



# Board of Variance Appeal Application 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 DAVID WONG - WING DESIGN LTD.  
Mailing Address 151-5489 BYRNE ROAD  
City/Town BURNABY Postal Code V5J 3J1  
Phone Number(s) (H) \_\_\_\_\_ (C) 604 671-0112  
Email dave@wingdesign.ca  
Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner GORDON & CYNTHIA WONG  
Civic Address of Property 6328 CAULDWYN PLACE  
BURNABY, B.C.

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.

OCT 1, 2018  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date Nov 1st 2018 Appeal Number BV# 6342

#### Required Documents:

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

Sept. 25, 2018

Gordon & Cynthia Wong  
6328 Caulwynd Place  
Burnaby, BC  
V5E 4C7

To: The City of Burnaby  
The Board of Variance

Re: 6328 Caulwynd Place

Dear Representatives of the Board of Variance:

Our family has lived on Caulwynd Place for 13 years and our 3 children attended Clinton Elementary School and Burnaby South High School. I was born and raised in South Burnaby and attended Glenwood Elementary, MacPherson Park Junior Secondary and Burnaby South High School.

We love the area we live in and have developed wonderful relationships with our neighbours and people in the other cul-de-sacs. We host and are invited to social gatherings throughout the year. We have established a phone and email tree in our community; we look out for each other in our neighbourhood. We do not plan to move from this great community as our family and friends are very important to us.

Our children are now young adults and have their own vehicles. Living in a cul-de-sac provides limited parking which is now an issue. Street parking will be a long term problem for us as our children are not financially able to move out for many years, with the current housing market in the lower mainland. We only have one parking spot in front of our house since we are located at the end of a cul-de-sac. Our immediate neighbours also have limited street parking due to the proximity to the end of the cul-de-sac.

Therefore, we are requesting an extension to our garage to solve our parking issue. This request, however, would not meet the current R2 zoning requirements for:

1. Front yard depth of 24.5'. Our proposed is 14.2'
2. Overall house length of 57.81'. Our proposed is 72.8'

We do not meet the requirements above because our lot is odd shaped and in an odd position to the end of the cul-de-sac. Our frontage is perpendicular to the end of the circle.

By extending our garage, we would be able to park extra vehicles on our own property and the vehicles would be out of view once the door is closed. This would be

esthetically pleasing to our neighbours, provide protection for our vehicles and ourselves, and free up street parking for their family and friends in front of their homes.

We have invested much time and many dollars exploring the best approach to solve this parking issue. We feel our proposed extension looks natural with our odd shaped lot.

We hope you can understand our situation and we request that the Board of Variance, give us permission for the 2 requirements above, to be relaxed so that we are able to move ahead with the proposed development.

Sincerely,



Gordon Wong



Cynthia Wong



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> September 12, 2018			<i>This is <b>not</b> 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> October 9, 2018 for the November 1, 2018 hearing.			
<b>APPLICANT NAME:</b> Hannah Cheng (WHG Design)			
<b>APPLICANT ADDRESS:</b> 157-5489 Byrne Rd. Burnaby, B.C. V5J 3J1			
<b>TELEPHONE:</b> 604-671-0112			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> Addition to cellar floor only to an existing single family dwelling			
<b>ADDRESS:</b> 6328 Caulwynd Place			
<b>LEGAL DESCRIPTION:</b>	<b>LOT: B</b>	<b>DL: 160</b>	<b>PLAN: LMP8902</b>

Building Permit application BLD18-00142 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R2 / Sections 102.7(a) and 102.8(1)

#### COMMENTS:

The applicant proposes to build an addition to cellar floor only to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 102.7(a) – “Depth of Principal Building” of the Zoning bylaw requirement for the maximum building depth from 57.91 feet to 72.80 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 to 14.21 feet.

*Note:*

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 this variance, if granted, is 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.

JQ

Peter Kushnir  
Deputy Chief Building Inspector

1d Place

All distances are in feet  
thereof unless otherwise

OVATION PURPOSES

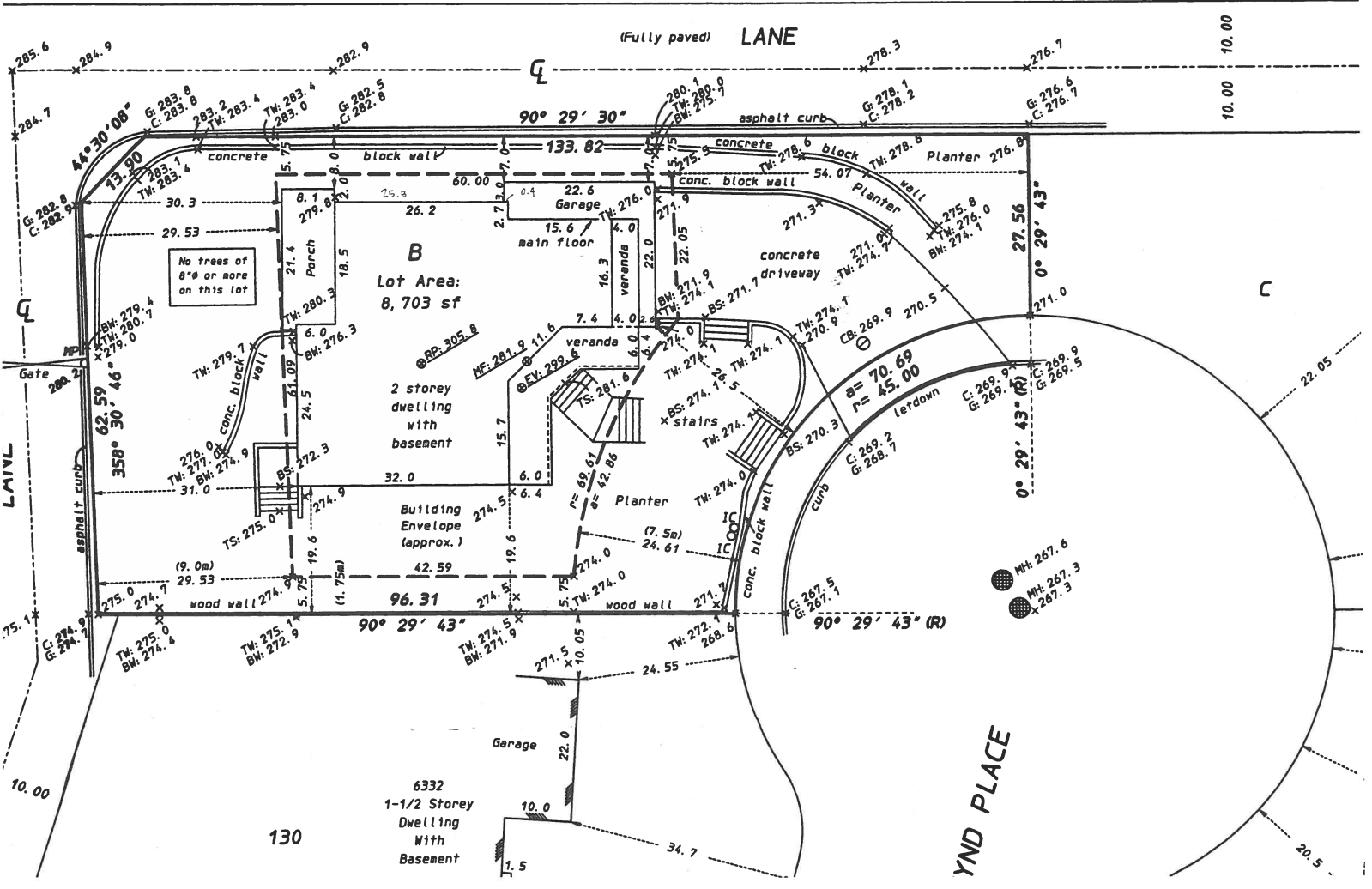
R2

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
6332	130	24.55	22.83
6338	129	24.2	
6331	C	22.05	MINIMUM
6337	131	20.5	24.61 (7.5m)
TOTAL:		91.30	

54.4

RE

BUILD



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**WHG**  
ARCHITECTS

1000 West 10th Avenue  
Vancouver, BC V6H 1A1  
Tel: 604-681-1111  
Fax: 604-681-1112  
www.whgarchitects.com

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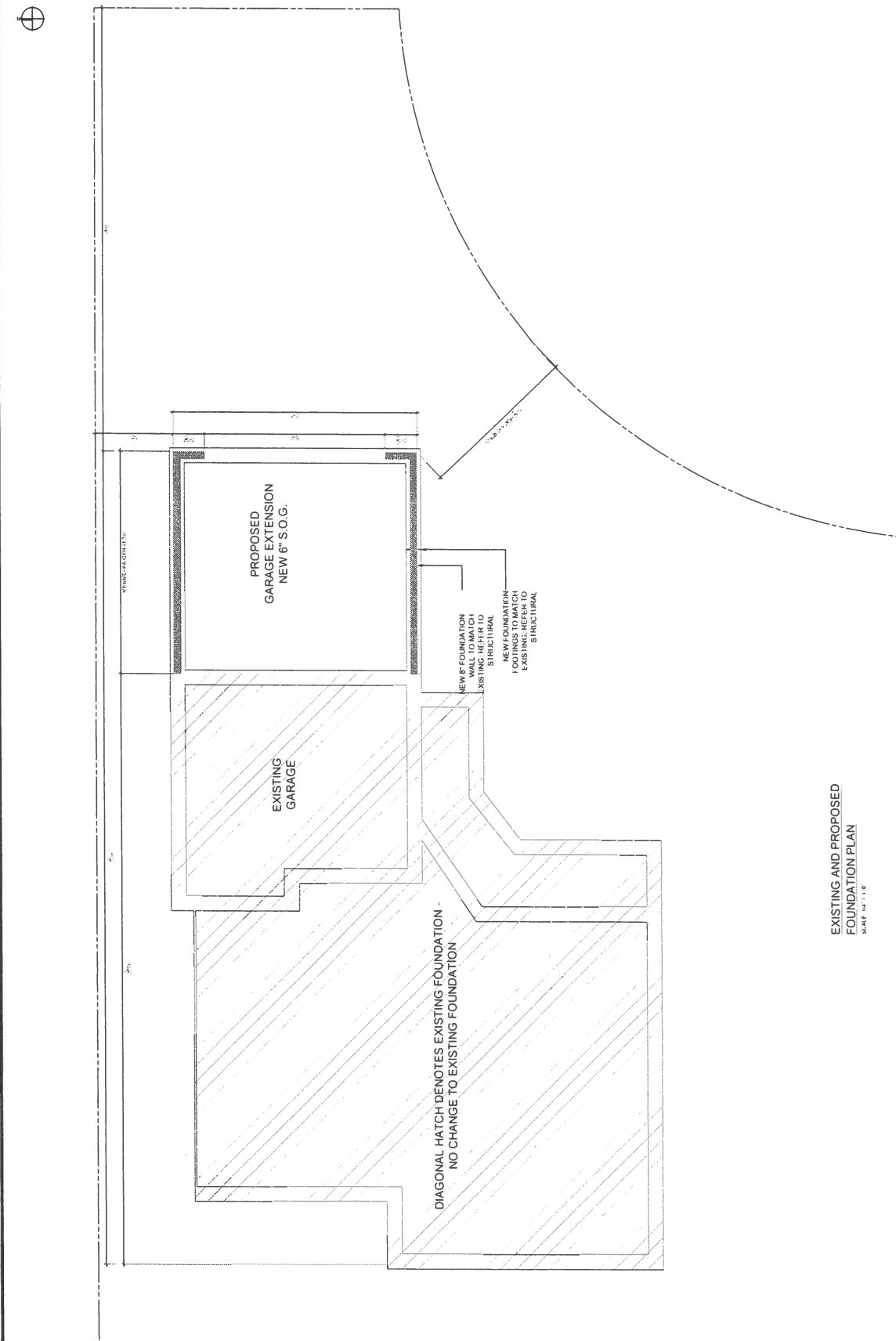
DATE: 10/10/18

WONG RESIDENCE  
6328 CAULWYN PLACE  
BURNABY, BC V8E 4C7

FOUNDATION PLAN

ID-20

DATE: 10/10/18  
SCALE: 1/4" = 1'-0"



EXISTING AND PROPOSED  
FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

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WONG RESIDENCE  
6328 CAULWYND PLACE  
BURNABY BC V5E 4C7

WONG RESIDENCE  
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BURNABY BC V5E 4C7

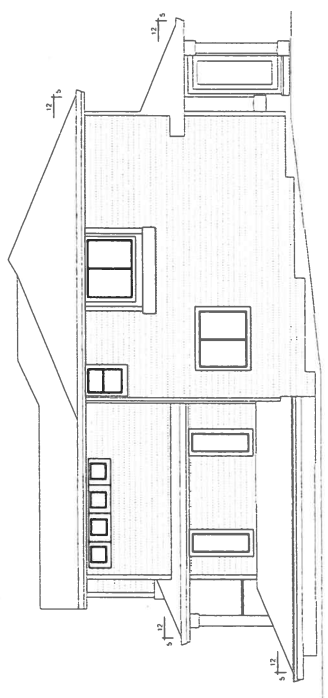
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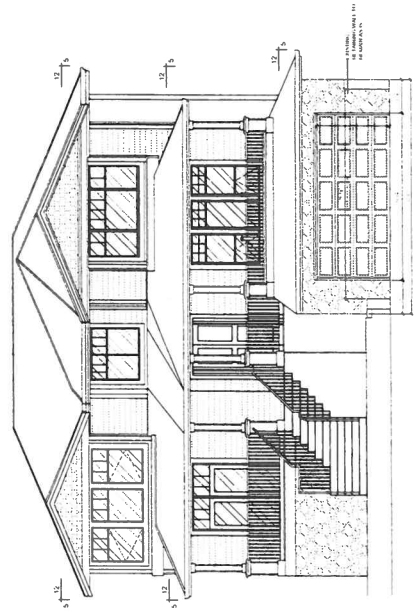
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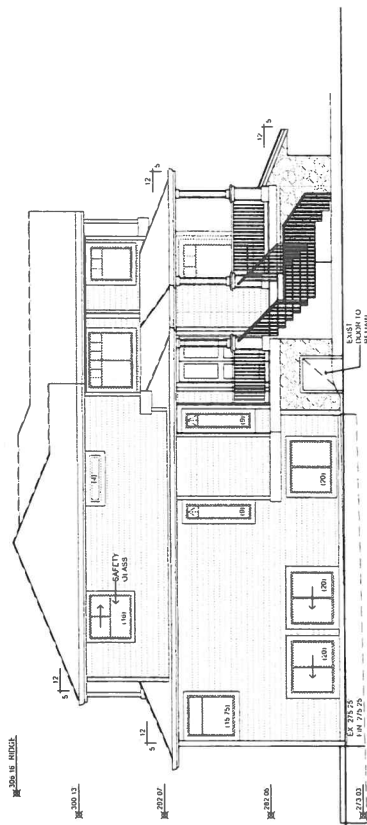
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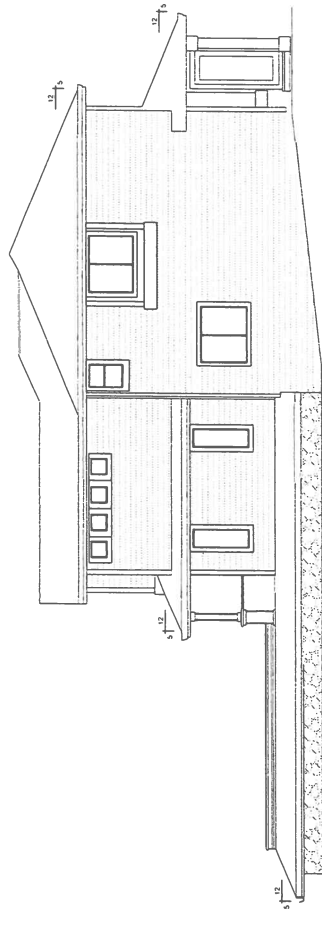
EXISTING RIGHT SIDE ELEVATION



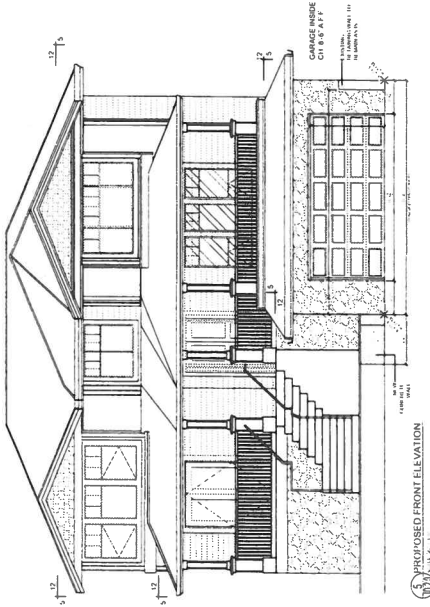
EXISTING FRONT ELEVATION



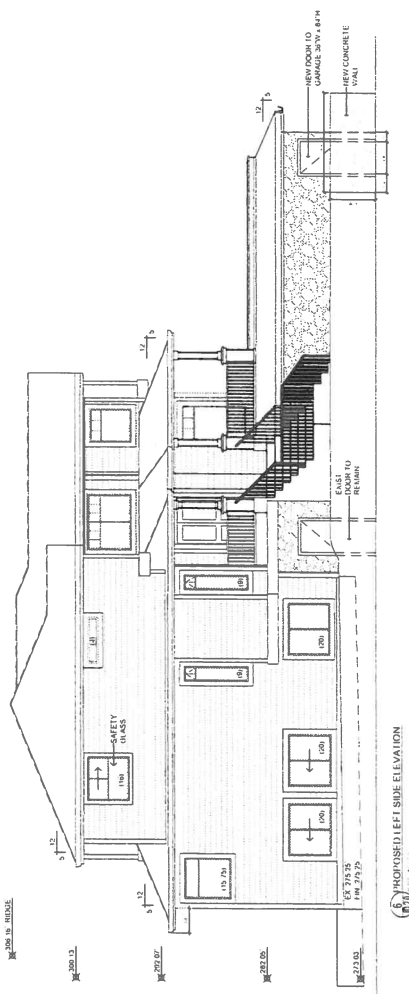
EXISTING LEFT SIDE ELEVATION



4 PROPOSED RIGHT SIDE ELEVATION  
1/2" = 1'-0"



5 PROPOSED FRONT ELEVATION  
1/2" = 1'-0"



6 PROPOSED LEFT SIDE ELEVATION  
1/2" = 1'-0"

**WHG**  
ARCHITECTS

WONG RESIDENCE  
6328 CAULWYND PLACE  
BURNABY, BC V5E 4C7

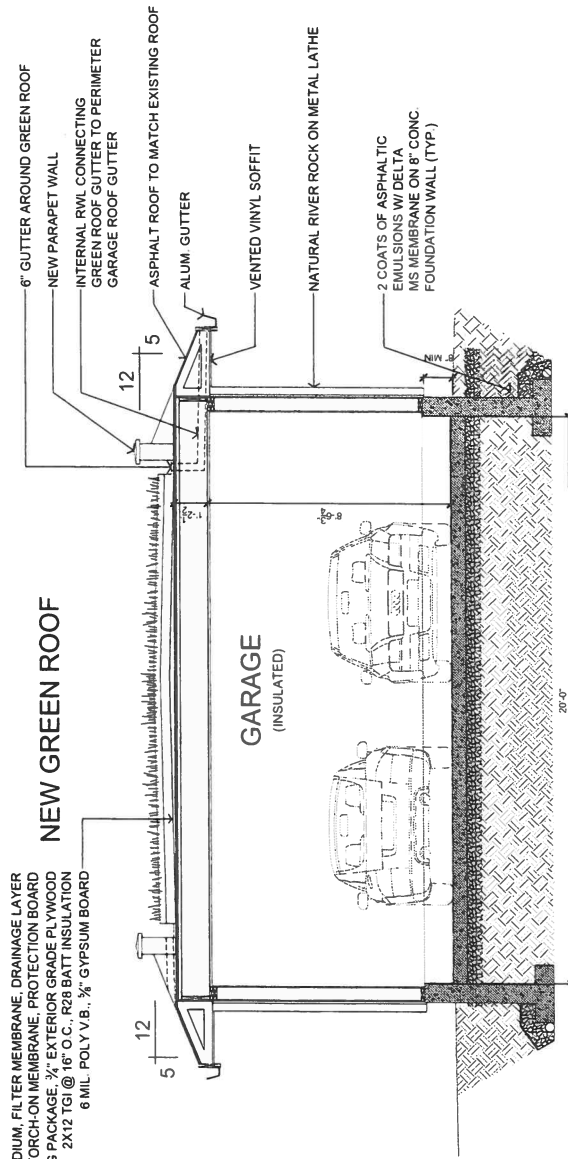
PROPOSED EXTERIOR  
ELEVATIONS

ID-3.1



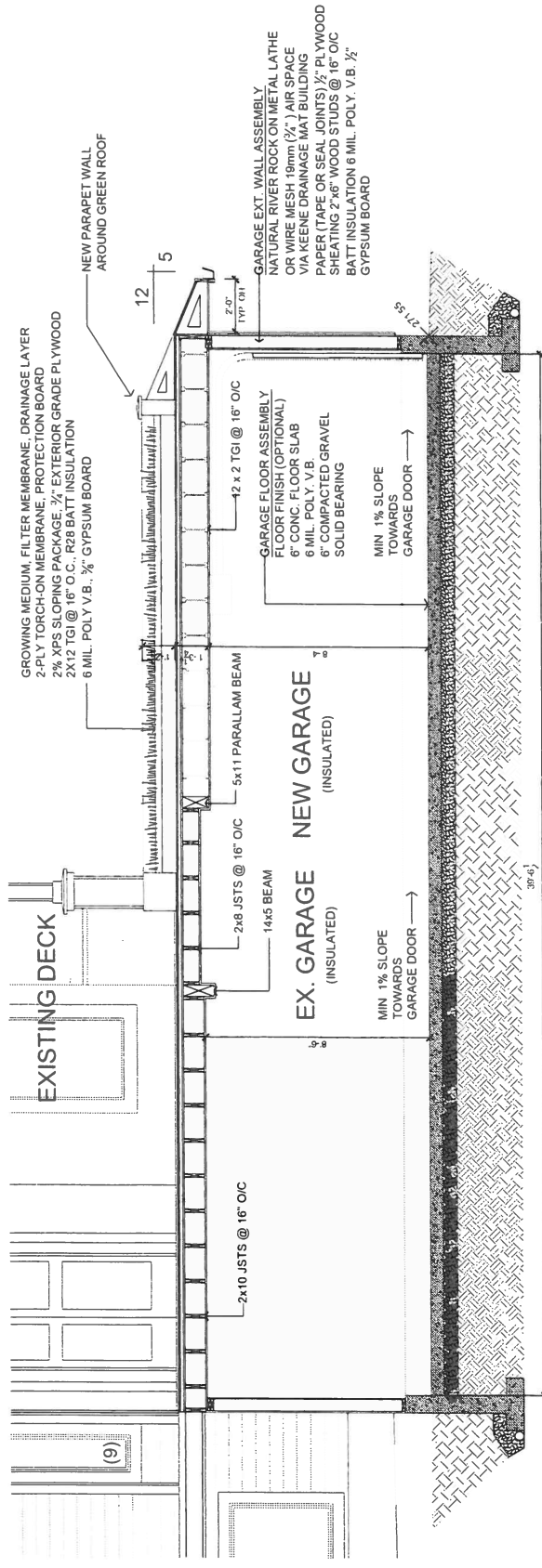
GROWING MEDIUM, FILTER MEMBRANE, DRAINAGE LAYER  
2-PLY TORCH-ON MEMBRANE, PROTECTION BOARD  
2% XPS SLOPING PACKAGE, 3/4" EXTERIOR GRADE PLYWOOD  
2X12 TGI @ 16" O.C., R28 BATT INSULATION  
6 MIL. POLY V.B., 3/4" GYPSUM BOARD

## NEW GREEN ROOF



PROPOSED GARAGE SECTION  
SCALE 1/8"

## EXISTING DECK



PROPOSED GARAGE SECTION  
SCALE 1/8"

WHG

WONG RESIDENCE  
6328 CAULWYND PLACE  
BURNABY, BC V5E 4C7

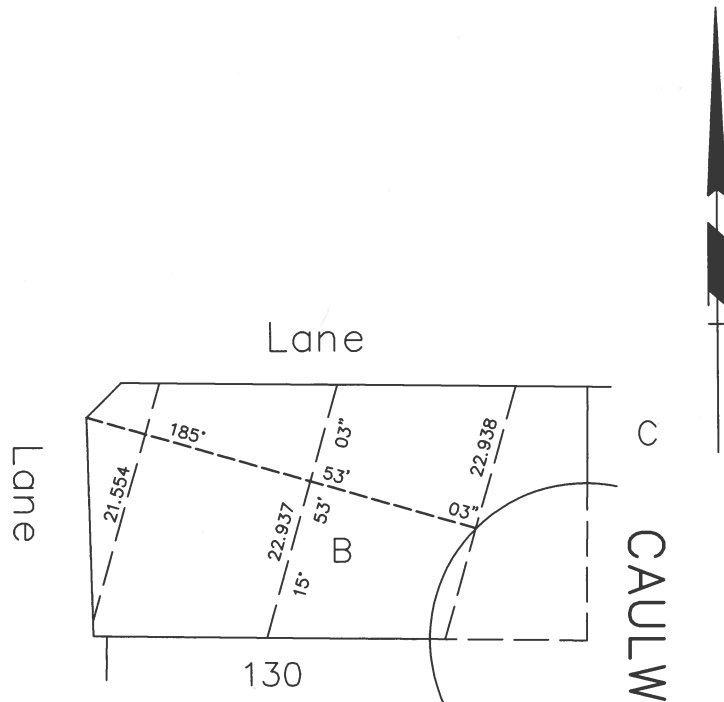
PROPOSED GARAGE  
SECTIONS

ID-4.0



# 6328 CAULWYND PLACE

Scale 1 : 500



Depth of Lot B = 35.30m (115.81')  
Average width of Lot B = 22.48m  
Area of Lot B = 808.6m<sup>2</sup>

MAX BLDG DEPTH ALLOWED 57.91'

Date : August 31/18  
Drawn by : R.P.