



# 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 BHUPINDER SINGH  
Mailing Address 6625 ARBOR STREET  
City/Town VANCOUVER Postal Code V5X 3T6  
Phone Number(s) (H) \_\_\_\_\_ (C) (604) 441 1910  
Email bhupinder.raaj@gmail.com

### Property

Name of Owner MS. MEL YING LIU  
Civic Address of Property 6929 MARLBOROUGH AVE

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.

14 JAN '20

Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date February 6/2020 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

November 25, 2019

City of Burnaby  
Board of Variance  
4949 Canada Way, Burnaby, BC, V5G 1M2

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DEC 04 2019

BUILDING DEPARTMENT

**Re: Variance to Front Yard Setback at 6929 Marlborough Ave, Burnaby, BC, V5J 4G6**

Dear Board of Variance Members,

I am the agent representing the owner, Ms. Mei Ying Liu for the construction of a new home at the above mentioned address.

We're requesting for relaxation of Section 105.9 of Burnaby "Front Yard" zoning bylaw to allow for a reduced front yard setback of 36.30 ft compared to the required by the bylaw of 46.57 ft which is calculated using the average front yard of the two adjacent lots on each side (using 6909, 6949 and 6957 Marlborough Ave)

The home to the north of the subject lot is 6909 Marlborough Ave and it has a front yard setback of 67.11 ft which is almost double the frontage of all the other homes on the block. This lot is located at the corner and has an irregular pie shape where it's narrow at the front and wider at the back of the lot which is why it has such a deep front yard setback.

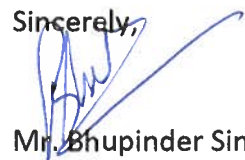
The two homes to the south of the subject lot are 6949 and 6957 Marlborough Ave. Their front yard setbacks are 36.04 ft and 36.56 ft respectively. Their front yard setbacks are in line with the frontage of all the other houses on the block. Our request is using the average of these two lots' front yard setbacks at 36.30 ft without including 6909.

The owner feels that if we follow the bylaw, this would create hardship for her family because the backyard garden size would be reduced. The owner has three young grandchildren that will live in this house and there would not be enough backyard space for outdoor activities as well as a vegetable garden. Also if the bylaw is followed, the house would not be in line with the rest of the houses on the block and would not feel as part of the neighborhood.

Based on these reasons, we kindly request a relaxation of the front yard averaging for this lot to allow for the proposed front yard setback of 36.30 ft.

Thank you for your time and consideration.

Sincerely,



Mr. Bhupinder Singh  
604-441-1910  
6625 Fraser St, Vancouver, BC, V5X 3T6

**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> January 8, 2020		<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:</b> January 14, 2020 for the February 6, 2020 hearing.			
<b>APPLICANT NAME:</b> Bhupinder Singh			
<b>APPLICANT ADDRESS:</b> 6625 Fraser St., Vancouver BC V5X 3T5			
<b>TELEPHONE:</b> 604-441-1910			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling with Secondary Suite and Detached Garage			
<b>ADDRESS:</b> 6929 Marlborough Avenue			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 93	<b>DL:</b> 98	<b>PLAN:</b> 44478

Building Permit application BLD19-00647 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

**Zone R5 / Section 105.9**

**COMMENTS:**

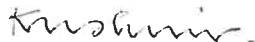
The applicant proposes to build a new single family dwelling with secondary suite and detached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 105.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 14.19 m (46.57 feet) (based on front yard averaging) to 11.05 m (36.24 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.

MSA



Peter Kushnir  
Deputy Chief Building Inspector

TOPOGRAPHICAL PLAN OF LOT 93 DISTRICT LOT 98  
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 44478

PID: 007-444-788

Civic Address: 6929 Marlborough Avenue  
City of Burnaby

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JAN 06 2020  
BUILDING DEPARTMENT

Scale 1 inch=16 feet

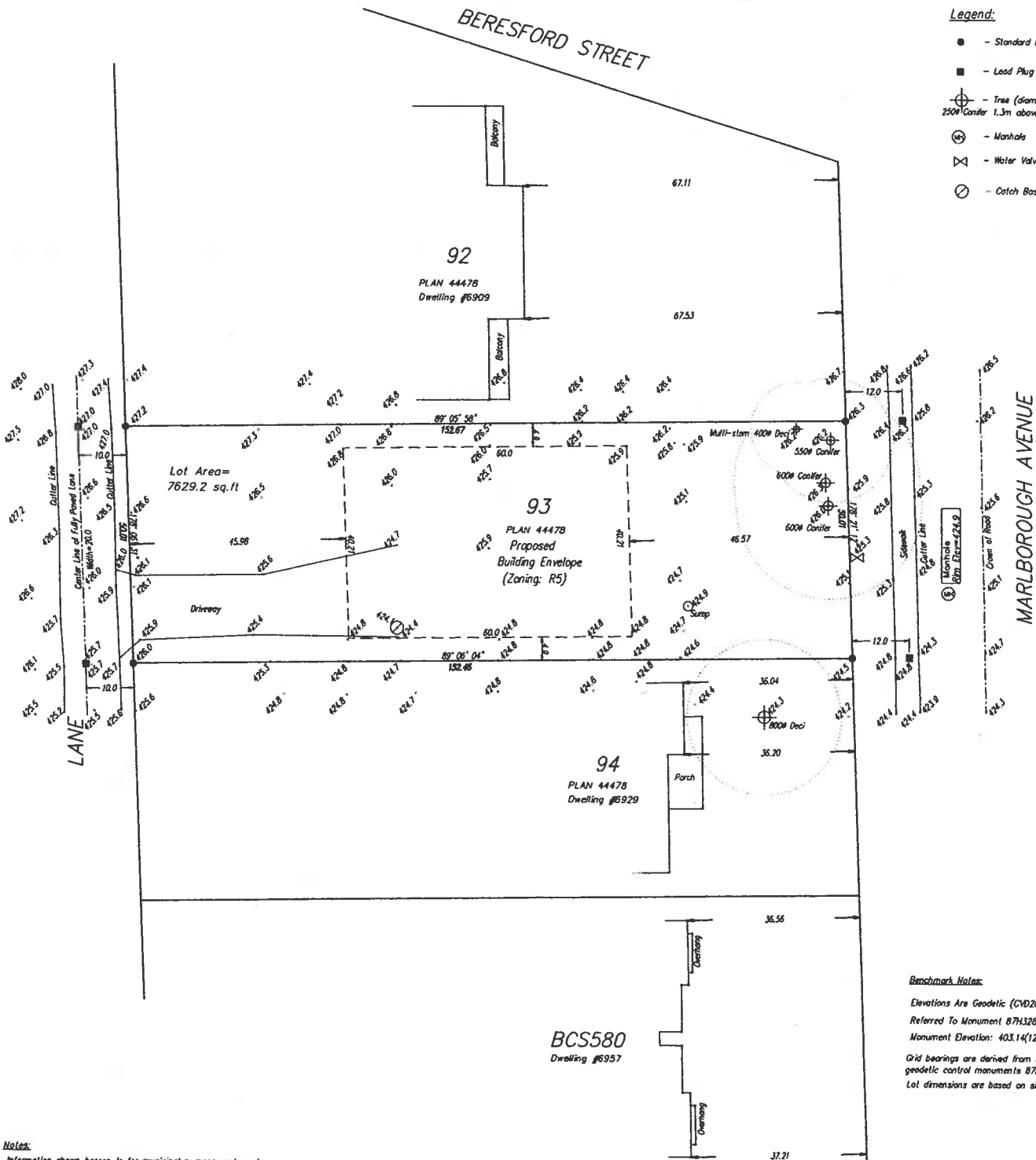
The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1 inch=16 feet.

All distances and elevation are in feet and decimals thereof unless otherwise stated.

Note: Trees pursuant to by tree law 1996 are shown

Legend:

- - Standard Iron Post
- - Lead Plug
- ⊕ - Tree (diameter in mm, measured at 2500 Center 1.3m above ground and Species)
- ⊙ - Manhole
- ⊗ - Water Valve
- ⊖ - Catch Basin (Round)



Notes:

Information shown hereon is for municipal purposes only and is for the exclusive use of the owner.

All rights reserved. No person may copy, reproduce, transmit, alter, distribute, or store copies of this document in whole or in part without the prior written consent of the undersigned.

Building envelope shown is only approximate.

For interpretation of City Building Bylaws

please consult Planning Department for final building envelope when required.

Zoning: R5

Setbacks

Lot	Front	Address
92	67.11	6909
94	36.04	6929
BCS580	36.56	6957

Average = 46.57

Benchmark Notes:

Elevations Are Geodetic (CVD26GWRD2018)

Referred To Monument 87H3282

Monument Elevation: 403.14(122.878m)

Grid bearings are derived from observations between geodetic control monuments 87H3282 and 424.

Lot dimensions are based on site survey.

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 18th day of June, 2019

B.C.L.S. #869

LIANG YUAN

This Document is Not Valid Unless  
Originally Signed And Sealed

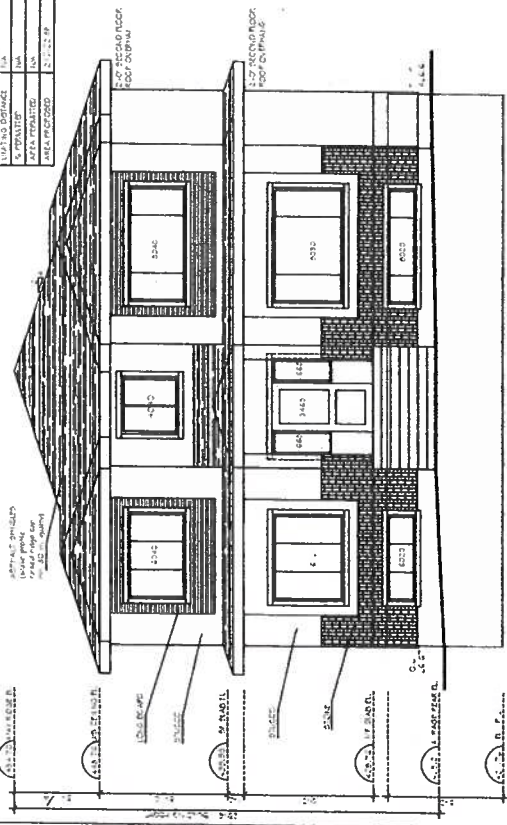
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JAN 06 2020

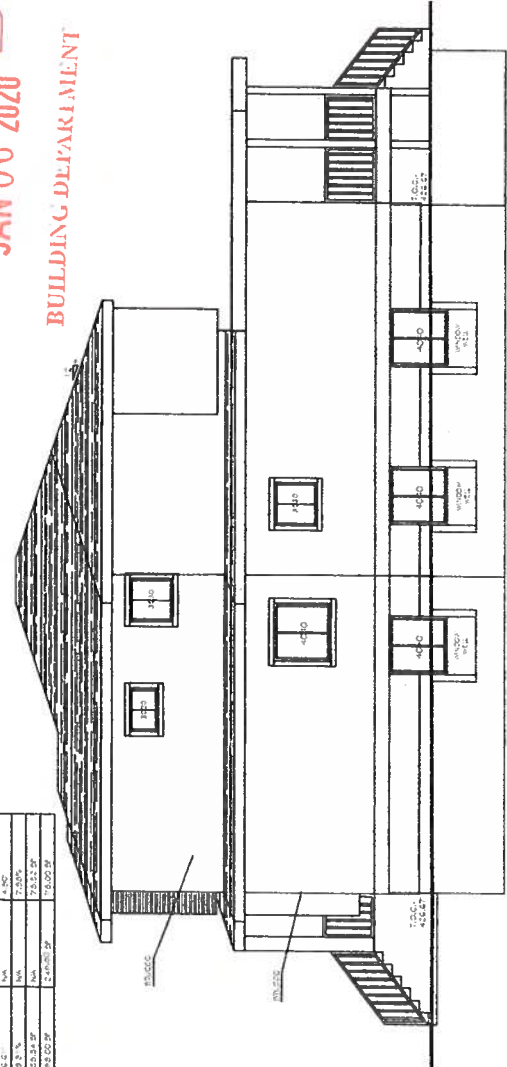
BUILDING DEPARTMENT

UNFINISHED SPAN AND SILLING			
FRONT	REAR	LEFT	RIGHT
1. 10' 0" x 10' 0"	1. 10' 0" x 10' 0"	1. 10' 0" x 10' 0"	1. 10' 0" x 10' 0"
2. 10' 0" x 10' 0"	2. 10' 0" x 10' 0"	2. 10' 0" x 10' 0"	2. 10' 0" x 10' 0"
3. 10' 0" x 10' 0"	3. 10' 0" x 10' 0"	3. 10' 0" x 10' 0"	3. 10' 0" x 10' 0"
4. 10' 0" x 10' 0"	4. 10' 0" x 10' 0"	4. 10' 0" x 10' 0"	4. 10' 0" x 10' 0"
5. 10' 0" x 10' 0"	5. 10' 0" x 10' 0"	5. 10' 0" x 10' 0"	5. 10' 0" x 10' 0"
6. 10' 0" x 10' 0"	6. 10' 0" x 10' 0"	6. 10' 0" x 10' 0"	6. 10' 0" x 10' 0"
7. 10' 0" x 10' 0"	7. 10' 0" x 10' 0"	7. 10' 0" x 10' 0"	7. 10' 0" x 10' 0"
8. 10' 0" x 10' 0"	8. 10' 0" x 10' 0"	8. 10' 0" x 10' 0"	8. 10' 0" x 10' 0"
9. 10' 0" x 10' 0"	9. 10' 0" x 10' 0"	9. 10' 0" x 10' 0"	9. 10' 0" x 10' 0"
10. 10' 0" x 10' 0"	10. 10' 0" x 10' 0"	10. 10' 0" x 10' 0"	10. 10' 0" x 10' 0"

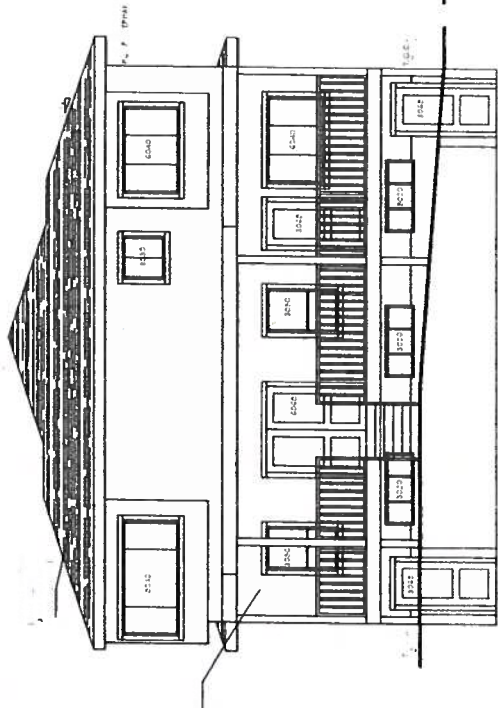
ARTIFICIAL SHIELDS  
17' 0" x 10' 0" x 10' 0"



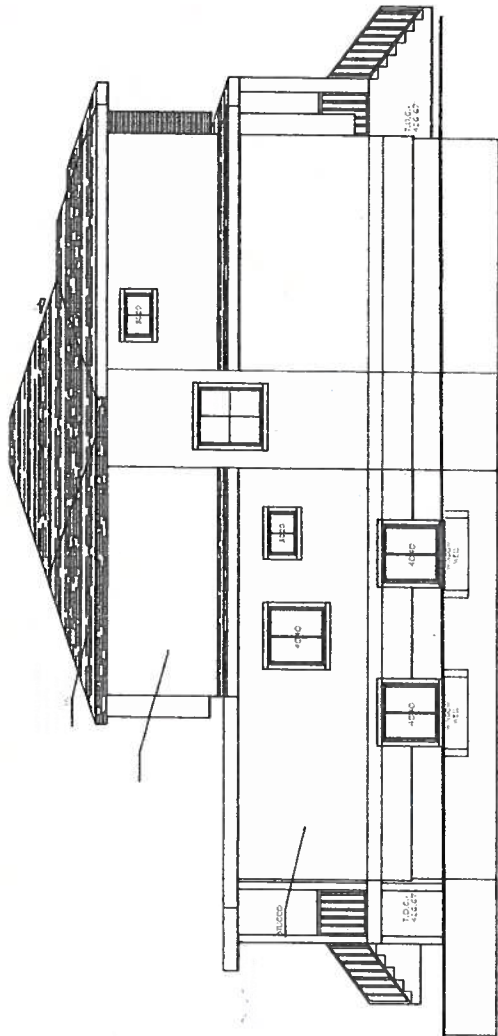
FRONT (EAST) ELEVATION



RIGHT (NORTH) ELEVATION



REAR (WEST) ELEVATION



LEFT (SOUTH) ELEVATION

PROPOSED BUILDING ON  
1000 MARLBOROUGH  
AVENUE BURNABY, BC

DESIGNER: [Logo]  
1234567890  
1234567890

DESIGNER	DATE	BY	CHKD
1234567890	1234567890	1234567890	1234567890

APPROVED BY: [Signature]  
CHECKED BY: [Signature]  
DRAWN BY: [Signature]

DATE: 12/15/19

SCALE: 1/4" = 1'-0"

PROJECT NAME: [Text]  
ELEVATIONS

REVISIONS: [Text]

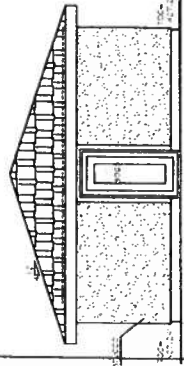
A4



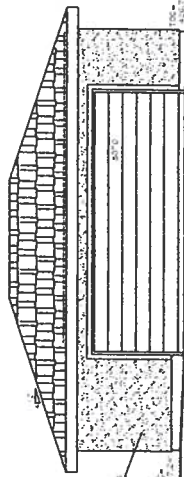
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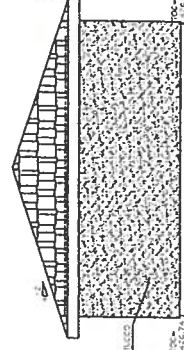
BUILDING DEPARTMENT



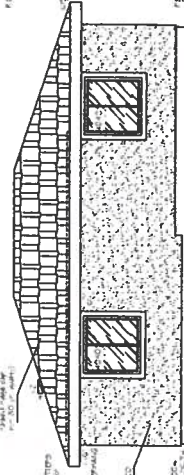
LEFT (NORTH) ELEVATION



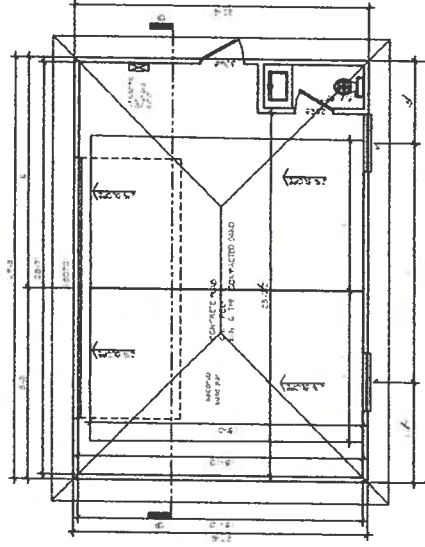
FRONT (WEST) ELEVATION



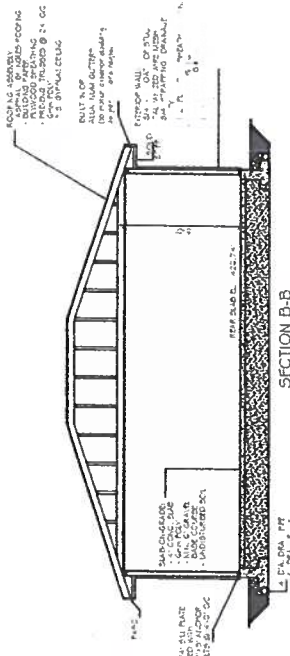
RIGHT (SOUTH) ELEVATION



REAR (EAST) ELEVATION



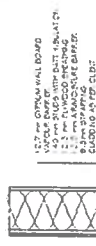
AR GARAGE PLAN



SECTION B-B

PROPOSED DWELLING ON 1000 10TH STREET, N.W. AVENUE BURNLEY, DC	
DATE	10/1/2019
PROJECT NO.	1000 10TH STREET, N.W.
ISSUE DATE	10/1/2019
ISSUE NO.	1000 10TH STREET, N.W.
APPROVED BY	1000 10TH STREET, N.W.
CHECKED BY	1000 10TH STREET, N.W.
DRAWN BY	1000 10TH STREET, N.W.
REV. NUMBER	1000 10TH STREET, N.W.
DRAWING NAME GARAGE	
DRAWING NO. A5	

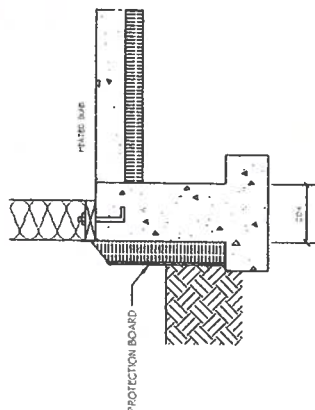
## BUILDING DEPARTMENT

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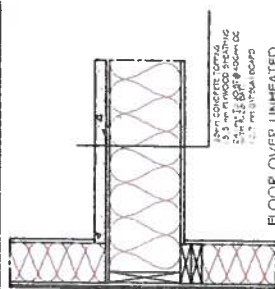
EXTERIOR WALL  
(2.78 RSI REQUIRED)

[illegible]

COMPONENT	R <sub>D</sub> CALCULATION	P <sub>S</sub> FROM COMPONENT
CONCRETE FOUNDATION WALL	$20 \text{ mm} \times 0.006 = 0.12 \text{ m}$	0.01 C
CONCRETE FLOOR SLAB	$75 \text{ mm} \times 0.038 = 0.029 \text{ m}$	0.02 C
TOTAL R <sub>D</sub> CALCULATION		0.03 C

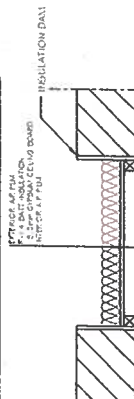


FOUNDATION WALL  
(WITH EXTERIOR INSULATION)  
2.32 RS (REQUIRED)

[illegible]

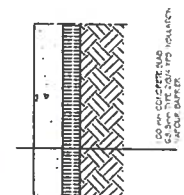
FLOOR OVER UNHEATED  
(4.67 RSI REQUIRED)

COMPOUND	P.O. CALCULATION	P.O. FROM COMPTON
ETHYLENE AIR FLOW	3.03 FROM TABLE	0.23
P.V. 4. BATT. VOLTAGE	2.46 FROM TABLE	2.46
1.5. 3.5mm OPTICAL BOARD	1.5. 3.5mm 0.0061 FORM	0.0458
INTERIOR AIR FLOW	0.11 FROM TABLE	0.11
TOTAL OF 2.30		2.30

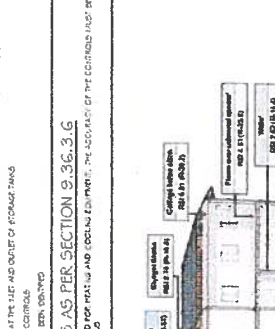


**PATIENTS AND METHODS**

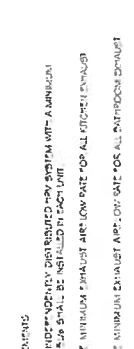
CONFOUNDER	EQ. CALCULATION	PSY. MEASUREMENT
INSTRUMENTAL PAIN	0.16 PAIN TOLERANCE	0.6
DO NOT CONSIDER PAIN	100% = 0.0004 15.00%	0.0%
0.0004 15.00% PAIN TOLERANCE	0.0004 15.00% PAIN TOLERANCE	0.0004 15.00%

HEATED FLOOR SLAB  
(2.32 RSI REQUIRED)

LOCATED WITHIN THE THERMAL RESERVE OF THE JULYANET.  
THEY ARE BEATED AND SEPARATED BY THE EFFECTS OF A PRESSURE OF  
2000 PSI. THE PRESSURE OF 2000 PSI IS A GOOD CLIMATE FOR A



Color:  000 2 62 (H 11 A)

[illegible]

AS PER SECTION 9.36.2.10. NOTES PERTAINING TO  
LEAKAGE PATHS IN PROBLEMATIC AREAS

CONCRETE TO FULL DATE AND PLACE OF  
TESTING THE TRANSFER BETWEEN THE FOUNDATION WALL  
AND THE FIRST FLOOR. THE WALLS OF SEVERAL  
JURISDICTION AND ARCHITECTS SPECIFIED THE STRUCTURAL  
COMPONENTS OF THE FOUNDATION, COVERING THE STRUCTURAL COMPONENTS IN THE  
FOUNDATION WALLS.

NUMBER OF PLANTS

[illegible]

REDAK. THE A.P. BUREAU  
NEW YORK

[illegible]

AND MIXED  
OW. THE

THE DIFFERENCE BETWEEN A DRY-BULB AND WET-BULB TEMPERATURE MEASUREMENT ALSO APPLIES TO ROOMS AND HALLS.  
201

### SPECIFIC REQUIREMENTS

RESPECTIVE ILLUMINATION OF CLOUDS, WINDS, AND HUMIDITY, OF TABLE 9.3.6.2.6 AND TABLE 9.3.6.2.7 FOR MARINE ZONE.

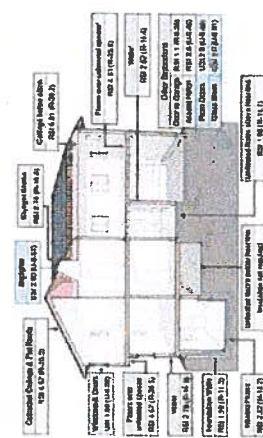
RESPECTIVE ILLUMINATION OF CLOUDS, WINDS, AND HUMIDITY, OF TABLE 9.3.6.2.7, 9.3.6.2.8, 9.3.6.2.9, 9.3.6.2.10, 9.3.6.2.11, 9.3.6.2.12, 9.3.6.2.13, 9.3.6.2.14, 9.3.6.2.15, 9.3.6.2.16, 9.3.6.2.17, 9.3.6.2.18, 9.3.6.2.19, 9.3.6.2.20, 9.3.6.2.21, 9.3.6.2.22, 9.3.6.2.23, 9.3.6.2.24, 9.3.6.2.25, 9.3.6.2.26, 9.3.6.2.27, 9.3.6.2.28, 9.3.6.2.29, 9.3.6.2.30, 9.3.6.2.31, 9.3.6.2.32, 9.3.6.2.33, 9.3.6.2.34, 9.3.6.2.35, 9.3.6.2.36, 9.3.6.2.37, 9.3.6.2.38, 9.3.6.2.39, 9.3.6.2.40, 9.3.6.2.41, 9.3.6.2.42, 9.3.6.2.43, 9.3.6.2.44, 9.3.6.2.45, 9.3.6.2.46, 9.3.6.2.47, 9.3.6.2.48, 9.3.6.2.49, 9.3.6.2.50, 9.3.6.2.51, 9.3.6.2.52, 9.3.6.2.53, 9.3.6.2.54, 9.3.6.2.55, 9.3.6.2.56, 9.3.6.2.57, 9.3.6.2.58, 9.3.6.2.59, 9.3.6.2.60, 9.3.6.2.61, 9.3.6.2.62, 9.3.6.2.63, 9.3.6.2.64, 9.3.6.2.65, 9.3.6.2.66, 9.3.6.2.67, 9.3.6.2.68, 9.3.6.2.69, 9.3.6.2.70, 9.3.6.2.71, 9.3.6.2.72, 9.3.6.2.73, 9.3.6.2.74, 9.3.6.2.75, 9.3.6.2.76, 9.3.6.2.77, 9.3.6.2.78, 9.3.6.2.79, 9.3.6.2.80, 9.3.6.2.81, 9.3.6.2.82, 9.3.6.2.83, 9.3.6.2.84, 9.3.6.2.85, 9.3.6.2.86, 9.3.6.2.87, 9.3.6.2.88, 9.3.6.2.89, 9.3.6.2.90, 9.3.6.2.91, 9.3.6.2.92, 9.3.6.2.93, 9.3.6.2.94, 9.3.6.2.95, 9.3.6.2.96, 9.3.6.2.97, 9.3.6.2.98, 9.3.6.2.99, 9.3.6.2.100, 9.3.6.2.101, 9.3.6.2.102, 9.3.6.2.103, 9.3.6.2.104, 9.3.6.2.105, 9.3.6.2.106, 9.3.6.2.107, 9.3.6.2.108, 9.3.6.2.109, 9.3.6.2.110, 9.3.6.2.111, 9.3.6.2.112, 9.3.6.2.113, 9.3.6.2.114, 9.3.6.2.115, 9.3.6.2.116, 9.3.6.2.117, 9.3.6.2.118, 9.3.6.2.119, 9.3.6.2.120, 9.3.6.2.121, 9.3.6.2.122, 9.3.6.2.123, 9.3.6.2.124, 9.3.6.2.125, 9.3.6.2.126, 9.3.6.2.127, 9.3.6.2.128, 9.3.6.2.129, 9.3.6.2.130, 9.3.6.2.131, 9.3.6.2.132, 9.3.6.2.133, 9.3.6.2.134, 9.3.6.2.135, 9.3.6.2.136, 9.3.6.2.137, 9.3.6.2.138, 9.3.6.2.139, 9.3.6.2.140, 9.3.6.2.141, 9.3.6.2.142, 9.3.6.2.143, 9.3.6.2.144, 9.3.6.2.145, 9.3.6.2.146, 9.3.6.2.147, 9.3.6.2.148, 9.3.6.2.149, 9.3.6.2.150, 9.3.6.2.151, 9.3.6.2.152, 9.3.6.2.153, 9.3.6.2.154, 9.3.6.2.155, 9.3.6.2.156, 9.3.6.2.157, 9.3.6.2.158, 9.3.6.2.159, 9.3.6.2.160, 9.3.6.2.161, 9.3.6.2.162, 9.3.6.2.163, 9.3.6.2.164, 9.3.6.2.165, 9.3.6.2.166, 9.3.6.2.167, 9.3.6.2.168, 9.3.6.2.169, 9.3.6.2.170, 9.3.6.2.171, 9.3.6.2.172, 9.3.6.2.173, 9.3.6.2.174, 9.3.6.2.175, 9.3.6.2.176, 9.3.6.2.177, 9.3.6.2.178, 9.3.6.2.179, 9.3.6.2.180, 9.3.6.2.181, 9.3.6.2.182, 9.3.6.2.183, 9.3.6.2.184, 9.3.6.2.185, 9.3.6.2.186, 9.3.6.2.187, 9.3.6.2.188, 9.3.6.2.189, 9.3.6.2.190, 9.3.6.2.191, 9.3.6.2.192, 9.3.6.2.193, 9.3.6.2.194, 9.3.6.2.195, 9.3.6.2.196, 9.3.6.2.197, 9.3.6.2.198, 9.3.6.2.199, 9.3.6.2.200, 9.3.6.2.201, 9.3.6.2.202, 9.3.6.2.203, 9.3.6.2.204, 9.3.6.2.205, 9.3.6.2.206, 9.3.6.2.207, 9.3.6.2.208, 9.3.6.2.209, 9.3.6.2.210, 9.3.6.2.211, 9.3.6.2.212, 9.3.6.2.213, 9.3.6.2.214, 9.3.6.2.215, 9.3.6.2.216, 9.3.6.2.217, 9.3.6.2.218, 9.3.6.2.219, 9.3.6.2.220, 9.3.6.2.221, 9.3.6.2.222, 9.3.6.2.223, 9.3.6.2.224, 9.3.6.2.225, 9.3.6.2.226, 9.3.6.2.227, 9.3.6.2.228, 9.3.6.2.229, 9.3.6.2.230, 9.3.6.2.231, 9.3.6.2.232, 9.3.6.2.233, 9.3.6.2.234, 9.3.6.2.235, 9.3.6.2.236, 9.3.6.2.237, 9.3.6.2.238, 9.3.6.2.239, 9.3.6.2.240, 9.3.6.2.241, 9.3.6.2.242, 9.3.6.2.243, 9.3.6.2.244, 9.3.6.2.245, 9.3.6.2.246, 9.3.6.2.247, 9.3.6.2.248, 9.3.6.2.249, 9.3.6.2.250, 9.3.6.2.251, 9.3.6.2.252, 9.3.6.2.253, 9.3.6.2.254, 9.3.6.2.255, 9.3.6.2.256, 9.3.6.2.257, 9.3.6.2.258, 9.3.6.2.259, 9.3.6.2.260, 9.3.6.2.261, 9.3.6.2.262, 9.3.6.2.263, 9.3.6.2.264, 9.3.6.2.265, 9.3.6.2.266, 9.3.6.2.267, 9.3.6.2.268, 9.3.6.2.269, 9.3.6.2.270, 9.3.6.2.271, 9.3.6.2.272, 9.3.6.2.273, 9.3.6.2.274, 9.3.6.2.275, 9.3.6.2.276, 9.3.6.2.277, 9.3.6.2.278, 9.3.6.2.279, 9.3.6.2.280, 9.3.6.2.281, 9.3.6.2.282, 9.3.6.2.283, 9.3.6.2.284, 9.3.6.2.285, 9.3.6.2.286, 9.3.6.2.287, 9.3.6.2.288, 9.3.6.2.289, 9.3.6.2.290, 9.3.6.2.291, 9.3.6.2.292, 9.3.6.2.293, 9.3.6.2.294, 9.3.6.2.295, 9.3.6.2.296, 9.3.6.2.297, 9.3.6.2.298, 9.3.6.2.299, 9.3.6.2.300, 9.3.6.2.301, 9.3.6.2.302, 9.3.6.2.303, 9.3.6.2.304, 9.3.6.2.305, 9.3.6.2.306, 9.3.6.2.307, 9.3.6.2.308, 9.3.6.2.309, 9.3.6.2.310, 9.3.6.2.311, 9.3.6.2.312, 9.3.6.2.313, 9.3.6.2.314, 9.3.6.2.315, 9.3.6.2.316, 9.3.6.2.317, 9.3.6.2.318, 9.3.6.2.319, 9.3.6.2.320, 9.3.6.2.321, 9.3.6.2.322, 9.3

ACCORDING TO THE 2000 U.S. CENSUS


WIPERS ARE INSTALLED AT A/P JUNCTIONS AND OPERATED INDEPENDENTLY FOR EACH LANE AND EACH DIRECTION. THE NORMAL BLINDSPOTS OF A/P ARE ELIMINATED.

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