



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 NAZEER BAWA
Mailing Address 7340 DUNVEGAN COURT
City/Town BURNABY, BC Postal Code V5A 3R5
Phone Number(s) (H) _____ (C) 604 338 8127
Email info@ewandc.com

Property

Name of Owner STEVEN LEE
Civic Address of Property 7727 STANLEY ST
BURNABY, B.C., V5E

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.

6th MAY 2019
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date June 6 2019 Appeal Number BV# 6366

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



ewan

DESIGN + CONSTRUCT INC

Creative building solutions + Value creation

6th May 2019

To: The Board of Variance
City of Burnaby

Dear Madam/Sir

LETTER OF HARDSHIP

PROJECT: SINGLE FAMILY DWELLING AT

7727 STANLEY STREET, BURNABY, BC.

We are the agents representing the owners of the above project.

This site is irregular in shape and contains easements on the north-east and north-west boundaries of the lot. The site setbacks creates severe constraints on the building envelope and results in a hardship in fulfilling the requirements of the owners is achieving a single family dwelling of decent building depth and width. We have proposed a design solution considering all the impediments impacting this site. However, the front yard averaging of 40.4ft impacts the design of the house as the proposed design is based on the minimum front yard set-back of 24.61ft. The proposed design has minimum impact on the existing street scape and blends with the neighbouring houses.

We kindly request a relaxation of the front yard averaging for this lot so that the proposed design is permitted as per the drawings submitted to the building department.

Thank you

Truly

Nazeer Bawa

AIA(SL) , MSc Spatial Planning, PMP
Principal



BOARD OF VARIANCE REFERRAL LETTER

DATE: May 02, 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: May 07, 2019 for the June 06, 2019 hearing.			
APPLICANT NAME: Nazeer Bawa			
APPLICANT ADDRESS: Unit 213 – 3993 Henning Drive, Burnaby, B.C., V5C 6P7			
TELEPHONE: 604-338-8127			
PROJECT			
DESCRIPTION: New Single Family Dwelling with Secondary Suite and Attached Garage			
ADDRESS: 7727 Stanley Street			
LEGAL DESCRIPTION:	LOT: 398	DL: 87	PLAN: NWP48134

Building Permit application BLD18-01280 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Section 104.9

COMMENTS:

The applicant proposes to build 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 variance be granted:

- 1) To vary Section 104.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 40.40 feet (based on front yard averaging) to 24.58 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 this variance, 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.

MS

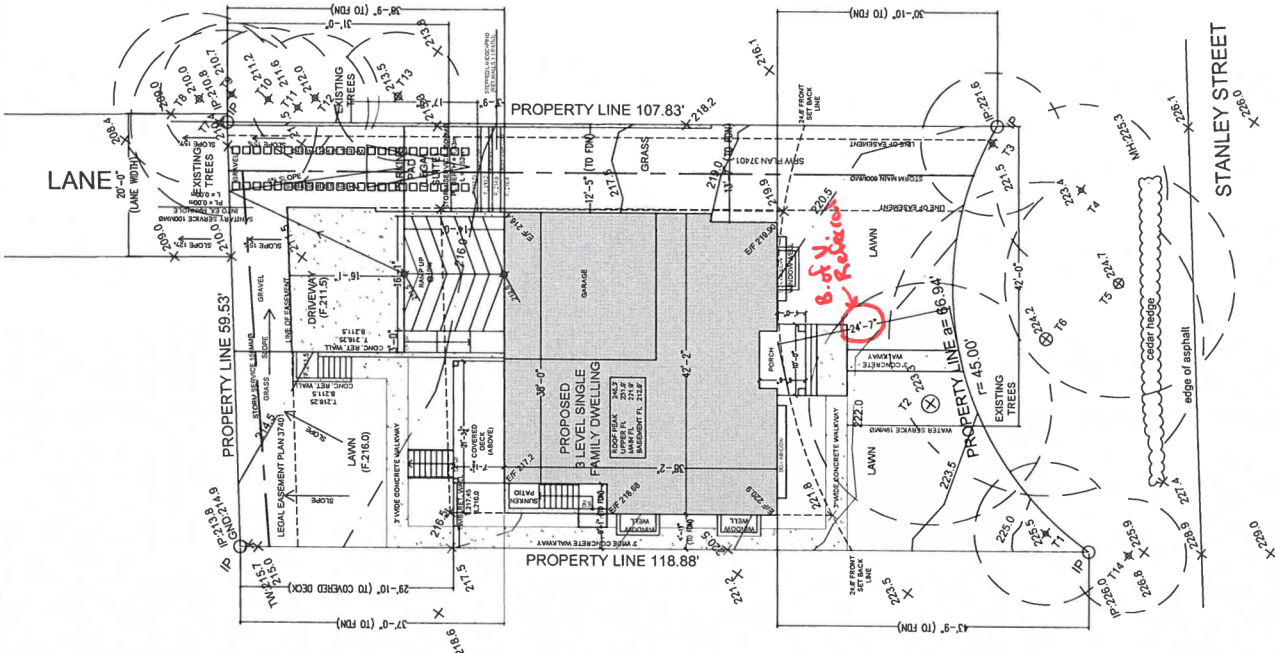
Peter Kushnir
Deputy Chief Building Inspector

BUILDING DEPARTMENT

CIVIC ADDRESS	
7727 STANLEY ST.	
BURNABY, B.C.	
ZONING: R4	
LEGAL DESCRIPTION	
PLAN OF LOT 398, DL 87, GROUP 1, PLAN 49134 NEW WESTMINSTER DISTRICT	

LOT AREA: 6262 SFT.		ALLOWED	PROPOSED
LC 40%		2500.8	1706.57
G.F.A 60%		3751.2	3737.8
A.G.F.A		2649.8	2649.6
DECK 8% + PORCH		300.1	274.42
IMPV.S: 70%		39.8	39.8
LIVING AREAS:		4376.4	2567.05
CELLER PLAN:			1088.2
MAIN FLOOR:			1519.7
UPPER FLOOR:			1128.9
TOTAL LIVING:			3737.8

IMPERVIOUS SITE COVERAGE	1153.06
DWELLING/PORCH	
GARAGE	431.6
SUNKEN PATIO	60.1
DECK	121.9
FRONT/REAR STEPS:	151.25
DRIVE WAY	324.19
WALKWAYS	413.32
RAMP:	234.86
WHEEL STRIP PAVERS	2987.05
TOTAL COVERAGE	2987.05

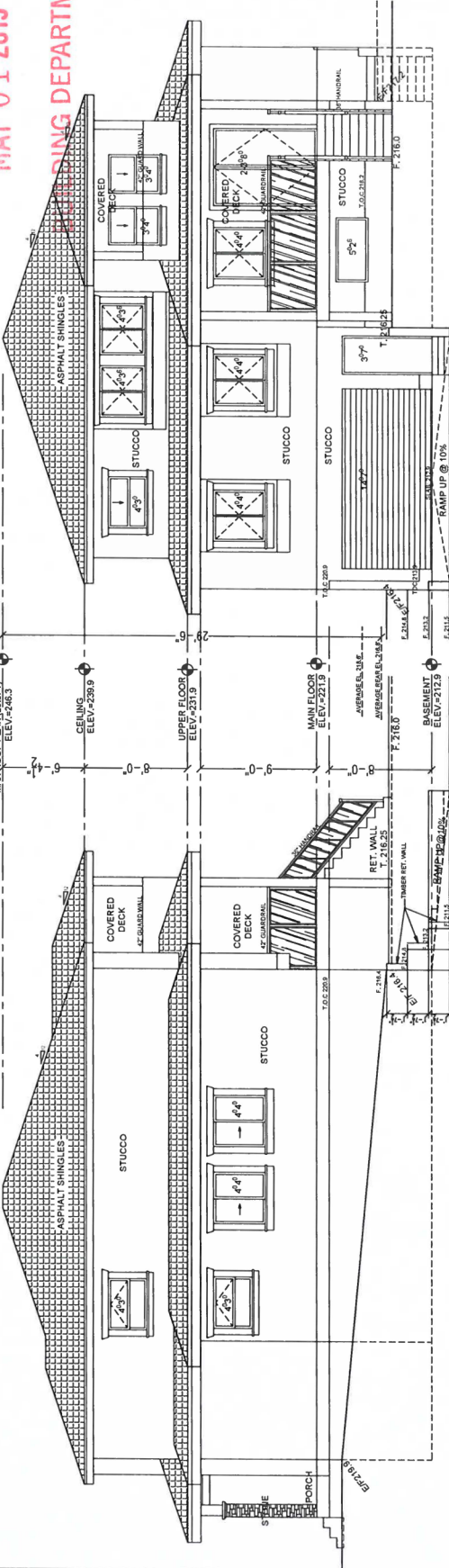
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SITE PLAN
SCALE 1/8" = 1'-0"

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

RECEIVED

MAY 01 2019



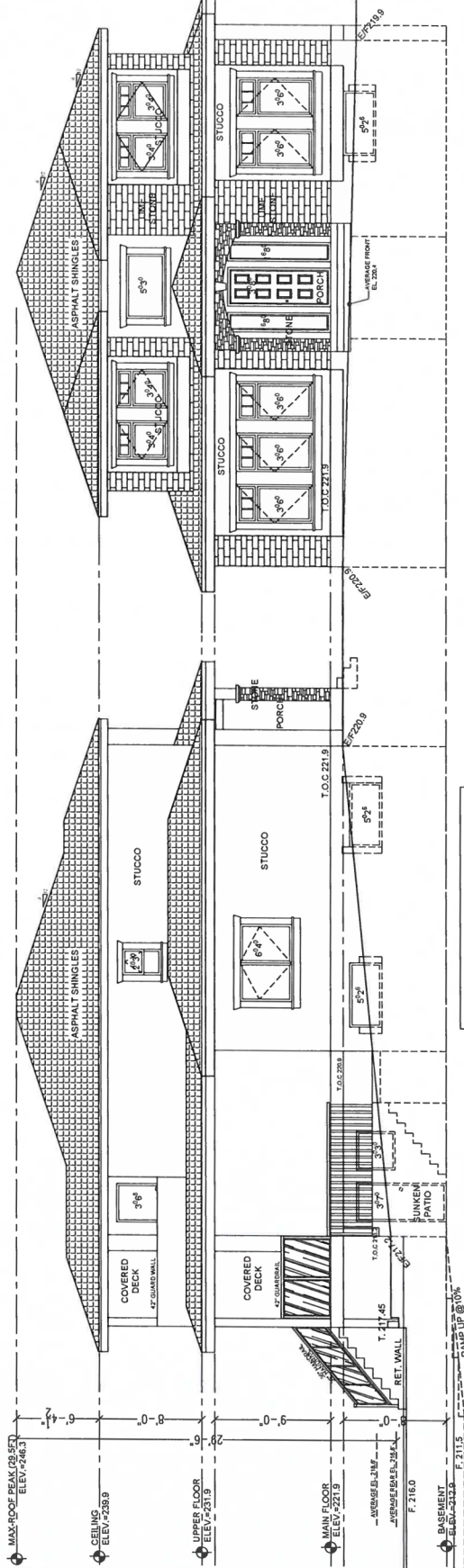
SIDE ELEVATION (E)

SCALE 1/4" = 1'-0"

EBF
= 830.22 SFT.
LIMITING DISTANCE = 12.42 FT.
PERMITTED UO 21.2% = 176.00 SFT.
PROPOSED UO = 55.88 SFT.

REAR ELEVATION (N)

SCALE 1/4" = 1'-0"



SIDE ELEVATION (W)

SCALE 1/4" = 1'-0"

EBF
= 795.89 SFT.
LIMITING DISTANCE = 4.92 FT.
PERMITTED UO 8% = 63.87 SFT.
PROPOSED UO = 60.87 SFT.

FRONT ELEVATION (S)

SCALE 1/4" = 1'-0"

ewan
DESIGN + CONSTRUCT INC
#210-3903 HENNING DRIVE
BURNABY, BC, V5C 6P7
Telephone: (604) 338-8127
E-mail: info@ewancc.com

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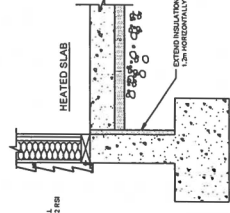
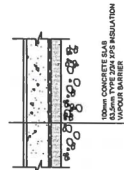
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Burnaby falls into Climate Zone 4 with the exception of locations at higher elevations. Compliance path chosen: Prescriptive (from sub-sections 9.36.2 to 9.36.4 of BCBC) Required Maximum Thermal Characteristics (from Table 9.36.2.7 A&B of BCBC)

		RSI values (m-AQ MW)	R values (h-ft ² /Btu)
	Ceilings below attic	6.91	39.2
	Vaulted ceilings and flat roof	4.67	26.5
	Exterior walls	2.78	15.8
	Floors and walls adjacent to unheated space	4.67	26.5
	Foundation walls	1.99	11.3
	Heated floor slabs	2.32	13.2
	Unheated floor slabs	1.96	11.1
	Group doors (for heated garage)	1.1	6.25
	Access hatches	2.6	14.76

NOTE:
FOUNDATION WALL
RESISTED TO 2.32 RSI

	U values W/m ² ·K	U values Bluf (h·ft ² ·°F)
Windows and doors	0.32	1.8
Stairways	0.51	2.9
Glass blocks	0.51	2.9
Floor doors	0.46	2.6

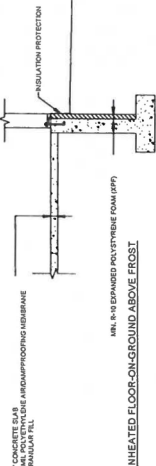


HEATED FLOOR: 2.32 RSI		
COMPONENT	RSI CALCULATION	RSI FOR COMPONENT
INTERIOR AIR FILM	0.16 (FROM TABLE)	0.16
100mm CONCRETE SLAB	$100\text{mm} \times 0.004 \div 420\text{W/m}^2$	0.04
0.05mm TYPE 2004T2PS ISOGLASS1001	$63.5\text{mm} \times 0.038 \div 820\text{W/m}^2$	2.136
TOTAL RSI: 2.62		

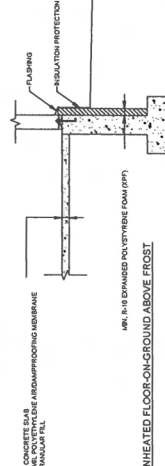
INHEATED FLOOR-ON-GROUND ABOVE FROST



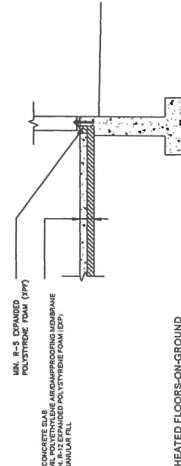
INHEATED FLOOR-ON-GROUND ABOVE FROST



HEATED FIBER ON COILING ABOUT FIBER



MN, R-10 EXPANDED POLYSTYRENE FOAM (XPF)



HEATED FLOORS-ON-GROUND

FOUNDATION WALL: 2.32 RSI		RSI FOR COMPONENT
COMPONENT	RSI CALCULATION	
150mm CONCRETE FOUNDATION WALL	$152mm \times 0.004 \text{ E8mm}$	0.008
75mm TYPE 25M XPS INSULATION	$75mm \times 0.003 \text{ E8mm}$	2.58
TOTAL RSI: 2.62		

SKYLIGHT SHAFT: 2.78 RSI		
COMPONENT	RSI CALCULATION	RSI FOR COMPONENT
1.6mm WALL @ 90mm OC WITH 0.25" AIR SPACE PER INCH	$100 / ((1/0.0016) + (0.057))$	2.688
ADDITIONAL COMPONENTS		
OUTER 4" AIR FILM	6.81 (FROM TABLE)	6.81
12.5mm GLYPH WALL BOARD	12.5mm x 0.0851 (Table)	0.0717
INTERIOR AIR FILM	8.17 (FROM TABLE)	8.17
EFFECTIVE RSI: 2.90		

ATTIC ACCESS HATCH: 2.60 RSI		
COMPONENT	REF CALCULATION	RSI FOR COMPONENT
EXTERIOR AIR FILM	0.04 (FROM TABLE)	0.04
R-14 BATT INSULATION	2.48 (FROM TABLE)	2.48
15.0mm GYPSUM CEILING BOARD	15.0mm $\times$ 0.061 (FROM TABLE)	0.06105
INTERIOR AIR FILM	0.11 (FROM TABLE)	0.11
EFFECTIVE RSI: 2.69		

Ventilation system- HRV

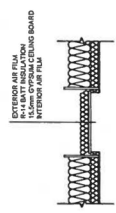
Specific Ventilation Requirements

- Principal ventilation system and/or exhaust fans in kitchens and bathrooms.
- Supply air to bedrooms, living areas and heated garages.

Specific Energy Requirements

Other noted changes of energy requirements applying to all climatic zones:

- Ducts located outside of the thermal enclosure are sealed and insulated to the exterior wall insulation requirements.
- Dampers are installed at air outlets and exhausts where required.
- Piping for heating or cooling systems is located within the thermal enclosure or are fully insulated.
- HVAC equipment is located within thermal enclosure or designated to be installed outside of thermal enclosure.
- Temperature controls are installed on heating and cooling equipment.
- Service water heating pipes are insulated at the inlet and outlet of storage tanks.
- Service water heating tanks have temperature controls.



 DESIGN • CONSTRUCT INC		#213-3593 HENNING DRIVE BURNABY B.C. V5C 6P7 Telephone: (604) 336-6127 e-mail: info@ewancc.com	
LIVE 1 2019		DEPARTMENT	
SINGLE FAMILY HOUSE		7127 STANLEY STREET	
BURNABY B.C.		DRAWING NO.	
A6		DRAWING TITLE	
DETAILS		PROJECT NO.	
SINGLE FAMILY HOUSE		7127 STANLEY STREET	
BURNABY B.C.		DRAWING NO.	
A6		DRAWING TITLE	
DETAILS		PROJECT NO.	
SINGLE FAMILY HOUSE		7127 STANLEY STREET	
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A6		DRAWING TITLE	
DETAILS		PROJECT NO.	

MAY 01 2019

BUILDING DEPARTMENT

ewan
DESIGN • CONSTRUCT INC.

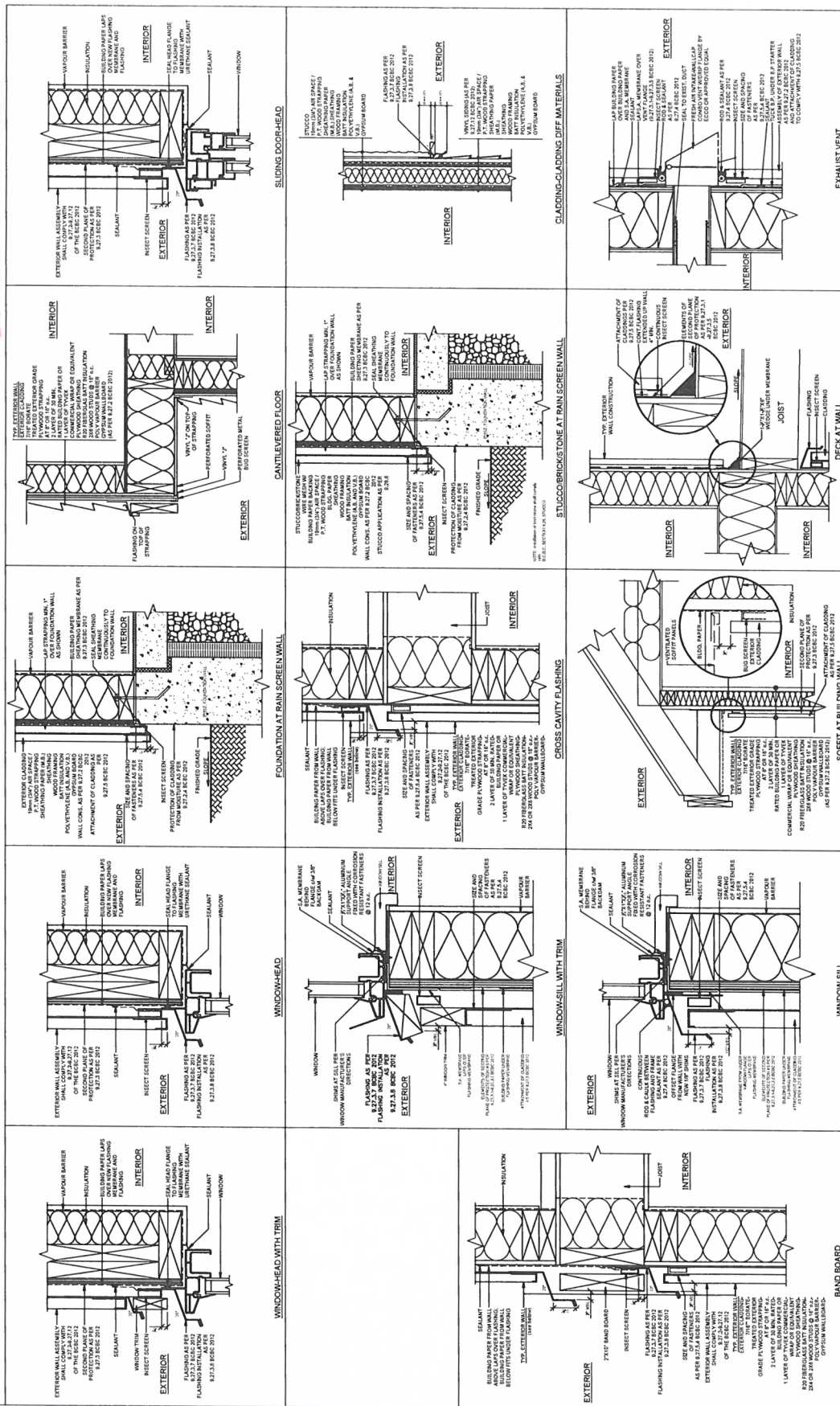
#213-3993 HENNING DRIVE
BURNABY, BC, V5C 6P7
Telephone: (604) 339-8127
e-mail: info@ewandc.com

PROJECT
SINGLE FAMILY HOUSE
7727 STANLEY STREET
BURNABY B.C.

RAIN SCREEN DATA

DATE		DRAWING NO.
SCALE	1	
APPROVED BY		PROJECT NO.
CHECKED BY		

A7

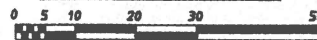


**TOPOGRAPHIC SURVEY PLAN OF LOT 398,
DISTRICT LOT 87, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN 48134**

7727 Stanley Street
Burnaby, B.C.

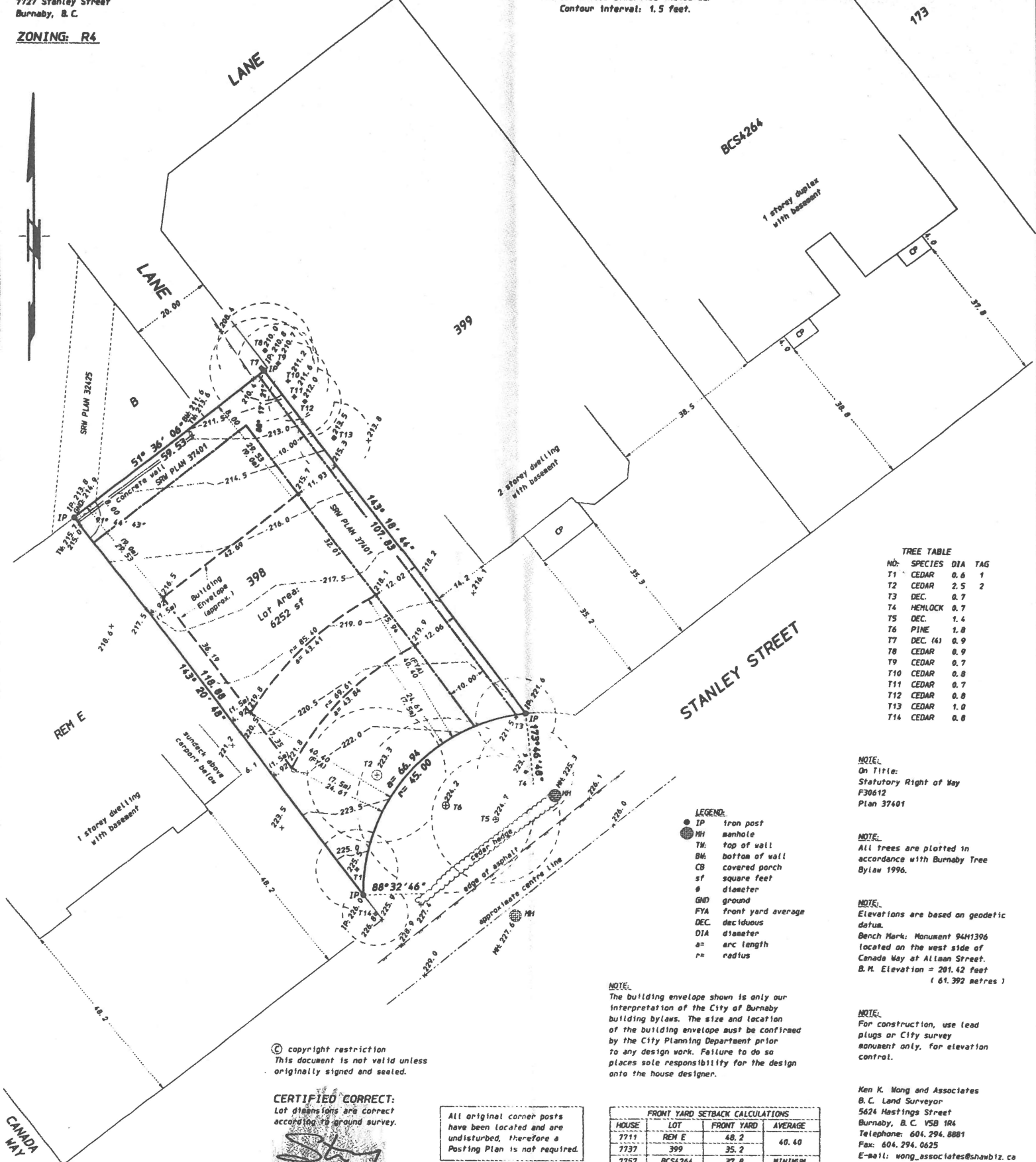
ZONING: R4

SCALE: 1 INCH = 16 FEET



All distances are in feet and decimals
thereof unless otherwise indicated.
Contour Interval: 1.5 feet.

RECEIVED
DEC 21 2018
PLANNING DEPARTMENT



TREE TABLE

NO.	SPECIES	DIA	TAG
T1	CEDAR	0.6	1
T2	CEDAR	2.5	2
T3	DEC.	0.7	
T4	HEMLOCK	0.7	
T5	DEC.	1.4	
T6	PINE	1.8	
T7	DEC. (4)	0.9	
T8	CEDAR	0.9	
T9	CEDAR	0.7	
T10	CEDAR	0.8	
T11	CEDAR	0.7	
T12	CEDAR	0.8	
T13	CEDAR	1.0	
T14	CEDAR	0.8	

NOTE:

On Title:
Statutory Right of Way
F30612
Plan 37401

NOTE:

All trees are plotted in
accordance with Burnaby Tree
Bylaw 1996.

NOTE:

Elevations are based on geodetic
datum.
Bench Mark: Monument 94H1396
located on the west side of
Canada Way at Allan Street.
B.M. Elevation = 201.42 feet
(61.392 metres)

NOTE:

For construction, use lead
plugs or City survey
monument only, for elevation
control.

Ken K. Wong and Associates
B.C. Land Surveyor

5424 Hastings Street
Burnaby, B.C. V5B 1R4
Fax: 604.294.0625
E-mail: wong.associates@shawbiz.ca
180064 FB956 P11-15
R-10256 R-3452 R-4462 R-1303
Drawn by: TB SZ-5966

NOTE:

The building envelope shown is only our
interpretation of the City of Burnaby
building bylaws. The size and location
of the building envelope must be confirmed
by the City Planning Department prior
to any design work. Failure to do so
places sole responsibility for the design
onto the house designer.

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originally signed and sealed.

CERTIFIED CORRECT:

Lot dimensions are correct
according to ground survey.

All original corner posts
have been located and are
undisturbed, therefore a
Posting Plan is not required.

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
7711	REM E	40.2	40.40
7737	399	35.2	
7757	BCS4264	37.8	MINIMUM
			24.61 (7.8m)
	TOTAL:	121.2	