



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 Navid Fereidooni

Mailing Address #110, 2920 Virtual Way

City/Town Vancouver Postal Code V5M 0C4

Phone Number(s) (H) 604-294-6662 (C) 604-866-5555

Email navidf@krahn.com
(cc: alyssar@krahn.com)

Property

Name of Owner Brad Halco (1136501 BC. LTD.)

Civic Address of Property 3267 Norland Avenue, Burnaby

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 this application.

11/06/2019
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date July 4 Appeal Number BV# 6369

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

June 11, 2019

City of Burnaby, Board of Variance
4949 Canada Way, Burnaby, BC V5G 1M2
RE: Proposed Wash Bay
3267 Norland Avenue, Burnaby (PPA18-00154)
Parcel A, DL 75, Group 1, NWD Reference Plan 73092

To Whom it May Concern:

Please note that we are requesting approval from the Board of Variance for the increased height of an accessory structure to be located at 3267 Norland Avenue. The proposed accessory structure is intended for use as a wash-bay for large commercial trucks, up to 14'-0" tall, and requires an increased clear height inside to accommodate the large vehicles. The allowable height of 3.7m will not be adequate for the intended use of the building, therefore we are requesting a variance to allow a proposed maximum height of 6.7m (22.0'). The proposed accessory structure was designed so that the owner would not have to sacrifice a repair bay intended for heavy truck repair from the principal building. The lot size and shape do not allow for the number of repair bays required when a wash-bay is included within the proposed principal building. If one of the repair bays were to be removed the owner would be losing 12.5% of potential revenue from the repair facility. As a proposed solution, the wash-bay has been designed as an accessory building requiring a height variance.

Regards,



Navid Fereidooni, Architect AIBC



Planning and Building Department

BOARD OF VARIANCE REFERRAL LETTER		
DATE: June 10, 2019	DEADLINE: June 11, 2019 Date of Hearing: July 4, 2019	<i>This is not an application. Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Navid Fereidooni Krahn Engineering Ltd.		
ADDRESS OF APPLICANT: #110-2920 Virtual Way Vancouver BC V5M 0C4		
TELEPHONE: 604-866-5555		

Preliminary Plan Approval Application: PPA 18-00154			
DESCRIPTION: New industrial building with accessory structure			
ZONING: M2			
ADDRESS: 3267 Norland Avenue			
LEGAL:	LOT:	DL: 75	PLAN: NWP73092

Preliminary Plan Approval application PPA 18-00154 has been suspended pending Board of Variance review pursuant to the following section of the Zoning Bylaw.

Zone M2 / Section 6.6 (3c)

COMMENTS:

The applicant proposes to build a new industrial building with an accessory structure. In order to allow the Preliminary Plan Approval Application to proceed, the applicant requests the following variance be granted:

- 1) To vary Section 6.6 (3c) – “Accessory Buildings and Uses” of the Zoning Bylaw which if permitted would allow for the construction of an accessory structure with a height of 21.98 feet (6.7m) (sloped roof), measured from the front existing average grade, where a maximum height of 12.13 feet (3.7m) is permitted.

Note: The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeals(s) may be required.

Margaret Malysz
Development Plan Approvals Supervisor

ZONING BY-LAW ANALYSIS

PROJECT DATA

LOCAL ADDRESS: 3307 MORLAND AVENUE, BURNABY BC
OWNER: PARCELA LOT 121 GROUP - WINDY PLAIN 2202
ZONING: U2 INDUSTRIAL
BUILDING TYPE: REPAIR & MAINTENANCE
SITE AREA: 0.8871 HA (2.17 ACRES) = 68,262 SQ FT (6,342 SQ M)
GROSS BUILDING AREA: 28,291 SQ FT (2,634 SQ M)

REPAIR & MAINTENANCE OFFICE: 12,462 SQ FT (1,147 SQ M)
WASTE STORAGE: 1,200 SQ FT (111 SQ M)

ZONING BY-LAW ANALYSIS (CITY OF BURNABY)

1. SITE COVERAGE

ALLOWABLE SITE COVERAGE: 68.0% (73.8% FOR 220 SQ M)
PROPOSED SITE COVERAGE: 28,291 SQ FT / 68,262 SQ FT = 41.4%

2. DENSITY

TOTAL FLOOR AREA: 28,291 SQ FT (2,634 SQ M)
FLOOR SPACE RATIO: 28,291 SQ FT / 68,262 SQ FT = 41.4%

3. BUILDING HEIGHT

MAX ALLOWED: PROPOSED
FOUR STOREYS: VARIANCE REQUIRED FOR WIND BAY
PROPOSED: 6.0m (19.7 ft)
4. SETBACK: 6.0m (19.7 ft)

5. FRONT YARD (FRONT)

REQUIRED: PROPOSED
6.0m (19.7 ft): 6.0m (19.7 ft)
5. SIDE YARD (SIDE)

REQUIRED: PROPOSED
1.5m (4.9 ft) OR 3.0m (9.8 ft) OR 4.5m (14.8 ft) OR 6M (19.7 ft)
6.0m (19.7 ft)
6. REAR YARD (REAR)

REQUIRED: PROPOSED
3.0m (9.8 ft): 7.2m (23.6 ft)

ALL VARIANCES TO BE SUBMITTED TO MUNICIPAL REQUIREMENTS

6. PARKING AND LOADING

6.1 PARKING

STALLS REQUIRED: 28 (15.1m x 5.5m) 66 (20m x 3m)
TOTAL: 94 STALLS

6.2 LOADING

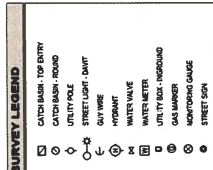
STALLS PROVIDED: 10 (3m x 2.5m) 10 (3m x 2.5m)
TOTAL: 20 STALLS

6.3 TOTAL STALLS

PROPOSED: 114 (94 + 20)
REQUIRED: 114 (94 + 20)
TOTAL: 114 STALLS

8. SURVEY LEGEND

□ CATCH BASIN - TOP ENTRY
○ CATCH BASIN - ROUND
□ GROUND LEVEL
○ GROUND LEVEL - SHALLOW
○ GROUND LEVEL - DEEP
□ WATER VALVE
□ WATER METER
□ UTILITY MAN - UNDERGROUND
□ GAS MANHOLE
□ MONITORING GAUGE
● STREET SIGN



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

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REVISED FOR PERMITS
G 2/28/2024
A 2/28/2024
S 2/28/2024
S 2/28/2024
S 2/28/2024



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

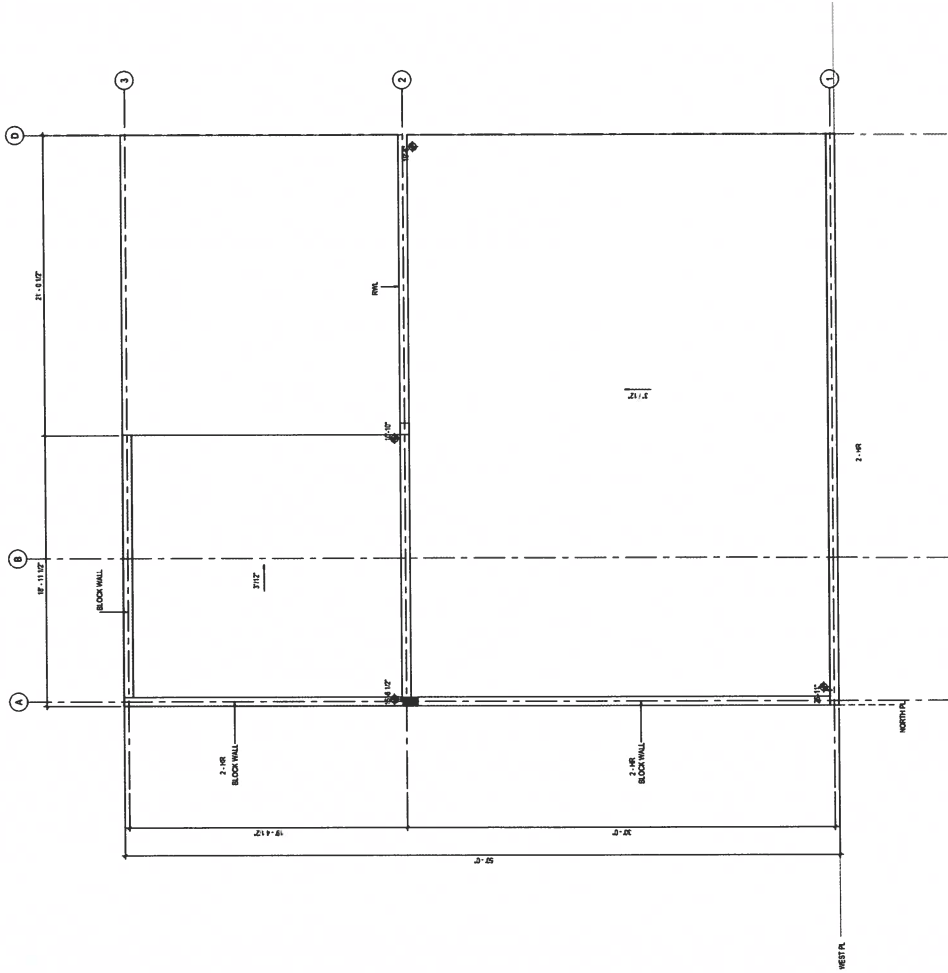


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DATE: 02/15/2011
BY: [Signature]
PROJECT: DIESELTECH FACILITY
DRAWING NO: [Number]

CMAA/D
CMAA/D ARCHITECTURAL DESIGN INC.
ARCHITECT
200 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
PROPOSED REPAIR FACILITY FOR DIESEL TECH
PROJECT NO: [Number]
200 WEST 10TH AVENUE
DENVER, CO 80202

WASH BAY ROOF PLAN
SCALE: 1/8" = 1'-0"
DATE: 02/15/2011
BY: [Signature]
PROJECT: DIESELTECH FACILITY
DRAWING NO: [Number]



1 WASH BAY ROOF PLAN
SCALE: 1/8" = 1'-0"



This drawing has been prepared solely for the use of the client. It is not to be used for any other purpose without the written consent of the engineer. The engineer shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

- 1. 2/15/2023 ISSUED FOR PERMITS
- 2. 2/15/2023 ISSUED FOR PERMITS
- 3. 2/15/2023 ISSUED FOR PERMITS
- 4. 2/15/2023 ISSUED FOR PERMITS
- 5. 2/15/2023 ISSUED FOR PERMITS
- 6. 2/15/2023 ISSUED FOR PERMITS
- 7. 2/15/2023 ISSUED FOR PERMITS
- 8. 2/15/2023 ISSUED FOR PERMITS
- 9. 2/15/2023 ISSUED FOR PERMITS
- 10. 2/15/2023 ISSUED FOR PERMITS
- 11. 2/15/2023 ISSUED FOR PERMITS
- 12. 2/15/2023 ISSUED FOR PERMITS
- 13. 2/15/2023 ISSUED FOR PERMITS
- 14. 2/15/2023 ISSUED FOR PERMITS
- 15. 2/15/2023 ISSUED FOR PERMITS
- 16. 2/15/2023 ISSUED FOR PERMITS
- 17. 2/15/2023 ISSUED FOR PERMITS
- 18. 2/15/2023 ISSUED FOR PERMITS
- 19. 2/15/2023 ISSUED FOR PERMITS
- 20. 2/15/2023 ISSUED FOR PERMITS

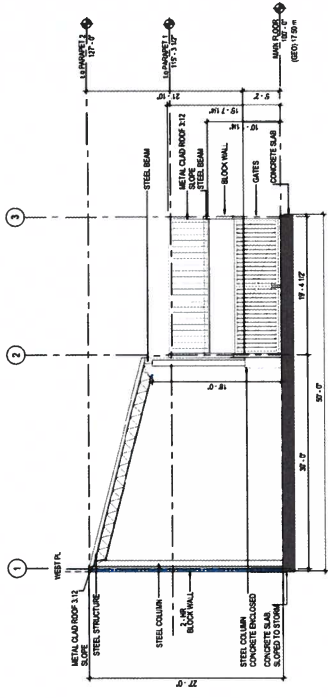
CMAHD
CMAH ARCHITECTURAL DESIGN INC.
ARCHITECT

**PROPOSED REPAIR
FACILITY FOR DIESEL
TECH**

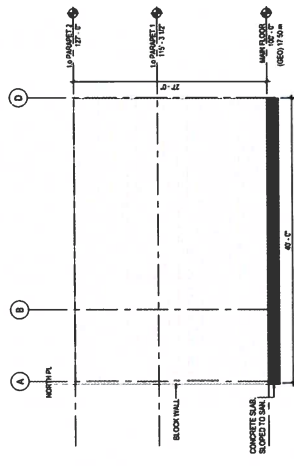
3807 NORLAND AVENUE
BURNABY BC V8B 3A9

PROJECT NO. 11-1
WASH BAY ELEVATIONS

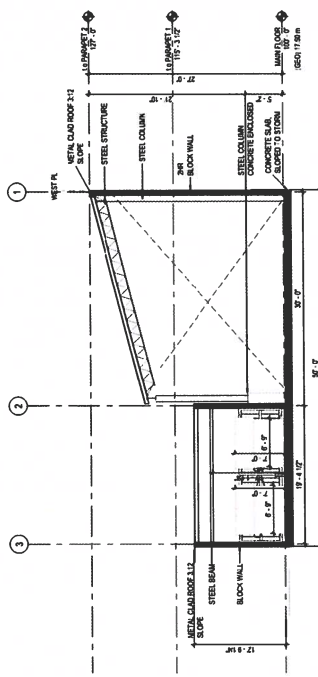
SCALE	1/4" = 1'-0"
DATE	2/15/23
DESIGNED BY	RAM
CHECKED BY	RAM
PROJECT NO.	11-1
DRAWING NO.	A7.5



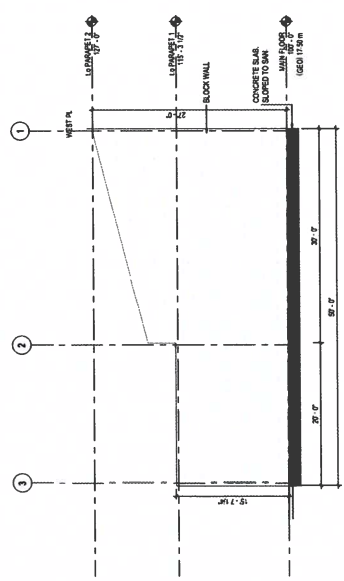
2 WASH BAY SOUTH ELEVATION
SCALE 1/8" = 1'-0"



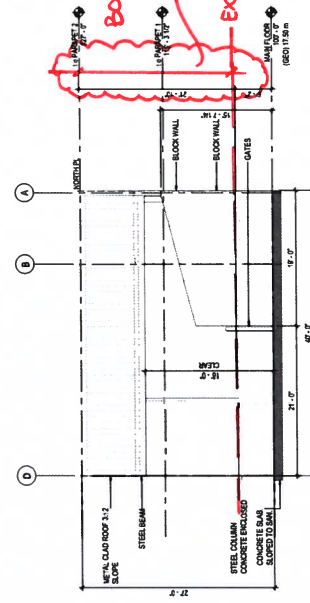
4 WASH BAY - WEST ELEVATION
SCALE 1/8" = 1'-0"



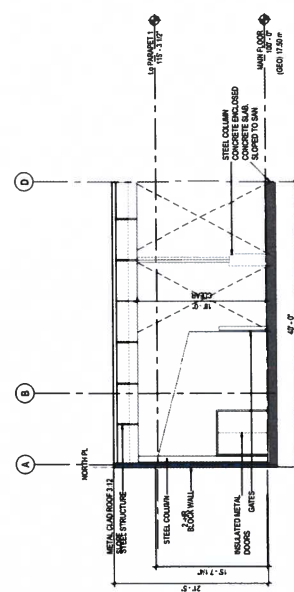
6 SECTION 2 WASH BAY
SCALE 1/8" = 1'-0"



1 WASH BAY NORTH ELEVATION
SCALE 1/8" = 1'-0"



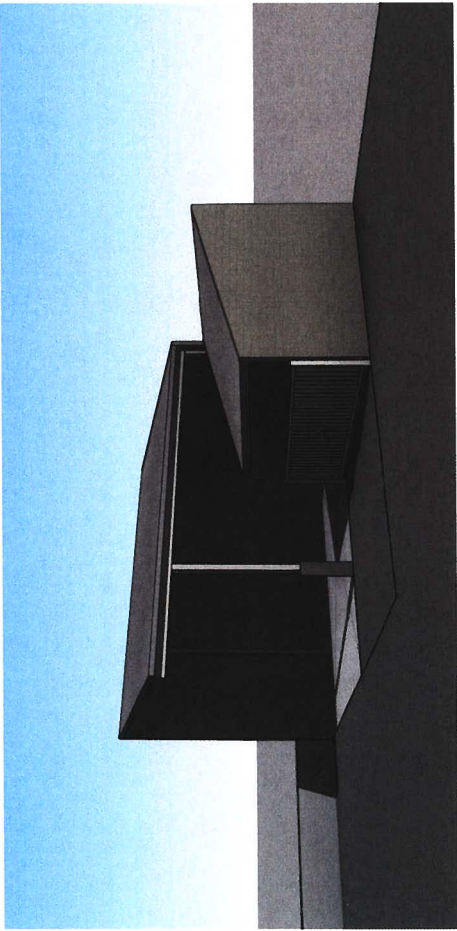
3 WASH BAY EAST ELEVATION
SCALE 1/8" = 1'-0"



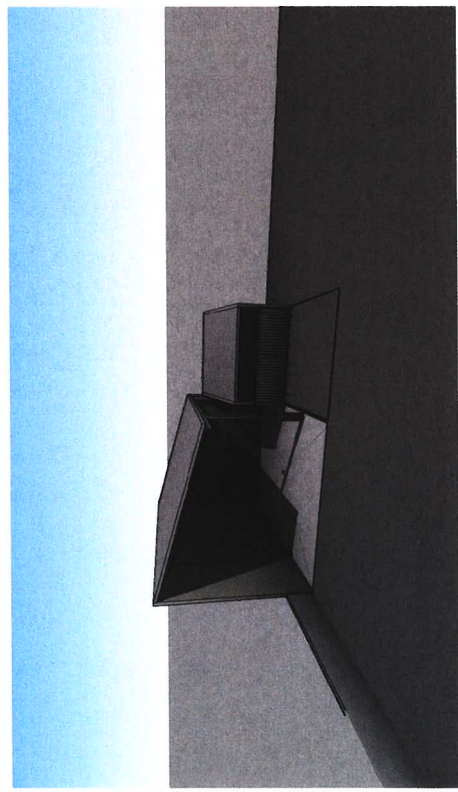
5 SECTION 1 WASH BAY
SCALE 1/8" = 1'-0"

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- 1. 2018/01/15 - REVISED FOR RFA
- 2. 2018/01/15 - REVISED FOR CONCRETE FLOORING
- 3. 2018/01/15 - REVISED FOR CONCRETE FLOORING
- 4. 2018/01/15 - REVISED FOR CONCRETE FLOORING
- 5. 2018/01/15 - REVISED FOR CONCRETE FLOORING
- 6. 2018/01/15 - REVISED FOR CONCRETE FLOORING
- 7. 2018/01/15 - REVISED FOR CONCRETE FLOORING
- 8. 2018/01/15 - REVISED FOR CONCRETE FLOORING
- 9. 2018/01/15 - REVISED FOR CONCRETE FLOORING
- 10. 2018/01/15 - REVISED FOR CONCRETE FLOORING



1 WASHBAY PERSPECTIVE 1
SCALE



2 WASHBAY PERSPECTIVE 2
SCALE