



# 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 Vikram Tiku - TD Studio Inc.  
Mailing Address Unit #130 - 2250 Boundary Rd.  
City/Town Burnaby Postal Code V5M 3Z3  
Phone Number(s) (H) 604-838-9093 (C) \_\_\_\_\_  
Email tdstudio@gmail.com

### Property

Name of Owner Ravi Bansal  
Civic Address of Property 7280 Inlet Drive, Burnaby, BC

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.

August 6, 2019  
Date

\_\_\_\_\_  
Applicant Signature

### Office Use Only

Appeal Date Sept. 5 2019 Appeal Number BV# \_\_\_\_\_

#### 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

## MEMORANDUM

**Single Family Dwelling, Retaining Walls in Rear Yard**

Project Name

**7280 Inlet Dr., Burnaby, BC**

Project address

to

**Board of Variance, City of Burnaby**

City

**Ravi Bansal**

Client representative / Project manager

from

**TD Studio Inc.**

Designer

**August 02, 2019**

date

**T1806**

Project Number

**Secretary**

attention

**Ravi**

attention

**Vikram Tiku**

from

The subject property is located on Inlet Drive, a major, busy arterial road with no scope for any street parking or even stopping, as the entire stretch along the front is a no stopping zone.

The lot also observes a relatively steep gradient with the rear p/l almost 15' higher than the front p/l.

A Building Permit application for the construction of a new single family dwelling with a secondary suite was approved towards the end of 2018 and proposed main house is currently under construction. Please note that in addition to the one parking stall required for the single family dwelling, one more parking stall is required for the secondary suite as well.

The recently approved BP application had indicated a stepped, two retaining wall system towards the rear yard. The owners after seeing the scale and size of the footprint after it was constructed realized that there would be no space available for any parking for visitors to their house as typically the option of parking along the street frontage was not available for their property. The stepped retaining wall which complied with the bylaw did not allow for any scope for a third car to be parked towards the rear along the lane. A small portion of the rear yard just off the rear deck has been used for a mini basketball court as the owner is a keen basketball player.

While retaining a reasonable rear yard for recreational purposes, the only other way of accommodating even one parking/stopping area for visitors to the house would be to combine the retaining wall system into a single wall, which including the required fence height on top of the retaining wall, exceeds the 5.9' overall permitted height for retaining walls in rear yards by 2.85'.

An access stair is proposed to be constructed along the north p/l towards the rear, to allow access from the house to the parking spaces.

Please note that the rear yard grade has been placed to match the existing grade of the subject property as well as the grade of the adjacent neighbor towards the south. Raising that grade was explored but was not a feasible option.

The impact of the increased retaining walls heights will not be visible to the adjacent neighbors as they will only see the guardrail from the lane side as illustrated on our drawings. The proposed site grading has followed the existing grades/retaining walls/banks to minimize any impact of the proposed increased height.

An existing old retaining wall along the front property line is proposed to be replaced in consultation with the Engineering Department. An access stair is proposed to be constructed along the north p/l towards the front without any major alterations to the existing grade. Most of the retaining wall systems and grading has been designed to comply with the permitted retaining wall and fence heights.

In consideration of the steep gradient of the subject property and the lack of any parking/stopping space along the frontage, and the desire of the owners to try and carve out required open recreational space which is easily accessible and integrates with the proposed design, the owners are requesting members of the Board to consider their appeal and allow these variances.

Thanks,

Yours truly,



Vikram Tikun B. Arch MUP



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> August 06, 2019		<i>This is <u>not</u> 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> August 06, 2019 for the September 05, 2019 hearing.			
<b>APPLICANT NAME:</b> Vikram Tiku			
<b>APPLICANT ADDRESS:</b> Unit 130 – 2250 Boundary Road, Burnaby, BC, V5M 3Z3			
<b>TELEPHONE:</b> 604-838-9093			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling with secondary suite			
<b>ADDRESS:</b> 7280 Inlet Drive			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 56	<b>DL:</b> 216	<b>PLAN:</b> 11555

Building Permit application BLD18-00949 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R2 / Section 6.14(5)(a)(b)

#### COMMENTS:

The applicant proposes to build over height retaining walls in the front and rear yard. Note: the BLD18-00949 has been already issued for new single family house with secondary suite. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 6.14(5)(a) – “Fences” of the Zoning Bylaw from 1.07 m (3.51 feet) to a maximum of 2.15 m (7.06 feet) for heights of constructed fences located in the required front yard
- 2) To vary Section 6.14(5)(a) – “Fences” of the Zoning Bylaw from 1.07 m (3.51 feet) to a maximum of 2.17 m (7.12 feet) for heights of constructed retaining walls located in the required front yard.
- 3) To vary Section 6.14(5)(b) – “Fences” of the Zoning Bylaw from 1.8 m (5.91 feet) to a maximum of 2.59 m (8.5 feet) for heights of constructed fences located to the rear of the required front yard.
- 4) To vary Section 6.14(5)(b) – “Fences” of the Zoning Bylaw from 1.8 m (5.91 feet) to a maximum of 3.23 m (10.6 feet) for heights of constructed retaining walls located to the rear of the required front yard.

*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.*

*The applicability of these variances, if granted, is limited to the scope of the proposal shown on the attached plans.*

*All principal building projections into the resulting front yard will conform to the requirements of Section 6.12.*

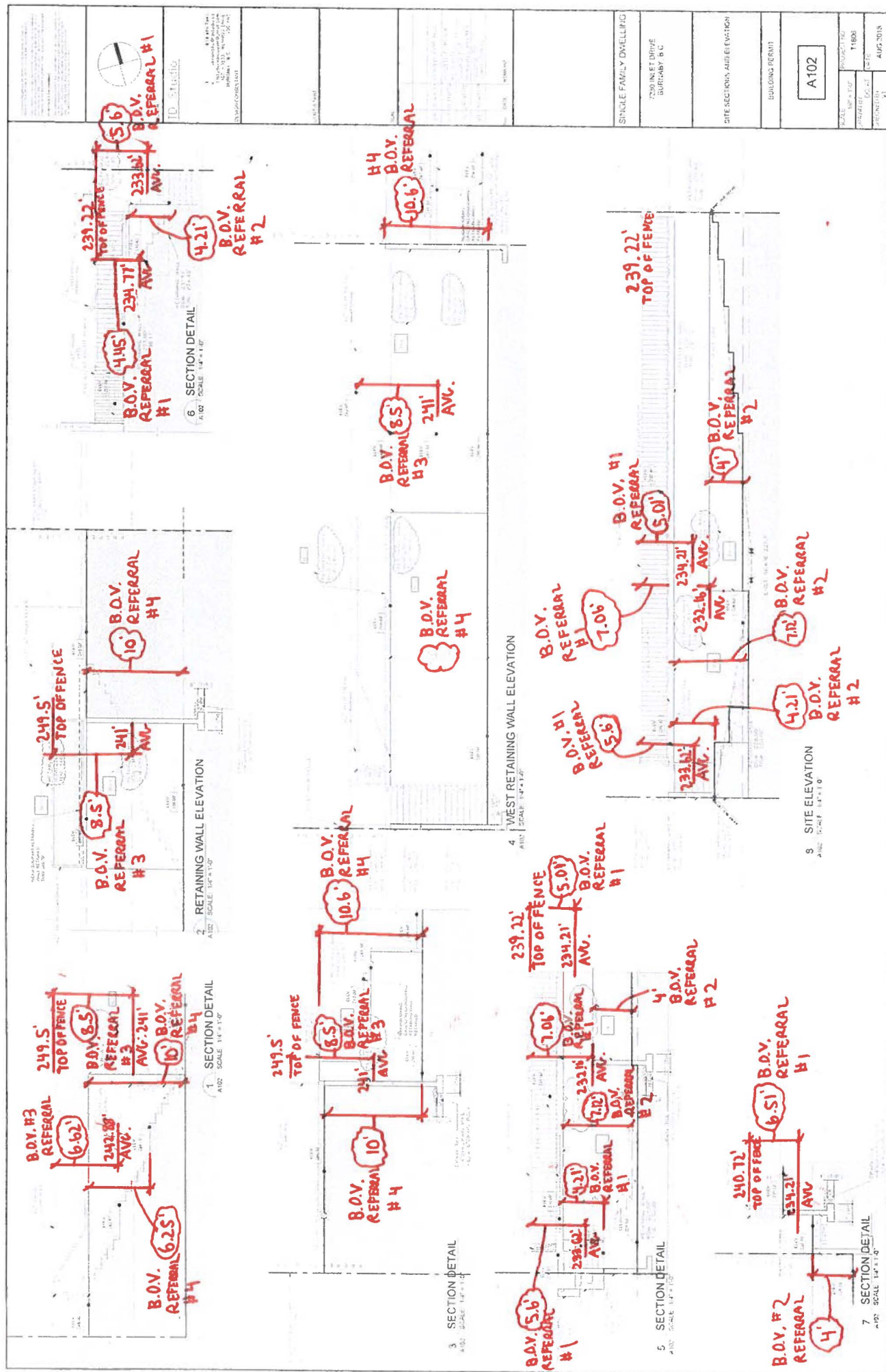
LM



*for* Gloria Grill  
Building Code Engineer







SCALE	PROJECT NO
1/8" = 1'-0"	T1806
DRAWN BY	DATE
AT	AUG 2018
CHECKED BY	

[illegible]