



2019 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 Fanny Chau
Mailing Address 6205 Broadway
City/Town Burnaby Postal Code V5B 2Y3
Phone Number(s) (H) (604)-298-2081 (C) (778)-870-3099
Email bchau2191@gmail.com

Property

Name of Owner Hsing King Wen
Civic Address of Property 6205 Broadway

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.

April 09, 2019
Date

Fanny Chau
Applicant Signature

Office Use Only

Appeal Date May 02 2019 Appeal Number BV# 6364

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

Applicant Name: Yiu-Lun Chau

Date: April 9th, 2019

Project Address: 6205 Broadway, Burnaby BC

To whom it may concern,

This letter is to describe a hardship resulting in the request for the relaxation of the Separation Between Buildings in the R2 Residential District Zone as per the Burnaby Zoning Bylaw.

I'm requesting to get permission from the Board of Variance to keep the existing garage. We are a low-income family consisting of my wife, my mother, my 27-year old son, and 24-year old daughter. The property values have raised to a level that we cannot afford to relocate, which is why we have decided to expand the living space that exists.

Our family would need to have the garage to park cars for a family of five adults, with the potential to expand, as it would protect the cars from weathering. This reduces the extra money needed to buy and/or repair cars.

We support the government incentive to reduce the carbon footprint as well so our family has an electric vehicle. The charging station for this vehicle is within the garage. By having to demolish the garage we would run into charging and parking problems.

With the approval of this Board of Variance request, we would be able to continue protecting our vehicles from theft and damage from the weather. The understanding from the City of Burnaby Board of Variance for our need of living space and limitation of the land we own would be greatly appreciated.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yiu-Lun Chau', with a long horizontal stroke extending to the left.

YIU-LUN CHAU



BOARD OF VARIANCE REFERRAL LETTER

DATE: April 5, 2019			<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: April 9, 2019 for the May 2, 2019 hearing.			
APPLICANT NAME: Edward Vega			
APPLICANT ADDRESS: 460 Westview Street, Coquitlam, BC, V3K 6C9			
TELEPHONE: 604-200-0377			
PROJECT			
DESCRIPTION: Interior alterations and additions to an existing single family dwelling			
ADDRESS: 6205 Broadway			
LEGAL DESCRIPTION:	LOT: 21	DL: 130	PLAN: NWP17004

Building Permit application BLD18-01029 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 6.3.1 and 102.8(1)

COMMENTS:

The applicant proposes to build interior alterations and additions 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 6.3.1 – “Distance between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 14.8 feet to 6.35 feet.
- 2) To vary Section 102.8(1) – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 33.88 feet (based on front yard averaging) to 29.5 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

Civic Address: 6205 Broadway Burnaby, V5B 2Y3
 Legal Description: Lot 21, Block 15, of Parcel "B", Block 1
 Of DL 130, Group 1 Plan 17004
 PID: 000-011-053
 Zoning: R2

CALCULATIONS:

LOT SIZE:	6,732 SF
PROPOSED FLOOR AREAS:	
EXISTING GARAGE AREA:	400 SF
PROPOSED LOWER FLOOR:	2,691 SF
PROPOSED MAIN FLOOR:	2,177 SF
PROPOSED AGFA (32%):	2,178 SF
PERMITTED AGFA (20%):	2,745 SF
LOT COVERAGE:	
PERMITTED (40%):	2,692 SF
PROPOSED (40%):	2,692 SF
SECONDARY SUITE:	
PERMITTED (40%):	911 SF
PROPOSED (34%):	784 SF

EXISTING FLOOR AREAS:	
EXISTING GARAGE AREA:	400 SF
EXISTING LOWER FLOOR:	1,342 SF
EXISTING MAIN FLOOR:	1,318 SF
EXISTING AGFA (20%):	1,317 SF

ABBREVIATIONS

E - EXISTING
 P - PROPOSED
 R - REPLACE
 N - NATURAL GRADE
 F - FINISHED GRADE
 TW - TOP OF WALL
 BW - BOTTOM OF WALL

IMPERMEABLE MATERIAL SITE COVERAGE

PERMITTED	4,038 SF 60%
PROPOSED	
PRINCIPAL BUILDING	1,898 SF
ACCESSORY BUILDING(S)	280 SF
SIDEWALKS	841 SF
STAIRS	103 SF
DRIVEWAY	283 SF
TOTAL PROPOSED	3,415 SF 51%

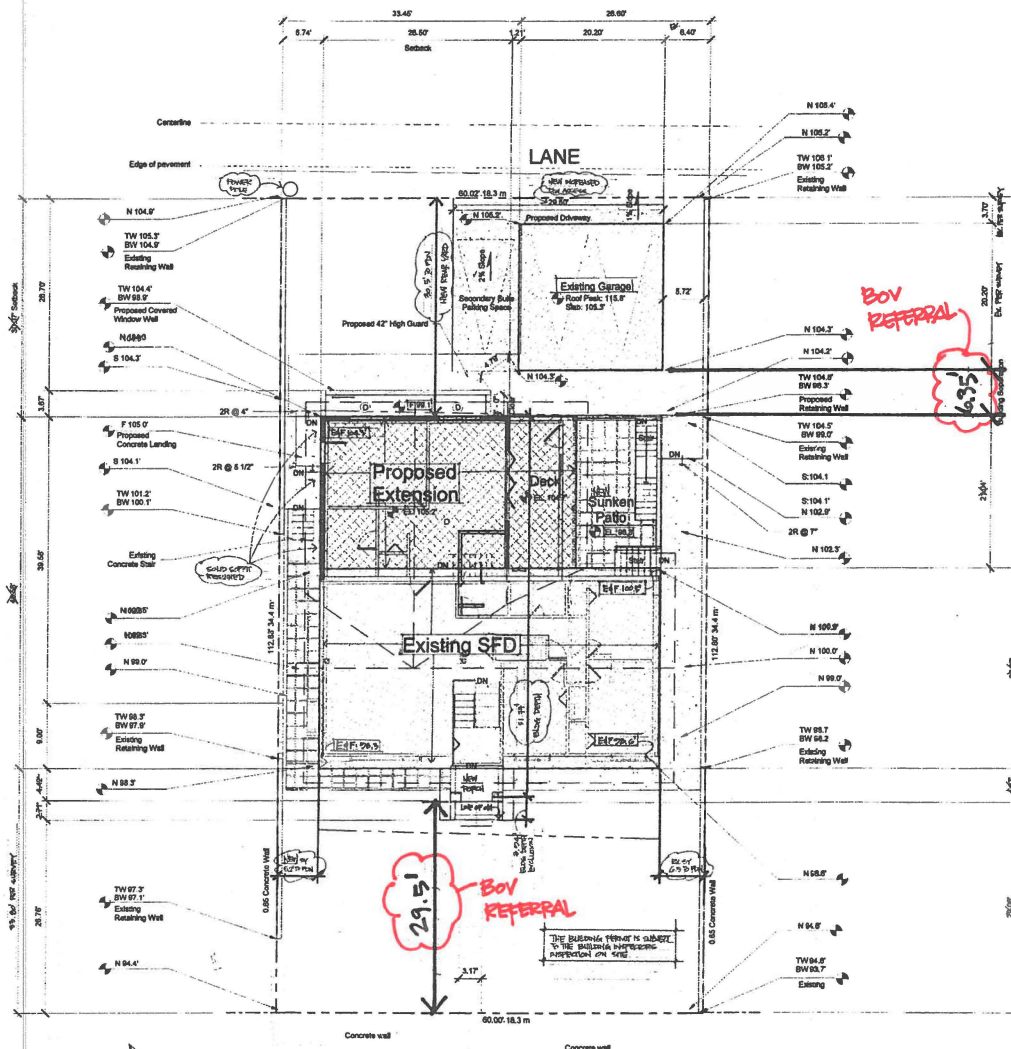
MAIN BUILDING			
SET BACKS	MIN	EXISTING	PROPOSED
FRONT	24.6'	33.88'	30.37'
REAR	29.5'	50.29'	
SIDE	4.9'	5.74'	

HEIGHT	MAX		
ROOF PEAK	29.5	15.3'	
<u>SEPARATION BETWEEN BUILDINGS</u>			
	MIN	EXISTING	PROPOSED
	14.80'	29.75'	8.35'

NOTES:

- THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 2018.
 - CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
 - CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
 - CONCRETE SHALL BE 3000 p.s.i. AFTER 28 DAYS.
 - ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
 - STAIR DETAIL: - MAXIMUM RISE: 7 7/8"
 - MINIMUM RUN: 9"
 - MINIMUM TREAD: 10"
 - HANDRAILS TO BE BETWEEN 32" - 36" HIGH (INSIDE BUILDING)
 - HANDRAILS TO BE 42" HIGH (OUTSIDE BUILDING)
- * ALL SHOWN DIMENSION ON PLANS HAVE PREFERENCE OVER SCALE.
- ** IN SOME MUNICIPALITIES THESE PLANS REQUIRES THE APPROVAL OF CERTIFIED STRUCTURAL ENGINEER, PROVIDED BY BUILDERS.
- *** THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE RESPONSIBILITY OF THE BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS, AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

GENERAL INFORMATION			
COMPLIANCE PATH	(X) PRESCRIPTIVE	() PRESCRIPTIVE WITH TRADE OFFS	() PERFORMANCE
VENTILATION DESIGN	ACTIVE OR PASSIVE AIR FLOWS	HRV, CRAWL SPACE VENTILATION SCHEME, ECT.	
HEATING TYPE	() FORCED AIR	() HYDRONIC	() ELECTRIC
CONSTRUCTION AND EFFECTIVE RSI VALUE FOR ALL ENVELOPE ASSEMBLIES WITH OR WITHOUT A HEAT-RECOVERY VENTILATOR (ZONE 4-C-0000)			
ABOVE-GROUND OPAQUE BUILDING ASSEMBLIES	REQUIRED EFFECTIVE INSULATION RSI (R) VALUE	ACTUAL EFFECTIVE INSULATION RSI (R) VALUE	
CEILING BELOW ATTIC	0.91 (R-20)	0.91 (R-20)	
CATHEDRAL CEILING & FLAT ROOFS	0.92 (R-20.5)	0.92 (R-20.5)	
WALLS	2.18 (R-49)	2.00 (R-45)	
FOUNDATIONS WALLS	1.89 (R-42)	2.19 (R-49)	
FLOORS OVER UNHEATED SPACES	0.92 (R-20.5)	0.92 (R-20.5)	
BELOW-GROUND OR IN CONTACT WITH THE GROUND BUILDING ASSEMBLIES	REQUIRED EFFECTIVE INSULATION RSI (R) VALUE	ACTUAL EFFECTIVE INSULATION RSI (R) VALUE	
BELOW FROST LINE	1.88 (R-42)	1.88 (R-42)	
ABOVE FROST LINE	1.88 (R-42)	1.88 (R-42)	
HEATED FLOORS	1.88 (R-42)	1.88 (R-42)	
SLAB ON-GRADE WITH WYBRAL FOOTINGS	1.88 (R-42)	1.88 (R-42)	
FENESTRATION AND DOORS	U VALUE	U VALUE	
FENESTRATION AND DOORS	1.80	1.80	
FENESTRATION AND DOORS	2.80	2.80	
SKYLIGHTS	2.80	2.80	



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Sheet List	
A0.0	Notes & Site Plan
A1.0	Proposed Basement Floor Plan
A1.1	Proposed Main Floor Plan
A2.0	Proposed Sections Left & Right Elevations
A2.1	Proposed Sections & Back Elevation
A3.0	Existing Elevations
A4.0	Typical details
A4.1	Typical details

Revisions		
No.	Description	Date
1	Start of permit drawing	04-19-2018
2	Revision per client request	05-23-2018
3	Plans sent to engineer	07-12-2018
4	Plans submitted for permit approval	10-22-2018
5	Plan Checker Revision JQ	01-08-2019
6	Plan Checker Revision JQ	03-07-2019
7	Plan Checker Revision JQ	03-21-2019

Revised	
CTech	

Chau Residence
 Home Renovation
 6205 Broadway
 V5B 2Y3
 Lot 21, Block 15, of Parcel "B",
 Block 1 of DL 130, Group 1
 Plan 17004
 PID: 002-758-081

Notes & Site Plan
 Project number: 1168
 Date: 21-MAR-2019
 Drawn by: JE
 Checked by: EV
 Scale: As Indicated

Sheet List

A0.0	Notes & Site Plan
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A4.0	Typical details
A4.1	Typical details

Revisions

No.	Description	Date
A	Start of prelim design	06-18-2018
B	Revision per client request	06-23-2018
C	Plans sent to engineer	07-13-2018
1	Plans submitted for permit approval	10-22-2018
2	Plan Checker Revision JO	01-08-2019
3	Plan Checker Revision JO	02-07-2019
4	Plan Checker Revision JO	03-21-2019

Received	
CTech	

**Chau Residence
Home Renovation**

6205 Broadway
V5B 2Y3

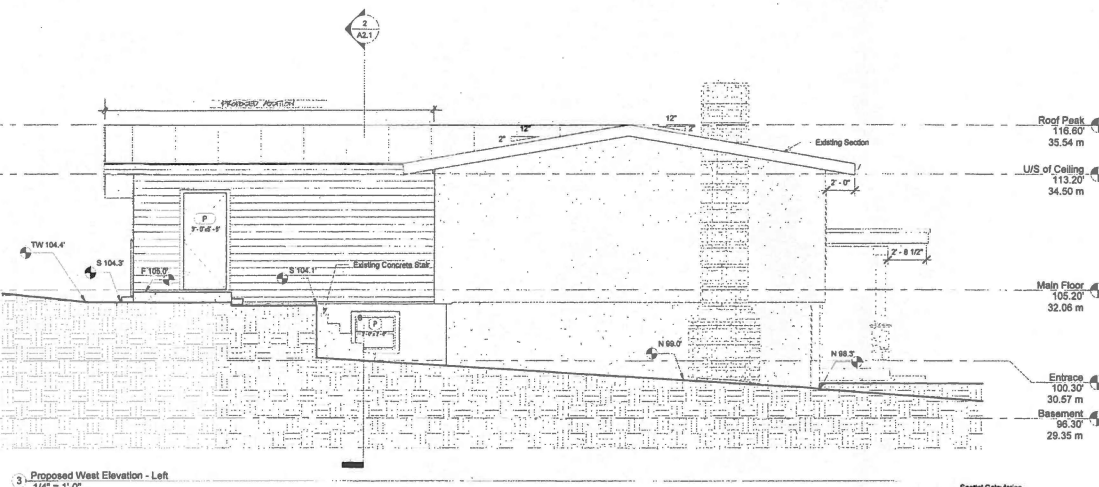
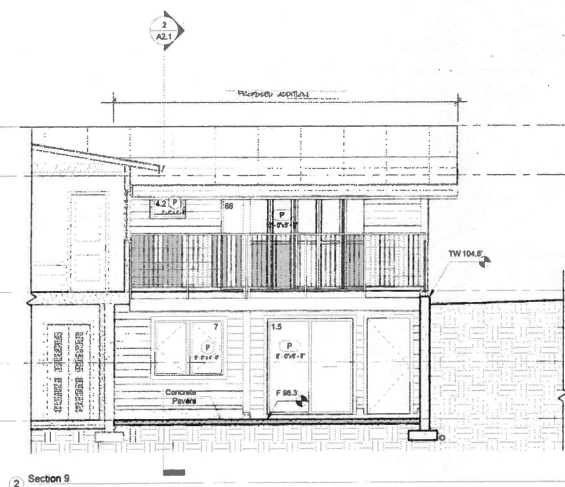
Lot 21, Block 15, of Parcel "B",
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Plan 17004
PID: 002-756-081

**Proposed
Sections, Left & Right
Elevations**

Project number 1168
Date 21-MAR-2019
Drawn by JE
Checked by EV

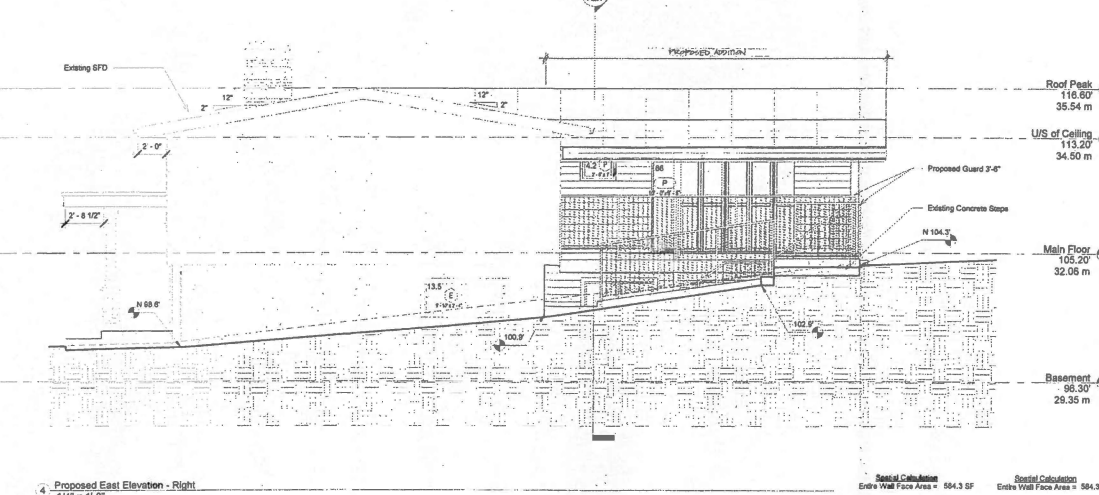
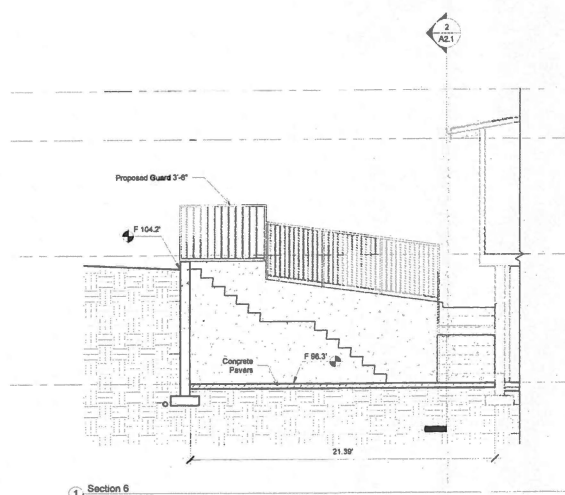
A2.0

Scale 1/4" = 1'-0"



Material	Color
Metal Roof	Grey
Concrete	Light Grey
Stucco	White
Hardy Board	Light Grey
Earth	Dark Grey

Spatial Calculations
Entire Wall Face Area = 546 SF
Limiting Distance = 4.9 F
Permitted Spatial Area = 8 %
Wall Face Area @ 4.9 F = 546 SF
Spatial Area Permitted = 43.8 SF
Spatial Area Proposed = 8 SF



Spatial Calculations
Entire Wall Face Area = 584.3 SF
Limiting Distance = 4.9 F
Permitted Spatial Area = 8 %
Wall Face Area @ 4.9 F = 584.3 SF
Spatial Area Permitted = 46.7 SF
Spatial Area Proposed = 8.5 SF

Spatial Calculations
Entire Wall Face Area = 584.3 SF
Limiting Distance = 19.8 F
Permitted Spatial Area = 34 %
Wall Face Area @ 19.8 F = 44.8 SF
Spatial Area Permitted = 15.2 SF
Spatial Area Proposed = 8.5 SF

Spatial Calculations
Entire Wall Face Area = 584.3 SF
Limiting Distance = 26.2 F
Permitted Spatial Area = 58 %
Wall Face Area @ 26.2 F = 143.7 SF
Spatial Area Permitted = 79.9 SF
Spatial Area Proposed = 70.2 SF

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1	Plans submitted for permit approval	03-23-2019
2	Plan Checker Revision JC	01-09-2019
3	Plan Checker Revision JC	03-07-2019
4	Plan Checker Revision JC	03-21-2019

Received

C/Tech

**Chau Residence
Home Renovation**

**6205 Broadway
V5B 2Y3**

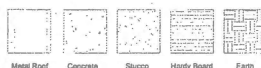
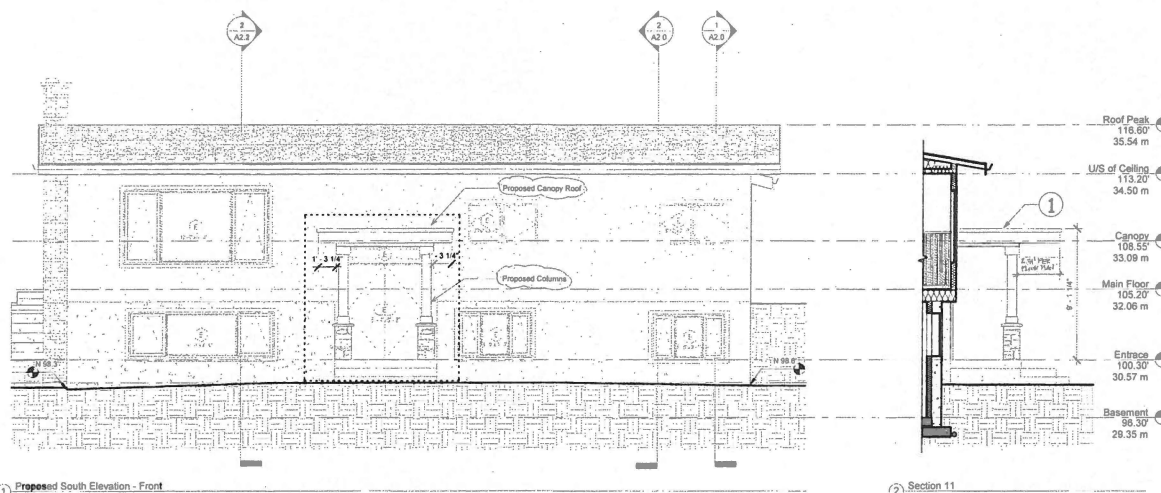
Lot 21, Block 15, of Parcel "B",
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Plan 17004
PID: 002-756-081

**Proposed Front
Elevation**

Project number 1168
Date 05-APR-2019
Drawn by JE
Checked by EV

A2.2

Scale 1/4" = 1'-0"





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3	Plan Checker Revision JQ	02-07-2019
4	Plan Checker Revision JQ	05-21-2019

Received

C/Tech

Chau Residence Home Renovation

6205 Broadway
V5B 2Y3

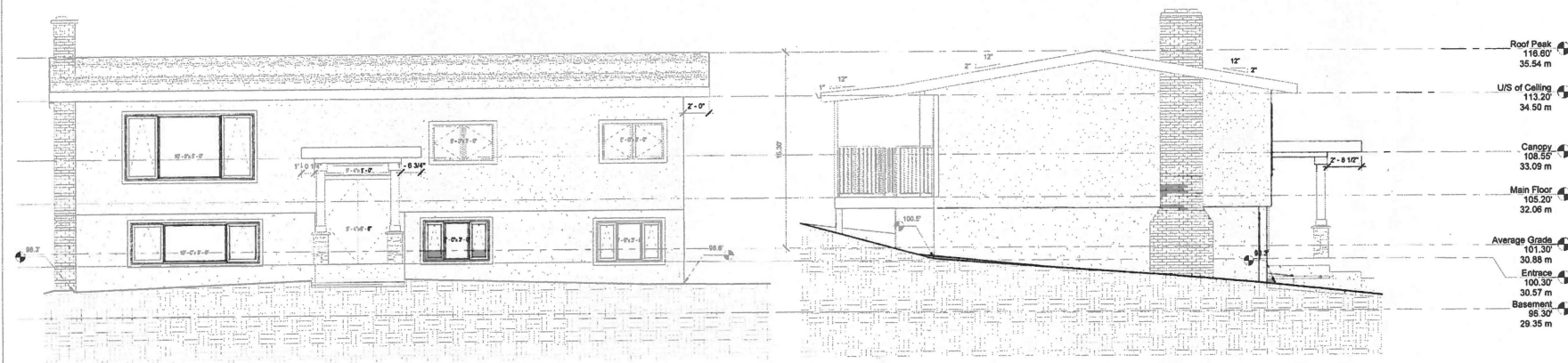
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PID: 002-756-081

Existing Elevations

Project number 1168
Date 21-MAR-2019
Drawn by JE
Checked by EV

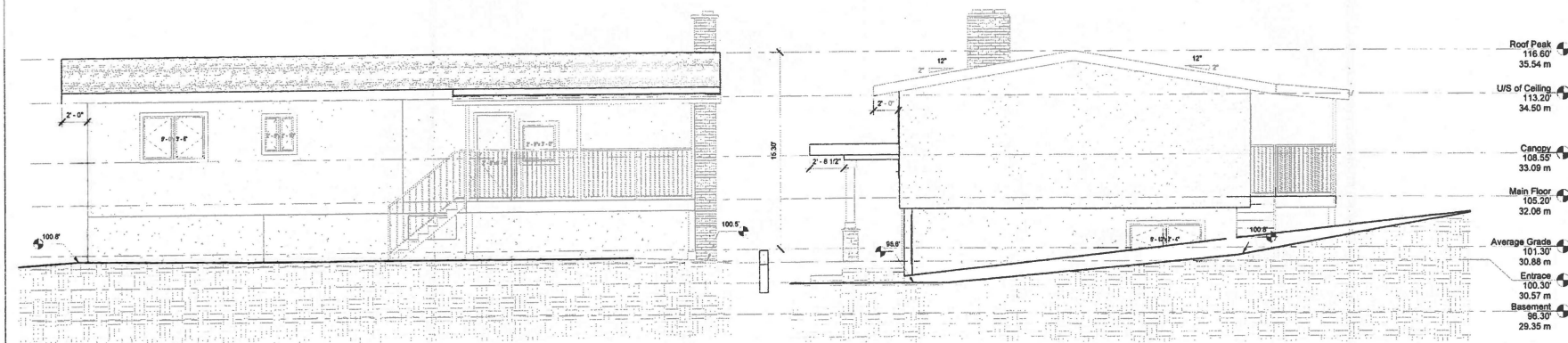
A3.1

Scale 1/4" = 1'-0"



1 Existing South Elevation - Front

3 Existing West Elevation - Left



2 Existing North Elevation - Back

4 Existing East Elevation - Right