



2018 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 ERIC LEE
Mailing Address 15 E. 3RD AVE
City/Town VAN Postal Code V5T-1C5
Phone Number(s) (H) _____ (C) 604 720 6836
Email ERIC@VICTORERIC.COM

Property

Name of Owner HARJINDER HAYLAT
Civic Address of Property 7038 MAWHINNEY CLOSE

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 15/18
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date Sept 6 2018 Appeal Number BV# 6337

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

August 8, 2018

Board of Variance
City of Burnaby,
4949 Canada Way

Re: 7038 Mawhinney Close - Appeal for relaxation of Building Depth

Dear Board of Variance members:

We would like to request for a building depth and building height relaxation to a Building Permit which has already been approved.

When we were setting the foundation forms, we realized that the garage is in the BC Hydro right of way. We've tried to work with BC Hydro to see if they would allow the garage to remain in this Right of Way but was not successful. Our email communication have been attached here for your reference. Our only option to have the garage clear of this right of way is to attach it to the building. This has triggered a non-compliance in building depth and building height.

Our new attached garage design proposes a 75.33' building depth. The R2 Zoning Bylaw restricts the building depth to be the lesser of half of the lot depth (which would be 96.45' on average) or 60'. Hence we are requesting for a relaxation of 15.3' in building depth.

We would like to note that this site is a very long site (183' on one side and 202' on the other side) so having the extra depth is immaterial when you look at it proportionally. In addition, although we are asking for a 15' relaxation in depth, we've designed it so that the non-compliant portion is in the basement only which makes it less noticeable. The main floor building depth remains at the 59.2' building depth which was originally approved. The intent is to minimize any obstructions to any neighboring properties.

In regards to the building height, we were compliant previously for our building height calculation. However, because the attached garage increased the total perimeter of the building, this lowered our Basic Weighted Average calculation. The top of the building has not changed in elevation but because the point of measurement is lower, it has now made our total building height non-compliant by 9". Therefore we are requesting for a relaxation of 9" in building height since this non-compliance is also due to the need to attach the garage.

We trust that the Board can see we have no other option given this hardship and that we have minimized any impacts to neighbours.

Thank you for your time and consideration.

Regards,


Eric Lee
VICTORERIC DESIGN GROUP

T. 604.677.0021
F. 604.677.0178
www.victorenic.com

#207-33 E. 8th Ave.
Vancouver, BC
V 5 T 1 R 5



BOARD OF VARIANCE REFERRAL LETTER

DATE: August 14, 2018	<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: August 14, 2018 for the September 06, 2018 hearing.			
APPLICANT NAME: VictorEric			
APPLICANT ADDRESS: 15 E 3 rd Ave, Vancouver, B.C., V5T 1C5			
TELEPHONE: 604-677-0021			
PROJECT			
DESCRIPTION: New Single Family Dwelling with secondary suite and attached garage			
ADDRESS: 7038 Mawhinney Close			
LEGAL DESCRIPTION:	LOT: A	DL: 78	PLAN: EPP39700

Building Permit application BLD17-10003 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.6(1)(a) and 102.7(b)

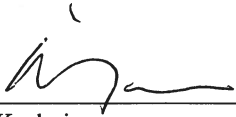
COMMENTS:

The applicant currently has a building permit for a new single family dwelling with secondary suite and detached garage and proposed to have a new single family dwelling with secondary suite and 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 102.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 29.50 feet to 34.81 feet measured from the rear average grade for the proposed single family dwelling with a sloping roof.
- 2) To vary Section 102.7(b) – “Depth of Principal Building” of the Zoning bylaw requirement for the maximum building depth from 60.00 feet to 74.00 feet.

- 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



 Peter Kushnir
Deputy Chief Building Inspector

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Revisions:

No	Date	By	Details
1	2018-03-07	PM	PROPOSED
2	2018-03-07	PM	REVISION
3	2018-03-16	PM	REVISION
4	2018-03-04	PM	REVISION

DATE: 13/08/2018 3:22:17 PM
 CHECKED BY: ISSUED FOR REVIEW
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VICTORERIC
 156 EAST 9TH AVENUE
 BURNABY, BC V5C 2G1
 TEL: 604.277.0178
 WWW.VICTORERIC.COM

HAYLAT RESIDENCE

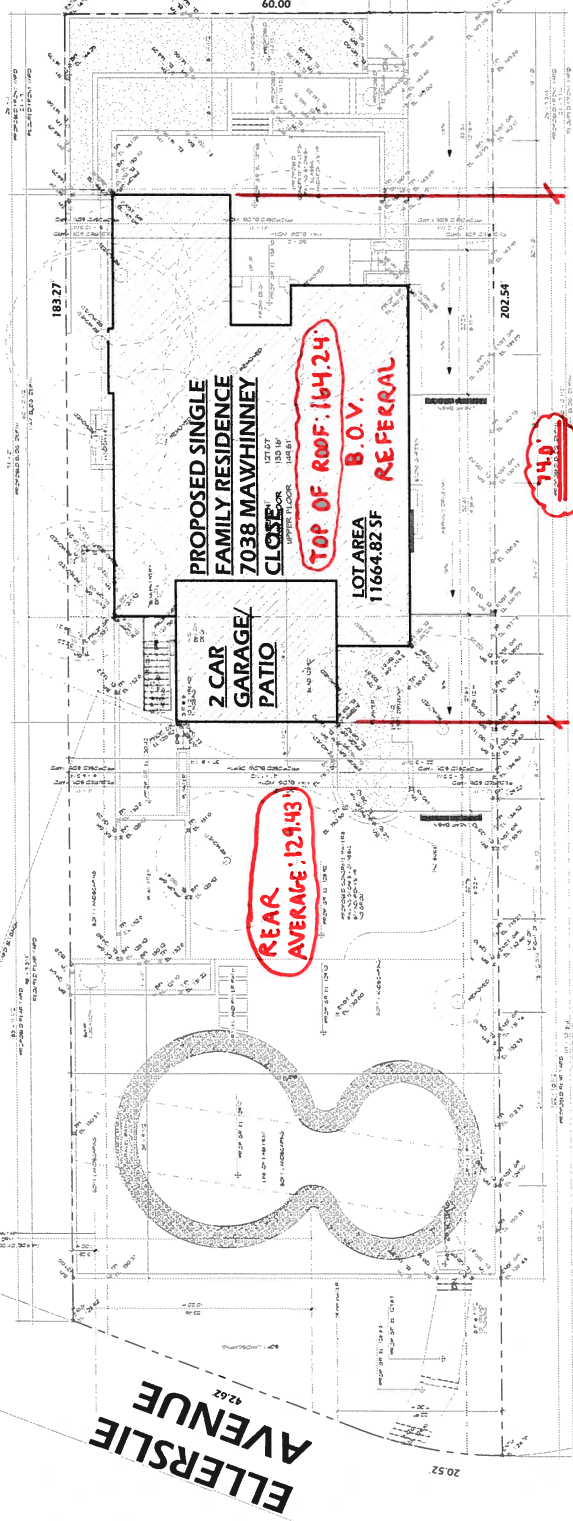
7038 MAWHINNEY CLOSE
 BURNABY

SITE PLAN
 SEWER & WATER INFO

Project No: Drawing No:
 T12007
 Drawn By: PM
 Approved By: EL
A1.1



MAWHINNEY CLOSE



VENTILATION AND ENERGY REQUIREMENTS OF BCBC 2012:

TABLE 1: VENTILATION AND ENERGY REQUIREMENTS OF BCBC 2012

Requirement	Value
Minimum Ventilation Rate (L/s/m²)	0.03
Maximum Energy Use (kWh/m²/yr)	100
Minimum Energy Use (kWh/m²/yr)	10
Maximum Water Use (L/m²/yr)	100
Minimum Water Use (L/m²/yr)	10

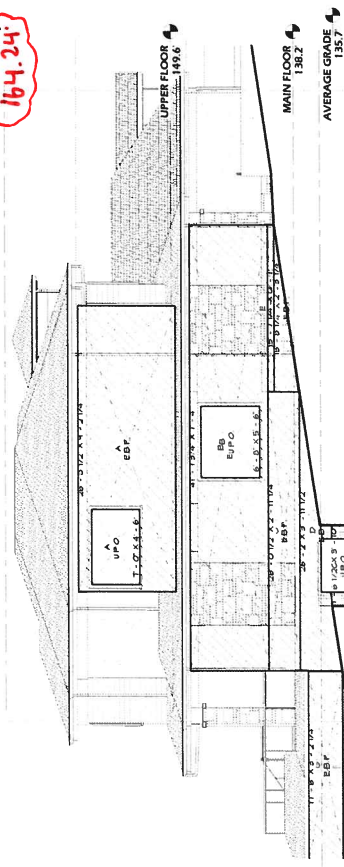
PROJECT SUMMARY

ZONING DISTRICT:		R2
PROPOSAL:		SINGLE FAMILY RESIDENCE
CIVIC ADDRESS:		7038 MAWHINNEY CLOSE
LEGAL DESCRIPTION:		000-081-1657
LOT DIMENSIONS		
LOT AREA:	11664.82 SF (1064.0 SM)	
LOT WIDTH:	60.0' (18.3 M)	
LOT DEPTH:	192.9' (58.8 M)	
G.E.A. - 4798.3 SQ.FT.		
ALLOWABLE:	40%	
PROPOSED:	40%	
1.5 STORY:	1940.8 SF (180.3 SM)	
UPPER FLOOR:	3372.5 SF (313.3 SM)	
MAIN FLOOR:	4302.8 SF (397.7 SM)	
TOTAL ABOVE GRADE:	3500.40 SF (325.20 SM)	
BASEMENT/CELLAR:	4798.3 SF (440.0 SM)	
TOTAL:	4798.3 SF (440.0 SM)	
ALLOWABLE REQUIRED AREAS		
GARAGE:	602.9 SF (56.0 SM)	
COVERED:	39.9 SF (3.7 SM)	
DECK/CONY:	376.9 SF (35.2 SM)	
BUILDING:	4667.20 SF (433.60 SM)	
MAXIMUM:	3500.40 SF (325.20 SM)	
SITE COVERAGE:	70%	
REQUIRED YARDS:	8167.60 SF (758.70 SM)	
REQUIRED (MIN):	24.6' (7.5 M)	
FRONT:	25.3' (7.7 M)	
SIDE(WEST):	4.9' (1.5 M)	
SIDE (EAST):	12.0' (3.7 M)	
COMBINED SIDE:	11.5' (3.5 M)	
REAR:	29.5' (9.0 M)	
BUILDING HEIGHT:	29.5' (9.0 M)	
ALLOWABLE:	29.5' (9.0 M)	
MAX:	29.5' (9.0 M)	
BUILDING DEPTH:	60.0' (18.29 M)	
ALLOWABLE:	75' (22.86 M)	

1 SITE PLAN
 1/8" = 1' 0"

No.	Date	By
1	2010-03-07	REVISION
2	2010-03-07	REVISION
3	2010-03-16	REVISION
4	2010-03-04	REVISION

B.O.V. REFERRAL
ROOF PEAK 164.24'



1 WEST - SPATIAL SEPARATION
 3/16" = 1'-0"

SPATIAL SEPARATION SUMMARY	
MIN. CLEARANCE	5'-0"
EXPOSED BUILDING FACE	10'-00" SF (1150 SQ)
UNPROTECTED OPENING	10'-00" SF (1150 SQ)
PROPOSED AREA OF UNPROTECTED OPENING	60'-00" SF (636 SQ)

SPATIAL SEPARATION SCHEDULE			
BUILDING FACE	AREA TYPE	HEIGHT	AREA
WEST	A	UP	2'-2"
WEST	B	UP	5'-6"
WEST	C	UP	5'-6"
WEST	D	UP	5'-6"
WEST	E	UP	5'-6"
WEST	F	UP	5'-6"
WEST	G	UP	5'-6"
WEST	H	UP	5'-6"
WEST	I	UP	5'-6"
WEST	J	UP	5'-6"
WEST	K	UP	5'-6"
WEST	L	UP	5'-6"
WEST	M	UP	5'-6"
WEST	N	UP	5'-6"
WEST	O	UP	5'-6"
WEST	P	UP	5'-6"
WEST	Q	UP	5'-6"
WEST	R	UP	5'-6"
WEST	S	UP	5'-6"
WEST	T	UP	5'-6"
WEST	U	UP	5'-6"
WEST	V	UP	5'-6"
WEST	W	UP	5'-6"
WEST	X	UP	5'-6"
WEST	Y	UP	5'-6"
WEST	Z	UP	5'-6"

SPATIAL SEPARATION SUMMARY	
MIN. CLEARANCE	5'-0"
EXPOSED BUILDING FACE	10'-00" SF (1150 SQ)
UNPROTECTED OPENING	10'-00" SF (1150 SQ)
PROPOSED AREA OF UNPROTECTED OPENING	60'-00" SF (636 SQ)



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CHECKED BY:
 DATE:

VICTORIC
 15 EAST 3RD AVENUE
 SUITE 100
 BURNABY, BC V5C 2G1
 TEL: 604.777.0081 FAX: 604.777.0188
 WWW.VICTORIC.COM

HAYLAT RESIDENCE

**7038 MAWHINNEY CLOSE
 BURNABY**

**SPATIAL SEPARATION
 INTERPOLATED GRADE PLAN
 EXISTING ENVIRONMENT
 OVERLAY**

Project No. 17007
 Drawing No. A14
 Date By: PM
 Approved By: EL

**PROPOSED SINGLE
 FAMILY RESIDENCE
 7038 MAWHINNEY
 CLOSE**

**2 CAR
 GARAGE**

5 INTERPOLATED GRADE PLAN
 1/8" = 1'-0"

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Victor Eric & Associates, Inc. is a registered professional engineering firm in the State of Florida. The seal of the State of Florida is hereby acknowledged.

Revisions:

No.	Date	By	Details
1	2015-03-07	PH	ISSUED FOR B.P.
2	2015-03-11	PH	REVISION
3	2015-03-16	PH	REVISION
4	2015-03-04	EL	DRAWING BOY

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VE
VICTOR ERIC
15 EAST 3RD AVENUE
SUITE 100
MIAMI, FL 33132
TEL: 305.477.0021 F: 305.477.0178
WWW.VICTORERIC.COM

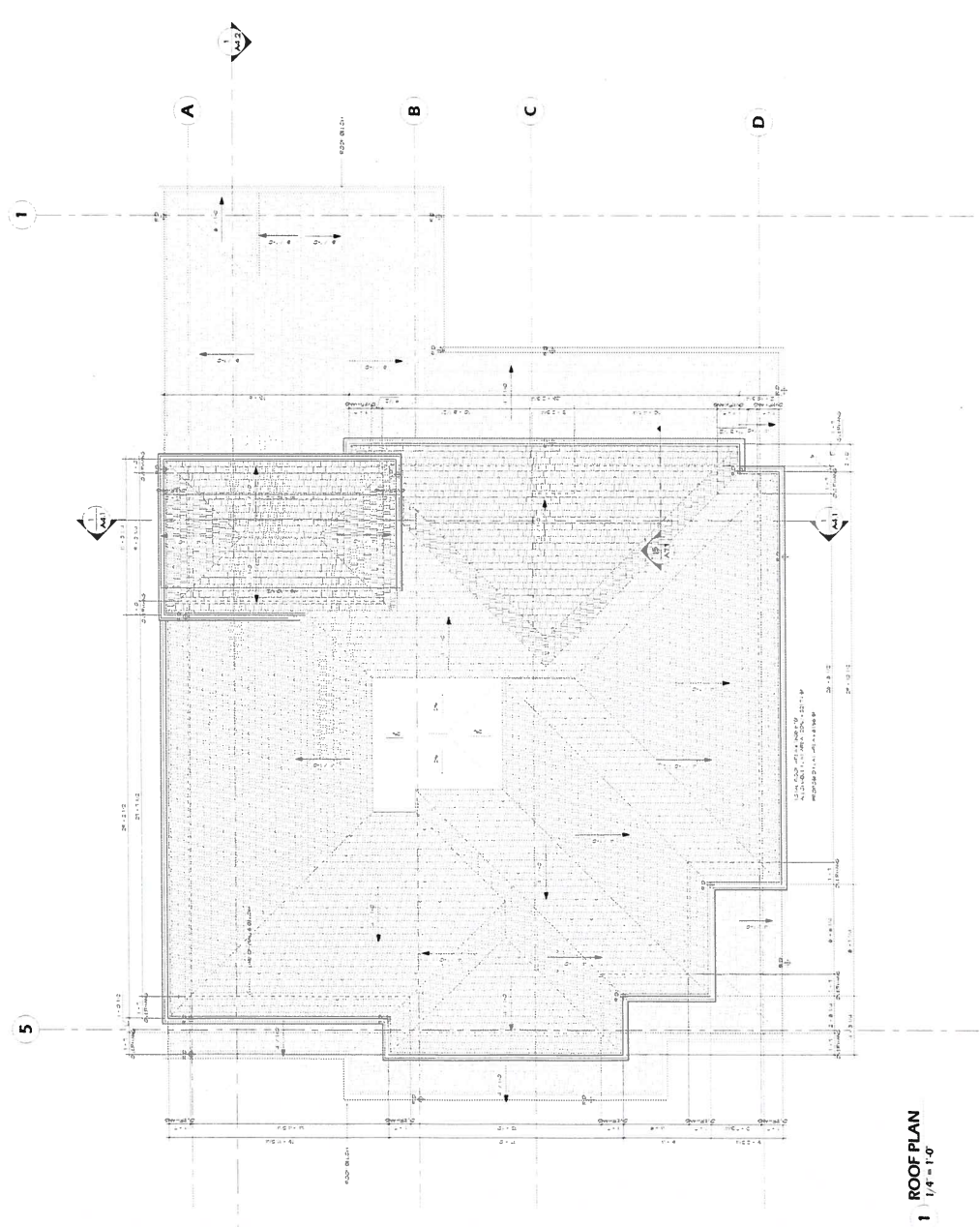
Project:
HAYLAT RESIDENCE

7038 MAWHINNEY CLOSE
BURNABY

Drawing Title:
ROOF PLAN

Project No. Drawing No.
171007
Drawn By: **A2.4**
PM
Approved By:
EL

GENERAL NOTES:
1. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FBC AND THE LATEST EDITIONS OF THE FBC. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FBC AND THE LATEST EDITIONS OF THE FBC.
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No.	Details
1	DATE: 08-07-2018
2	BY: VICTORIC
3	FOR: HAYLAT RESIDENCE
4	REVISION: 158.6
5	DATE: 08-07-2018
6	BY: VICTORIC
7	FOR: HAYLAT RESIDENCE
8	REVISION: 158.6

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15, EAST 3RD AVENUE
SUITE 200
VANCOUVER, BC V6A 0B1
TEL: 604.277.0021 FAX: 604.277.0178
WWW.VICTORIC.COM

Project: HAYLAT RESIDENCE

7038 MAX/HINNEY CLOSE
BURNABY

Drawing Title: NORTH & WEST ELEVATIONS

Project No.	17007
Drawn By:	PM
Approved By:	EL
Scale:	A3.1

B.O.V. REFERRAL
ROOF PEAK
164.24'

UPPER FLOOR
CEILING
158.6'

UPPER FLOOR
149.6'

MAIN FLOOR
138.2'

AVERAGE GRADE
135.7'

GARAGE
127.9'

B.O.V. REFERRAL
ROOF PEAK
164.24'

UPPER FLOOR
CEILING
158.6'

UPPER FLOOR
149.6'

MAIN FLOOR
138.2'

AVERAGE GRADE
135.7'

GARAGE
127.9'

BASEMENT
127.9'

2 WEST ELEVATION
1/4" = 1'-0"

SPATIAL SEPARATION SUMMARY	
SIZE: 100' x 100'	100' x 100'
PERMITS: 100' x 100'	100' x 100'
ALLOWABLE PERCENTAGE OF UNPROTECTED OPENING: 60.50 SF	60.50 SF
UNPROTECTED AREA OF UNPROTECTED OPENING: 60.50 SF	60.50 SF

1 NORTH ELEVATION
1/4" = 1'-0"

MARK DESCRIPTION	MATERIAL	MANUFACTURER/SUPPLIER	TITLE	COLOR
1. CLADDING	BRICK	TBC	SMOOTH TROPEL ACETIC	LIGHT GREY
2. CLADDING	BRICK	TBC	SMOOTH TROPEL ACETIC	LIGHT GREY
3. CLADDING	BRICK	TBC	SMOOTH TROPEL ACETIC	LIGHT GREY
4. FLOORING	W/NT PLANK	TBC	SMOOTH TROPEL ACETIC	BLACK
5. FLOORING	W/NT PLANK	TBC	SMOOTH TROPEL ACETIC	BLACK
6. FLOORING	W/NT PLANK	TBC	SMOOTH TROPEL ACETIC	BLACK

No.	Date	By	For
1	2010-04-07	PM	PROPOSAL
2	2010-03-17	PM	REVISION
3	2010-03-16	PM	REVISION
4	2010-03-04	PM	REVISION

CHECKED BY: DATE:

FOR CONSTRUCTION
NOT FOR CONSTRUCTION
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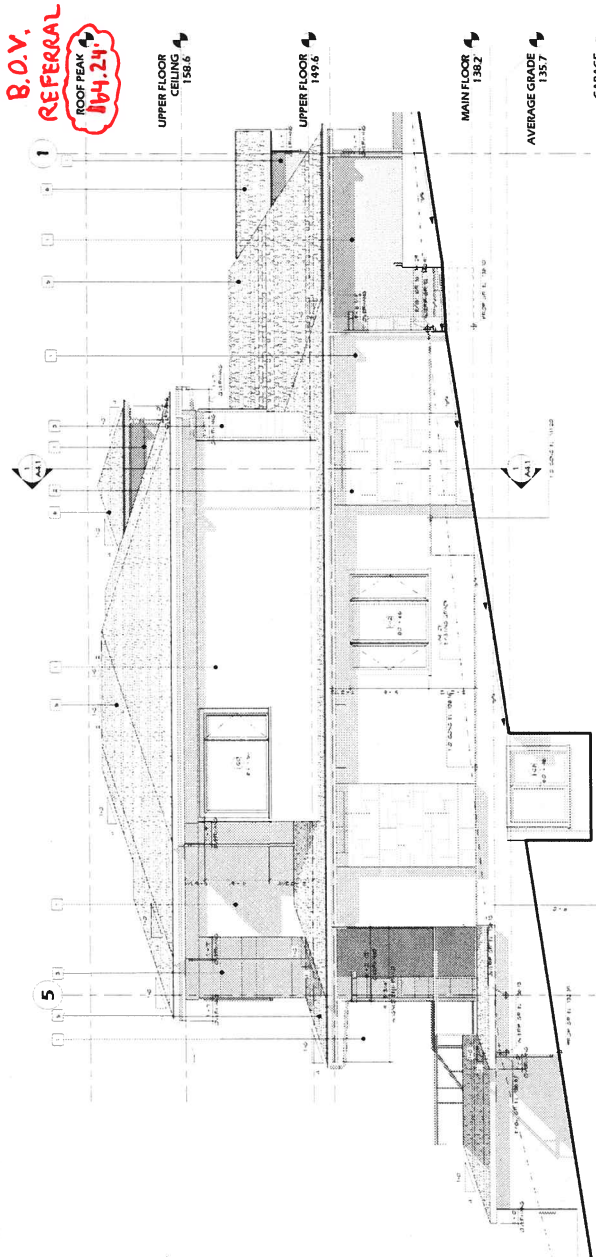
VICTOR ERIC
15 EAST 130 AVENUE
BURNABY, BC V5C 2G1
TEL: 604.677.0778
WWW.VICTORERIC.COM

HAYLAT RESIDENCE

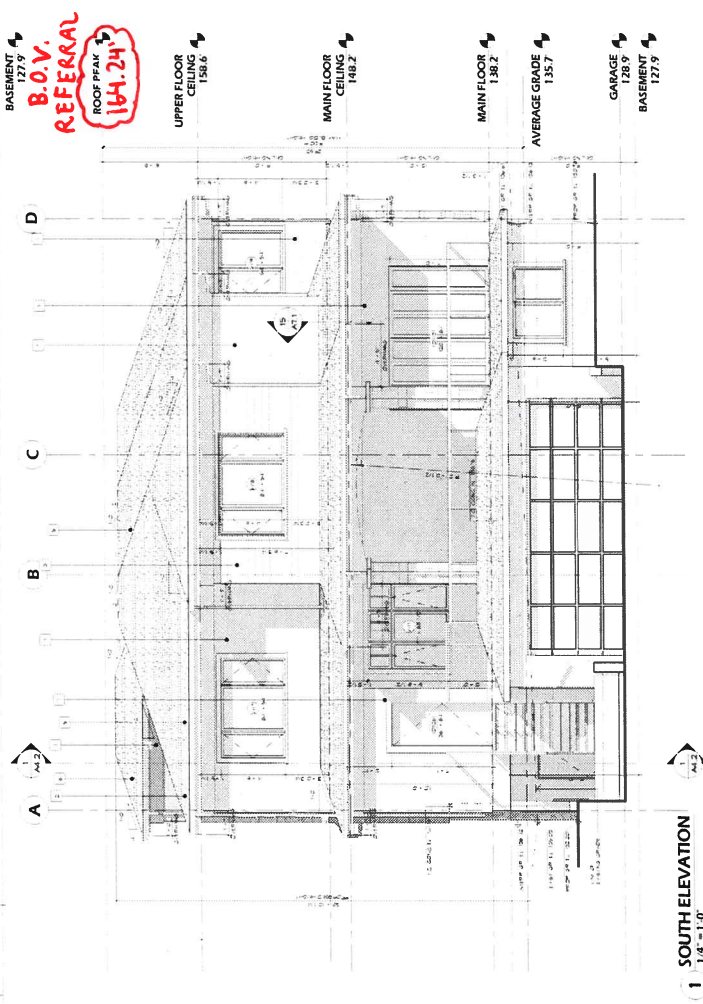
7035 MAWHINNEY CLOSE
BURNABY

SOUTH 4 EAST ELEVATIONS

Project No: 17007
Drawing No: A3.2
Drawn By: PM
Approved By: EL



2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

SPATIAL SEPARATION SUMMARY

EXISTING BUILDING	12.00	(8.66 M)
EXISTING DISTANCE	812.30 SF	(75.50 SQ M)
PROPOSED BUILDING	192.84 SF	(17.92 SQ M)
PROPOSED DISTANCE	88.00 SF	(8.13 SQ M)

EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	MATERIAL	MANUFACTURER/SUPPLIER	STYLE	COLOR
1	CLADDING	STUCCO	TBC	SHOON TRUCKEL MORTIC	LIGHT GREY
2	CLADDING	HARDBOARD	TBC	SHOON TRUCKEL MORTIC	LIGHT GREY
3	CLADDING	WRTL FRAM	TBC	SHOON TRUCKEL MORTIC	LIGHT GREY
4	CLADDING	PAINTED WOOD	TBC	SHOON TRUCKEL MORTIC	BLACK GRN
5	CLADDING	PAINTED WOOD	TBC	SHOON TRUCKEL MORTIC	BLACK GRN



VICTORIC
15 EAST 3RD AVENUE
VANCOUVER, BC, V5T 1C5
F.604.677.0021 F.604.677.0178
WWW.VICTORIC.COM

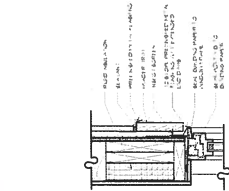
HAYLAT RESIDENCE

7038 MAWHINNEY CLOSE
BURNABY

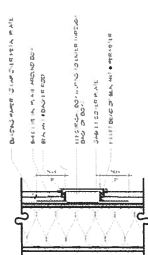
CONSTRUCTION DETAILS

Project No. 17007
Drawn By FM
approved By

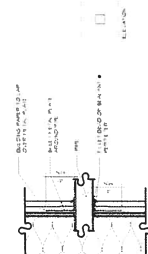
A7.1



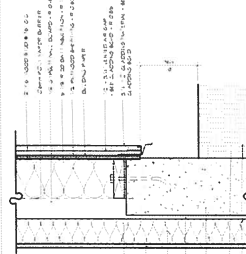
9 TYP. WINDOW HEAD
1 1/2" = 1'-0"



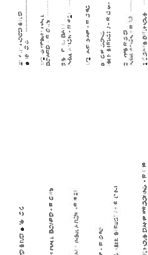
TYP. EXTERIOR ELECT. FIXTURES



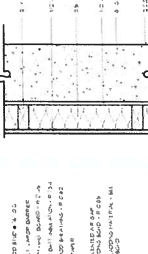
INTERIOR WALL PIPE PENETRATION



BASEMENT WALL SECT.



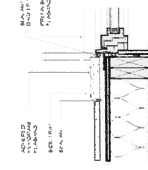
CONC. FURRED WALL



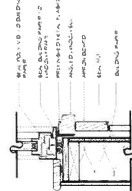
STUD WALL TYP. EXTERIOR



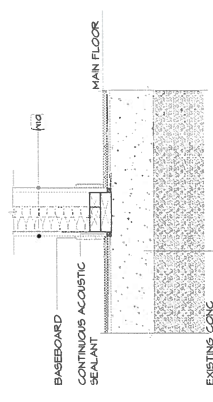
6 TYP. RAILING ATTACHMENT
1 1/2" x 1 1/2"



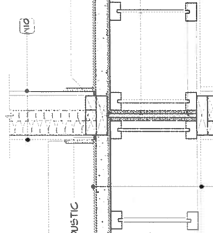
TYP. WINDOW JAMB



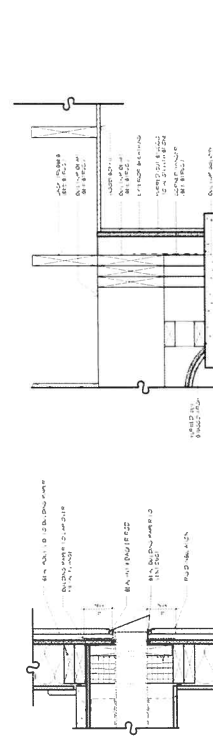
TYP. WINDOW SILL
1 1/2" = 1'-0"



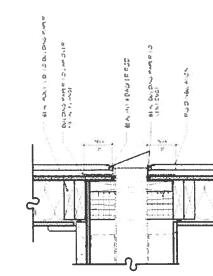
0 PARTY WALL @ GROUND SLAB
1 1/2" = 1'-0"



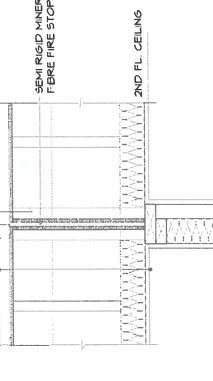
ALL @ UPPER FLOOR



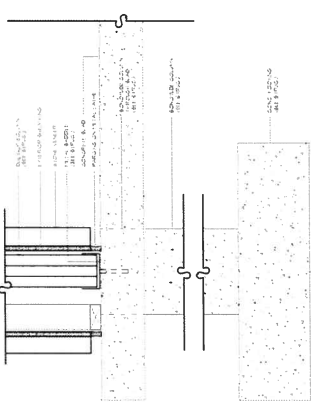
12 TYP. WALL VENT



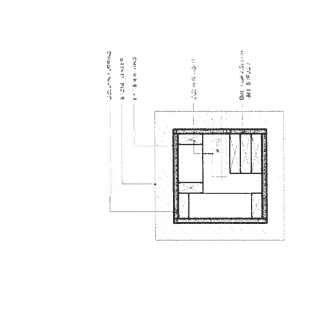
2 TYP. WALL VENT



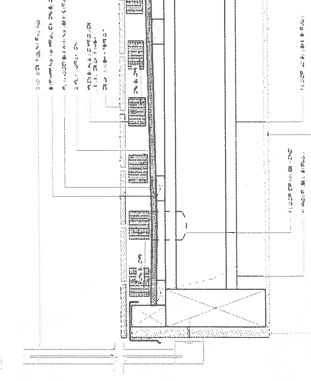
... PARTY WALL @ ROOF



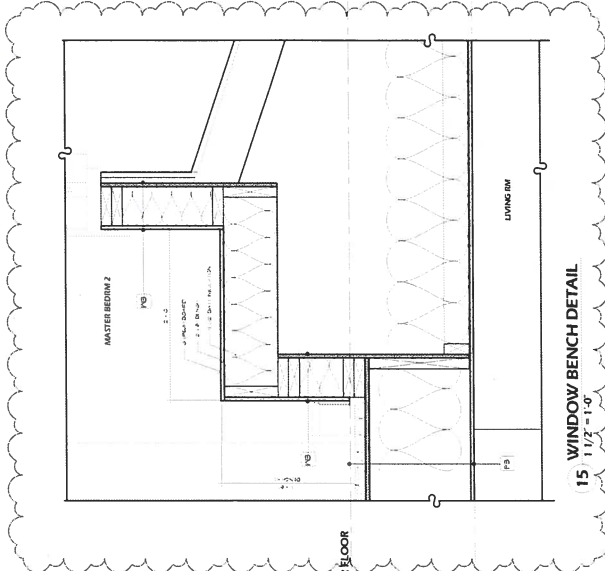
17 VENEER WRAPPED COLUMN
1 1/2" = 1'-0"



16 VENEER WRAPPED COLUMN PLAN 11/2" = 1'-0"



14 TYP. EXTERIOR PATIO 1 1/2" = 1'-0"



15 WINDOW BENCH DETAIL