



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 DORIS POON
Mailing Address 5127 McKee Street
City/Town BURNABY Postal Code V5J2T5
Phone Number(s) (H) 604-435-8175 (C) _____
Email dlampoon@gmail.com

Property

Name of Owner Doris Poon
Civic Address of Property 5837/39 Bryant Street
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 in this application.

2019/11/12
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date _____ 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

Doris Poon and Mario Lam

5127 Mckee Street Burnaby

BC V5J 2T5

Board of Variance

City of Burnaby 4949 Canada Way

Burnaby B.C.

November 5, 2019

Subject: Variance Request for 5837/5839 Bryant Street

Dear Board Members,

We are writing this letter to ask for your support of our variance application submitted for the proposed construction of our house at 5837/5839 Bryant Street. We are asking for the approval of the home to build on the existing grade. This means that we need a variance of 3.4 feet on the building height.

Background

We have owned the above property for over 20 years with the goal to build a new home that can be enjoyed for many years to come. The existing grade of the home has about 5 steps from the sidewalk which is consistent with the surrounding properties. Because of the slope of the property and the existing bylaws by which average grade is measured, the plan for the new build will require sinking the building lower and digging down 3.4 feet in order to comply with the bylaws regarding the maximum height.

Rationale for Variance Request

Our current home (which we have lived in for 30+ years) is also on a slope. There are 14 steps at the front and 10 steps in the back to get to the home. We enjoy our current home but we know it won't work for the future. Because of all of these steps, our parents who have difficulty walking can no longer visit us. It is therefore a major consideration for us to build a new home that is easily accessible after we retire and will allow our parents to feel safe when coming over to visit. The new design will force us to dig deeper and add a significant number of stairs to enter the property which will be problematic and possibly unsafe in the future. This will make it unlikely that our family members who are mobility impaired will be able to enter the home easily or live with us in the future if necessary.

As a member of our family is 6'5" tall, the architect suggests that a comfortable ceiling height for him is a minimum of 9 feet. It is necessary so that he doesn't hit his head on the shower head or closet door etc. For head clearance and comfort, an individual living in the space should not

be able to reach the ceiling with his hand. Ideally, the new home would have 9 feet ceiling heights on both floors. To try to conform to the height restriction of the bylaws, we have changed the upper floor ceiling height already to 8 feet but it is essential to keep the main living space to 9 feet for the comfort and safety of our family living in the home.

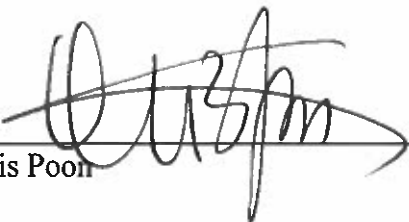
As this is a corner property with many tall trees (some are over 30 feet and we love our trees) on the property, building a new home based on the existing grade will not affect neighboring properties or block any views. If this variance request is granted, it will bring our roof line to the same height as our neighbours as opposed to being lower than theirs if we are forced to sink the house deeper.

Because of the slope to the property, there is quite a bit of underground water going through the existing home on Bryant Street. The old house was flooded many times. We are concerned that digging deeper into the ground will mean more water flowing through. The architect shares the concern and supports the design.

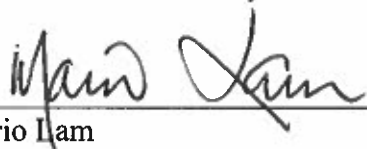
In order for the property to conform to the neighboring properties, the front yard of the new home is set back further than the minimum requirement. For the same reason, since none of the neighboring properties have sunk down as much, it will look more uniform if our property is built according to our proposed plan.

Closing remarks

We have been working hard for this future dream home. We have lived in Burnaby for over 30 years and want to stay in the city when we retire. We are asking to grant our variance as it will maintain the same roof height as the rest of the neighbourhood while improving the accessibility and function of our home. It is important for us to have a home that our parents can visit and our daughters and their families can enjoy for many years. It is not an option to sell and buy another property given the tax implication and the costs of buying and selling. We hope you will find that the proposed design is very much in keeping with the character of the neighborhood and grant our application. Thank you for your consideration.



Doris Poon



Mario Lam

BOARD OF VARIANCE REFERRAL LETTER

DATE: November 11, 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>	
DEADLINE: November 12, 2019 for the December 05, 2019 hearing.			
APPLICANT NAME: Ken Wong			
APPLICANT ADDRESS: 8419 Laurel Street Vancouver, BC V6P 3V4			
TELEPHONE: 778-957-1228			
PROJECT			
DESCRIPTION: New Two Family Dwelling with Detached Garages			
ADDRESS: 5837/5839 Bryant Street			
LEGAL DESCRIPTION:	LOT: A	DL: 93	PLAN: NWP16731

Building Permit application BLD19-00538 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Sections 104.7(2)(b)

COMMENTS:

The applicant proposes to build a new two family dwelling with detached garages. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 104.7(2)(b) – "Height of Principal Building. Two-family Dwellings" of the Zoning Bylaw requirement for the maximum building height from 7.62m (25.00 feet) to 8.65m (28.40 feet). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

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. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

LM



Peter Kushnir
Deputy Chief Building Inspector

5837 BRYANT STREET, BURNABY B.C.

CONSULTANTS:

DE SAGNER
RAYMOND LU
raymond.lu@att.net
raymond.lu@att.net
TEL 770 895 5362

SURVEYOR
LNL'S SURVEYORS
1528 KINGSWAY
VANCOUVER, B.C. V5N 2R9
TEL. 604 327 1535

PROJECT STATISTICS:

CIVIL ADDRESS
LEGAL ADDRESS
5637 BRYANT STREET, BURBANK & C.
LOT 1 BLOCK, DISTRICT LOT, 90 PLAIN WAMP (673)
002-793-172
R4
11566.05 (107.432m)
88.90 FT (27.40m)
128.41 FT (39.14m)

INDEX:

[illegible]

104 (72)	MAX. BUILDING HEIGHT	25 FT [7.62 m]	24.52 FT [7.47 m]
104 (81)	MAX. BUILDING DEPTH	60 FT [18.29 m]	46.83 FT [14.28 m]
104 9	FRONT YARD GUTTER	66 FT [17.5 m]	33.12 FT [10.1 m]
104 (91)	SIDE YARD (EAST)	4.9 FT [1.5 m]	4.9 FT [1.5 m]
104 (92)	SIDE YARD FLANNING STREET (WEST)	11.5 FT [3.5 m]	11.5 FT [3.5 m]
104 1	REAR YARD	29.5 FT [9.0 m]	47.67 FT [14.53 m]
6 2086160	MAX. DECK AREA NOT COUNTED TOWARD GFA [0.08 x GFA]	352 SF [32.70 m ²]	336 SF [31.20 m ²]
74	MAX. IMPERVIOUS AREA [0.7 x LOT AREA]	8069.32 SF [752.45 m ²]	8210.05 SF [758.90 m ²]

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- * NOT ENCLOSED
- * FACE A STREET OR REAR PROPERTY LINE AND LOCATED ON THE FIRST STOREY
- * DO NOT PROJECT MORE THAN 3.0 FT (1.2 m) INTO THE REQUIRED FRONT YARD
- * DO NOT EXCEED A HEIGHT OF 12.1 FT (3.7 m) MEASURED FROM THE PORCH FLOOR TO THE TOP OF SUPPORTING STRUCTURE

Revisions	Project Title 5307 BRAYANT STREET BIRMINGHAM, B.C.	Scale	AS NOTED
04-01-19		Date	10/20/2019
04-20-19	Sheet 100	Project No	
	COVER PAGE	Sheet No	
			A-1.0
			Revision No

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ISSUE FOR BP
REQUIRE FOR BP

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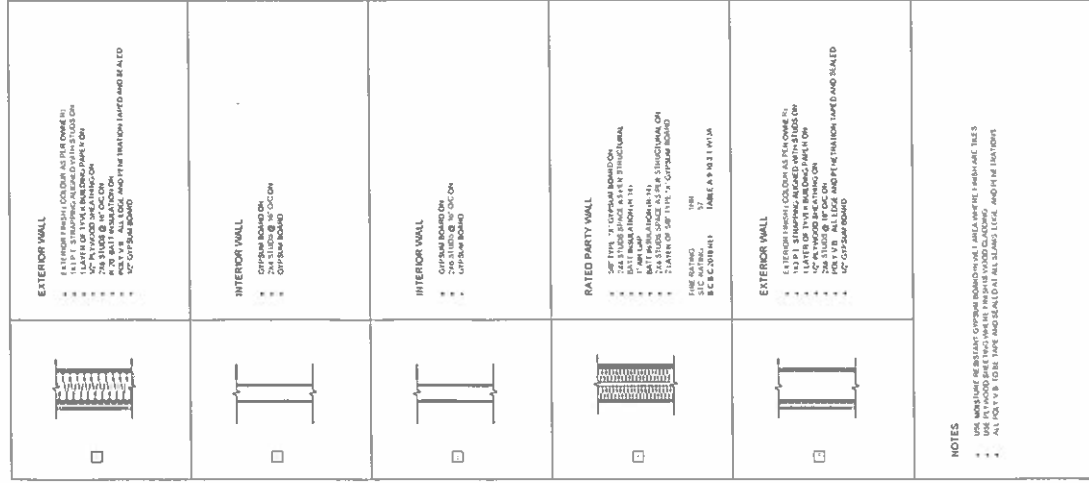
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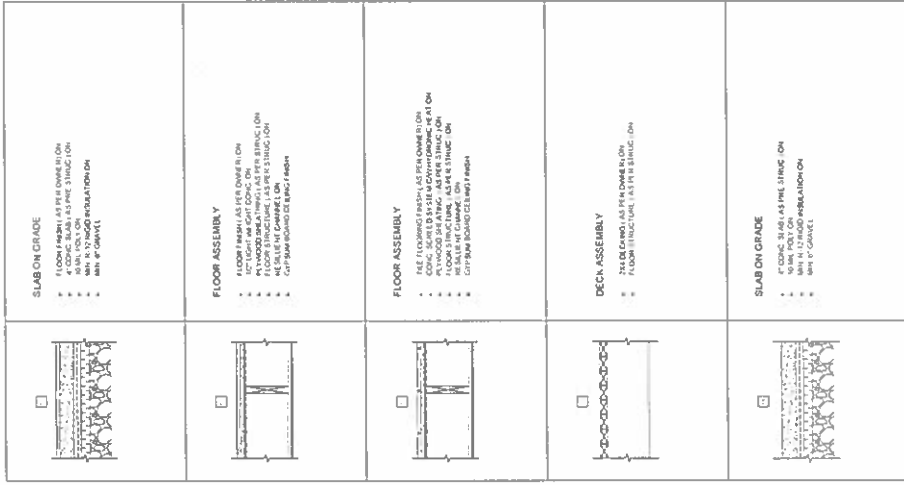
Project No. 5837 & BURRILL	Sheet No. 1
Scale	A5 NOTE
Date	10/20/2011
Drawn By	

Project No.	Sheet No.	Revision No.
	A-1.0	

WALL ASSEMBLY



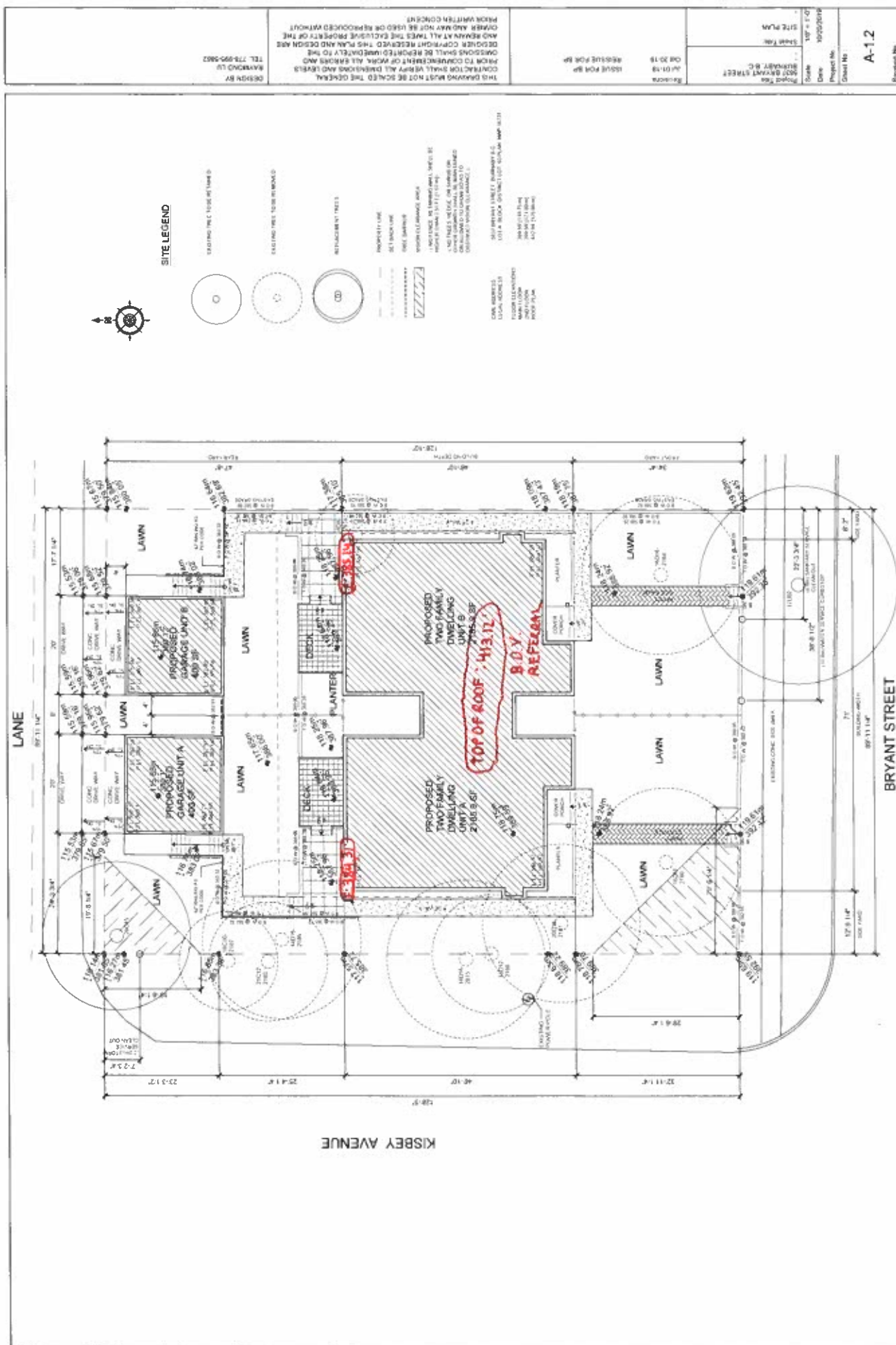
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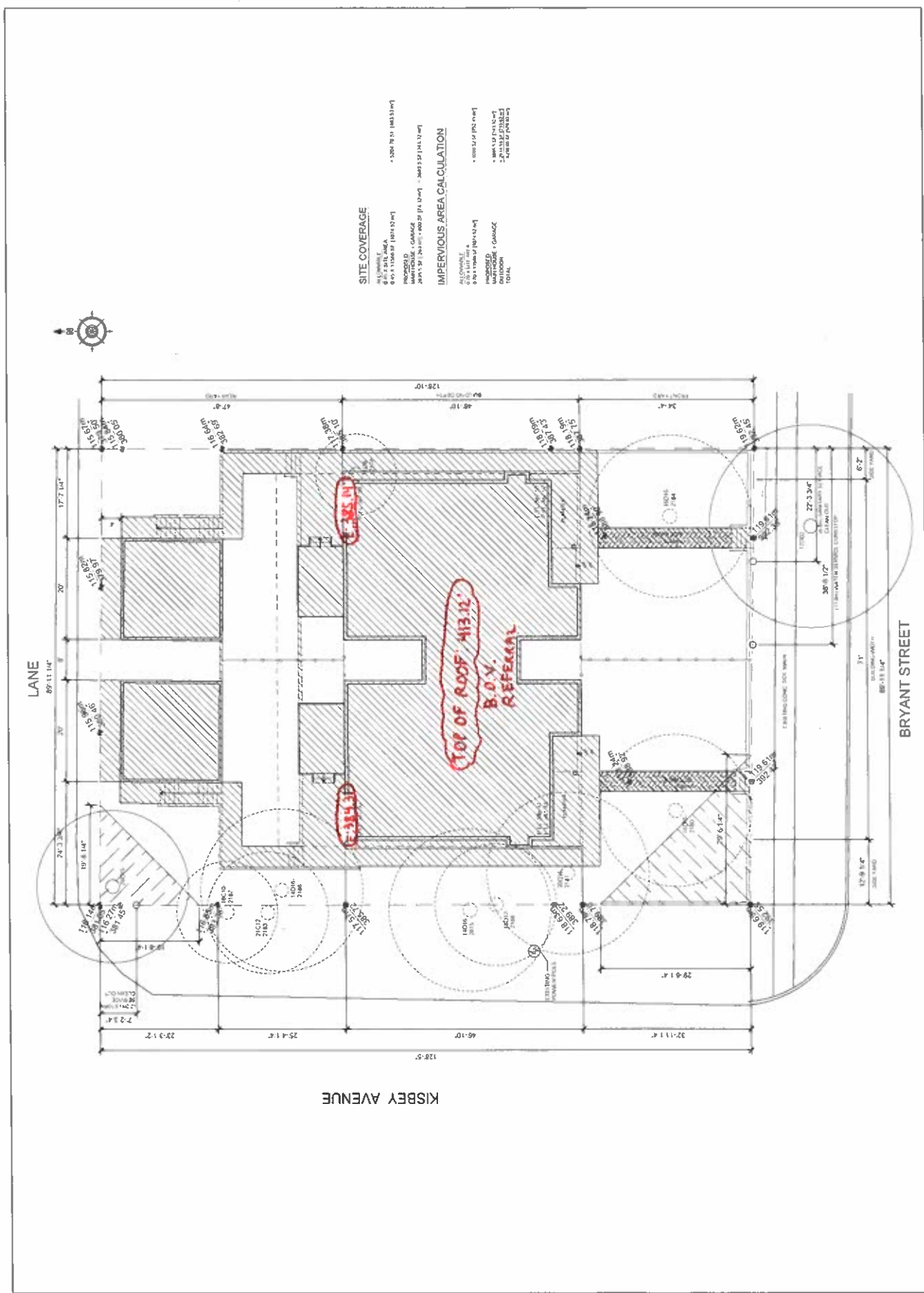
ROOF ASSEMBLY

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doi:10.1017/S0022292412001619



DESIGN BY: RAYMOND LU TEL: 778-995-5062	THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE THE PROPERTY OF RAYMOND LU AND SHALL NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.	REVISION FOR BP JUL 01 19 OCT 20 19	Project No: 5527 BRYANT STREET Sheet No: A-1.3 Scale: 1/8" = 1'-0" Date: 10/20/2019
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Revision No

A-2.3

Sheet No

Project No

Date 10/20/2019

Scale 1/4" = 1'-0"

Project Title

5637 BRAYAN STREET
BRIMMABY, B.C

Sheet Title

ROOF PLAN

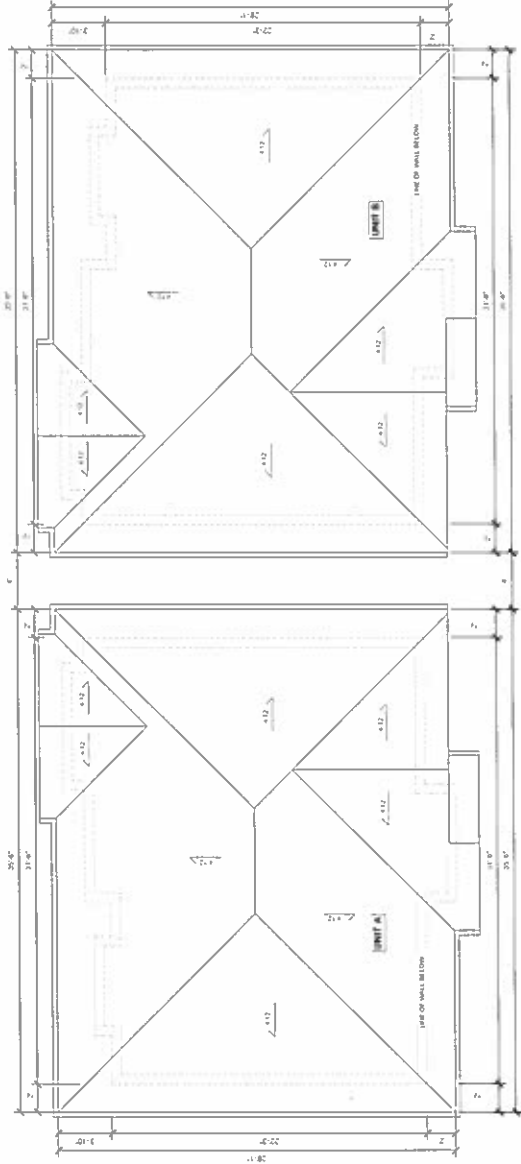
Revisions
Jul 01-19
Oct 20-19

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REISSUE FOR BP

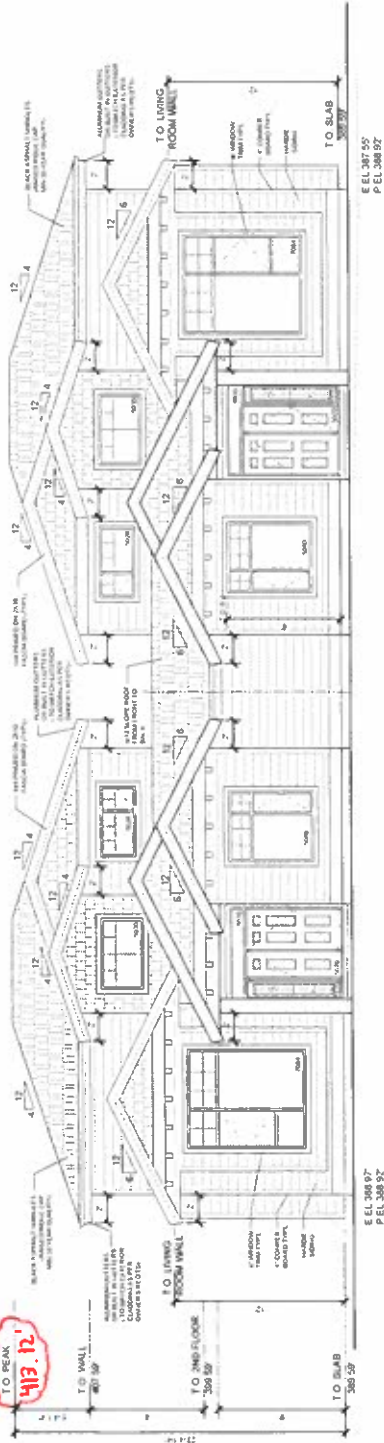
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DESIGN BY

ROOF PLAN
SCALE 1/4" = 1'-0"



B.O.V. REFERRAL
413.12'



SOUTH ELEVATION UNIT A

SCALE 1/4" = 1'-0"

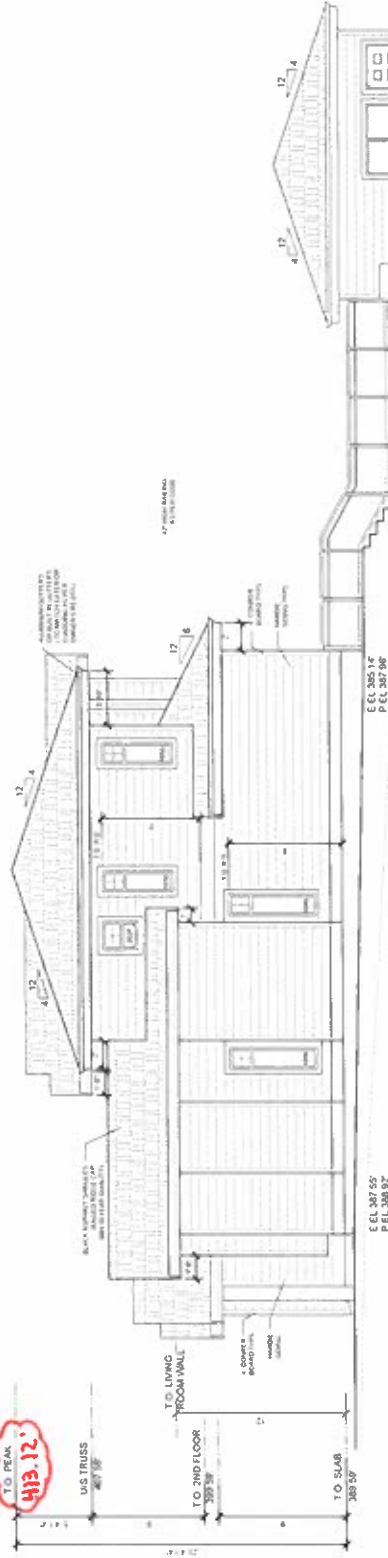
LIMITED DISTANCE 44'-4" (13.51m)
TOTAL WALL AREA 634.47 SF (58.94 m²)
PERMITTED UNPROTECTED OPENING 100%
PROPOSED UNPROTECTED OPENING 132.83 SF (12.1%)
B.C.B.C. REF 9 10 15 4

SOUTH ELEVATION UNIT B

SCALE 1/4" = 1'-0"

LIMITED DISTANCE 44'-4" (13.51m)
TOTAL WALL AREA 634.47 SF (58.94 m²)
PERMITTED UNPROTECTED OPENING 100%
PROPOSED UNPROTECTED OPENING 132.83 SF (12.1%)

B.O.V. REFERRAL
413.12'



WEST ELEVATION UNIT B

SCALE 1/4" = 1'-0"

LIMITED DISTANCE 6'-2" (1.88 m)
TOTAL WALL AREA 93.37 SF (8.63 m²)
PERMITTED UNPROTECTED OPENING 9.36% (8.63 SF)
PROPOSED UNPROTECTED OPENING 38.00 SF
B.C.B.C. REF 9 10 15 4

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ISSUE FOR BP
RESUBMIT FOR BP

DATE: 01-25-19
BY: 01-25-19

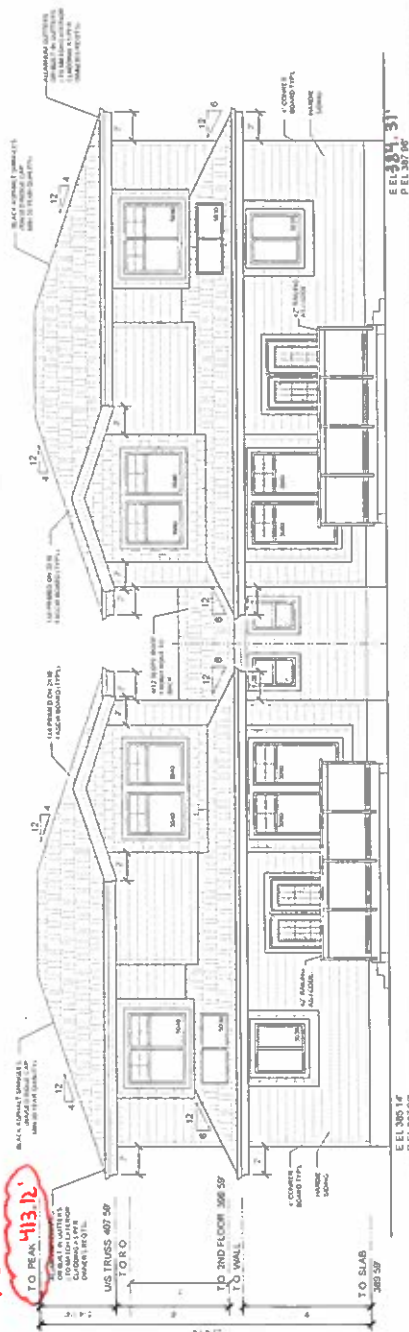
Project Title
3527 BRADY STREET
SOUTH ELEVATION 2

Scale
1/4" = 1'-0"

A-3.1

Revision No

B.O.V. REFERRAL
413.12'



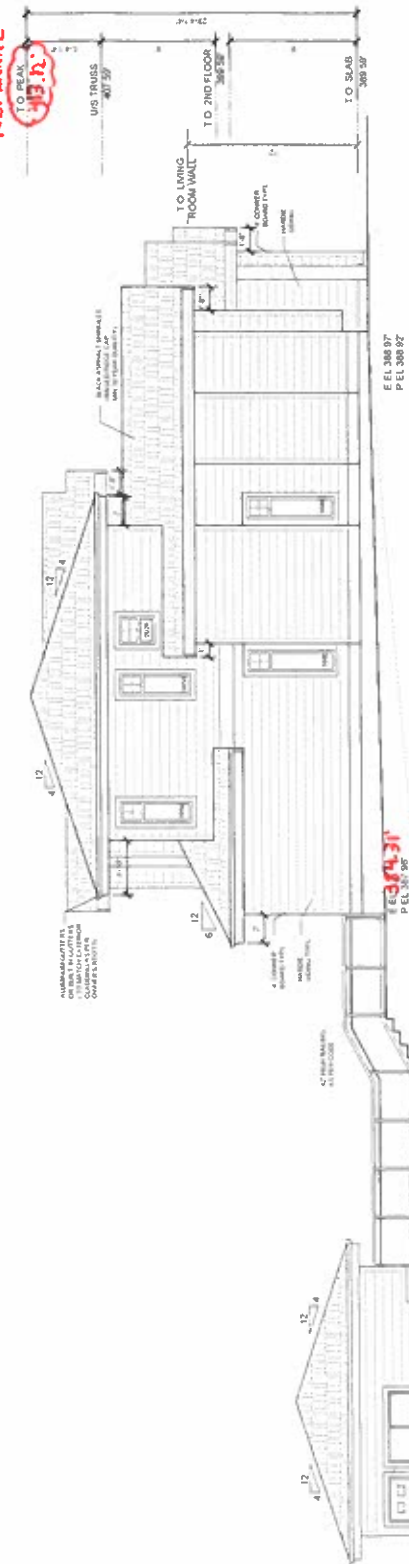
NORTH ELEVATION UNIT B
SCALE 1/4" = 1'-0"

LIMITED DISTANCE
TOTAL WALL AREA
PROPOSED UNPROTECTED OPENING
105.5 SF
BCBC REF 9 10 15.4

NORTH ELEVATION UNIT A
SCALE 1/4" = 1'-0"

LIMITED DISTANCE
TOTAL WALL AREA
PROPOSED UNPROTECTED OPENING
105.5 SF
BCBC REF 9 10 15.4

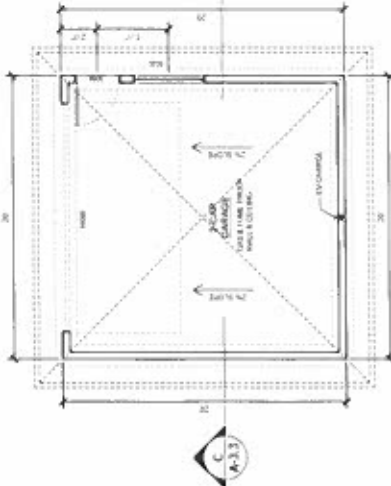
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413.12'



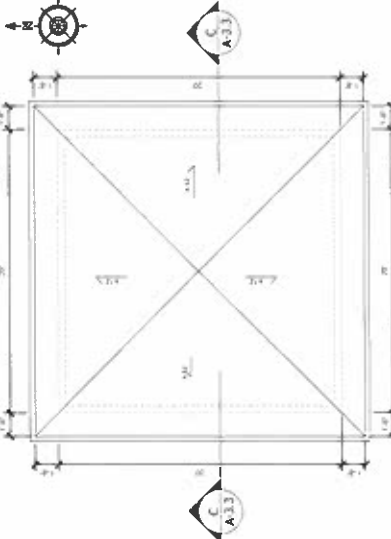
EAST ELEVATION UNIT A
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LIMITED DISTANCE
TOTAL WALL AREA
PROPOSED UNPROTECTED OPENING
38.00 SF
BCBC REF 9 10 15.4

Project Title BURNABY 8 C 5877 BURNABY STREET NORTH ELEVATION 8	Scale 1/4" = 1'-0"	Sheet No. A-32	Revision No.
	Date 10/20/2018	Project No. 1000000000	
Issue For BP Oct 20-19	Issue For BP Oct 20-19	Issue For BP Oct 20-19	
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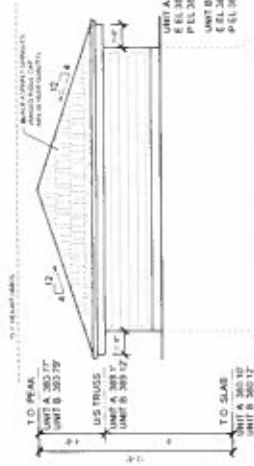
GARAGE PLAN
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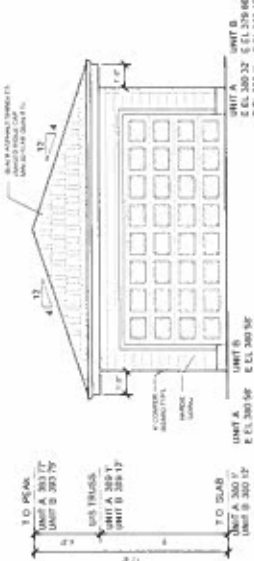
GARAGE ROOF PLAN
SCALE 1/4" = 1'-0"



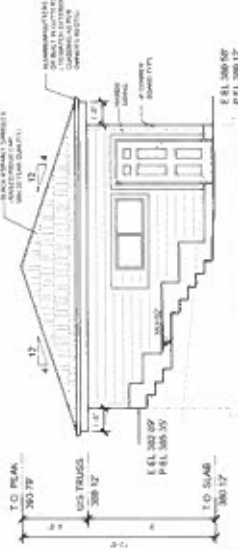
SECTION C-C
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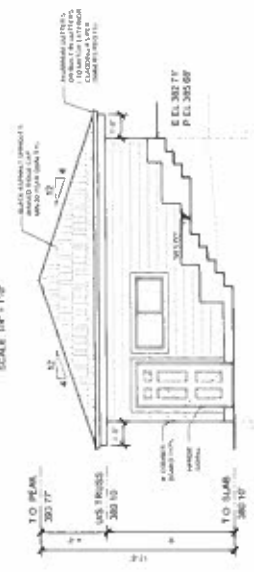
SOUTH ELEVATION
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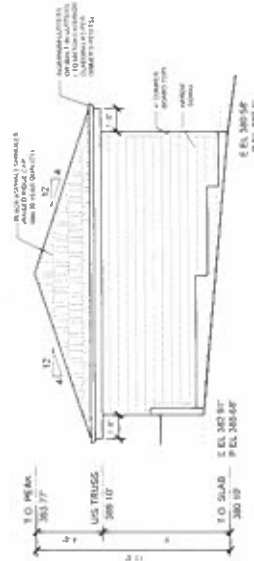
NORTH ELEVATION
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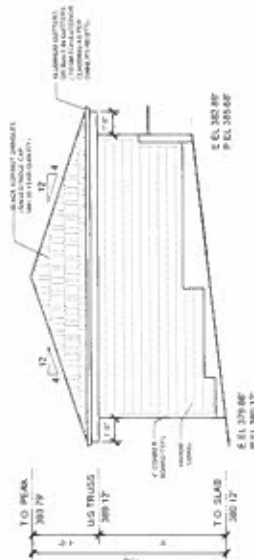
EAST ELEVATION (UNIT B)
SCALE 1/4" = 1'-0"



EAST ELEVATION (UNIT A)
SCALE 1/4" = 1'-0"



EAST ELEVATION (UNIT A)
SCALE 1/4" = 1'-0"



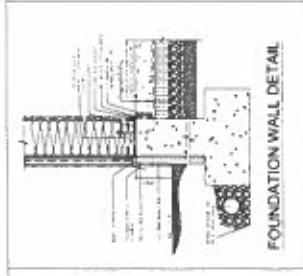
WEST ELEVATION (UNIT B)
SCALE 1/4" = 1'-0"

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ISSUE FOR MR. [Name]

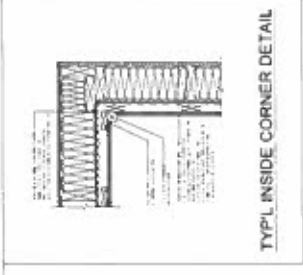
Project Title	Garage Plan
Project No.	1000000000
Sheet No.	A-3.3
Scale	1/4" = 1'-0"
Author	1000000000
Check	1000000000
Project No.	1000000000
Sheet No.	A-3.3



FOUNDATION WALL DETAIL



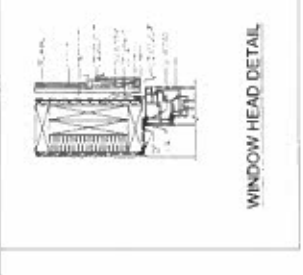
TYPICAL OUTSIDE CORNER DETAIL



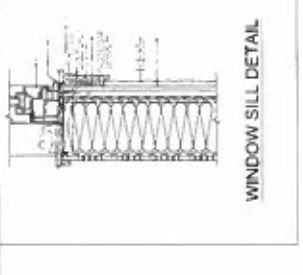
TYPICAL INSIDE CORNER DETAIL



WINDOW JAMB DETAIL



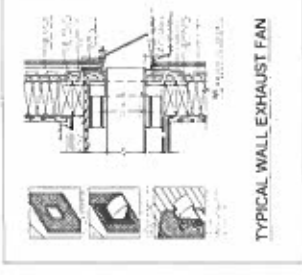
WINDOW HEAD DETAIL



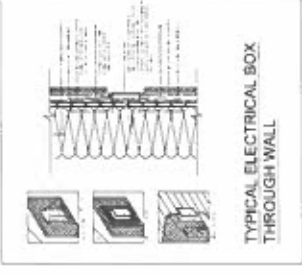
WINDOW SILL DETAIL



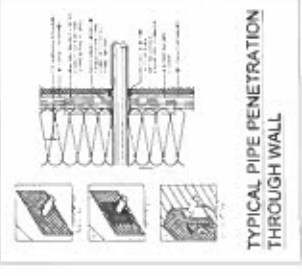
ROOF & WALL INTERSECTION



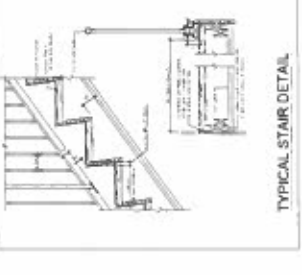
TYPICAL WALL EXHAUST FAN



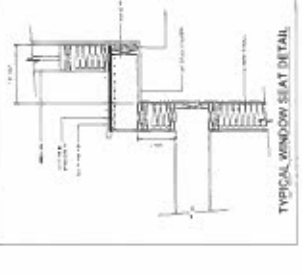
TYPICAL ELECTRICAL BOX THROUGH WALL



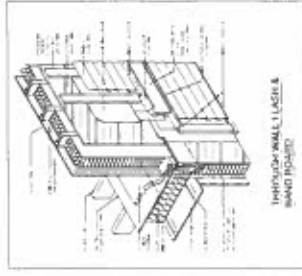
TYPICAL PIPE PENETRATION THROUGH WALL



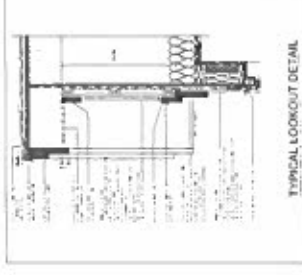
TYPICAL STAIR DETAIL



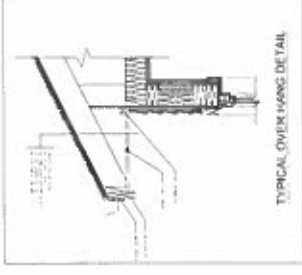
TYPICAL WINDOW SEAT DETAIL



THROUGH WALL LIGHT & HAND POCKET



TYPICAL LOOKOUT DETAIL



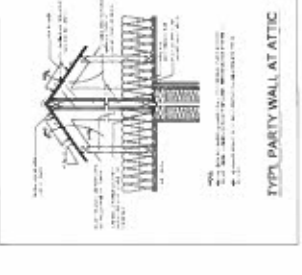
TYPICAL OVERHANG DETAIL



TYPICAL DECK DETAIL



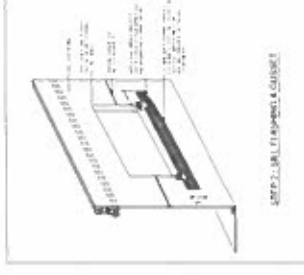
TYPICAL PARTY WALL AT FOUNDATION



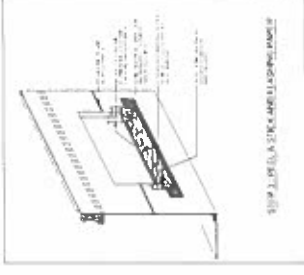
TYPICAL PARTY WALL AT ATTIC



STEP 1: WALL ASSEMBLY



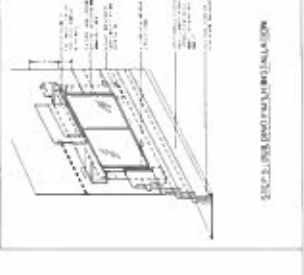
STEP 2: SILL, TOP PLATE & CASEMENT



STEP 3: JAMB, SASH & STORM WINDOW



STEP 4: TRIMMED WINDOW



STEP 5: INSULATION INSTALLATION



STEP 6: SHEATHING AND INSECT SCREEN