

BOARD OF VARIANCE REFERRAL LETTER

DATE: Jan 27, 2015	DEADLINE: February 9, 2016 for the March 3, 2016 hearing		<i>This is not an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Morris Vanandel			
ADDRESS OF APPLICANT: 11004 – 165B St., Surrey V4N 5G7			
TELEPHONE: 604.724.3000			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 6092 Brantford Ave			
LEGAL:	LOT: 1	DL: 92	PLAN: 69511

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

Zone/Section(s) R4 [104.9]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The front yard setback, to the foundation, will be 25.25 feet where a minimum front yard setback of 30.56 feet is required based on front yard averaging. The porch post projects 2.0 feet beyond the foundation. The overhang projects 3.5 feet beyond the foundation.

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.

BHS



Peter Kushnir
Deputy Chief Building Inspector

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NOV 24 2015

BUILDING DEPT. ME...



REGISTERED PROFESSIONAL

DATE: 08/08/11
 NAME: WONG, BRANTFORD
 ADDRESS: 6582 BRANTFORD AVE
 TEL: 905-477-5543
 FAX: 905-477-5543

REGISTERED PROFESSIONAL

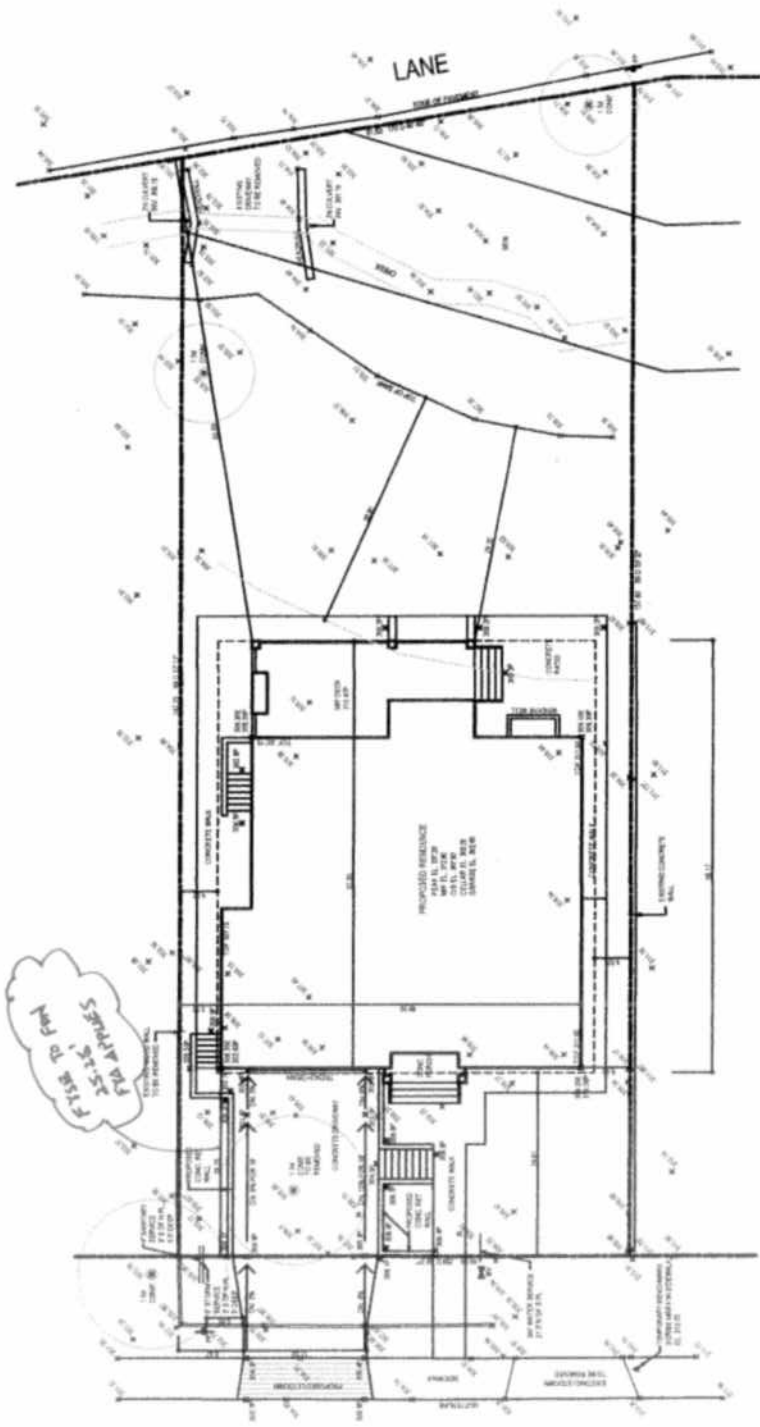
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WONG
 HOME DESIGN LTD.
 1000 MILLIKEN AVENUE
 SUITE 100
 MISSISSAUGA, ONTARIO L4X 1L3
 TEL: 905-876-8888
 FAX: 905-876-8888

WONG
 PROJECT: 6582 BRANTFORD
 DRAWING NO: 1
 SHEET NO: 1
 DATE: 11/19/15

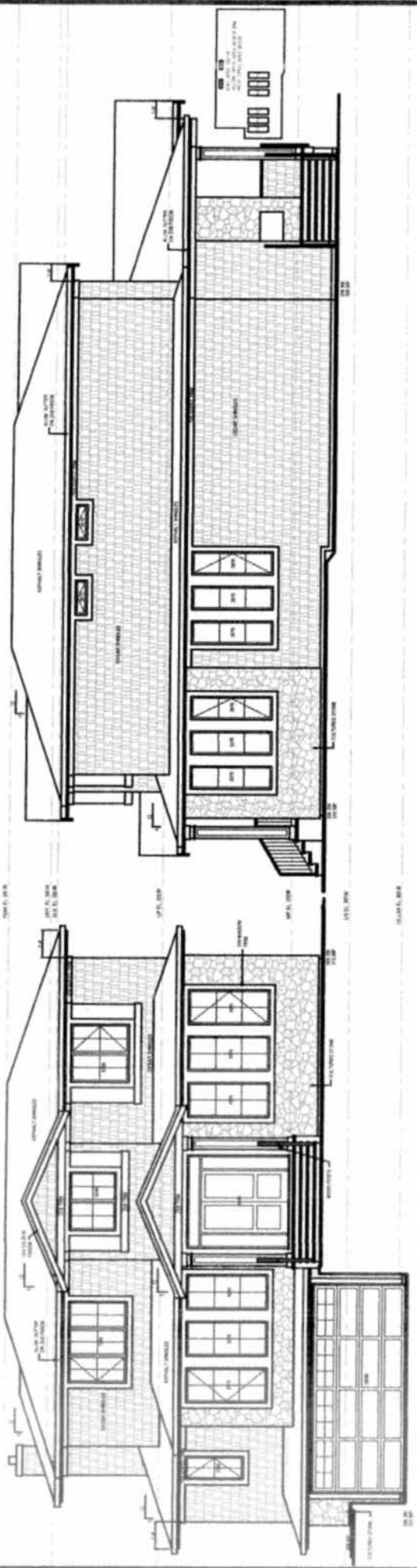


6092 BRANTFORD AVENUE

WONG ARCHITECTURE

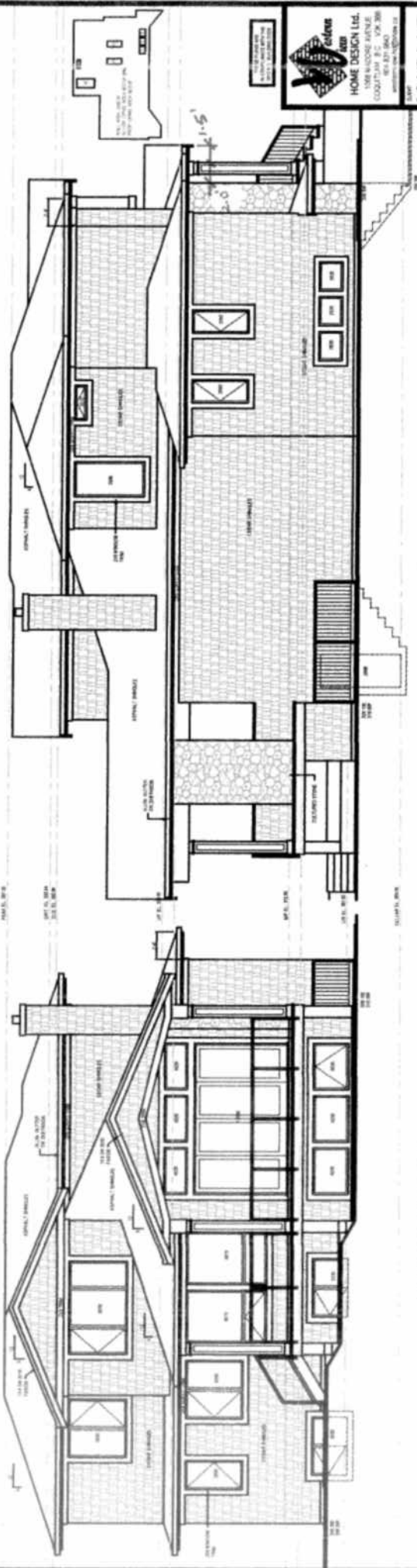
NOV 24 2016

BUILDING LEV-PA ME



RIGHT ELEVATION

FRONT ELEVATION



LEFT ELEVATION

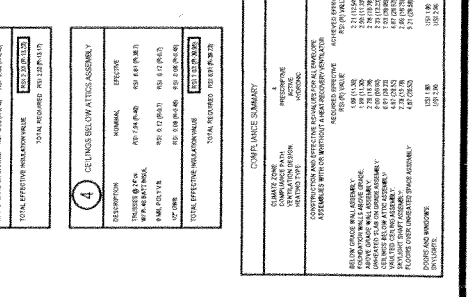
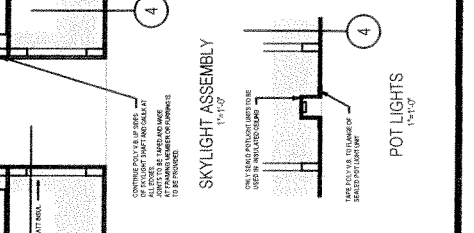
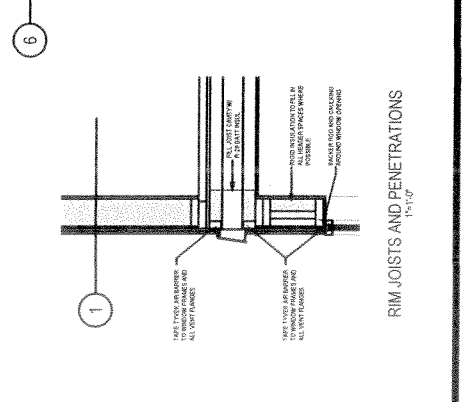
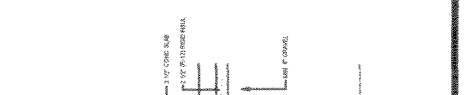
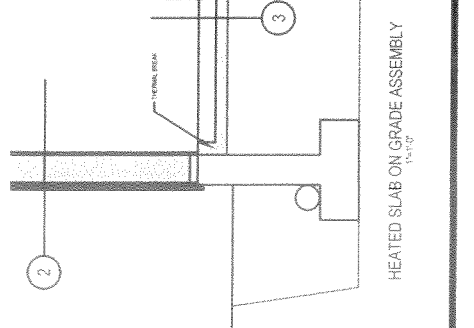
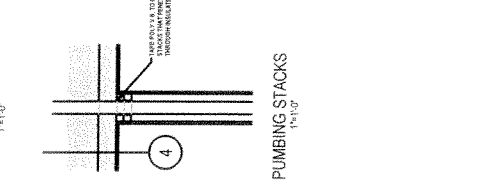
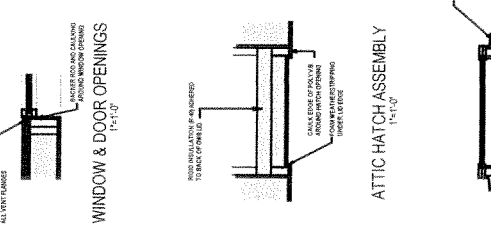
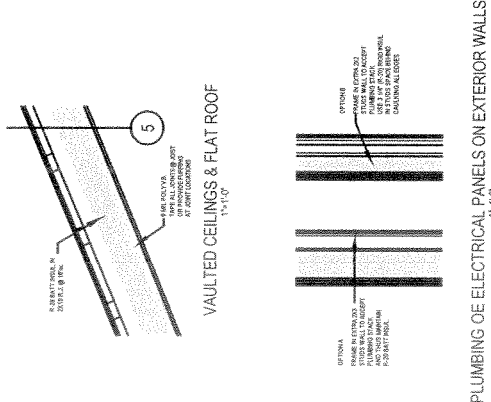
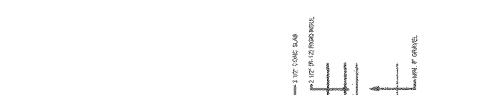
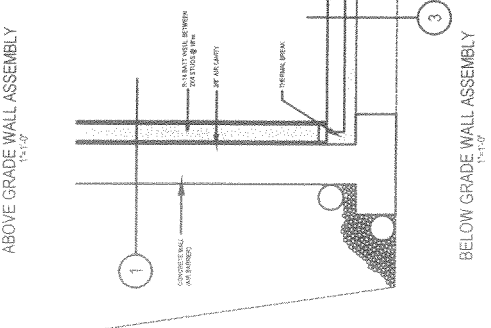
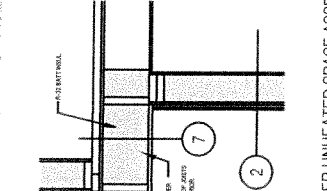
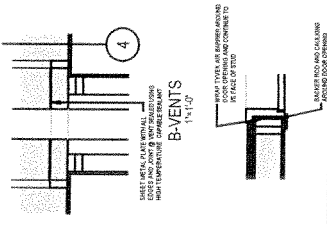
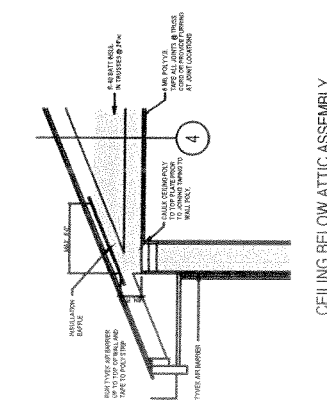
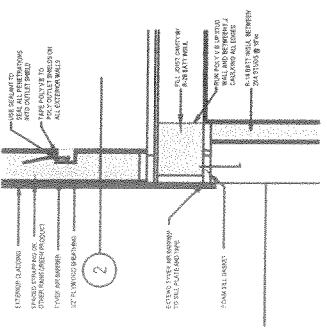
REAR ELEVATION


WONG
 ARCHITECTURE
 HOME DESIGN LTD.
 108 BRIDGE AVENUE
 COQUITLAM, BC V3R 7S6
 TEL: 604.673.8800
 WWW.WONGARCHITECTURE.COM

PROJECT NO.	6002 BRANTFORD
DATE	NOV 24 2016
SCALE	1/4" = 1'-0"
SHEET NO.	4
TOTAL SHEETS	10

HY E L W E D
NOV 24 2015

BUILDING SYSTEMS



DESCRIPTION	NOMINAL	EXTENSIVE
CONCRETE	2" (11.625")	4" (15.875")
EXTERIOR INSULATION	1" (4.125")	2" (7.875")
INSULATION	1" (4.125")	2" (7.875")
MASONRY VENEER	4" (15.875")	8" (31.125")
FINISH	1" (4.125")	1" (4.125")
TOTAL EFFECTIVE INSULATION VALUE	R-1.75	R-3.5
TOTAL INSULATION VALUE	R-2.375	R-4.75

DESCRIPTION	NOMINAL	EXTENSIVE
CONCRETE	2" (11.625")	4" (15.875")
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INSULATION	1" (4.125")	2" (7.875")
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TOTAL EFFECTIVE INSULATION VALUE	R-1.75	R-3.5
TOTAL INSULATION VALUE	R-2.375	R-4.75

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TOTAL INSULATION VALUE	R-2.375	R-4.75

COMPLIANCE SUMMARY

CLIMATE ZONE	RESISTANCE	COMPLIANCE
4	15.875"	YES
5	15.875"	YES
6	15.875"	YES
7	15.875"	YES
8	15.875"	YES
9	15.875"	YES
10	15.875"	YES
11	15.875"	YES
12	15.875"	YES
13	15.875"	YES
14	15.875"	YES
15	15.875"	YES
16	15.875"	YES
17	15.875"	YES
18	15.875"	YES
19	15.875"	YES
20	15.875"	YES
21	15.875"	YES
22	15.875"	YES
23	15.875"	YES
24	15.875"	YES
25	15.875"	YES
26	15.875"	YES
27	15.875"	YES
28	15.875"	YES
29	15.875"	YES
30	15.875"	YES
31	15.875"	YES
32	15.875"	YES
33	15.875"	YES
34	15.875"	YES
35	15.875"	YES
36	15.875"	YES
37	15.875"	YES
38	15.875"	YES
39	15.875"	YES
40	15.875"	YES
41	15.875"	YES
42	15.875"	YES
43	15.875"	YES
44	15.875"	YES
45	15.875"	YES
46	15.875"	YES
47	15.875"	YES
48	15.875"	YES
49	15.875"	YES
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51	15.875"	YES
52	15.875"	YES
53	15.875"	YES
54	15.875"	YES
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56	15.875"	YES
57	15.875"	YES
58	15.875"	YES
59	15.875"	YES
60	15.875"	YES
61	15.875"	YES
62	15.875"	YES
63	15.875"	YES
64	15.875"	YES
65	15.875"	YES
66	15.875"	YES
67	15.875"	YES
68	15.875"	YES
69	15.875"	YES
70	15.875"	YES
71	15.875"	YES
72	15.875"	YES
73	15.875"	YES
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76	15.875"	YES
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81	15.875"	YES
82	15.875"	YES
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87	15.875"	YES
88	15.875"	YES
89	15.875"	YES
90	15.875"	YES
91	15.875"	YES
92	15.875"	YES
93	15.875"	YES
94	15.875"	YES
95	15.875"	YES
96	15.875"	YES
97	15.875"	YES
98	15.875"	YES
99	15.875"	YES
100	15.875"	YES

WONG ENGINEERING
108 MADRID AVENUE
SUITE 200
GRANTFORD, MI 48135-1204
TEL: 313.388.8888
WWW.WONGENR.COM

HOME DESIGN LTD.
6092 BRANTFORD STREET
GRANTFORD, ONTARIO L4R 9R5
CALL: 905.881.1131
WWW.HOMEDSIGN.COM

5
SHEET NO.
OF

**POSTING PLAN OF LOT 1,
DISTRICT LOT 92, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 69511**

PLAN EPP47403

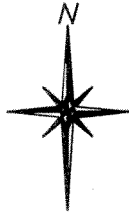
PURSUANT TO SECTION 68, LAND TITLE ACT

BCGS 92G.026



All distances are in metres.

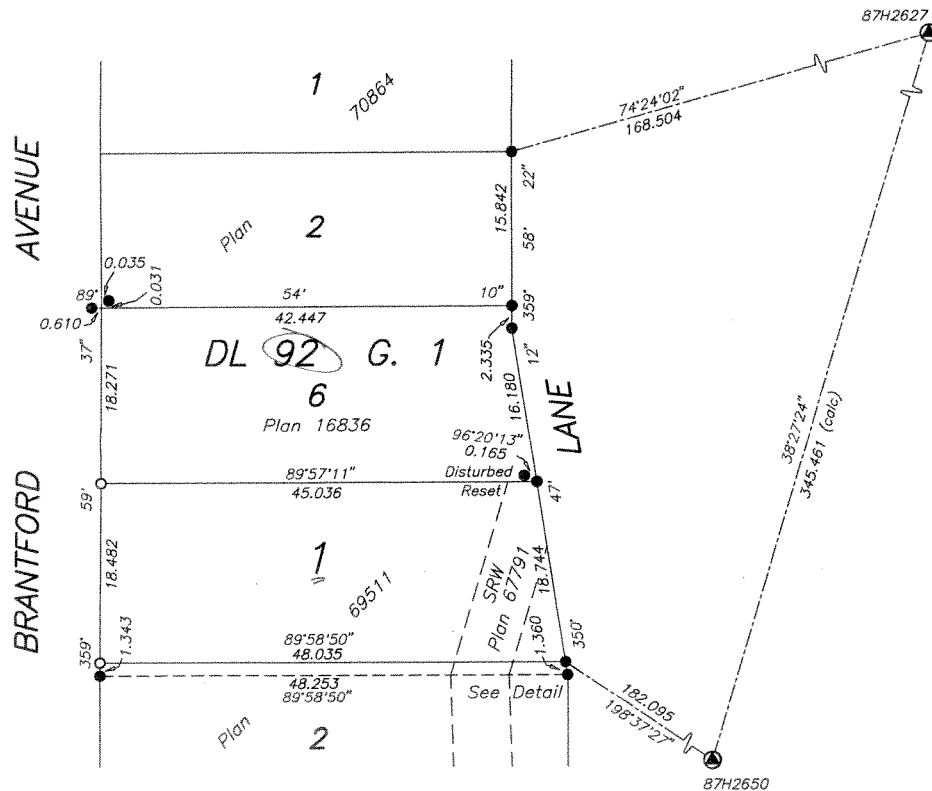
THE INTENDED PLOT SIZE OF THIS PLAN
IS 280mm IN WIDTH BY 432mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:500



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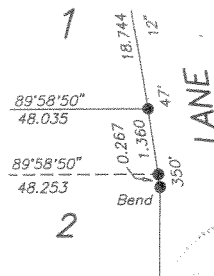
BUILDING DEPARTMENT

DATUM: NAD83, (CSRS) 4.0.0.BC.1.GVRD, UTM ZONE 10
UTM NORTHING: 5452969.849
UTM EASTING: 502559.492
POINT COMBINED SCALE FACTOR: 0.9995877
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02m



DATUM: NAD83, (CSRS) 4.0.0.BC.1.GVRD, UTM ZONE 10
UTM NORTHING: 5452699.438
UTM EASTING: 502344.731
POINT COMBINED SCALE FACTOR: 0.9995859
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02m

DETAIL NOT TO SCALE



Integrated Survey Area No. 25, City of Burnaby, NAD83, (CSRS), 4.0.0.BC.1.GVRD.

Grid bearings are derived from observations between geodetic control monuments 87H2627 and 87H2650.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995883 which has been derived from geodetic control monuments 87H2627 and 87H2650.

The field survey represented by this plan was completed on the 27th day of March, 2015.
William Papove, BCLS #593

PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-8509
FILE NUMBER : 6651C

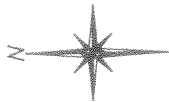
LEGEND :

- indicates control monument found
- indicates standard iron post found
- indicates standard iron post placed

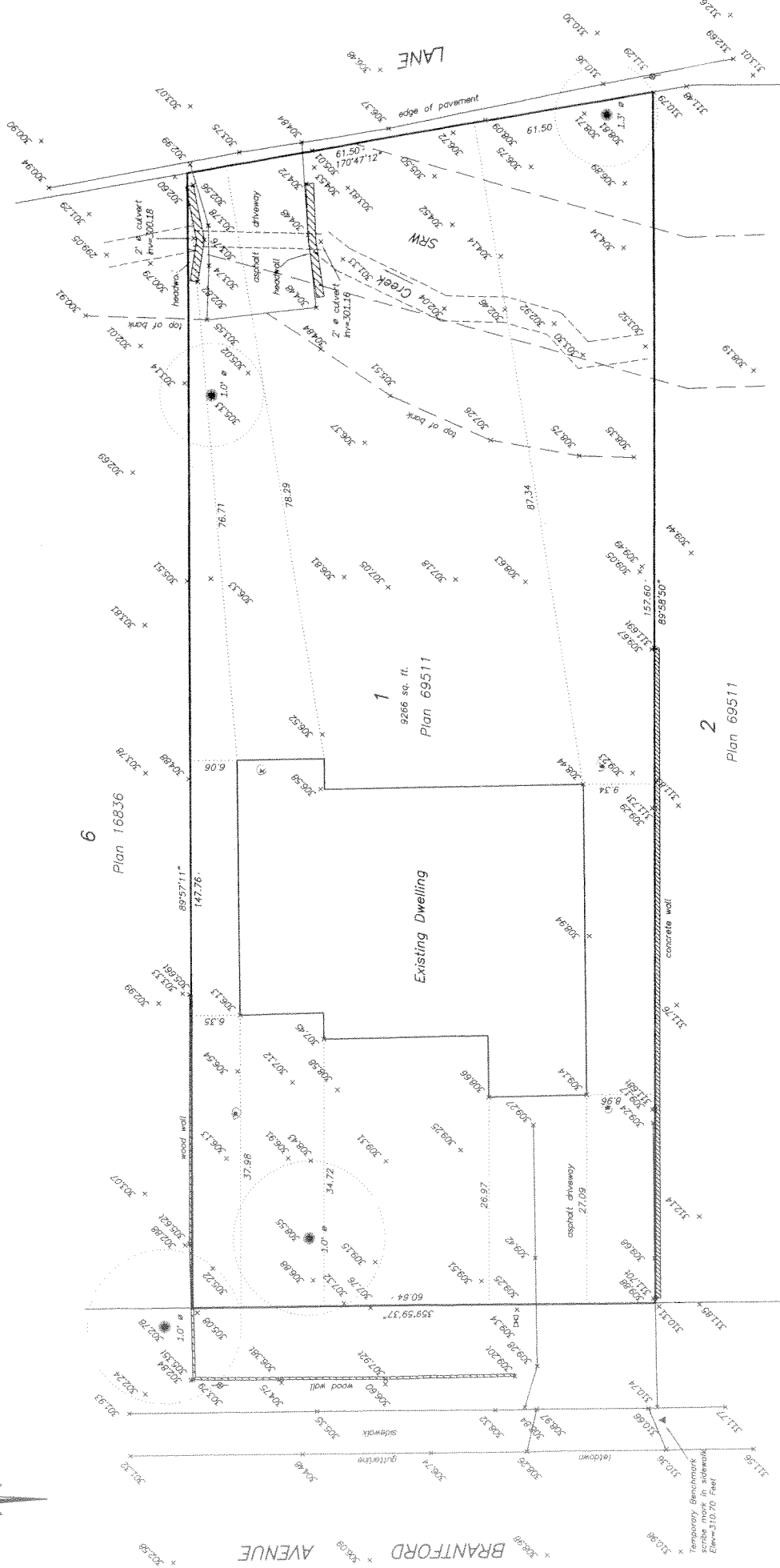
This plan lies within the Greater Vancouver Regional District.

TOPOGRAPHICAL PLAN OF LOT 1,
DISTRICT LOT 92, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 69511

SCALE: 1 inch = 10 feet
All distances are in feet.



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BUILDING DEPT., ME
PARCEL IDENTIFIER 001-158-073
CIVIC ADDRESS 6892 Brantford Avenue
Burnaby, B.C.



LEGEND:

- + Spot Elevation
- + Elevation of Top of Wall
- o- Power Pole
- D-W Water Valve
- ☉ Coniferous Tree

Elevations are Geodetic, shown relative to Mean Sea Level Control Monument 8716827
Elevation = 321.93 feet
Datum: CYD2806RD, 2005.
Lot dimensions are based on the plan.

Offsets shown are not to be used to define property lines. This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the use of this plan.

CIVIC ADDRESS	FRONT YARD SETBACK
6036 Brantford Avenue	42.20
6056 Brantford Avenue	31.70
6128 Brantford Avenue	23.81
	Average = 30.56

CHARGES ON TITLE	
CHARGE NO.	NATURE
BY217268	SRW

PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C. V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-6509

CERTIFIED CORRECT
this 8th day of October, 2015.