



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 HARDIP THIND
Mailing Address 2445 Haversley Avenue
City/Town Coguetlam Postal Code V3C 7J8
Phone Number(s) (W) 604-468-8600 (H) 604-329-9314
Email deepate@shaw.ca

Property

Name of Owner HARDIP THIND
Civic Address of Property 6160 Gordon Place

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.

March 9, 2020
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2020 April 02 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

The Board of Variance,
City of Burnaby

Re: 6160 Gordon Place

Dear Members of the Board,

We are applying for 2 variances for the construction of a new home at 6160 Gordon Place.

Variance #1- Front Yard Setback

We are asking the Board to relax front yard setback to 29.52 feet (9M).

The average set back is 39.2 feet

Hardship: adjacent property 6229 Gordon Avenue a corner flanking lot, impacts our front yard setback. It is our request to exclude this property from the average setback calculation.

Furthermore, thick, mature vegetation including, hedges and trees would limit the amount of sunlight should the front yard setback be at 39.2 feet.

Also, 6172 Gordon Place, the other adjacent house, has a front yard set back of 29.3 feet hence, our home would keep streetscape along Gordon Place should the variance be approved.

Variance #2-Building Depth

We are requesting variance for the building depth of 7.67 feet.

The maximum allowable building depth by the City is 60 feet.

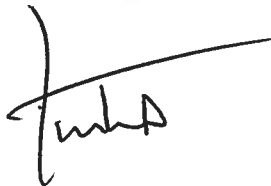
Hardship: irregular (reverse pie) shape lot and the technique in which the City measures building depths on this type of lot.

We trust that the hardship created will be given fair consideration in assessing our application for the above requested variances.

Dr Hardip Thind owner

+

Bob Rusbourne from Rusbourne Home Design.





BOARD OF VARIANCE REFERRAL LETTER

DATE: February 14, 2020		<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: March 10, 2020 for the April 02, 2020 hearing.			
APPLICANT NAME: Wilf Tibbs			
APPLICANT ADDRESS: 200 – 8661 200 th Street Langley BC V2Y 0G9			
TELEPHONE: 604-862-4106			
PROJECT			
DESCRIPTION: New single family dwelling with attached garage and secondary suite			
ADDRESS: 6160 Gordon Place			
LEGAL DESCRIPTION:	LOT: 225	DL: 91	PLAN: NWP36959

Building Permit application BLD19-01012 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Section 101.7 and 101.8

COMMENTS:

The applicant proposes to build a new single family dwelling with attached 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 101.7 – “Depth of Principal Building” of the Zoning bylaw requirement for the maximum building depth from 18.3 m (60 ft.) to 20.63 m (67.67 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
- 2) To vary Section 101.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 11.95 m (39.2 ft.) based on front yard averaging to 9 m (29.5 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.

LE

Peter Kushnir
Deputy Chief Building Inspector

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MATERIAL SCHEDULE	
A	APICAL T ROOFING
B	APICAL TIE WALL FINISH
C	LIMESTONE CLADDING
D	SELECTED CULTURED STONE
E	STUCCO
F	1/2" STYROFOAM TRIM W/ STUCCO OVER
G	4" STYROFOAM TRIM W/ STUCCO OVER
H	VINYL FRAMED WINDOWS
I	VINYL SOFFITS
J	NOTED SOLID GUTTERS WHERE CLOSER THAN 1/2" TO PROSPECTIVE LINE
J	SELECTED 4" RAILING

REVISION: FEB. 12, 2020
1) REVISED DETAILS ON
PAGES 01, A3, A6 TO
CONCORD WITH ENGINEER
& REVISED ENERGY REPORT

**RUSBOURNE
DESIGN LTD**



LANGLEY, B.C.
TEL: 604 539 2257
email: info@rusbournedesigns.com

PROJECT

6160 GORDON PL.,
BURNABY, B.C.

SHEET TITLE	FRONT & RIGHT ELEVATIONS
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DATE February 18, 2011

DRAWN J.B.

CHECKED B.A.

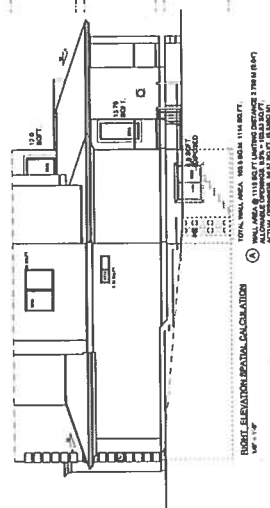
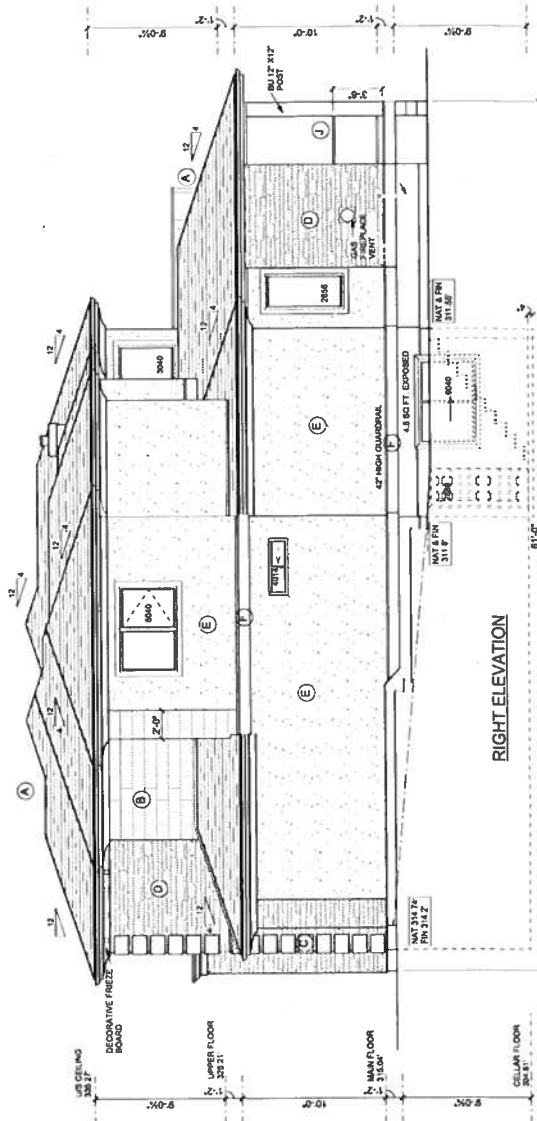
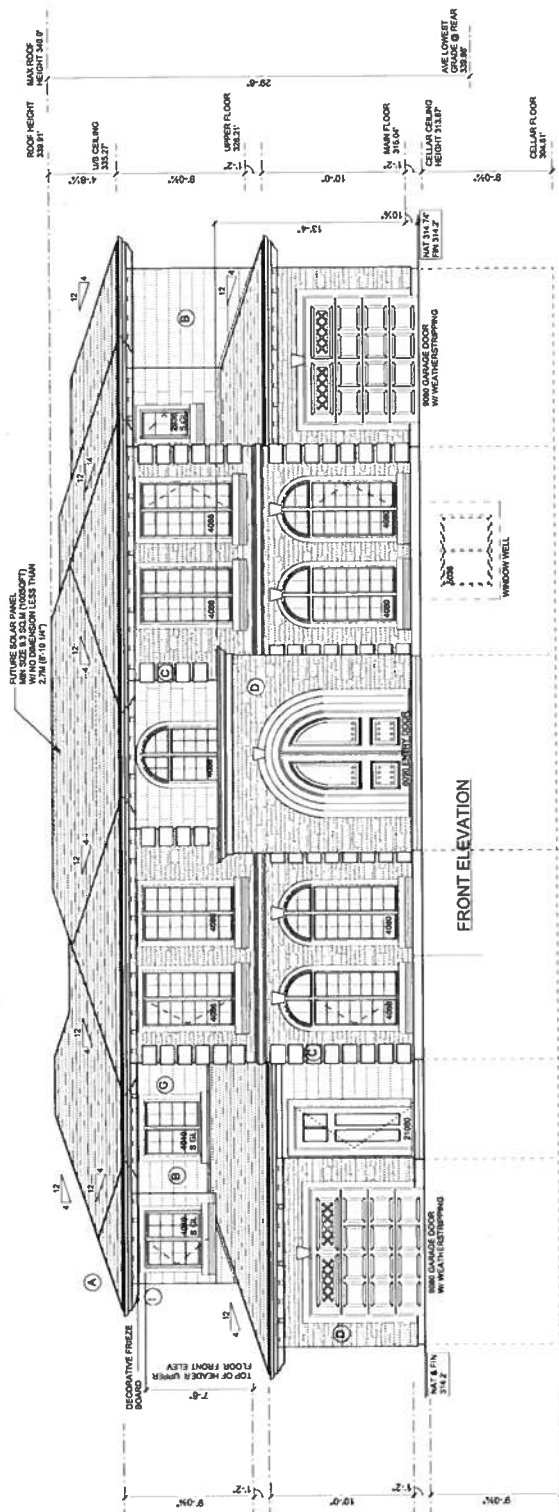
SCALE: 1/4" = 10' U.M.O.

PLAN NUMBER

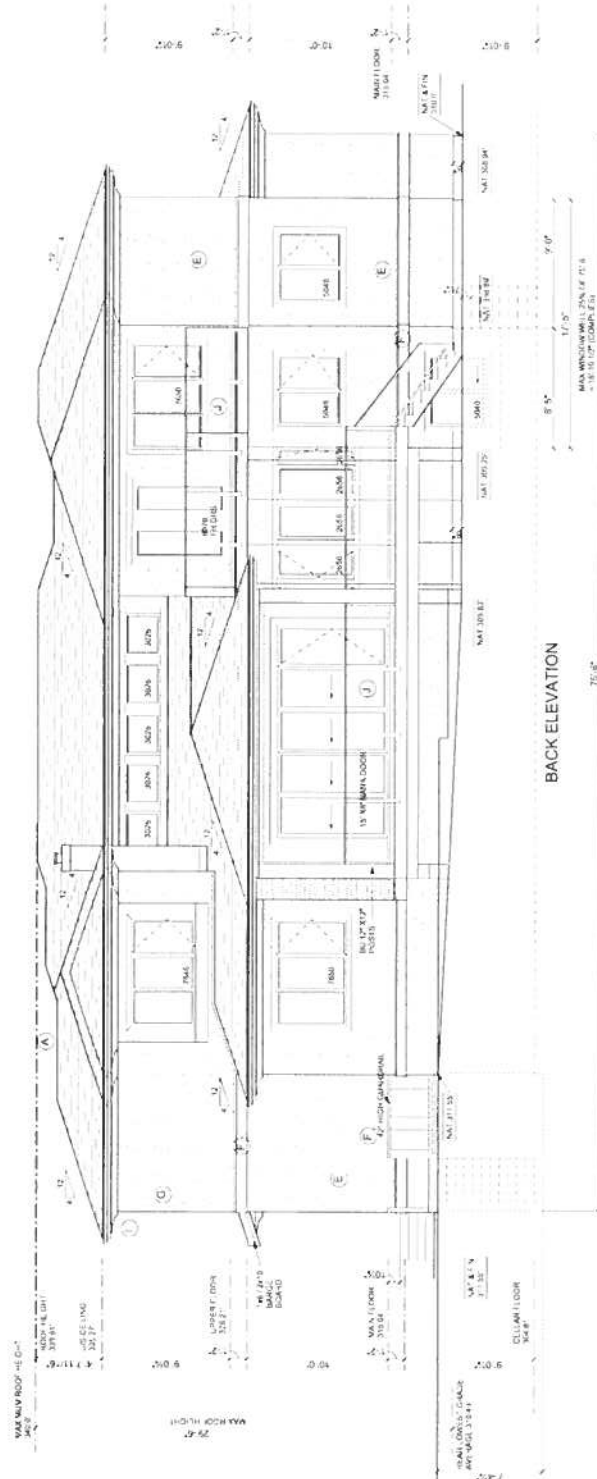
TS-4B- 4487

SHEET NUMBER

A7



THESE DRAWINGS CONFORM TO THE
CURRENT BC BUILDING CODE
These drawings are prepared in accordance with the Building Code of Canada and the British Columbia Building Code. They may not be reproduced without written consent from the author.



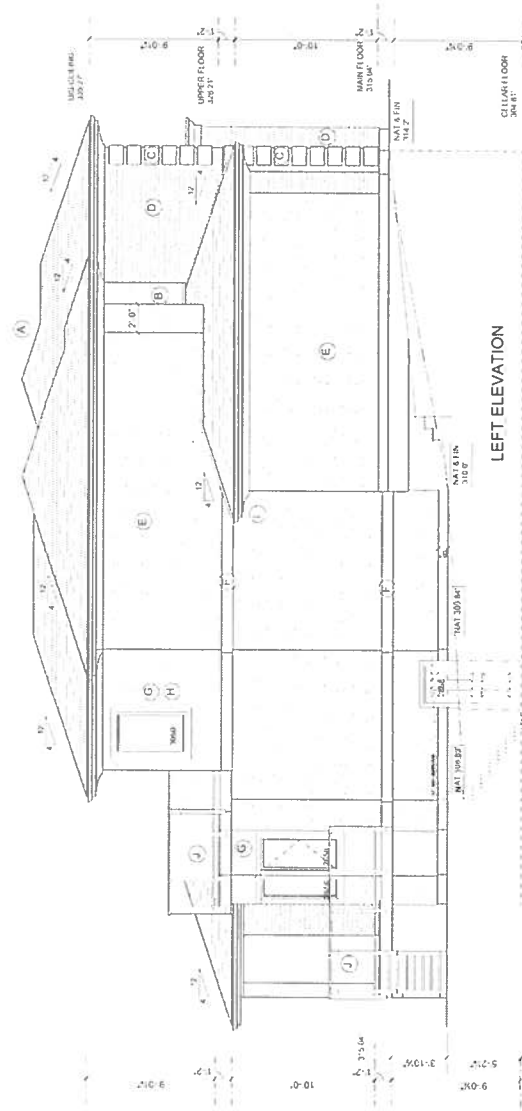
BACK ELEVATION

**RUSBOURNE
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PROJECT
6160 GORDON PL.,
BURNABY, B.C.

SHEET TITLE
BACK & LEFT
ELEVATIONS

DATE February 19, 20
DRAWN J.B.
CHECKED B.R.
SCALE 1/4" = 1' UNLESS NOTED
PLAN NUMBER
TS-4B-4487
SHEET NUMBER
A8



LEFT ELEVATION

THESE DRAWINGS CONFORM TO THE
CURRENT BC BUILDING CODE
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REVISION: FEB. 12, 2020
PROJECT: 6160 GORDON PL.,
BURNABY, B.C.
PAGES: D1, A9, A10
1. APPROVED FOR PERMIT
& REVISED PERMIT REPORT.

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email: info@rusbournedesigns.com

PROJECT

6160 GORDON PL.,
BURNABY, B.C.

SHEET TITLE

ROOF PLAN

DATE February 16, 2020

DRAWN J.B.

CHECKED B.R.

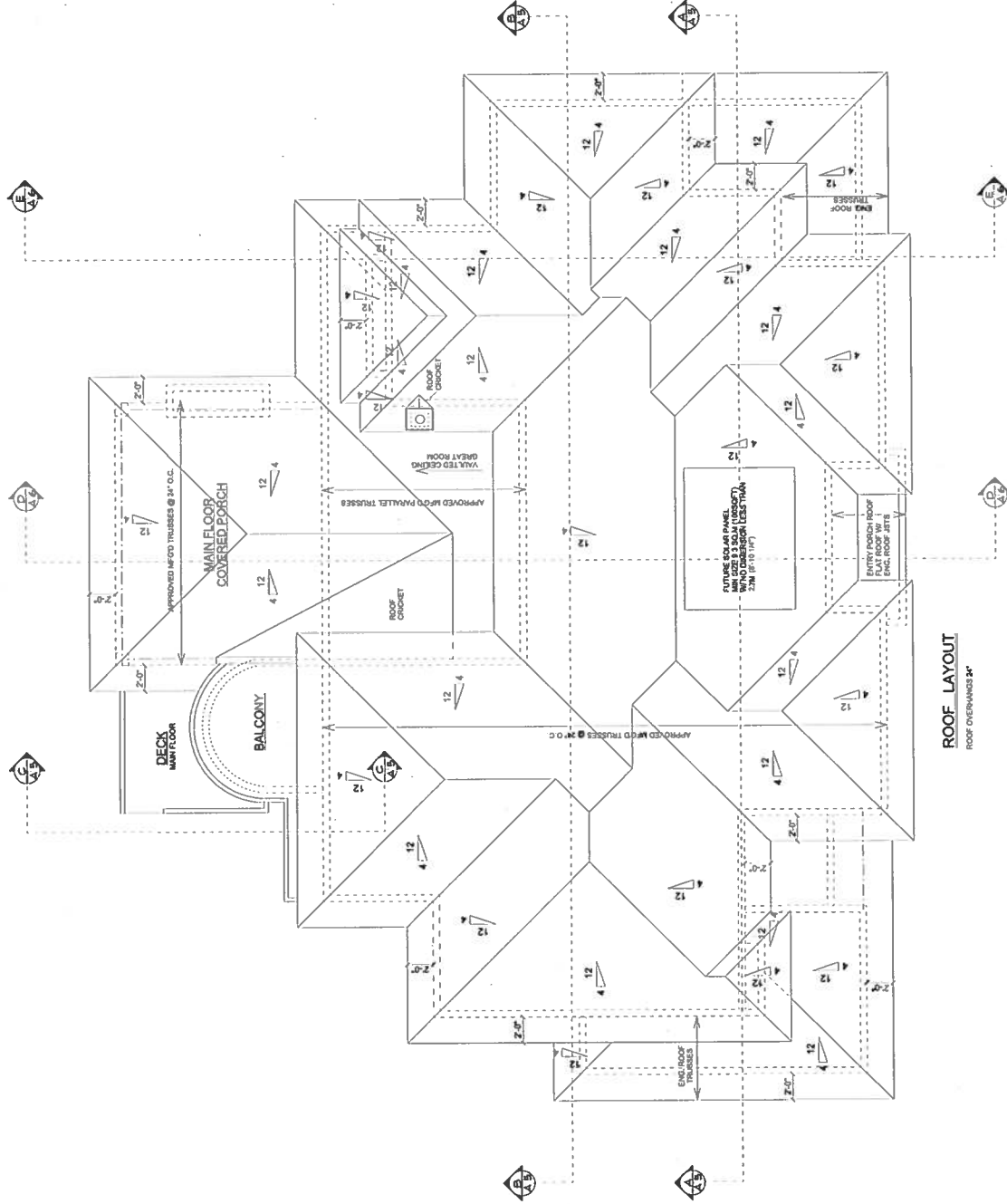
SCALE: 1/4" = 1'0" UNO.

PLAN NUMBER

TS-4B-4487

SHEET NUMBER

A9



ROOF LAYOUT
ROOF OVERLAP 3"

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GENERAL INFORMATION
 CLIENT: GORDON PL
 PROJECT: 1178" O.C. JOISTS
 DRAWN: J.B.
 CHECKED: B.H.
 SCALE: 3/4" = 1'0" UNO
 PLAN NUMBER: TS-4B-4487
 SHEET NUMBER: D1

THESE DRAWINGS CONFORM TO THE BC B.C. CURRENT EDITION

NOTE:
 ALL CONSTRUCTION TO COMPLY WITH NEW ENERGY REQUIREMENTS AS PER BUILDING CODE - SECTIONS 8.38 & 8.32
 COMPLIANCE WITH AIRTIGHTNESS SECTION 8.3
 A CONTINUOUS AIR BARRIER IS REQUIRED:
 1) ACROSS JOISTS
 2) BETWEEN ASSEMBLIES, AND
 3) AROUND PENETRATIONS

ANY CHANGES IN MATERIAL OR DETAILS SHOWN MAY REQUIRE SUBMISSION OF NEW DRAWINGS TO CITY.
 ENGINEER TO NOTIFY DESIGNER WITH REGARD TO ANY STRUCTURAL COMPONENTS.

NOTE: DRAWINGS HAVE BEEN DESIGNED TO COMPLY WITH THE ENERGY COMPLIANCE REPORT.

REVISION: 1.0, 12.2020
 1) REVISED DETAILS ON GARAGE FLOOR TO COMPLY WITH ENERGY COMPLIANCE REPORT.

RUSBOURNE DESIGN LTD
 1178" O.C. JOISTS
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 CHECKED: B.H.
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