



2020 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 VIKRAM TIKU

Mailing Address 107-3833 HENNICH DR

City/Town BURNABY Postal Code V5C6N5

Phone Number(s) (H) 604-838-9093 (C) _____

Email VIKRAMTIKU @ TOSTUDIO.CA
PARMIRK23@GMAIL.COM

Property

Name of Owner PARAMJEET VERK

Civic Address of Property 8602 ARMSTRONG AVENUE- R37, BC

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.

Jan/10/20
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date Feb 06 2020 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

MEMORANDUM

Single Family Dwelling

Project Name

8602 Armstrong Ave., Burnaby, BC

Project address

to

Board of Variance, City of Burnaby

City

Parm Virk

Client representative / Project manager

from

TD Studio Inc.

Designer

December 27, 2019

date

T1901

Project Number

Secretary

attention

attention

Vikram Tikun

from

The owners are proposing to build a new single family dwelling on the subject lot and would like to request the Board to allow for a variance to the requirement for front yard averaging for the front yard setback.

An application for variance had been submitted to the Board for the December 2019 meeting date but was withdrawn voluntarily.

The owner agreed to withdraw the previous application based on our advice that further review was required to better integrate the proposal with the adjacent buildings. This in light of the fact that the owner of the subject property has had a discussion with the owner of the adjacent property and has been told that the adjacent lot will also be re developed with a new house in the near future and he is strongly in support of this application.

After a further detailed review of the siting of our proposal in context of the adjacent lots, the owner has agreed to reduce the required variance by 5' and is now requesting a front yard setback of 35' where 39.68' is required.

Please find below the memo from our last application.

The subject lot is a large corner lot located on a block with houses of varying age, style and massing. Across the property is a large church complex. Several of the houses on this side of the street have driveway access along Armstrong Ave. and a few have raised front yards with retaining walls along the front lot line.

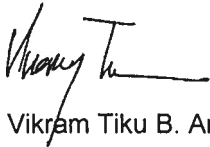
The minimum requirement for the front yard setback in the R3 zone is 19.7 ft. and the required for the subject lot with front yard averaging of the two adjacent lots towards the east is 39.68 ft., which is more by almost 20 ft. The calculation is skewed by the use of only the two lots towards the east, this being a corner lot. An analysis of the front yard setbacks of the rest of the houses on the block (survey attached), reveals that the other houses on the block are closer to the front property line than the two neighbors of the subject lot.

The owner is building a home for his family to live and had intentionally purchased a large lot so that his family could have a substantial open recreational space towards the rear of the house. The almost 40' front yard requirement has squeezed this rear open space which is of great value to the family. This being a corner lot, the flanking street side yard requirements of almost 10' already reduce the width of the building envelope, adding massing to the depth of the envelope. A few different design options were explored but all the variations still led to the constrained rear yard between the detached garage and the main house. The corner exposure and the vision clearance requirement further impact the scale of the private rear open space and although in some context may still seem substantial, but for larger homes built on large lots, the expectation of high quality private, recreational and landscaped green open spaces does get limited with the constrained space.

The proposed front yard setback of 30 ft. allows the owner to balance his need for recreational green space while still respecting the setbacks of existing adjacent homes. The intent of the front yard averaging bylaw is to respect existing adjacent buildings and to maintain a certain consistent rhythm for the street frontage. The subject block with its varied massing, age and style of houses and with multiple driveway access interrupting the built fabric will not be negatively impacted by the reduced front yard setback. Rather, this may set a precedent for the redevelopment of other lots on the block and allow the other owners to use their open space in a more balanced and meaningful way as well. The proposed design has also set back the east portion of the front wall of the house by a few feet to make the building better integrated and more compatible with the immediate adjacent neighbor to the east. The front yard setback towards this east property line is 32'9".

I hope that the members of the Board will consider the hardship and the reasonable, balanced approach to this siting issue and attempts to design a custom home to address any negative impact of the variance and allow for this appeal.

Yours truly,



Vikram Tikun B. Arch MUP



BOARD OF VARIANCE REFERRAL LETTER

DATE: December 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: January 14, 2020 for the February 06, 2020 hearing.			
APPLICANT NAME: Vikram Tiku			
APPLICANT ADDRESS: 107- 3833 Henning Dr., , B.C. V5C6N5			
TELEPHONE: 604-838-9093			
PROJECT			
DESCRIPTION: New single family dwelling with detached garage and secondary suite			
ADDRESS: 8602 Armstrong Avenue			
LEGAL DESCRIPTION:	LOT: 1	DL: 13	PLAN: NWP3046

Building Permit application BLD19-00729 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R3 / Section 103.8

COMMENTS:

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

- 1) To vary Section 103.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 12.09 m (39.68 ft.) (based on front yard averaging) to 10.67 m (35.00 ft.). 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.

MS

Peter Kushnir
Deputy Chief Building Inspector

ISSUED FOR:
BUILDING PERMIT
DATE:
JULY 2019
SET:
1

PROJECT No:
T1901

SINGLE - FAMILY DWELLING

8602 AMSTRONG AVENUE BURNABY B.C

DESIGN

TD Studio
180 - 2250 Boundary Road,
Burnaby, B.C. V5M 3Z3
t: 604.299.3821
f: 604.299.3626
e: tdstudio.vancouver@gmail.com

- A000 COVER PAGE / DRAWING LISTS
- A100 SITE PLAN / PROJECT DATA
- A200 BASEMENT FLOOR PLAN
- A201 MAIN FLOOR PLAN
- A202 UPPER FLOOR PLAN
- A203 ROOF PLAN
- A401 NORTH & EAST ELEVATIONS
- A402 SOUTH & WEST ELEVATIONS
- A451 BUILDING SECTION A-A
- A452 ENERGY & VENTILATION REQUIREMENTS
- A501 DETACHED GARAGE DRAWINGS

Structural

B S Sidhu M.Eng.
Optimum Engineering Corp.
#203, 12899 -76 Avenue,
Surrey B.C
t: 604.700.8153
e: optimum.engineering@yahoo.com

SURVEY

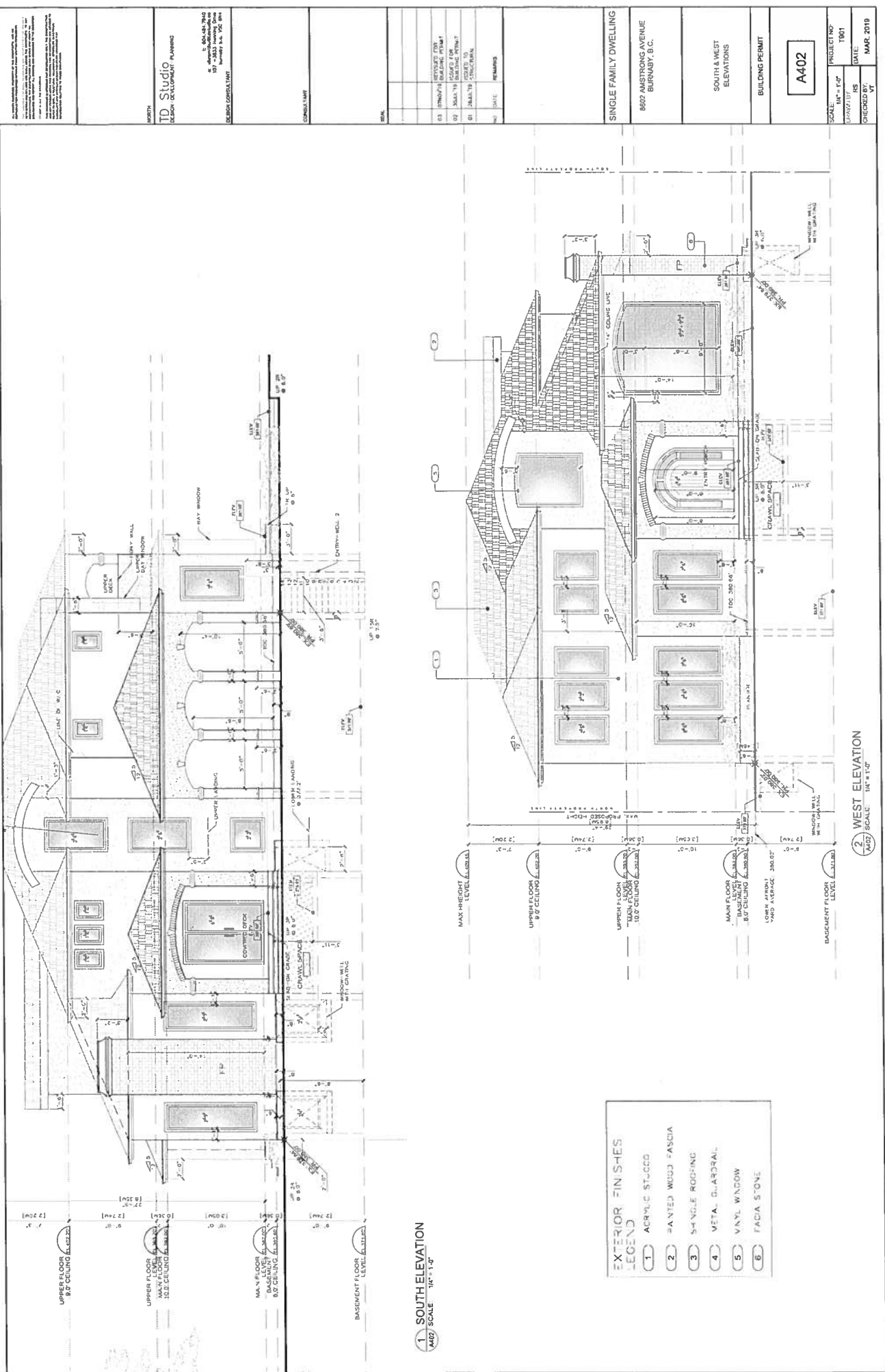
Growal Associates
Professional Land Surveyors
204 15299 68 Avenue
Surrey B.C.
t: 604.597.8567
e: office@greywalsurveys.com

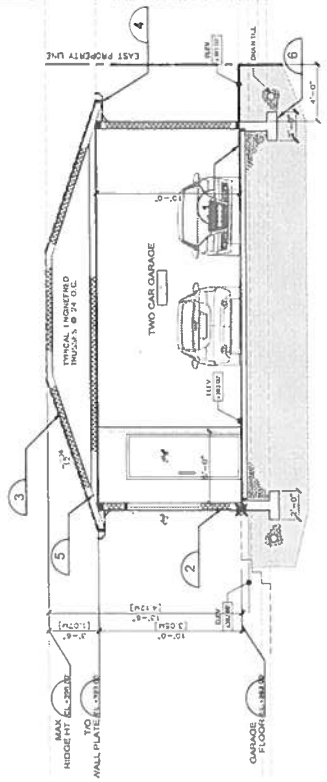
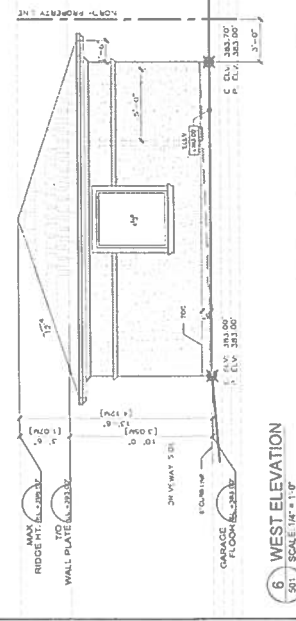
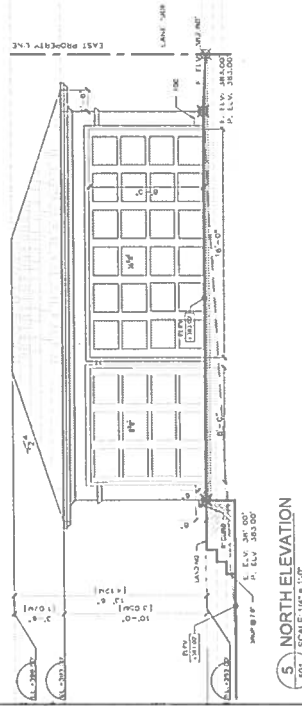
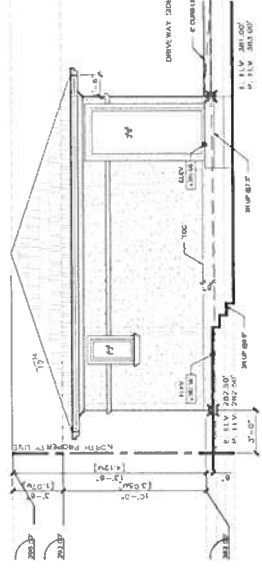
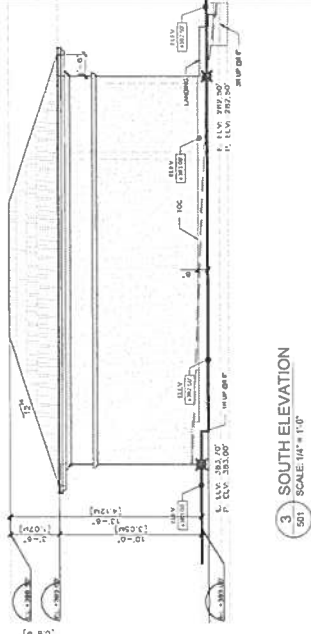
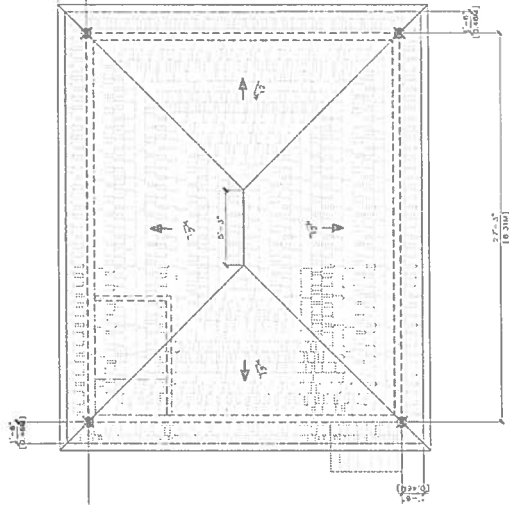
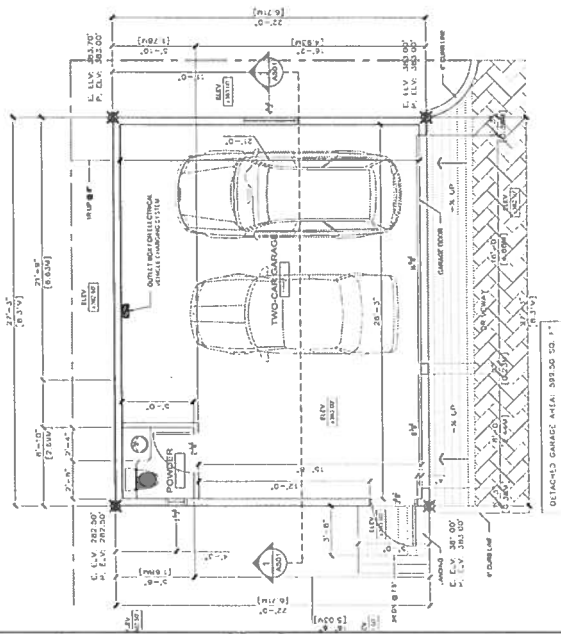
8602 AMSTRONG AVENUE BURNABY BC
SINGLE - FAMILY DWELLING

1/4" x 1-3/4"	T1901
BEAN'S BY	DATE:
RS	MAR. 2018
CHECKED BY:	
VT	

1 ROOF PLAN
 A203 SCALE: 1/8" = 1'-0"







CONSTRUCTION SPECIFICATIONS:

- 1. GARAGE FLOOR SLAB
 - 6" WELDED WIRE MESH
 - 6 MIL POLY VAPOR BARRIER
 - 6" MIN. COMPACTED SAND (TYPICAL)
- 2. EXTERIOR WALLS
 - 3/4" AIR GAP
 - 3/4" EXTERIOR FINISH
 - 1/2" X 2" DRY STACK HEATED PLYWOOD STAPPING @ 16" O.C.
 - 2 LAYERS 30 MIN. BUILDING PAPER
 - 1/2" EXT. GRADE PLYWOOD SHEATHING
 - 2x4 STUDS @ 16" O.C. (UN.O.)
 - 6 MIL POLY VAPOR BARRIER U.V.R.
 - 1/2" GYPSUM BOARD
- 3. TRUSSES/ROOF
 - TYPICAL ASPHALT / SHINGLE ROOF
 - BUILDING PAPER
 - 1/2" GYPSUM BOARD CEILING
 - 1/2" CONCRETE TRUSSES @ 24" O/C AS PER TRUSS LAYOUT
 - R-40 F.C. BATT INSULATION
 - 6 MIL POLY VAPOR BARRIER
 - 5/8" GYPSUM BOARD
- 4. EXAMS
 - BUILT-IN HIDDEN GUTTER
 - 2x10 FASCIN BOARD
 - 1/2" GYPSUM BOARD
 - METAL SOFFIT WITH 2" CONT. SCREENED VENT
- 5. ATTIC VENTILATION
 - WITH INSULATION STOPS
- 6. FOUNDATION
 - AS PER FOUNDATION DETAILS BY STRUCTURAL

TOPOGRAPHICAL SURVEY PLAN OF LOT 1 BLOCK 4 DISTRICT LOT 13 GROUP 1 NWD PLAN 3046

PID: 010-673-211

RECEIVED
AUG 22 2013
BUILDING DEPARTMENT

CIVIC ADDRESS:
8602 - ARMSTRONG AVENUE
BURNABY, B.C.

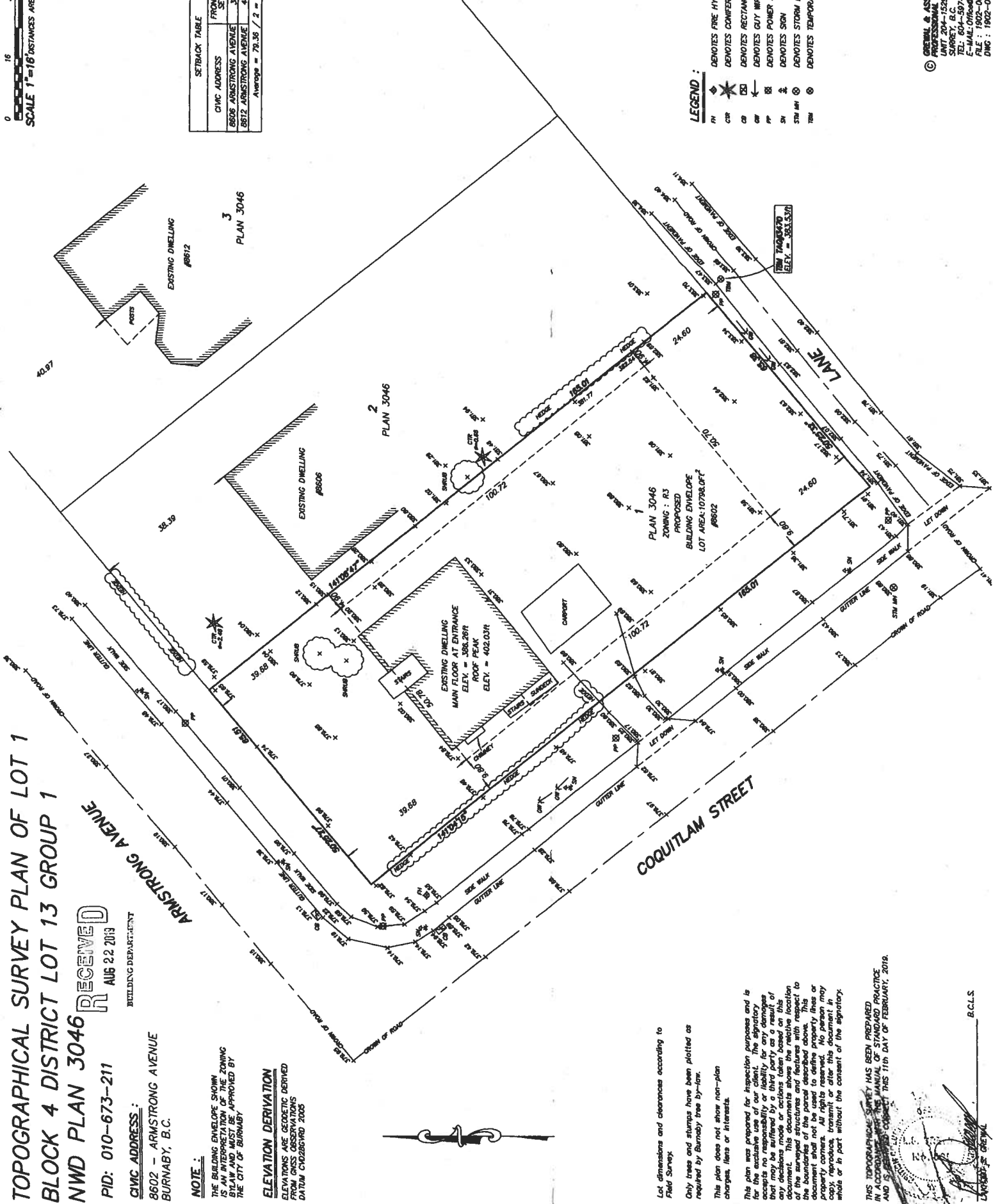
NOTE:

THE BUILDING ENVELOPE SHOWN
IS AN INTERPRETATION OF THE ZONING
BY-LAW AND MUST BE APPROVED BY
THE CITY OF BURNABY

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED
FROM GNSS OBSERVATIONS
OBTAINED CHZENBWD 2005

SETBACK TABLE	
CIVIC ADDRESS	FRONT YARD SETBACK
8602 ARMSTRONG AVENUE	38.39
8612 ARMSTRONG AVENUE	40.97
Average = $79.36 / 2 = 39.68$	



LEGEND:

- PH DENOTES FIRE HYDRANT
- CTR DENOTES CONIFEROUS TREE
- CB DENOTES RECTANGULAR CATCH BASIN
- GW DENOTES GUY WIRE
- PP DENOTES POWER POLE
- SN DENOTES SIGN
- STM MH DENOTES STORM MANHOLE
- TM DENOTES TEMPORARY BENCH MARK

Lot dimensions and clearances according to
Field Survey.

Only trees and stumps have been plotted as
required by Burnaby tree by-law.

This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
not to be used for any other purpose. The signatory
accepts no responsibility or liability for any damages
or losses incurred by third party as a result of
any decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. It is
not intended to be used for any other purpose, including
property corners. All rights reserved. No person may
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whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE STANDARD PRACTICE
AND STANDARDS OF THE PROFESSIONAL LAND SURVEYORS
AND ENGINEERS SOCIETY OF BC THIS 11th DAY OF FEBRUARY, 2018.

[Signature]
LAND SURVEYOR

B.C.L.S.

© GERRALD & ASSOCIATES
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