



## 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 LAWRENCE CHAN  
Mailing Address 2902 WOODSTONE CRT  
City/Town COQUITLAM, BC Postal Code V3E 2S1  
Phone Number(s) (H) 778-908-6639 (C) \_\_\_\_\_  
Email \_\_\_\_\_

#### Property

Name of Owner LAWRENCE CHAN & RACHEL TAN  
Civic Address of Property 4861 BESSBOROUGH DRIVE

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.

SEPT. 5 2019  
Date

[Signature]  
Applicant Signature

#### Office Use Only

Appeal Date OCT 03, 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

September 09, 2019

Board of Variance Committee  
City of Burnaby,  
4949 Canada Way, Burnaby, BC V5G 1M2

**RE: Board of Variance Hardship Letter for 4861 Bessborough Drive, Burnaby BC**

Dear Members of the Board of Variance Committee,

We write to you and ask for your consideration for the variance application at the above noted property. The current owners of the property purchased the parcel in February 2018, and are proposing to construct a new single-family dwelling. The lot is zoned Residential District (R2) and has a lot size of 5,928 sq.ft. The variance we are requesting for this property is in relation to Building Depth. All other aspects for the design and construction of the proposed residence meet the City of Burnaby Zoning Bylaw requirements. The maximum permitted building depth for this property is 58.802' and the current proposal is for a building depth of 64.00'.

We feel that the hardships for this property are:

1. The area of the parcel is under the minimum lot area for the zone by almost 1300 sq.ft.
2. The lot configuration of the parcel as it has only three property lines instead of the tradition four property lines which has led to an angular building depth measurement.

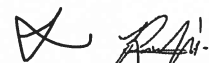
From the Plan Number associated with the subject property (NWD Plan 4953), this parcel was created prior to the current zoning bylaw regulations as the R2 zoning district calls for a minimum 7,200 sq.ft. parcel size for this zone. As well, the subject property is only bounded by three property lines; a front, a flanking side yard and an interior side yard, creating a triangular parcel which, after factoring in the minimum setback requirements, constrains the configuration of the proposed dwelling.

The design of the residence has been shaped and created to follow the streetscape along Bessborough Drive by aligning the south façade parallel to the street, similar to the existing housing forms on the block. By working with the constrained setback lines, the interior spaces for the residence were conceived with 90 degree wall to wall intersections instead of angular wall intersections.

If this property was a traditional rectangular parcel with four lot lines, the building depth would approximately be 50% of the East property line and measured from the North property line off of Brisbane Crescent to the South property line of Bessborough Drive. If this was the case, the maximum building depth for a proposed structure would be approximately 54'. Using the current house design, if we measure the distance from the north face of the structure to the south face of the structure, the building depth would be 52' and therefore be in compliance with the City of Burnaby's Zoning Bylaw.

We thank you for your time and consideration regarding this variance request and are hoping for a favourable outcome.

Regards,  
Adam Quiñones,  
Home Designer for Mr. & Mrs. Chan (property owners of 4861 Bessborough Drive)



Lawrence Chan and Rachel Tan  
(Owners of 4861 Bessborough Drive)

## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> September 3, 2019		<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> September 10, 2019 for the October 03, 2019 hearing.			
<b>APPLICANT NAME:</b> Lawrence Chan			
<b>APPLICANT ADDRESS:</b> 2902 Woodstone Court Coquitlam BC V3E 2S1			
<b>TELEPHONE:</b> 778-908-6639			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling with secondary suite and attached garage			
<b>ADDRESS:</b> 4861 Bessborough Drive			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 35	<b>DL:</b> 188/189/218	<b>PLAN:</b> NWP4953

Building Permit application BLD19-00451 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

#### 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 102.7 – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 17.47 metres (57.30 feet) to 19.51 metres (64 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.

LE



Gloria Grill  
Building Code Engineer



DRAWING TITLE  
4861 BESSBOROUGH DR, BBY

DWG. NO.	
DRAWN BY: AQ	
SCALE AS NOTED	
DATE: AUG 2019	

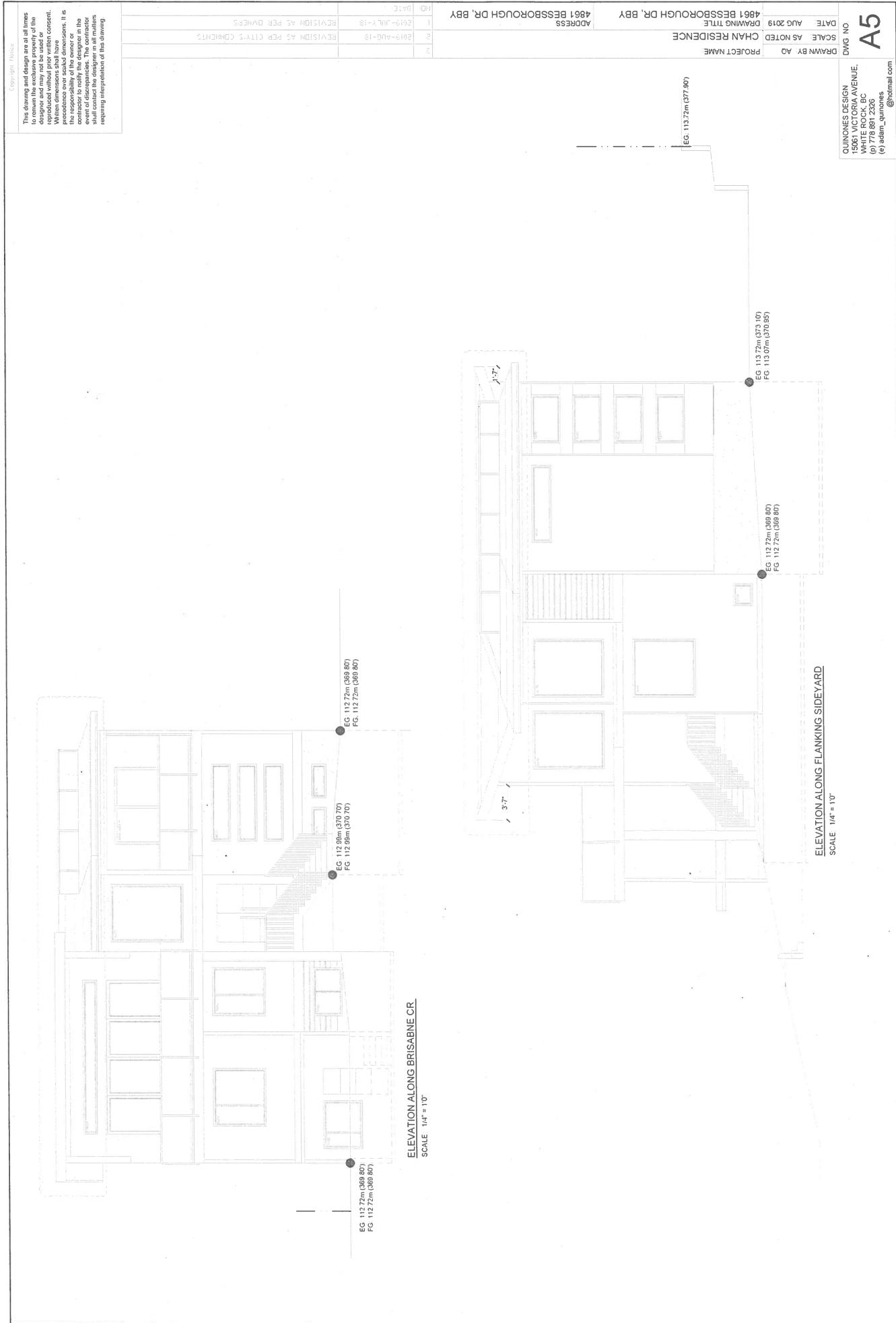
QUINONES DESIGN  
15061 VICTORIA AVENUE,  
WHITE ROCK, BC  
(p) 778 891 2326  
(e) adam\_quinones

A4

...@hotmail.com



**EAST ELEVATION**  
**SCALE: 1/4" = 1'0"**



ELEVATION ALONG BRISABNE CR  
SCALE 1/4" = 1'0"

ELEVATION ALONG FLANKING SIDEYARD  
SCALE 1/4" = 1'0"

QUINONES DESIGN  
1500 WHITE ROCK AVENUE,  
WHITE ROCK, BC  
(p) 778.891.2335  
(e) adam\_quinones@hotmail.com

DWG NO  
**A5**

DRAWN BY: AD

SCALE: AS NOTED

DATE: AUG 2019

PROJECT NAME: CHAN RESIDENCE

DRAWING TITLE: 4861 BESSBOROUGH DR., BBY

ADDRESS: 4861 BESSBOROUGH DR., BBY

NO.	REV.	DATE	DESCRIPTION
1	2019-AUG-18	2019-JULY-18	REVISION AS PER CITY'S COMMENTS
2	2019-AUG-18	2019-JULY-18	REVISION AS PER CITY'S COMMENTS

The drawings and design are all those to remain the exclusive property of the designer and may not be used or reproduced without prior written consent. The designer shall not be held responsible for the responsibility of the owner or the contractor in the event of any error or omission or event of discrepancies. The contractor shall contact the designer in all matters requiring interpretation of this drawing.



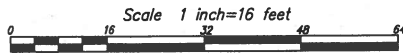


TOPOGRAPHICAL PLAN OF PARCEL "B" (EXPLANATORY PLAN 14006)  
 LOT 35 BLOCK 34 DISTRICT LOTS 188, 189 AND 218  
 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4953

PID: 012-143-341

Civic Address: 4861 Bessborough Drive,  
 City of Burnaby

Note: Trees pursuant to by tree law 1996 are shown



The intended plot size of this plan is 560 width by 432 in height  
 (C size) when plotted at a scale of 1 inch=16 feet.

All Distances And Elevation Are In Feet And Decimals  
 Thereof Unless Otherwise Stated.

**Legend:**

- - Standard Iron Post
- - Lead Plug
- ⊕ - Tree (diameter in mm and Species)  
250m Canifer
- ⊗ - Water Valve
- - Power Pole
- ⬢ - Sign
- ▭ - Rectangle Catch Basin
- ⊙ - Manhole

Suffic:  
 T - Elevation of top of wall

**Benchmark Notes:**

Elevations Are Geodetic  
 Referred To Manumet 79H9662  
 Manumet Elevation: 112.621m

Zoning: R1

Setbacks

Lot	Front	Address
66	23.85	4865
65		4871

Average = 23.85

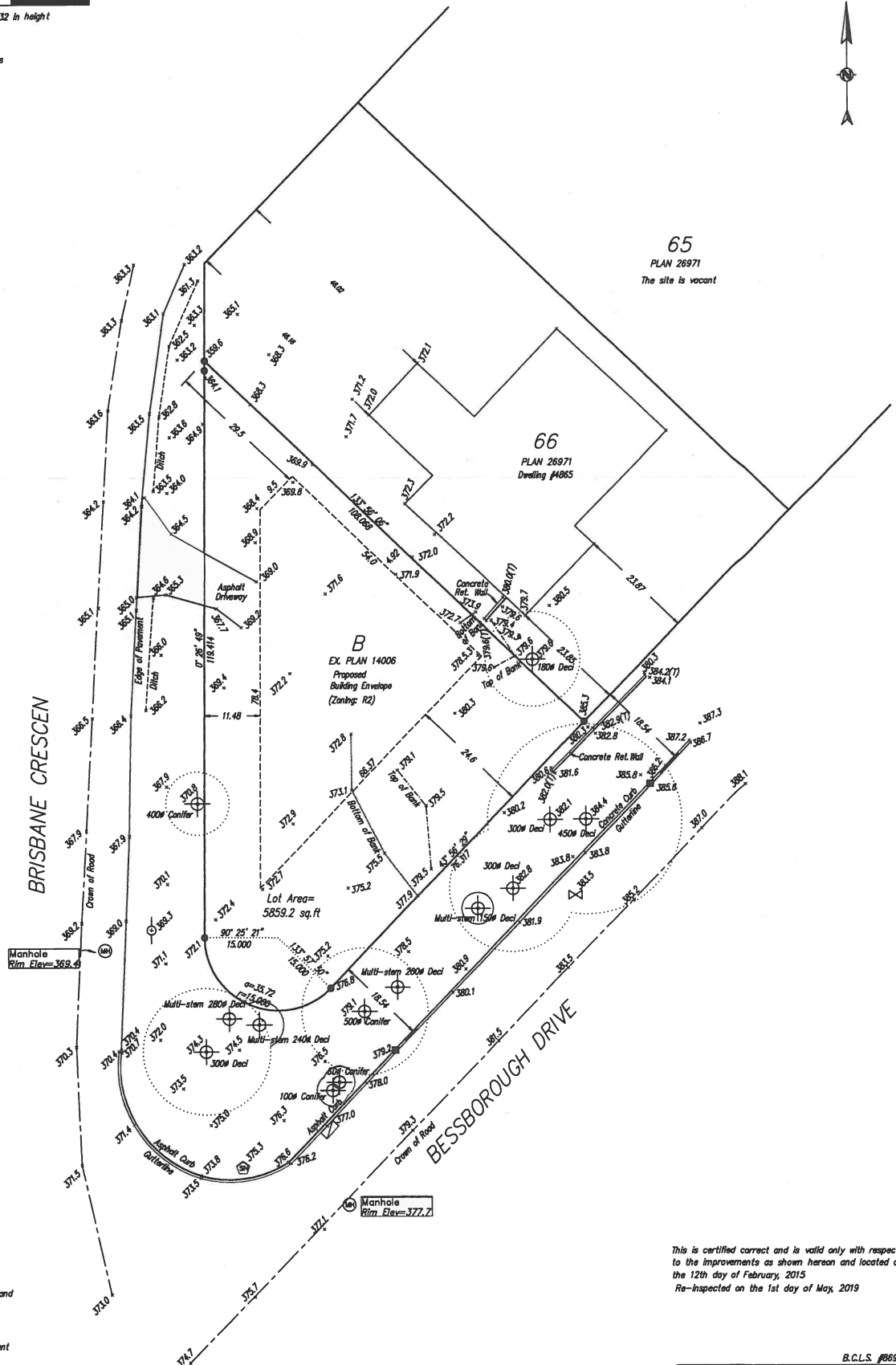
Grid bearings are derived from observations between  
 geodetic control monuments 79H9662 and 79H3797.

Building envelope shown is only approximate.  
 For interpretation of City Building Bylaws  
 Owners are strongly recommended to consult Planning  
 Department for final building envelope.

**Notes:**

Information shown hereon is for municipal purposes only and  
 is for the exclusive use of the owner.

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 transmit, alter, distribute, or store copies of this document  
 in whole or in part without the prior written consent  
 of the undersigned.



This is certified correct and is valid only with respect  
 to the improvements as shown hereon and located on  
 the 12th day of February, 2015  
 Re-inspected on the 1st day of May, 2019

B.C.L.S. #669

LIMING YUAN

This Document is Not Valid Unless  
 Originally Signed And Sealed