



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 Wendy & Doug Scrymgeour
Mailing Address 3734 McGill Street
City/Town Burnaby Postal Code V5C-1K9
Phone Number(s) (H) 604-876-9798 (C) 604-771-1410 (Doug)
Email dougscrymgeour@gmail.com

Property

Name of Owner Wendy & Doug Scrymgeour
Civic Address of Property 3734 McGill Street
Burnaby, B.C., V5C-1K9

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. 6/19
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

Mr. & Mrs. Scrymgeour
3734 McGill Street
Burnaby, B.C.
V5C1L9

Board of Variance
City of Burnaby
4949 Canada Way
Burnaby B.C.

6 September 2019

Subject: Variance Request for 3734 McGill Street Renovation

Dear Board Members,

We are writing this letter to ask for your support of the variance application submitted for the proposed renovation of our house at 3734 McGill Street. In particular, we are asking for your approval of two variances:

- 1) Side yard (east) reduction from 1.5m to 1.15m
- 2) Accessory building separation from principal building reduction from 4.5m to 3.5m.

Both variance items relate to a pre-existing condition that was in place prior to our purchasing the residence 19 years ago. Changing the existing building now to conform to current zoning bylaw requirements represents a serious hardship that we are unable to bear.

Background

The house itself was built in 1922 and is a lovely example of a small cottage bungalow. It is a two-storey building with slap-dash stucco siding, wood windows, and exposed roof joists. It has a lot of character that we are intent on keeping and protecting. We understand that a stand-alone garage and an exterior sundeck were added to the rear of the property prior to the mid-1970's, and that the space below the sundeck was converted at some point to heated living space. This space is currently the family work out room.

Description of Proposed Work

The construction work that we are proposing includes: renovation and layout changes to the kitchen, dining and master bathroom; in addition, a wood framed roof over the south-facing rear deck and modification of stairs to grade.

Rationale for Variance Request

- Pre-existing conditions that existed before we purchased the property
- New construction does not add square footage, nor increase the footprint of the house
- FSR proposed is well below what is allowed: $.37 < .6$ (allowed)
- Lot Coverage is well below what is allowed: $27\% < 45\%$ (allowed)
- Modest Renovation of a character home to improve livability
- Retaining character of this home is important to us
- To make this property conforming would require relocating the c.1920 house and demolishing the c1950 garage.

Closing remarks

We are passionate about our home and want to stay here for twenty plus years. We are not looking at increasing the square footage, just want to modernize it somewhat and make it more livable and functional. We are also keen on improving the outside living space with a desire to increase the number of days we can use the outdoor space. We spend considerable time and effort to maintain both the inside and outside of our home. We are proud to entertain people and enjoy the comments about the character of our house.

The proposed design is very much in keeping with the character of the existing house.

We have shown the proposed design to the neighbors along with the required variance requests proposed. All five neighbors in the direct vicinity support our application (see attached Appendix II).

We appreciate the board's time and welcome their feedback?

Sincerely,



Doug Scrymgeour



Wendy Scrymgeour

Attachments:

Appendix I: Photos of existing site

Appendix II: Signed petitions from surrounding neighbors

Appendix I : Photos of existing site



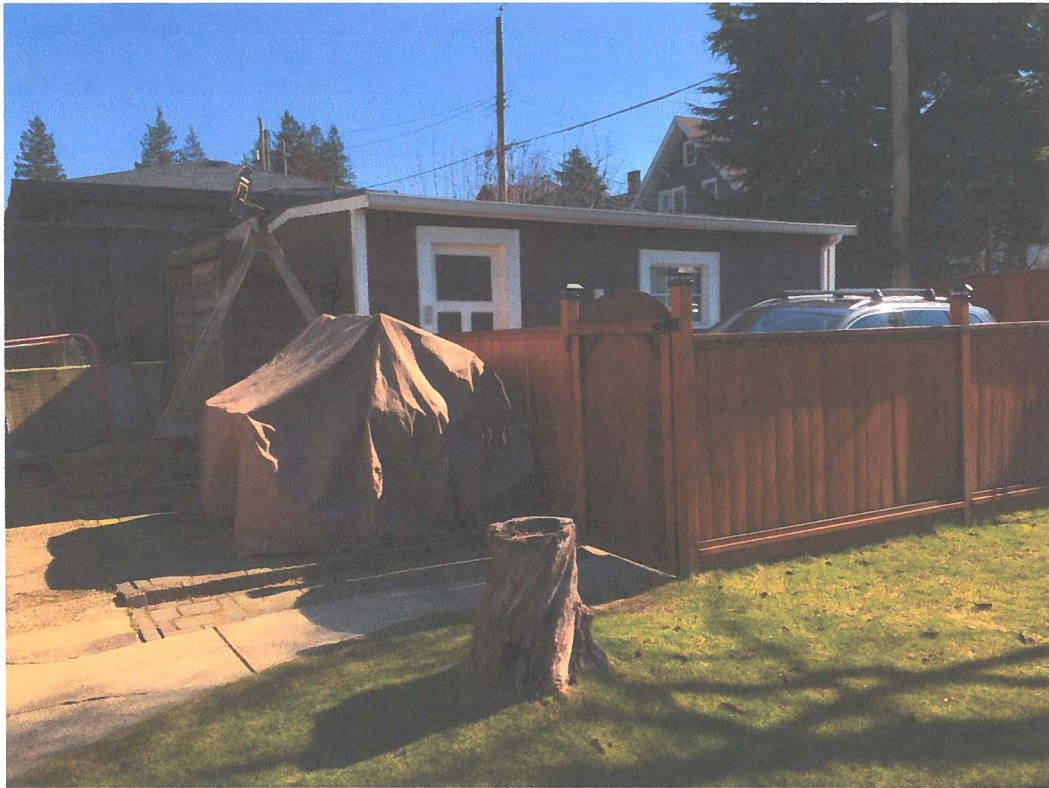
View of house from McGill Street



View of house and garage from lane



View of property at rear yard



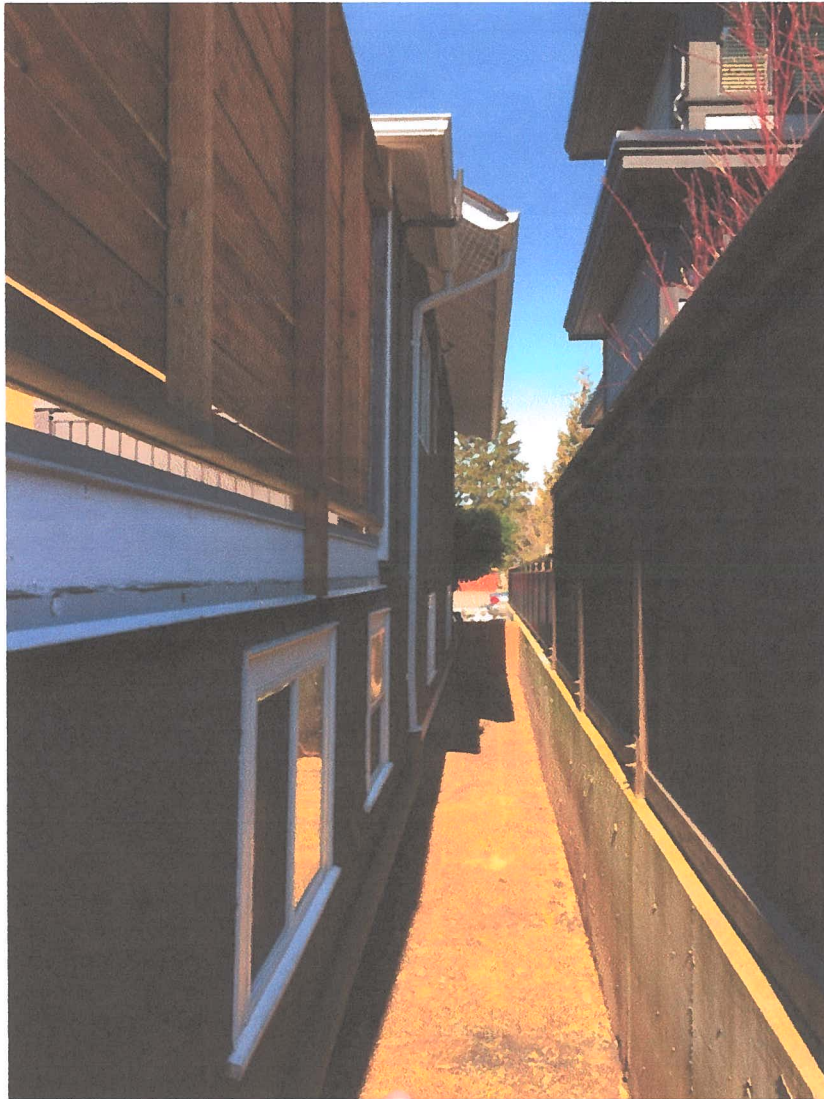
Existing garage



Side view of house showing sundeck with infill below



Interior view of family work out room below sundeck



East Side yard (variance request)

Appendix II : Signed petitions from surrounding neighbors

Hello Neighbors,

We are looking for your support in our variance request with the City of Burnaby. Below adds context to where we are looking for your support. Our existing garage currently is too close to our existing structure- it has been like this for 40+ years. Official language below:

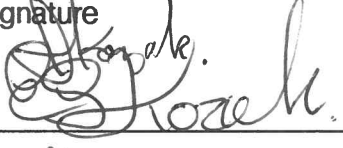



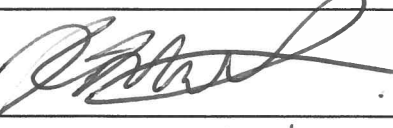
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- 1) Side yard (east) reduction from 1.5m to 1.15m
- 2) Accessory building separation from principal building reduction from 4.5m to 3.5m.

Both variance items relate to a pre-existing condition that was in place prior to our purchasing the residence 19 years ago. Changing the existing building now to conform to current zoning bylaw requirements represents a serious hardship that we are unable to bear.

Below indicates your support as we prepare to have our variance reviewed by the City of Burnaby. Thank you for your support.

Name	Address	Signature
JIM KOZAK ERNA KOZAK	324 Boundary Rd N	
Xin Wen	3724 McGill St.	
J. BOFFO	3740 McGill St.	
VICTOR SHARON MORAKOFF	3743 ETON	
KATE MUSTARD	3735 Eton St.	
Janet Routledge & Bill Brassington	3746 McGill St.	see attached



Janet >

Janet Routledge and Bill Brassington at 3746 McGill St. support the Scrymgeour renovations at 3734 McGill St.

You are wonderful thank you both so much 🥰

Delivered



iMessage





BOARD OF VARIANCE REFERRAL LETTER

DATE: September 5, 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: September 10, 2019 for the October 03, 2019 hearing.			
APPLICANT NAME: Charles Britton			
APPLICANT ADDRESS: #65 – 9000 Ash Grove Crescent, Burnaby, B.C., V5A 4M5			
TELEPHONE: 604-727-6757			
PROJECT			
DESCRIPTION: Interior Alterations and Addition to ESFD			
ADDRESS: 3734 McGill Ave			
LEGAL DESCRIPTION:	LOT: 4	DL: 186	PLAN: NWP1124

Building Permit application BLD19-00379 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 105.10(1) / Section 6.3.1

COMMENTS:

The applicant proposes to build interior alterations and addition to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 105.10(1) – “Side Yards” of the Zoning Bylaw requirement for the minimum side yard width from 1.50m (4.92 feet) to 1.16m (3.80 feet).
- 2) To vary Section 6.3.1 – “Distance between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 4.50m (14.80 feet) to 3.48m (11.42 feet).

Notes:

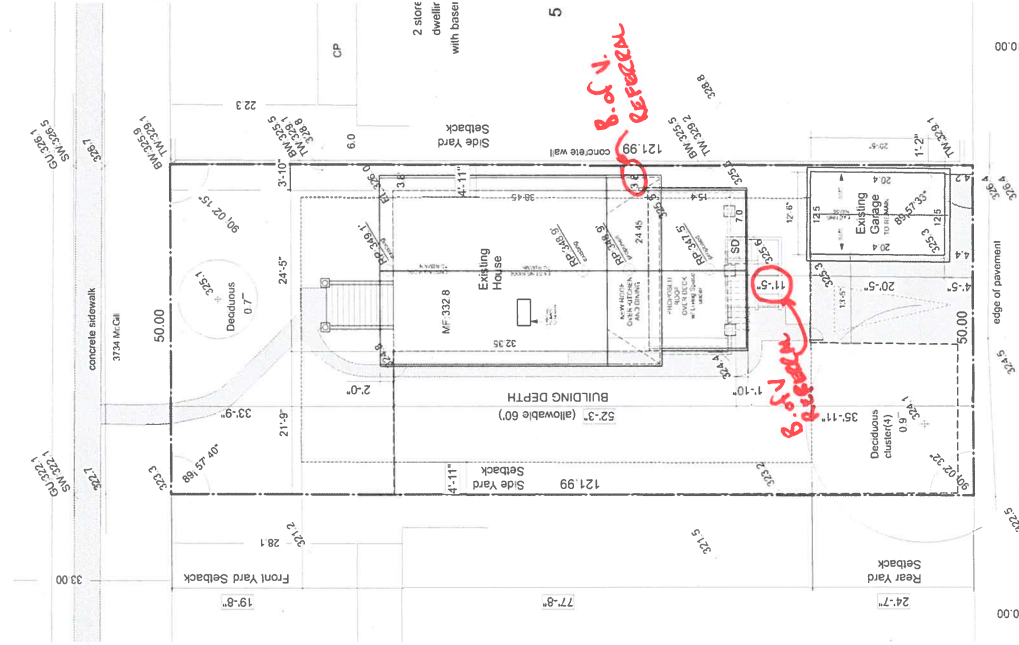
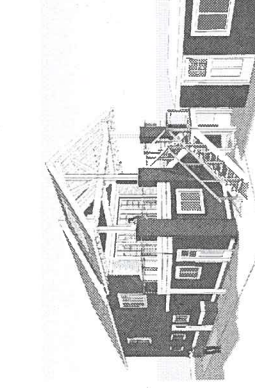
1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. The applicability of these variances, if granted, is limited to the scope of the proposal shown on the attached plans.
3. All new principal 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

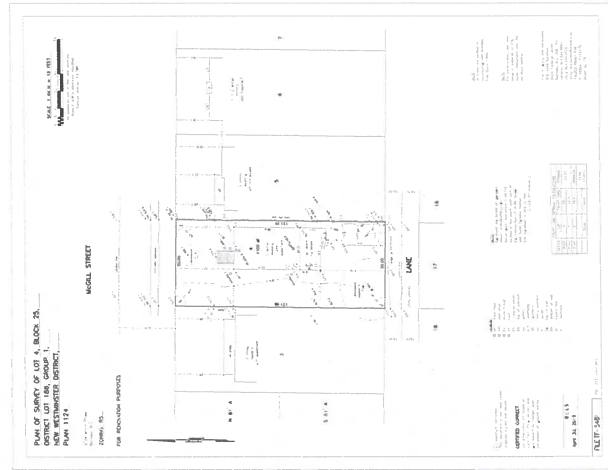
Gloria Grill
Building Code Engineer

SCRYMGEOUR RENOVATION & ROOF ADDITION

3734 McGill St, Burnaby B.C.



2 3734 McGill Residence Context Plan
Scale: 1:500



ZONING ANALYSIS : (R-S ZONE) (Single Family and Two Family Dwellings)				
REF	NAME	PROPOSED	REQUIRED	CONCERNS
(103)	USE	Single Family	Single Family	Conforms
(103.1)	USES PERMITTED	Single Family	Single Family	Conforms
(103.2)	USES PROHIBITED	Single Family	Single Family	Conforms
(103.3)	LOT SIZE (MINIMUM)	101.42 SQ. M.	101.42 SQ. M.	Conforms
(103.4)	LOT COVERAGE	10.1%	10.1%	Conforms
(103.5)	DEVELOPMENT DENSITY	10.1%	10.1%	Conforms
(103.6)	DEVELOPMENT DENSITY	10.1%	10.1%	Conforms
(103.7)	DEVELOPMENT DENSITY	10.1%	10.1%	Conforms
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A2.0	EXISTING FLOOR PLANS	1/4" = 1'-0"
A3.0	PROPOSED FLOOR PLANS	1/4" = 1'-0"
A4.0	SECTION AND ASSEMBLIES	1/4" = 1'-0"
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S3	STRUCTURAL MAIN FLOOR PLAN	1/4" = 1'-0"

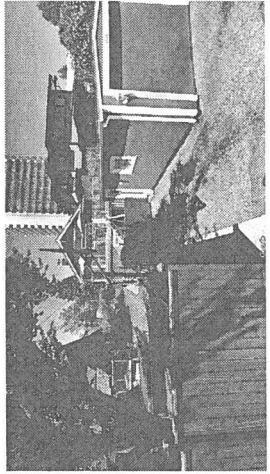
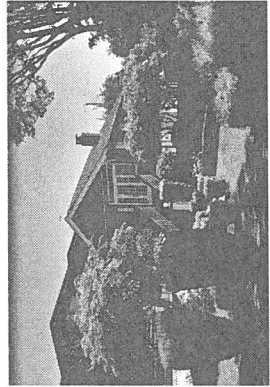
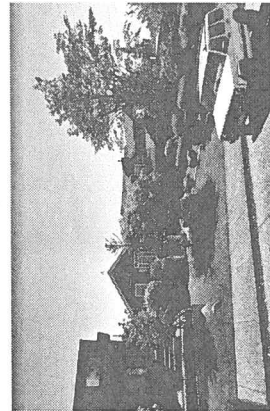
ISSUED	
10/01/03	BY APPLICATION

DRAWING	
COVER	
SITE PLAN AND ZONING	
REVIEW	

CONTACT	
3734 McGill Street	
Burnaby B.C.	

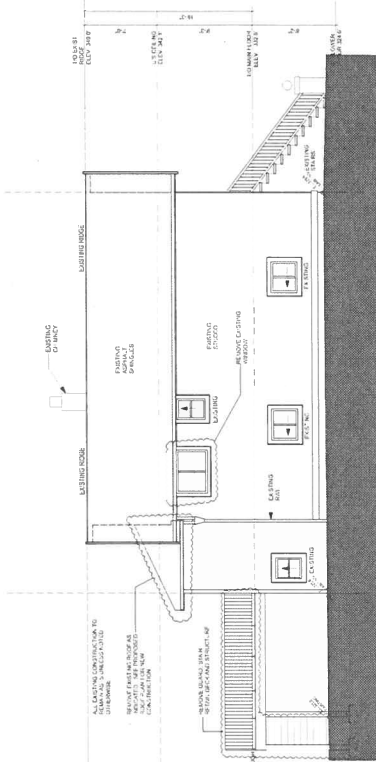
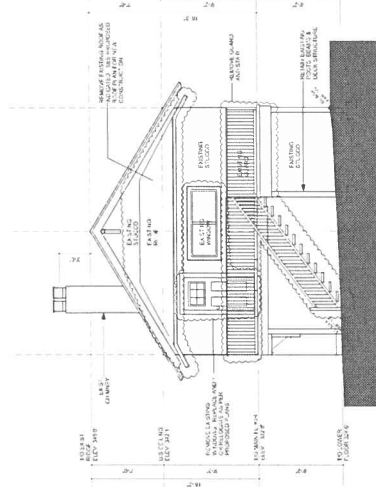
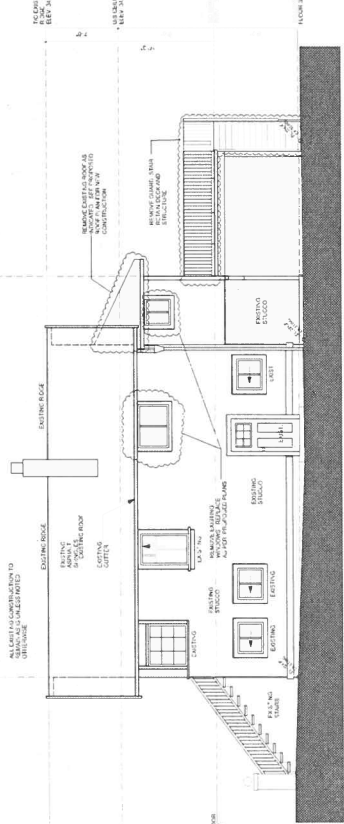
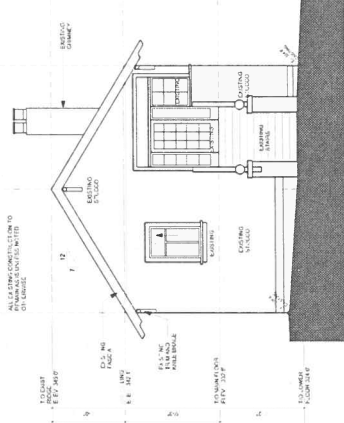
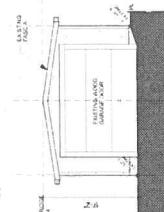
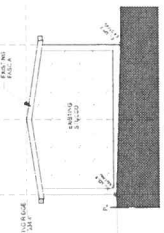
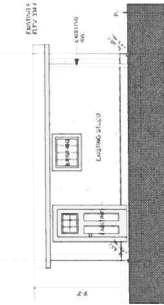
PROJECT	
3734 McGill Street	
Burnaby B.C.	

DRAWN BY	
C. Britton	
SCALE	
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Britton
Architecture

Charles Malcolm Britton
Architect AIBC LEED
Certified Passive House Designer
65-9000 Ash Grove Crescent
t: 604.727.6757
e: charlesmalcolmbritton@gmail.com

[illegible]

DRAWING
ELEVATIONS EXISTING

OWNER
Mr. and Mrs. Stryngdour
3734 McGill Street
Burnaby B.C.

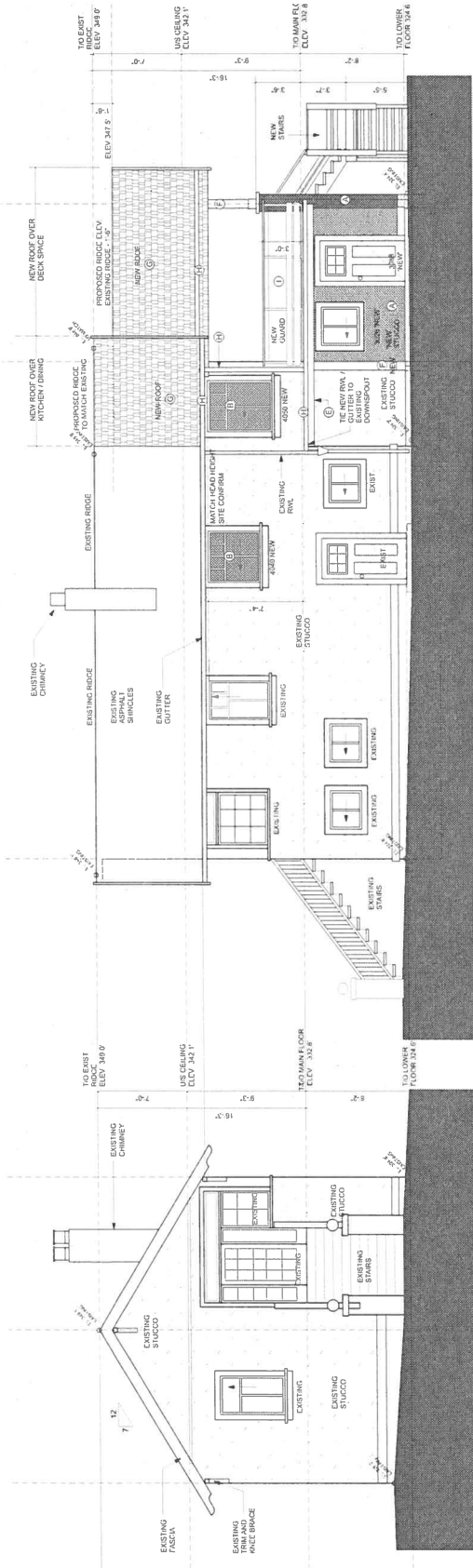
PROJECT	3734 McGill Street Burnaby B.C.
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DRAWN BY	C. Britton
SCALE	VARIES
DWG #	A2.1

MATERIALS LISTED	
TAG	NAME
A	STUCCO SIDING
B	WOOD WINDOWS
C	WOOD DOORS
D	WOOD WINDOW / DOOR FRAME
E	WOOD / SUGEN / TRIM
F	WOOD POST OR BEAM
G	ASPHALT / SHINGLES
H	"74" GUTTERS / DOWNS
I	TEAR / GLASS CLAUD
J	TEMPERED LAM. SKYLIGHT

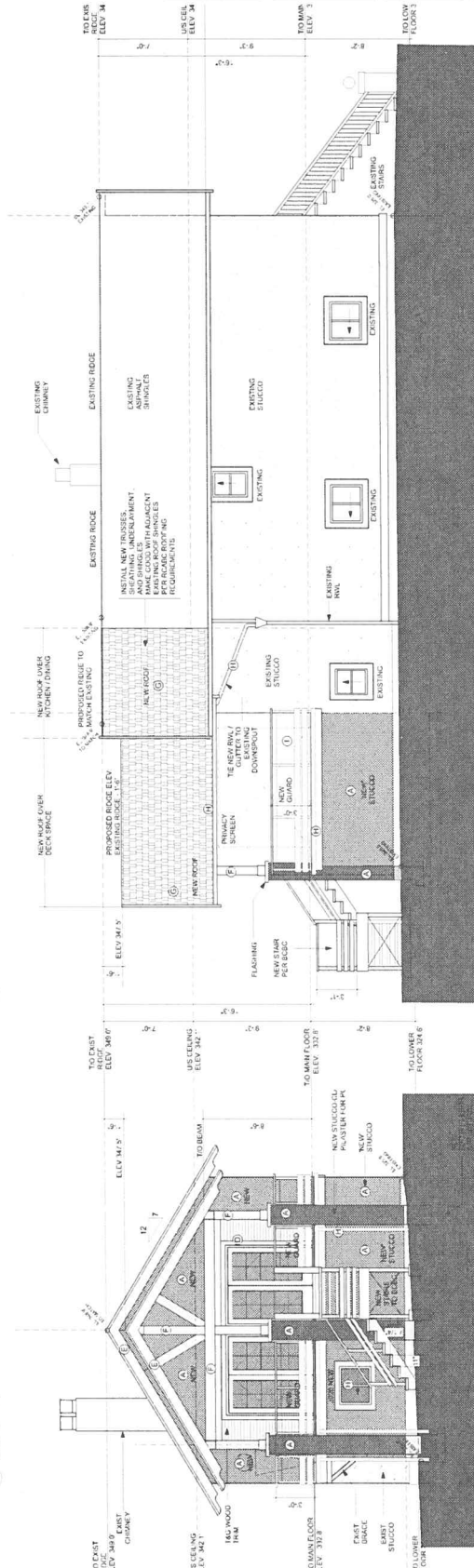
NOTES

1. SEE FLOOR PLANS FOR SIZES OF WINDOWS



2 Proposed West Elevation
Scale 1/4" = 1'-0"

1 Proposed North Elevation
Scale 1/4" = 1'-0"



3 Proposed North Elevation
Scale 1/4" = 1'-0"

4 Proposed East Elevation
Scale 1/4" = 1'-0"

MATERIALS LEGEND

TAG	NAME
A	STUCCO SIDING
B	WOOD DOORS
C	WOOD TRIM
D	WOOD FASCIA / TRIM
E	WOOD SHINGLES
F	WOOD SHINGLES
G	WOOD SHINGLES
H	WOOD SHINGLES
I	WOOD SHINGLES
J	TEMPERED / LAM. SKYLIGHT

ISSUED	BY	DATE	DESCRIPTION
10.25.13	BP	10.25.13	BP APPLICATION

PROPOSED ELEVATIONS AND SECTION (WORKING)

DRAWING

OWNER
Mr. and Mrs. Grogan
10000 N. 10th St.
Burrhead, B.C.

PROJECT
3734 McGill Street
Burnaby B.C.

DESIGNER
C. Britton

SCALE
VARIES

DATE
A3.1

**PLAN OF SURVEY OF LOT 4, BLOCK 25,
DISTRICT LOT 186, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN 1124**

3734 McGill Street
Burnaby, B.C.

ZONING: R5

FOR RENOVATION PURPOSES

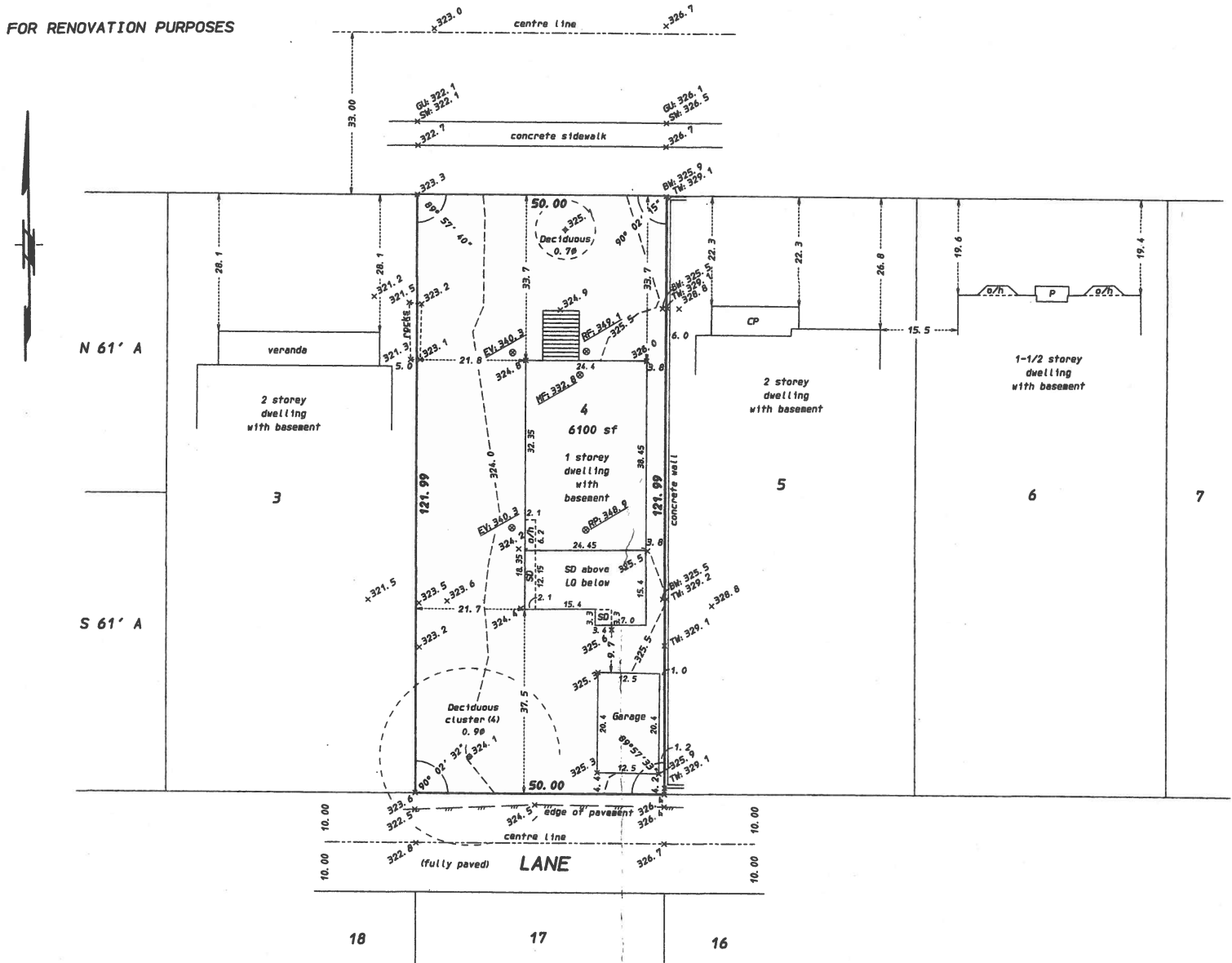
McGILL STREET

SCALE: 1 INCH = 16 FEET



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

RECEIVED
MAY 06 2019
BUILDING DEPARTMENT



© copyright restriction
This document is not valid unless
originally signed and sealed.

CERTIFIED CORRECT:

Lot dimensions are based on
Land Title Office records and
are subject to change upon
completion of ground survey.

Shay
B.C.L.S.
April 30, 2019

- LEGEND**
- MF: main floor
 - RP: roof peak
 - EV: eaves trough
 - RF: roof
 - CP: covered porch
 - SW: top of sidewalk
 - GU: gutter
 - OH: overhang
 - SD: sundeck
 - LQ: living quarters
 - P: porch
 - TK: top of wall
 - BK: bottom of wall
 - SF: square feet
 - Ø: diameter

NOTE:
Elevations are based on geodetic
datum (CVD28GRVD2018).
Bench Mark: Monument 77H6743
located in the south east part of
the intersection of McGill Street
and North Esmond Avenue.
B.M. Elevation = 348.32 feet
(106.167 metres)

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
3724	3	28.1	23.27
3740	5	22.3	
3746	6	19.4	MINIMUM
			19.69 (6.0m)
	TOTAL:	69.8	

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

NOTE:
For construction, use lead
plugs in sidewalk or City
survey monument only, for
elevation control.

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