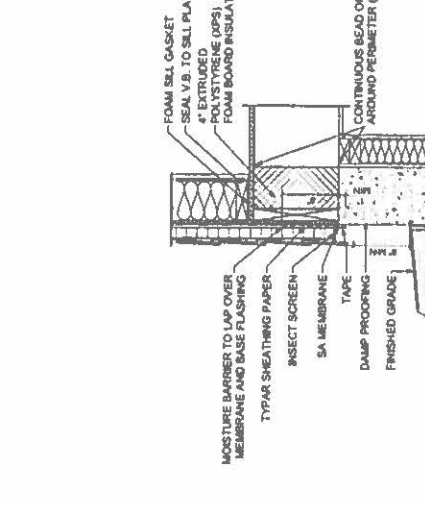
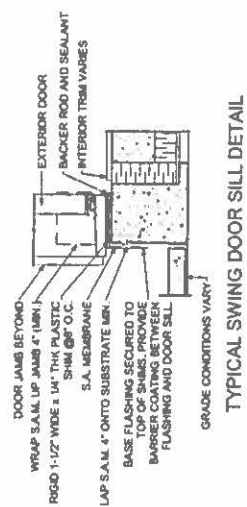
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TYPICAL T.O. FOUNDATION WALL DETAIL

TYPICAL T.O. FOUNDATION WALL DETAIL W/ CONCRETE LEDGE

TYPICAL WALL INTERSECTION AT BALCONY DETAIL

TYPICAL WINDOW ELEVATION DETAIL

TYPICAL WINDOW ELEVATION DETAIL

TYPICAL RAINSCREEN WINDOW ELEVATION DETAIL