



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 KAPIL NANAWAL / SIPRA GOHEL
Mailing Address 7775 Kentwood Street
City/Town BURNABY Postal Code V5A 2E6
Phone Number(s) (H) 604 839 5118 (C) —
Email —

Property

Name of Owner KAPIL NANAWAL / SIPRA GOHEL
Civic Address of Property 7775 Kentwood Street
BURNABY, BC V5A 2E6

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.

June 23/2020

Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2020 JUL 09 Appeal Number BV# 6405

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

Dr. Sipra Gohel and Kapil Nanalal

7775 Kentwood Street

Burnaby, BC V5A 2E6

June 15, 2020

Board of Variance Committee

City of Burnaby

4949 Canada Way

Burnaby, BC V5G 1M2

Dear Sirs/Madams:

Re: 7775 KENTWOOD STREET, BURNABY, BC V5A 2E6

We, as the owners of 7775 Kentwood Street, Burnaby sincerely request the Board of Variance Committee ("BOV Committee") to consider the following request:

1. Relaxation of Section 101.8 of the Burnaby Zoning Bylaw as pertaining to the front yard setback; and
2. Relaxation of building height

With the current by-laws, we are facing a challenge to build a new house that is in accordance to what is expected in the neighborhood currently with respect to square footage, layout, design, size and modern amenities.

As way of background about us, we fell in the love with the property from the moment we saw it in April 2015. The feature in particular that sold us to the house was the beautiful Eagle Creek (the "Creek") cutting through the serene backyard. In matter of days, we put an offer on the house and it became ours. We have enjoyed living in the house and bringing our first daughter home in June of 2017. With the arrival of our twins in November of 2019, it became clear that we needed a larger house for us.

Reasons for our request

An active Creek runs through property at North-East (Rear Yard) corner. According to ESA Guidelines, a 10M Setback, offset from the "High Water Mark" will be enforced. As seen on Site Plan, such setback has encroached more than 53.0ft (16.2m) from rear property line, overwritten tremendously of the typical required rear yard.

By complying with ESA Guidelines, in turn, preserving eco-systems around the Creek, we will be sacrificing over 1,400sf of allowable construction footprint. Even worse, considering that a typical Front Yard setback remains, the allowable Building Depth is compressed to merely a range of 31.17ft. Please note that our lot is over 118.17ft in depth. **In terms of percentage, we only have the ability to utilize 26.37% depth of the property.**

To address the major issue of a significant loss in allowable construction footprint, we are asking for two areas of Front Yard relaxation,

- *Principal Building: relax the Front Yard from 29.50ft (9.0m) to 26.25ft (8.0m) (1.0M Variance)*
- *Attached Garage: relax the Front Yard from 29.50ft (9.0m) to 24.60ft (7.5m) (1.5M Variance)*

In terms of building height, we proposed a Gable Roof (West Elevation) with its peak being over the allowable height by **10.8"**. Such slightly over-height portion was not a result of more massing, but rather an effort to achieve a fairly sloped gable-roof expression, inspired by homes in the neighbourhood.

The relaxation towards the Front Yard only compensates an approximate 220sf in construction footprint. However, such a request is crucial, because it would allow our designer to propose a custom home, not only meeting the needs of our growing family, but a modest residential building that is proportional to its lot size.

Impact on our Neighbourhood

Despite our constraints, we are committed to building our home that fits within this neighbourhood now and in the future. We understand that our variance requests are very specific to our property due and this should not impact any future developments on our street. We have tried our best to canvas feedback from our neighbours about our variance requests. We have reached out via multiple emails, attempting talking to some of them in person by going door to door and hosting a Saturday afternoon open house. We have incorporated any feedback that was applicable to us in our new design and significantly decreased variance request from 3m previously to 1.5m for the garage and 1.0M for remainder of the house.

We thank you in advance for your consideration. We look forward to discussing in person what this property means to us and our family.

Sincerely,



Sipra Gohel & Kapil Nanalal
604-839-5118



BOARD OF VARIANCE REFERRAL LETTER

PLEASE NOTE THAT BOARD OF VARIANCE HEARINGS HAVE BEEN SUSPENDED IN SUPPORT OF THE PROVINCE'S COVID-19 RESPONSE.

IT IS RECOMMENDED THAT YOU MAKE YOUR BOARD OF VARIANCE APPLICATION PROMPTLY. UPON RECONVENING THE BOARD, APPLICATIONS WILL BE HEARD ON A FIRST COME FIRST SERVED BASIS.

DATE: June 22, 2020	<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>		
DEADLINE: June 23, 2020 for the July 9, 2020 hearing.			
APPLICANT NAME: Dr. Sipra Gohel and Kapil Nanalal			
APPLICANT ADDRESS: 7775 Kentwood St, Burnaby, BC, V5A 2E6			
TELEPHONE: 604-839-5118			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 7775 Kentwood St			
LEGAL DESCRIPTION:	LOT: 9	DL: 42	PLAN: NWP23102

Building Permit application BLD19-01006 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Sections 101.6(1)(a) and 101.8(1)

COMMENTS:

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

- 1) To vary section 101.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 9.00 m (29.5 ft.) to 9.30 m (30.52 ft.) measured from the rear average grade for the proposed single family dwelling with a sloped roof. The principal building height measured from the front average grade will be 9.21 m (30.22 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(1) – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 9.00 m (29.50 ft.) based on minimum front yard depth to 7.50 m (24.59 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

CL

Peter Kushnir
Deputy Chief Building Inspector

**PLAN OF SURVEY OF LOT 9, DISTRICT LOT 42,
GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN 23102**

7775 Kentwood Street
Burnaby, B.C.

ZONING: R1

SCALE: 1 INCH = 16 FEET



All distances are in feet and decimals
thereof unless otherwise indicated.
Contour interval: 1.5 feet.

FREE TABLE

NO	TYPE	DIA	TAC	BASE	EL
11	Decid	0.5	-	-	77.9
12	Decid	1.6	04460	75.0	
13	Conif	1.8	04474	75.4	
14	Conif	1.6	04497	75.3	
15	Conif	1.5	04496	75.1	
16	Conif	1.6	04477	73.8	
17	Conif	1.0	04470	72.4	
18	Cedar	1.6	04462	74.4	
19	Cedar	3.4	04499	73.1	
110	Decid	0.8	04498	73.3	
111	Decid	0.8	2	75.0	
112	Decid	0.7	1	81.6	

cluster(3)

1-1/2-storey
dwelling
no
basement

All original corner posts
have been located and are
undisturbed, therefore a
Posting Plan is not required.

LEGEND:
 IP iron post
 LP lead plug
 FH fire hydrant
 PP power pole
 LS lone standard
 C: top of curb
 G: gutter
 TW top of wall
 BW bottom of wall
 Conf confiduous
 Decid deciduous
 DIA diameter
 o/h overhang
 SWR Statutory Right-of-Way
 sf square feet

CERTIFIED CORRECT:
 Lot dimensions are correct
 according to ground survey.

B.C.L.S.
June 7, 2019

FILE:TF-5501A

PID: 003-094-235

FRONTYARD SETBACK CALCULATIONS

HOUSE NO.	LOT NO.	MIN.	FRONT SETBACK	AVERAGE
7745	7	31.0		33.3
7765	8	38.8		(10.15m)
7789	L	32.1		MINIMUM
	TOTAL	99.9		29.53 (9.0m)

NOTE:
 Elevations shown are based on
 Geodetic Datum (CNO2002/2018).
 Bench Mark: Control Monument 94H1497
 located at the intersection of Latells
 Avenue and Government Road.
 B.M. Elevation = 115.15 feet.
 (35.097 metres)

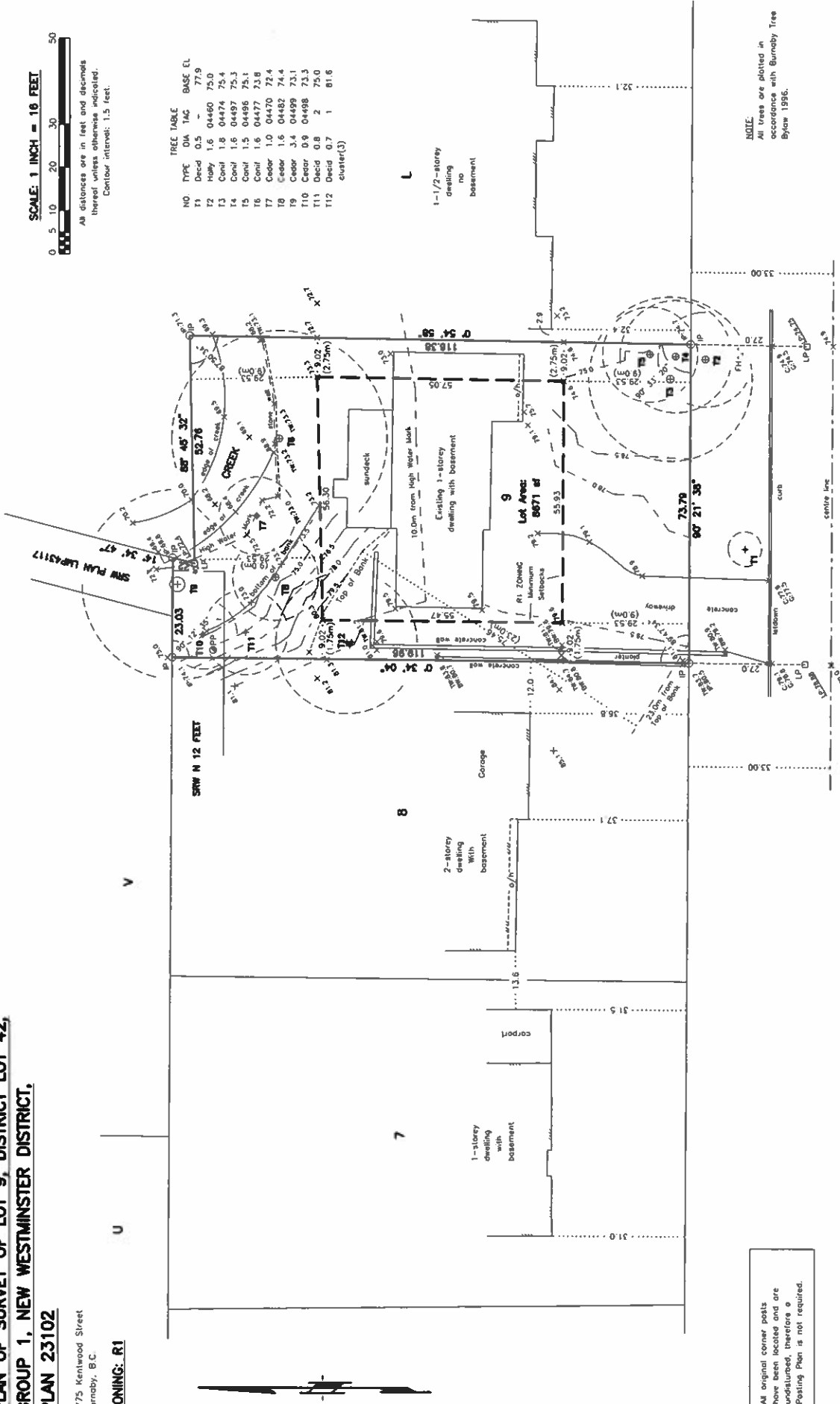
NOTE:
 CHANGES ON TITLE:
 RESTRICTIVE COVENANT
 3048BDC (SEE 4810254)
 STRAIGHTWAY RIGHT-OF-WAY
 304299C
 NORTH 12 FEET OF WEST 20 FEET

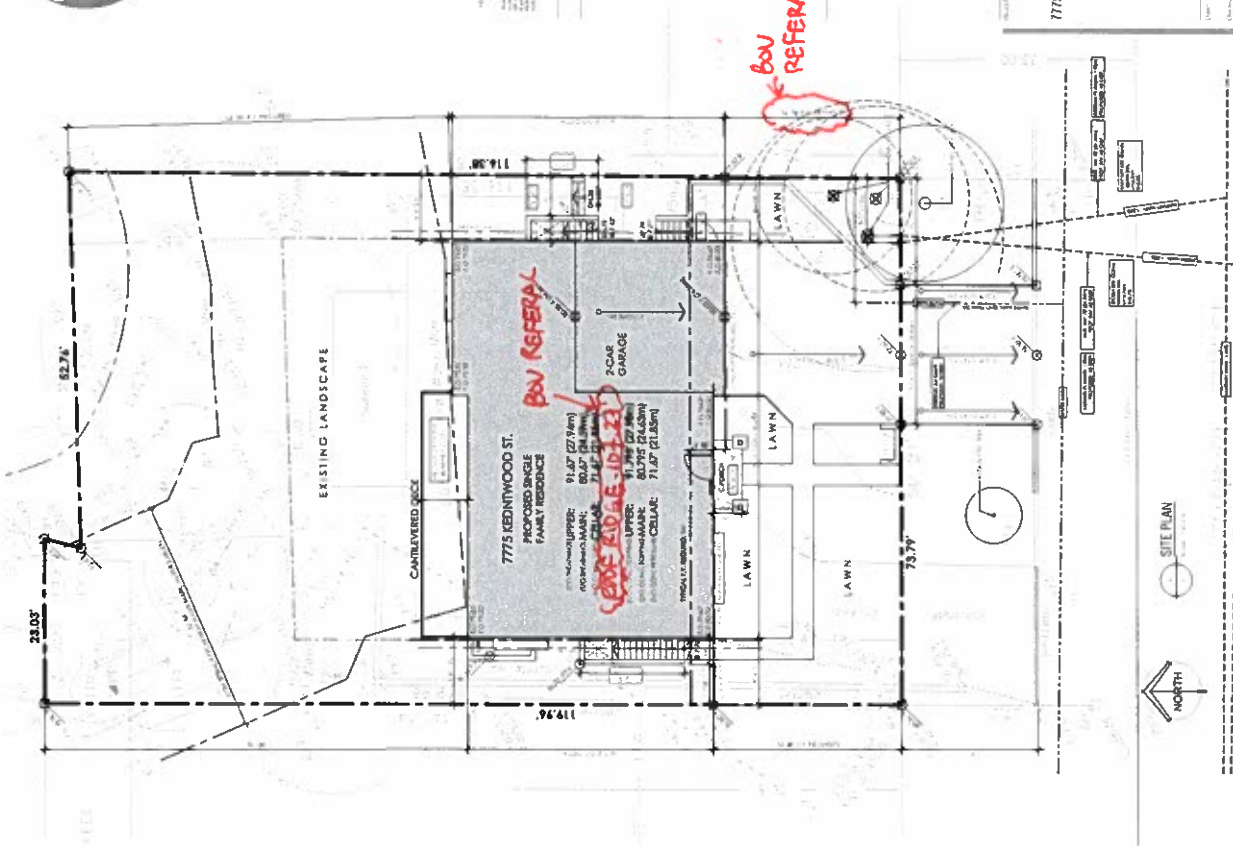
NOTE:
 For construction, use lead
 plugs in sidewalk or City
 survey monument only, for
 elevation control.

NOTE:
 All trees are plotted in
 accordance with Burnaby Tree
 Bylaw 1996.

Ken K. Wong and Associates
 B.C. Land Surveyor
 5524 E. Hastings Street
 Burnaby, B.C. V5B 1R4
 (phone) 604.294.8881
 (fax) 604.294.0625
 wong_kassides@shawbiz.ca
 190262 F8884 P83-B5
 R-4345 IF-4290 Jul-2346
 Drawn by: TB

KENTWOOD STREET



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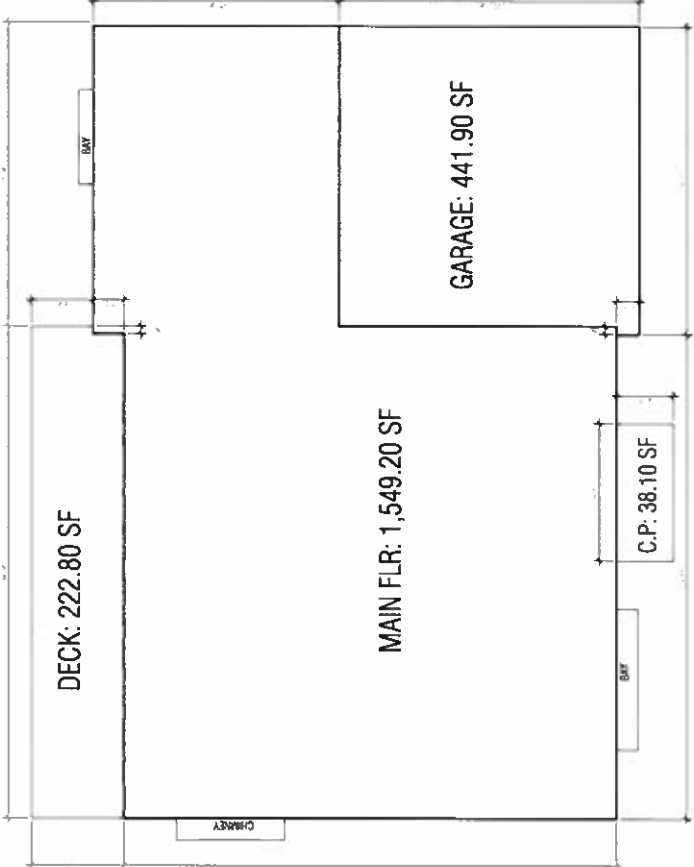
GENERAL NOTE:

the authors of the book, and the book is a very good example of the kind of work that should be done in the field of international law. The book is a very good example of the kind of work that should be done in the field of international law.

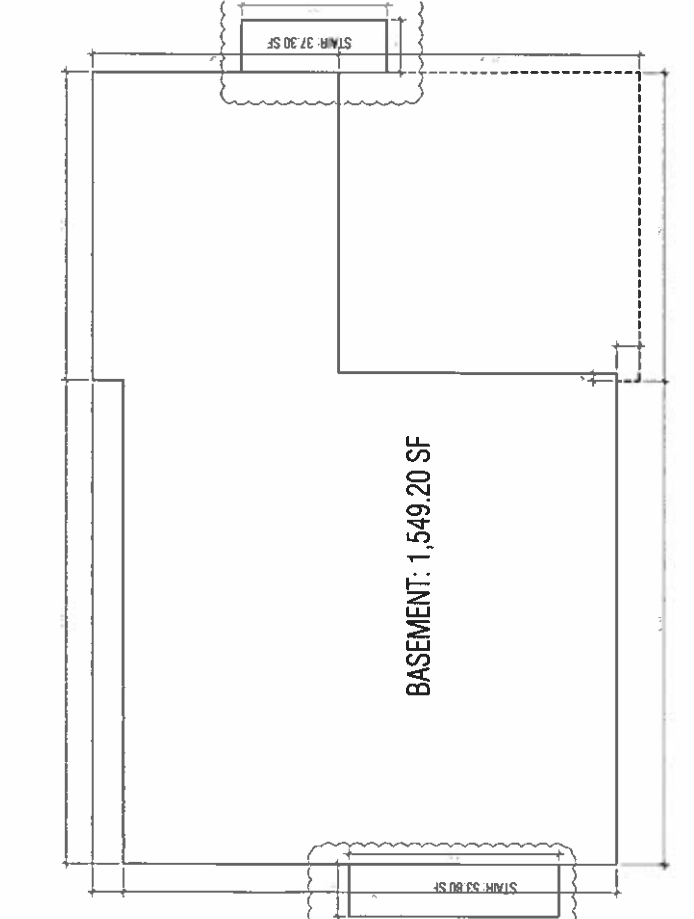


7775 Kentwood Street, Burnaby, B.C.
Tel: 604.438.7777
www.to-studio.com

DATE: 2024-01-15
BY: [Signature]
CHECKED: [Signature]
PROJECT: 7775 Kentwood Street, Burnaby, B.C.
SHEET: 1 OF 1
SCALE: 1/8" = 1'-0"



MAIN FLOOR AREA OVERLAY



BASEMENT FLOOR AREA OVERLAY

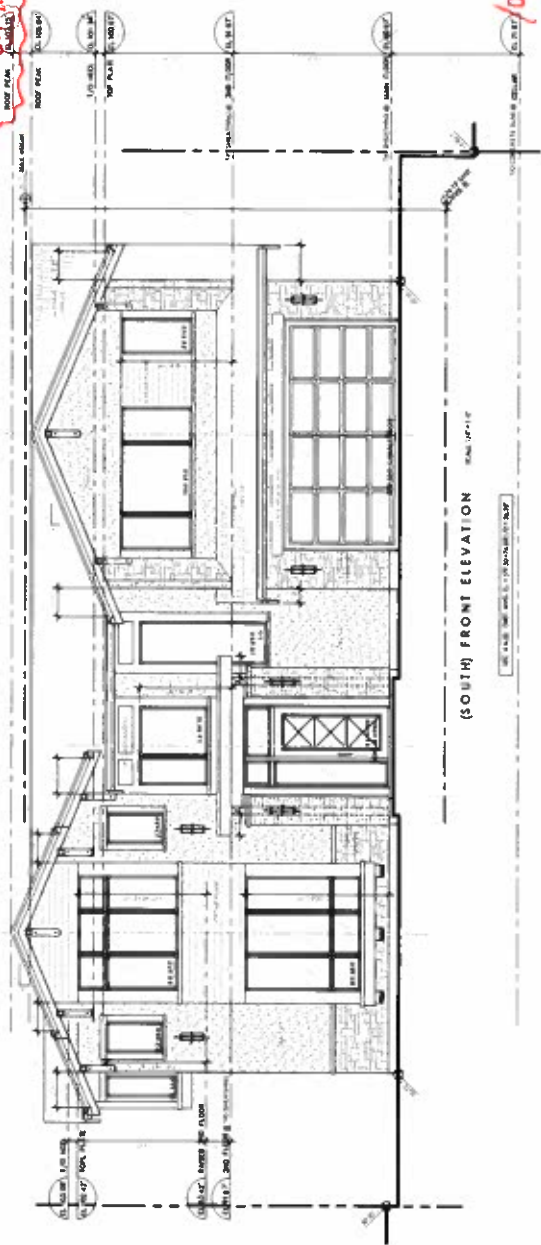
Single Family Dwelling
7775 Kentwood Street, Burnaby, B.C.

Drawn	1C	Project	1C
Checked	1C	Drawn	1C
Scale	1/8" = 1'-0"	Sheet	1 of 1

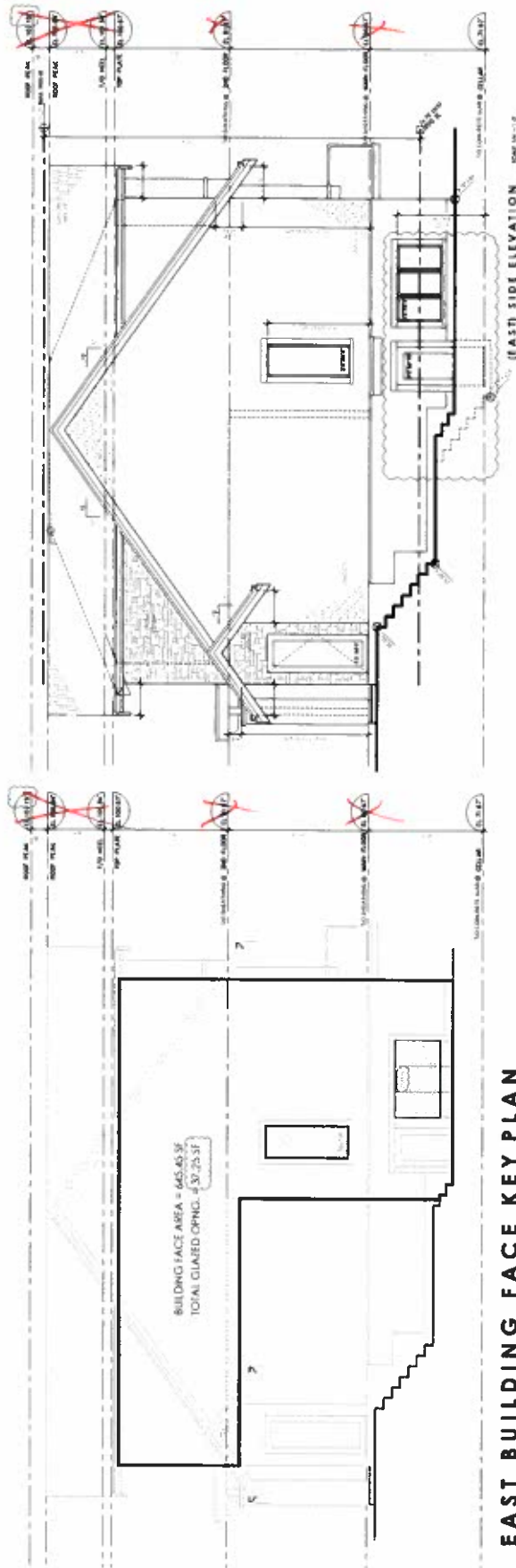
FLOOR AREA OVERLAYS

A4

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(SOUTH) FRONT ELEVATION



EAST BUILDING FACE KEY PLAN

THE *Journal of the American Medical Association* is a weekly publication of the American Medical Association, 535 North Dearborn Street, Chicago, Ill. 60610. It is published for the Association by the American Medical Association Publishing Company, 535 North Dearborn Street, Chicago, Ill. 60610. The *Journal* is published for the Association by the American Medical Association Publishing Company, 535 North Dearborn Street, Chicago, Ill. 60610. The *Journal* is published for the Association by the American Medical Association Publishing Company, 535 North Dearborn Street, Chicago, Ill. 60610.

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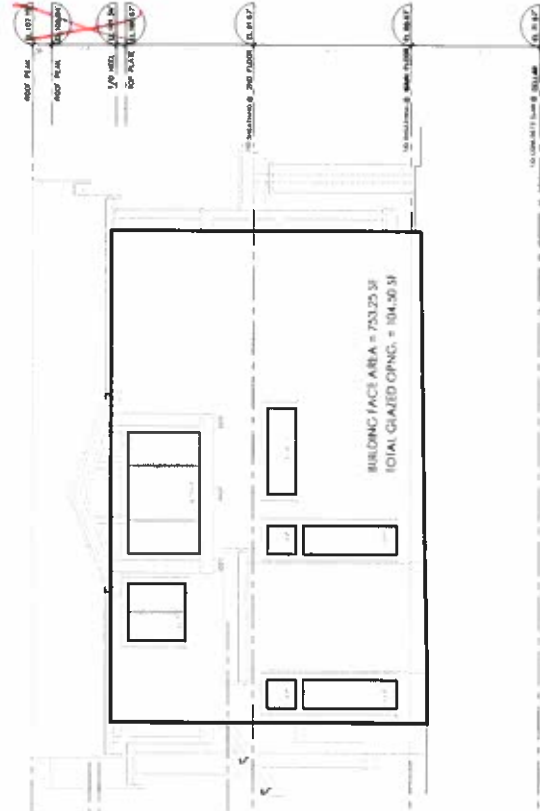
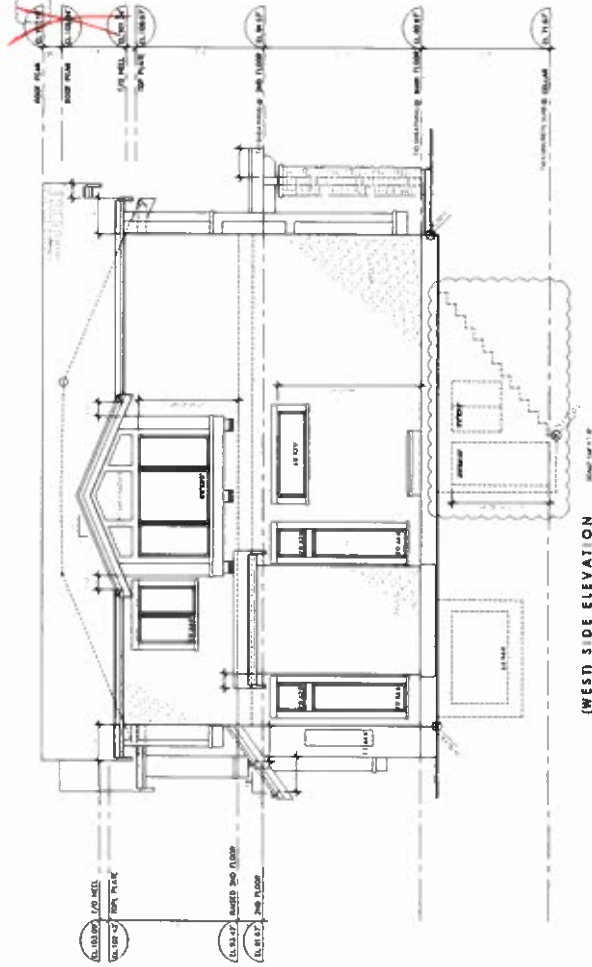
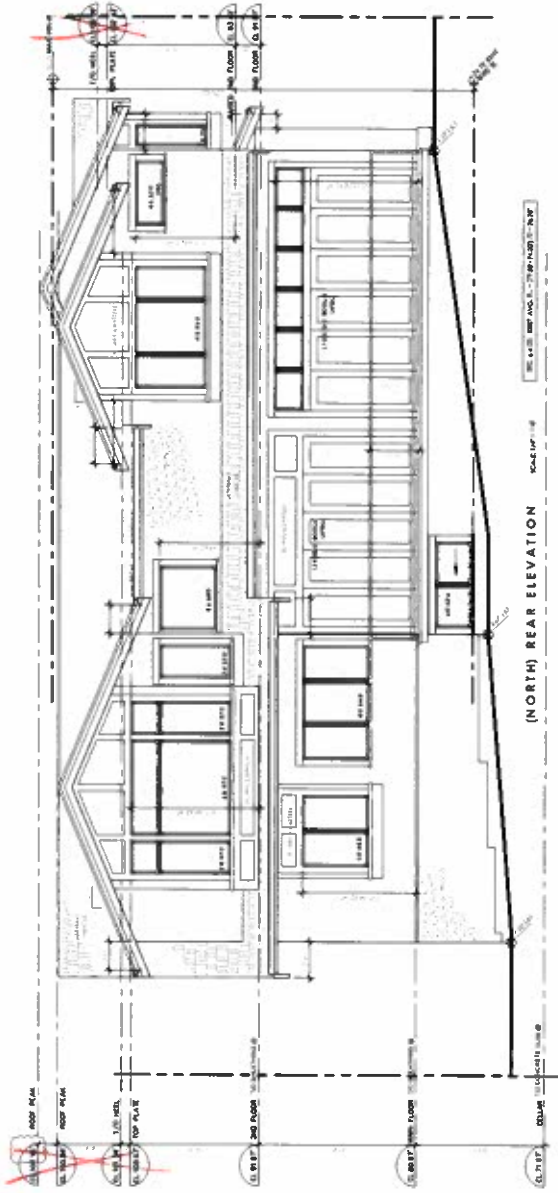
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Single Family Dwelling
2775 Northwood Street, Barnaby, BC

Time	T_C	Atmos. T_C	Water T_C	Soil T_C
10:00	25.0	22.0	20.0	18.0
11:00	26.0	23.0	21.0	19.0
12:00	27.0	24.0	22.0	20.0
13:00	28.0	25.0	23.0	21.0
14:00	29.0	26.0	24.0	22.0
15:00	30.0	27.0	25.0	23.0
16:00	31.0	28.0	26.0	24.0
17:00	32.0	29.0	27.0	25.0
18:00	33.0	30.0	28.0	26.0
19:00	34.0	31.0	29.0	27.0
20:00	35.0	32.0	30.0	28.0
21:00	36.0	33.0	31.0	29.0
22:00	37.0	34.0	32.0	30.0
23:00	38.0	35.0	33.0	31.0
24:00	39.0	36.0	34.0	32.0

A6

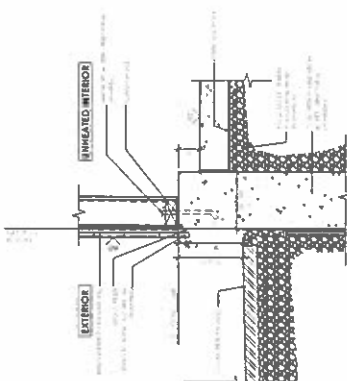
ELEVATIONS



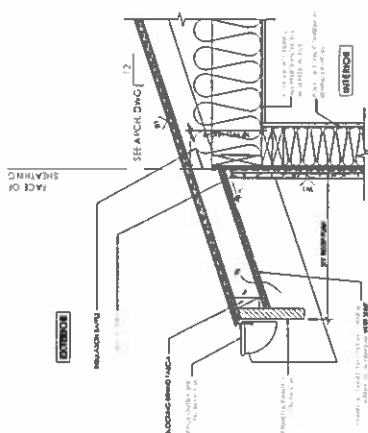
SPATIAL CALCULATION

Task (with input)	Output (with input)
<p>1. Write a function <code>isPrime</code> that takes an integer <code>n</code> and returns <code>true</code> if <code>n</code> is a prime number, otherwise <code>false</code>.</p> <p>2. Write a function <code>isPrime</code> that takes an integer <code>n</code> and returns <code>true</code> if <code>n</code> is a prime number, otherwise <code>false</code>.</p>	<p>1. <code>isPrime(2)</code> returns <code>true</code></p> <p>2. <code>isPrime(3)</code> returns <code>true</code></p> <p>3. <code>isPrime(4)</code> returns <code>false</code></p> <p>4. <code>isPrime(5)</code> returns <code>true</code></p> <p>5. <code>isPrime(6)</code> returns <code>false</code></p> <p>6. <code>isPrime(7)</code> returns <code>true</code></p> <p>7. <code>isPrime(8)</code> returns <code>false</code></p> <p>8. <code>isPrime(9)</code> returns <code>false</code></p> <p>9. <code>isPrime(10)</code> returns <code>false</code></p> <p>10. <code>isPrime(11)</code> returns <code>true</code></p> <p>11. <code>isPrime(12)</code> returns <code>false</code></p> <p>12. <code>isPrime(13)</code> returns <code>true</code></p> <p>13. <code>isPrime(14)</code> returns <code>false</code></p> <p>14. <code>isPrime(15)</code> returns <code>false</code></p> <p>15. <code>isPrime(16)</code> returns <code>false</code></p> <p>16. <code>isPrime(17)</code> returns <code>true</code></p> <p>17. <code>isPrime(18)</code> returns <code>false</code></p> <p>18. <code>isPrime(19)</code> returns <code>true</code></p> <p>19. <code>isPrime(20)</code> returns <code>false</code></p> <p>20. <code>isPrime(21)</code> returns <code>false</code></p> <p>21. <code>isPrime(22)</code> returns <code>false</code></p> <p>22. <code>isPrime(23)</code> returns <code>true</code></p> <p>23. <code>isPrime(24)</code> returns <code>false</code></p> <p>24. <code>isPrime(25)</code> returns <code>false</code></p> <p>25. <code>isPrime(26)</code> returns <code>false</code></p> <p>26. <code>isPrime(27)</code> returns <code>false</code></p> <p>27. <code>isPrime(28)</code> returns <code>false</code></p> <p>28. <code>isPrime(29)</code> returns <code>true</code></p> <p>29. <code>isPrime(30)</code> returns <code>false</code></p> <p>30. <code>isPrime(31)</code> returns <code>true</code></p> <p>31. <code>isPrime(32)</code> returns <code>false</code></p> <p>32. <code>isPrime(33)</code> returns <code>false</code></p> <p>33. <code>isPrime(34)</code> returns <code>false</code></p> <p>34. <code>isPrime(35)</code> returns <code>false</code></p> <p>35. <code>isPrime(36)</code> returns <code>false</code></p> <p>36. <code>isPrime(37)</code> returns <code>true</code></p> <p>37. <code>isPrime(38)</code> returns <code>false</code></p> <p>38. <code>isPrime(39)</code> returns <code>false</code></p> <p>39. <code>isPrime(40)</code> returns <code>false</code></p> <p>40. <code>isPrime(41)</code> returns <code>true</code></p> <p>41. <code>isPrime(42)</code> returns <code>false</code></p> <p>42. <code>isPrime(43)</code> returns <code>true</code></p> <p>43. <code>isPrime(44)</code> returns <code>false</code></p> <p>44. <code>isPrime(45)</code> returns <code>false</code></p> <p>45. <code>isPrime(46)</code> returns <code>false</code></p> <p>46. <code>isPrime(47)</code> returns <code>true</code></p> <p>47. <code>isPrime(48)</code> returns <code>false</code></p> <p>48. <code>isPrime(49)</code> returns <code>false</code></p> <p>49. <code>isPrime(50)</code> returns <code>false</code></p> <p>50. <code>isPrime(51)</code> returns <code>false</code></p> <p>51. <code>isPrime(52)</code> returns <code>false</code></p> <p>52. <code>isPrime(53)</code> returns <code>true</code></p> <p>53. <code>isPrime(54)</code> returns <code>false</code></p> <p>54. <code>isPrime(55)</code> returns <code>false</code></p> <p>55. <code>isPrime(56)</code> returns <code>false</code></p> <p>56. <code>isPrime(57)</code> returns <code>false</code></p> <p>57. <code>isPrime(58)</code> returns <code>false</code></p> <p>58. <code>isPrime(59)</code> returns <code>true</code></p> <p>59. <code>isPrime(60)</code> returns <code>false</code></p> <p>60. <code>isPrime(61)</code> returns <code>true</code></p> <p>61. <code>isPrime(62)</code> returns <code>false</code></p> <p>62. <code>isPrime(63)</code> returns <code>false</code></p> <p>63. <code>isPrime(64)</code> returns <code>false</code></p> <p>64. <code>isPrime(65)</code> returns <code>false</code></p> <p>65. <code>isPrime(66)</code> returns <code>false</code></p> <p>66. <code>isPrime(67)</code> returns <code>true</code></p> <p>67. <code>isPrime(68)</code> returns <code>false</code></p> <p>68. <code>isPrime(69)</code> returns <code>false</code></p> <p>69. <code>isPrime(70)</code> returns <code>false</code></p> <p>70. <code>isPrime(71)</code> returns <code>true</code></p> <p>71. <code>isPrime(72)</code> returns <code>false</code></p> <p>72. <code>isPrime(73)</code> returns <code>true</code></p> <p>73. <code>isPrime(74)</code> returns <code>false</code></p> <p>74. <code>isPrime(75)</code> returns <code>false</code></p> <p>75. <code>isPrime(76)</code> returns <code>false</code></p> <p>76. <code>isPrime(77)</code> returns <code>false</code></p> <p>77. <code>isPrime(78)</code> returns <code>false</code></p> <p>78. <code>isPrime(79)</code> returns <code>true</code></p> <p>79. <code>isPrime(80)</code> returns <code>false</code></p> <p>80. <code>isPrime(81)</code> returns <code>false</code></p> <p>81. <code>isPrime(82)</code> returns <code>false</code></p> <p>82. <code>isPrime(83)</code> returns <code>true</code></p> <p>83. <code>isPrime(84)</code> returns <code>false</code></p> <p>84. <code>isPrime(85)</code> returns <code>false</code></p> <p>85. <code>isPrime(86)</code> returns <code>false</code></p> <p>86. <code>isPrime(87)</code> returns <code>false</code></p> <p>87. <code>isPrime(88)</code> returns <code>false</code></p> <p>88. <code>isPrime(89)</code> returns <code>true</code></p> <p>89. <code>isPrime(90)</code> returns <code>false</code></p> <p>90. <code>isPrime(91)</code> returns <code>false</code></p> <p>91. <code>isPrime(92)</code> returns <code>false</code></p> <p>92. <code>isPrime(93)</code> returns <code>false</code></p> <p>93. <code>isPrime(94)</code> returns <code>false</code></p> <p>94. <code>isPrime(95)</code> returns <code>false</code></p> <p>95. <code>isPrime(96)</code> returns <code>false</code></p> <p>96. <code>isPrime(97)</code> returns <code>true</code></p> <p>97. <code>isPrime(98)</code> returns <code>false</code></p> <p>98. <code>isPrime(99)</code> returns <code>false</code></p> <p>99. <code>isPrime(100)</code> returns <code>false</code></p>

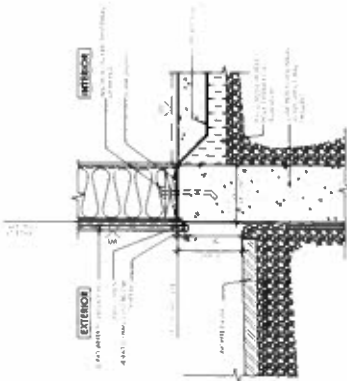
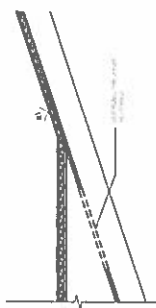
$$\text{for } \text{dist}(\mathbf{A}, \mathbf{B}) = \|\mathbf{A} - \mathbf{B}\|_F, \quad \text{for } \text{dist}(\mathbf{A}, \mathbf{B}) = \|\mathbf{A} - \mathbf{B}\|_2, \quad \text{for } \text{dist}(\mathbf{A}, \mathbf{B}) = \|\mathbf{A} - \mathbf{B}\|_1, \quad \text{for } \text{dist}(\mathbf{A}, \mathbf{B}) = \|\mathbf{A} - \mathbf{B}\|_\infty$$



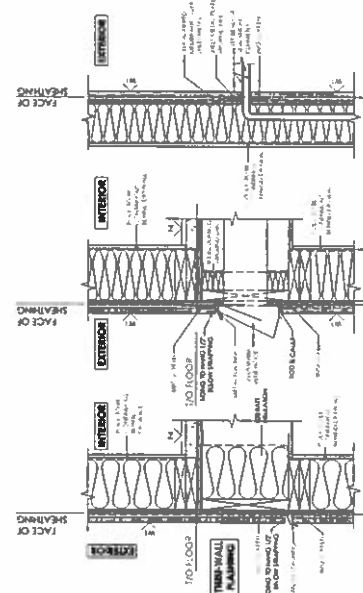
AD-04 T/O FOUNDATION WALL @ STORAGE (STUCCO)



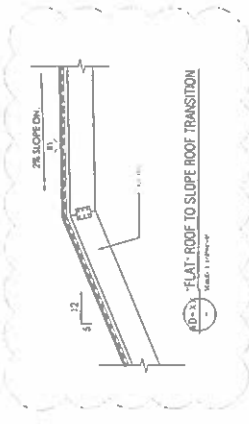
SLOPE ROOF TO ROOF CRICKET TRANSITION



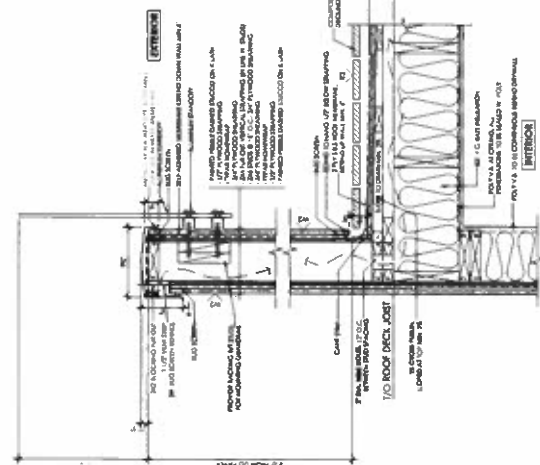
D-03 TYPICAL T/O FOUNDATION WALL (STUCCO)



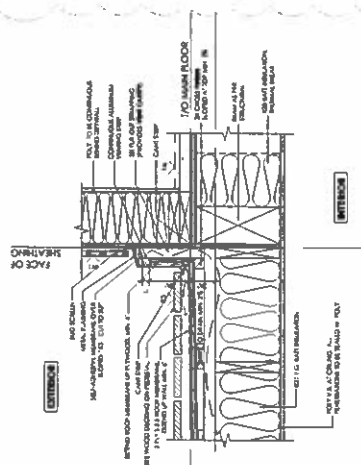
0-023 VENTING AT FLOOR JOIST (TYP.)
 0-023 HOSE BIB (TYP.)



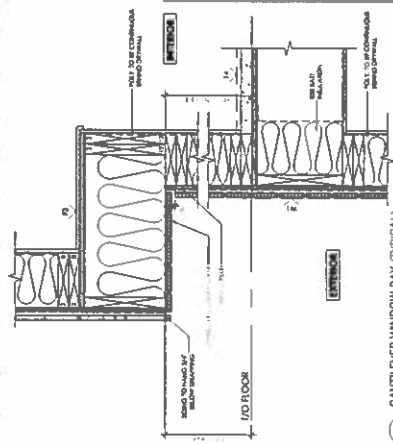
• FLAT ROOF TO SLOPE ROOF TRANSITION
= $\frac{1}{2} \text{ (Slope) } + \frac{1}{2} \text{ (Flat) } + \frac{1}{2} \text{ (Slope) } + \frac{1}{2} \text{ (Flat) }$



DECK ABOVE LIVING (PONY WALL)



D-1) DECK ABOVE LIVING (TYPICAL)



CD-13 CANTILEVER WINDOW BAY (TYPICAL)