



# 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.

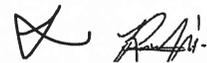
From the Plan Number associated with the subject property (NWD Plan 4953), this parcel was created prior to the current zoning bylaw regulations as the R2 zoning district calls for a minimum 7,200 sq.ft. parcel size for this zone. As well, the subject property is only bounded by three property lines; 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: September 3, 2019</b>		<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: September 10, 2019 for the October 03, 2019 hearing.</b>			
<b>APPLICANT NAME: Lawrence Chan</b>			
<b>APPLICANT ADDRESS: 2902 Woodstone Court Coquitlam BC V3E 2S1</b>			
<b>TELEPHONE: 778-908-6639</b>			
<b>PROJECT</b>			
<b>DESCRIPTION: New single family dwelling with secondary suite and attached garage</b>			
<b>ADDRESS: 4861 Bessborough Drive</b>			
<b>LEGAL DESCRIPTION:</b>	<b>LOT: 35</b>	<b>DL: 188/189/218</b>	<b>PLAN: NWP4953</b>

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

Copyright Notice  
This drawing and design are the exclusive property of the designer and may not be used or reproduced without the written consent of the designer. All dimensions shall have precedence over scaled dimensions. It is the responsibility of the owner or contractor to verify the accuracy of the information on the drawing as the basis for construction. The contractor shall contact the designer in all matters requiring interpretation of this drawing.

DATE: AUG 2018  
SCALE: AS NOTED  
DRAWN BY: AD  
PROJECT NAME: CHAN RESIDENCE  
ADDRESS: 4861 BESSBOROUGH DR, B.VY  
REVISION AS PER CITY COMMENTS  
REVISION AS PER D/M/E/P

DWG NO: A1  
QUINONES DESIGN  
15061 VICTORIA AVENUE,  
WHITE ROCK, BC  
(p) 778.881.2326  
(e) adem\_quinones@hotmail.com

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**SITE ADDRESS:**  
4861 BESSBOROUGH DRIVE, BURNABY, BC

**LEGAL DESCRIPTION:**  
PARCEL B, LOT 35, BLOCK 34, DL 188 & 189 & 218, GRP 1, NWD PLAN 4953

**ZONING:**  
R2 RESIDENTIAL DISTRICT

**SITE DATA:**

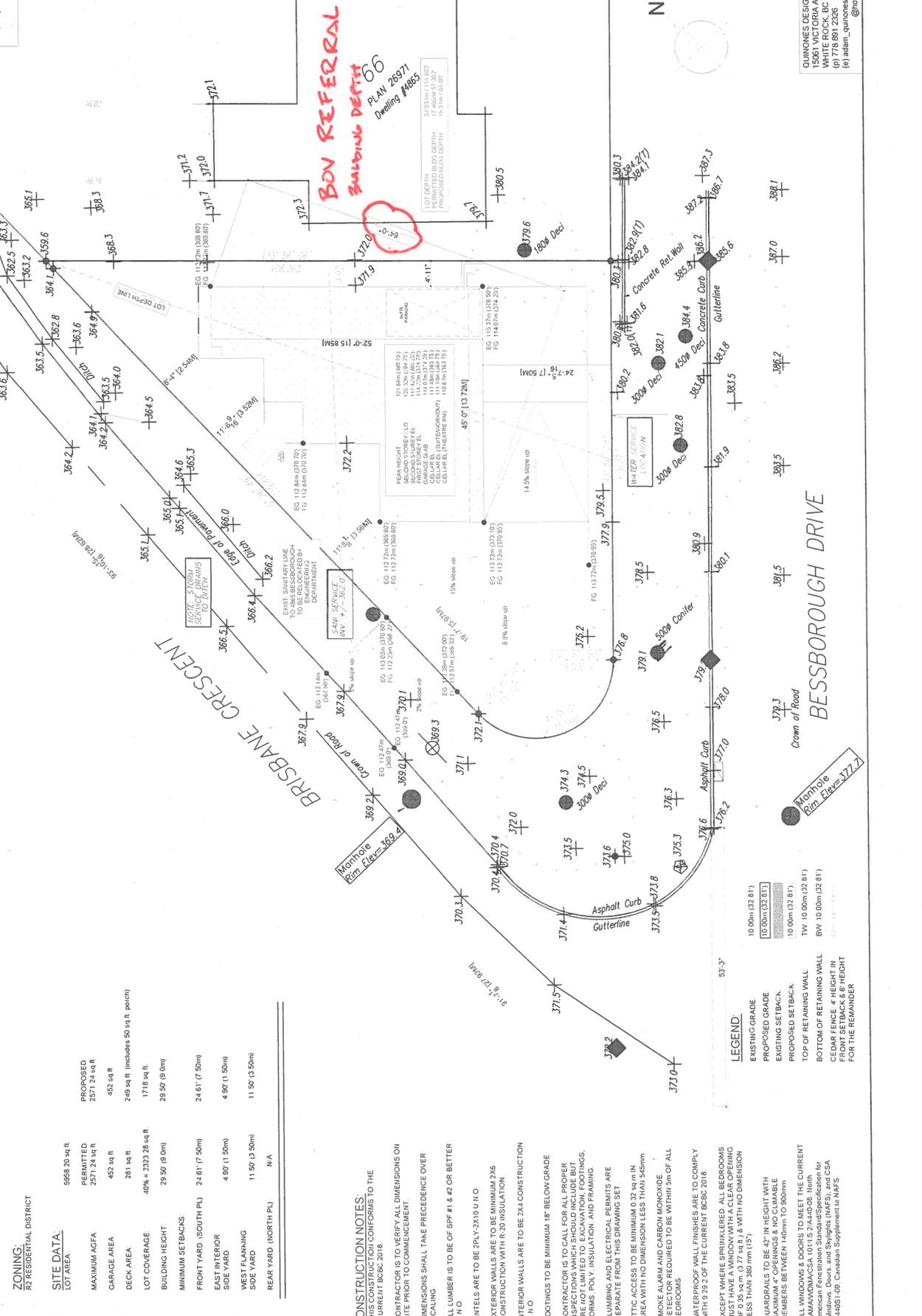
LOT AREA	5658.20 sq ft
PERMITTED	2571.24 sq ft
MAXIMUM AGFA	452 sq ft
GARAGE AREA	452 sq ft
DECK AREA	281 sq ft
LOT COVERAGE	40% = 2322.28 sq ft
BUILDING HEIGHT	29.50' (9.0m)
MINIMUM SETBACKS:	
FRONT YARD (SOUTH PL)	24.61' (7.50m)
EAST INTERIOR	4.92' (1.50m)
SIDE YARD	4.92' (1.50m)
WEST CLANNING	11.50' (3.50m)
REAR YARD (NORTH PL)	N/A

**CONSTRUCTION NOTES:**

- ALL CONSTRUCTION CONFORMS TO THE CURRENT BCBC 2018.
- CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING.
- ALL LUMBER IS TO BE OF SPF #1 & #2 OR BETTER U.N.O.
- LINETS ARE TO BE 2P.Y. 2X10 U.N.O.
- EXTERIOR WALLS ARE TO BE MINIMUM 2X6 CONSTRUCTION WITH R-20 INSULATION.
- INTERIOR WALLS ARE TO BE 2X4 CONSTRUCTION U.N.O.
- FOOTINGS TO BE MINIMUM 18" BELOW GRADE.
- CONTRACTOR IS TO CALL FOR ALL PROPER INSPECTIONS WHICH SHOULD INCLUDE FOUNDATIONS, FORMS, POLY INSULATION, AND FRAMING.
- PLUMBING AND ELECTRICAL PERMITS ARE SEPARATE FROM THIS DRAWING SET.
- ATTIC CEILING TO BE MINIMUM 0.37 sq m IN AREA WITH NO DIMENSION LESS THAN 368mm.
- SMOKE ALARM AND CARBON MONOXIDE DETECTOR REQUIRED TO BE WITHIN 5m OF ALL BEDROOMS.
- WATERPROOF WALL FINISHES ARE TO COMPLY WITH 9.29.2 OF THE CURRENT BCBC 2018.
- EXCEPT WHERE SPRINKLERED, ALL BEDROOMS MUST HAVE A WINDOW WITH A CLEAR OPENING OF 0.35 sq m (3.77 sq ft) & WITH NO DIMENSION LESS THAN 360 mm (15").
- GUARDRAILS TO BE 42" IN HEIGHT WITH MAXIMUM 4" OPENINGS & NO CUMMABLE MEMBERS BETWEEN 40mm TO 300mm.
- ALL WINDOWS & DOORS TO MEET THE CURRENT AMVIC/AMVICSA 1011S 2-A4-008. Both American and Canadian Standards for Windows and Sliding Glass Doors (WAS) and CSA A448S1-09 Canadian Supplement to NAFS.

**LEGEND:**

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING SETBACK
- PROPOSED SETBACK
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- CEDAR FENCE 4' HEIGHT IN REAR YARD
- FOR THE REMAINDER



**BOV REFERRAL BUILDING DEPTH 66**  
PLAN 26971  
Drawing #4865

LOT DEPTH: 34.93m (114.62')  
PERMITTED BLDG DEPTH: 24.61m (80.71')  
PROPOSED BLDG DEPTH: 19.31m (63.35')

PEAK HEIGHT: 10.24m (33.61')  
SECOND SURVEY EL: 117.42m (386.07')  
GARAGE OR AB EL: 114.20m (374.75')  
CELLAR EL (MATEVAGROFT): 111.18m (364.75')  
CELLAR EL (FINISHING): 110.81m (363.75')

EG 112.84m (370.70')  
FG 113.84m (375.30')

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FG 89.80m (189.83')

EG 89.68m (188.86')  
FG 89.68m (188.86')

EG 89.56m (187.89')  
FG 89.56m (187.89')

EG 89.44m (186.92')  
FG 89.44m (186.92')

EG 89.32m (185.95')  
FG 89.32m (185.95')

EG 89.20m (184.98')  
FG 89.20m (184.98')

EG 89.08m (184.01')  
FG 89.08m (184.01')

EG 88.96m (183.04')  
FG 88.96m (183.04')

EG 88.84m (182.07')  
FG 88.84m (182.07')

EG 88.72m (181.10')  
FG 88.72m (181.10')

EG 88.60m (180.13')  
FG 88.60m (180.13')

EG 88.48m (179.16')  
FG 88.48m (179.16')

EG 88.36m (178.19')  
FG 88.36m (178.19')

EG 88.24m (177.22')  
FG 88.24m (177.22')

EG 88.12m (176.25')  
FG 88.12m (176.25')

EG 88.00m (175.28')  
FG 88.00m (175.28')

EG 87.88m (174.31')  
FG 87.88m (174.31')

EG 87.76m (173.34')  
FG 87.76m (173.34')

EG 87.64m (172.37')  
FG 87.64m (172.37')

EG 87.52m (171.40')  
FG 87.52m (171.40')

EG 87.40m (170.43')  
FG 87.40m (170.43')

EG 87.28m (169.46')  
FG 87.28m (169.46')

EG 87.16m (168.49')  
FG 87.16m (168.49')

EG 87.04m (167.52')  
FG 87.04m (167.52')

EG 86.92m (166.55')  
FG 86.92m (166.55')

EG 86.80m (165.58')  
FG 86.80m (165.58')

EG 86.68m (164.61')  
FG 86.68m (164.61')

EG 86.56m (163.64')  
FG 86.56m (163.64')

EG 86.44m (162.67')  
FG 86.44m (162.67')

EG 86.32m (161.70')  
FG 86.32m (161.70')

EG 86.20m (160.73')  
FG 86.20m (160.73')

EG 86.08m (159.76')  
FG 86.08m (159.76')

EG 85.96m (158.79')  
FG 85.96m (158.79')

EG 85.84m (157.82')  
FG 85.84m (157.82')

EG 85.72m (156.85')  
FG 85.72m (156.85')

EG 85.60m (155.88')  
FG 85.60m (155.88')

EG 85.48m (154.91')  
FG 85.48m (154.91')

EG 85.36m (153.94')  
FG 85.36m (153.94')

EG 85.24m (152.97')  
FG 85.24m (152.97')

EG 85.12m (152.00')  
FG 85.12m (152.00')

EG 85.00m (151.03')  
FG 85.00m (151.03')

EG 84.88m (150.06')  
FG 84.88m (150.06')

EG 84.76m (149.09')  
FG 84.76m (149.09')

EG 84.64m (148.12')  
FG 84.64m (148.12')

EG 84.52m (147.15')  
FG 84.52m (147.15')

EG 84.40m (146.18')  
FG 84.40m (146.18')

EG 84.28m (145.21')  
FG 84.28m (145.21')

EG 84.16m (144.24')  
FG 84.16m (144.24')

EG 84.04m (143.27')  
FG 84.04m (143.27')

EG 83.92m (142.30')  
FG 83.92m (142.30')

EG 83.80m (141.33')  
FG 83.8

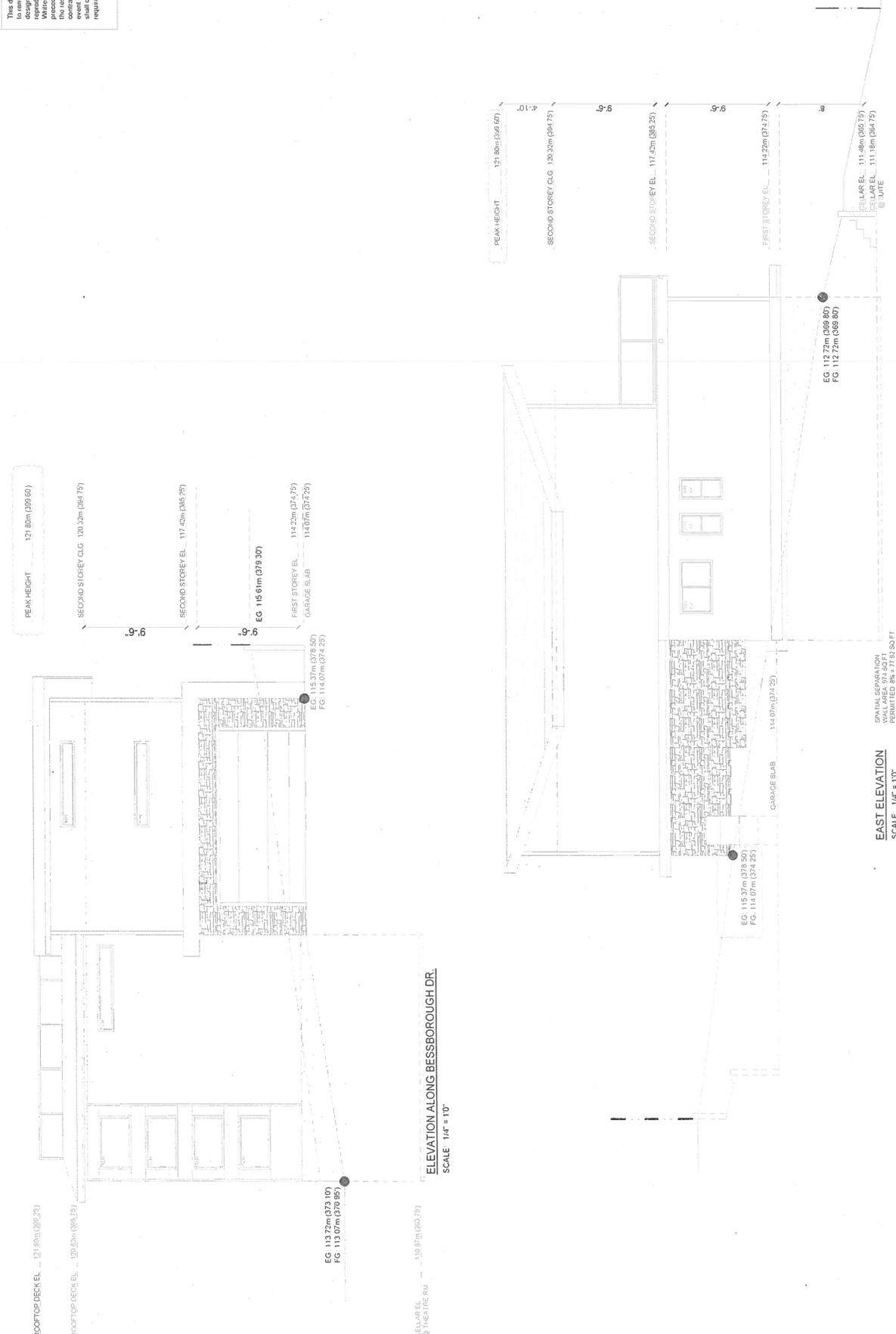
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NO.	DATE	REVISION AS PER CITY COMMENTS
1	2019-JULY-18	REVISION AS PER DWGERS
2	2019-AUG-18	REVISION AS PER CITY COMMENTS

ADDRESS  
 4861 BESSBOROUGH DR, BBY

PROJECT NAME  
 CHAN RESIDENCE  
 DRAWN BY: AD  
 SCALE: AS NOTED  
 DATE: AUG 2019  
 DRAWING TITLE  
 4861 BESSBOROUGH DR, BBY

DWG NO  
**A4**  
 QUINONES DESIGN  
 15661 VICTORIA AVENUE,  
 WHITE ROCK, BC  
 (P) 778.881.2326  
 (E) adam\_quinones@hormail.com



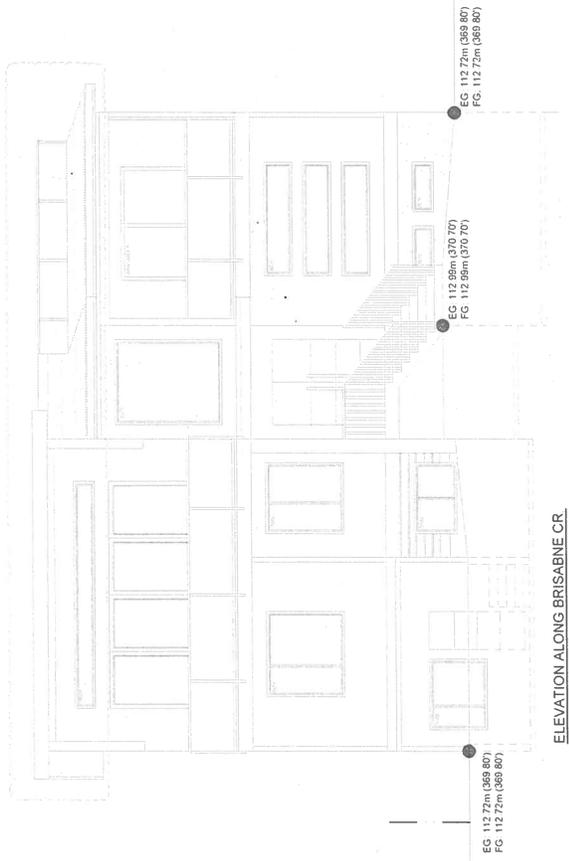
**ELEVATION ALONG BESSBOROUGH DR.**  
 SCALE: 1/4" = 1'

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

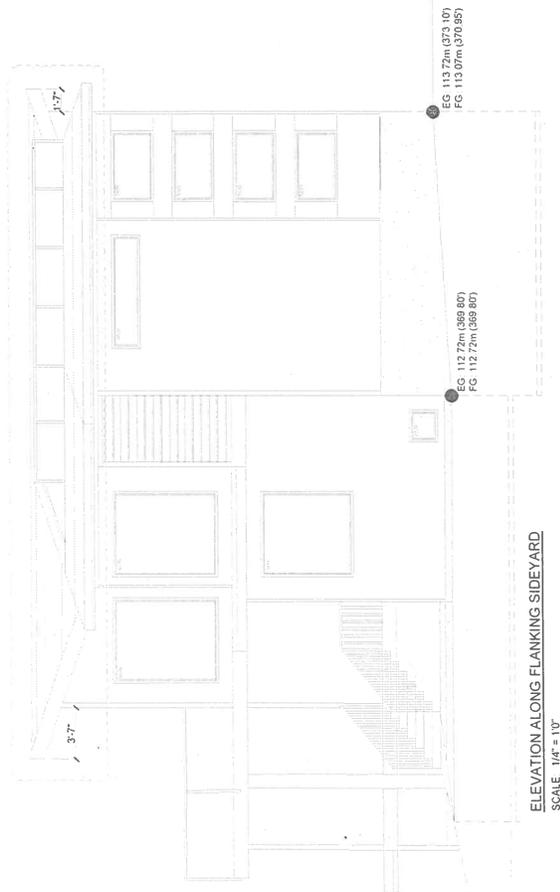
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DATE	AUG 2019		
SCALE	AS NOTED		
DRAWN BY	AD		
PROJECT NAME	CHAN RESIDENCE		
DRAWING TITLE	4861 BESSBOROUGH DR, BBY		
ADDRESS	4861 BESSBOROUGH DR, BBY		
NO	REV	DATE	DESCRIPTION
1	2019-JULY-18	2019-AUG-18	REVISION AS PER CITY'S COMMENTS
2	2019-AUG-18	2019-JULY-18	REVISION AS PER DVAERS
3	2019-AUG-18	2019-JULY-18	REVISION AS PER CITY'S COMMENTS

DWG NO  
**A5**  
 QUINONES DESIGN  
 100 WOODBINE AVENUE,  
 WHITE ROCK, QC  
 (p) 778 891 2326  
 (e) adem\_quinones@hotmail.com



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

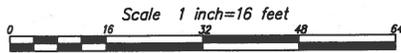


ELEVATION ALONG FLANKING SIDEYARD  
 SCALE 1/4" = 1'0"



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)  
250# Canifer
- ⊗ - Meter Valve
- - Power Pole
- ⊞ - Sign
- ▭ - Rectangle Catch Basin
- ⊙ - Manhole

Suffic:  
 T - Elevation of top of wall

**Benchmark Notes:**

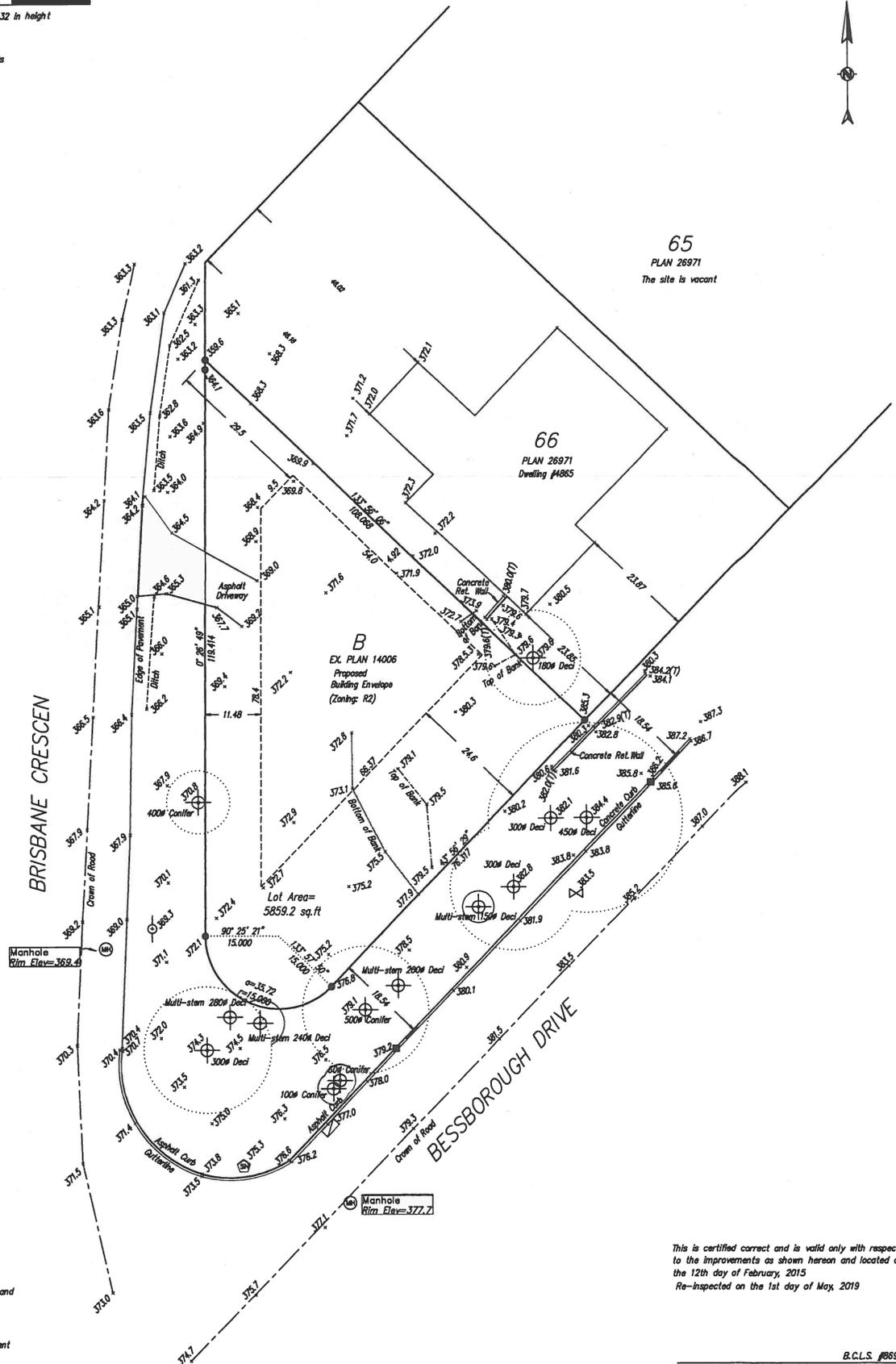
Elevations Are Geodetic  
 Referred To Monument 79H9662  
 Monument Elevation: 112.621m

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 76H3797.

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:**

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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. #689  
 LIMING YUAN  
 This Document is Not Valid Unless  
 Originally Signed And Sealed