2020 Board of Variance Notice of Appeal Form

City of Burnaby

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: Hussein hawili

Mailing Address: 7340 imperial street

City/Town: Burnaby Postal Code: V5E 1N7

Phone Number(s): (H) 778 8914457 (C) _____

Email: hhawili15@Gmail.com

Property

Name of Owner: Hussein hawili & DALAL JaberR

Civic Address of Property: 7340 imperial street
Burnaby B.C V5E 1N7

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.

Aug. 5. 2020
Date

Hussein hawili
Applicant Signature

Office Use Only

Appeal Date: 03 Sept 2020 Appeal Number BV#: 6409

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

Canadian Blueprint
Permit Drawings

Letter of Intent in Support of Request for Variance

From: Hussein Hawili – Owner
Agent: Edward Vega / Canadian Blueprint
Telephone: (778) 891-4457
Email: design@canadianblueprint.com
Project Address: 7340 Imperial Street, Burnaby, BC V5E 1N7
Date: July 31, 2020

Canadian Blueprint Inc.
460 Westview Street #1010,
Coquitlam, V3K 6C9

Attention

City of Burnaby

This Letter of Intent is in support of the request for a variance to the rear setback requirement for an existing lot located in R5 zoning. The intention is to change the front setback location and request a rear setback relaxation of the existing portion of the house.

The current setback location does not leave enough space within the building envelope for a significant addition. Although the lot currently has a nice amount of rear yard (East) this space is unavailable due to the rear setback requirement (24.6'). This is the reason why we have proposed to change the front setback location from Imperial Street (West) to Linden Avenue (North) to turn the rear yard into a side one with a smaller setback requirement (4.90') and allow for a larger addition.

However, once the setbacks have changed to the desired location the existing portion of the house would not comply with the new rear setback at the south creating a 4.0' deep by 27.17' wide encroachment with 109' SF. Therefore, we request a setback relaxation for the existing portion of the building to allow a 20.88' Setback.

At first sight, it seems like the existing portion complies with the setbacks, this led to the city to affirm that it was possible to do the setback location change when we consulted with them.
We visited the building and planning departments and we got positive answers from both. The planning department said that the change made sense since there are more homes in Linden Ave. therefore, it was in their interest to aesthetically enhance it, to have a façade on that avenue that matches the rest of the houses instead of an empty yard.

Once we applied, we were presented with the requirement of a B.O.V audience due to existing planning documents that require Imperial to be the front setback as Linden Ave. did not exist when the house was built.

Canadian Blueprint
Permit Drawings

What we ask the board to consider is:

1. The proposed addition complies with all the setbacks, and the whole proposal complies with lot coverage, building depth and impermeable coverage requirements.

2. The existing encroachment is only 4' deep and 27.17' wide with 108' SF.

3. Only a 4.0' relaxation is requested for the already existing portion to avoid the need of an amendment in the building as this would be costly and could have a negative impact in the structure.

4. The new location of the front setback at Linden Ave. allows for the proposal to align with the front elevation of the rest of the homes in this avenue, improving the aspect of the street.

5. The desired setback location allows for a larger addition which would increase the property value.

Thank you for your consideration.

Edward Vega - Agent

BOARD OF VARIANCE REFERRAL LETTER

DATE: July 13, 2020	*This is **not** an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.*
DEADLINE: August 4, 2020 for the September 3, 2020 hearing.	
APPLICANT NAME: Edward Vega	
APPLICANT ADDRESS: 460 Westview Street, Coquitlam, BC V3K 6C9	
TELEPHONE: 604-200-0377	

PROJECT			
DESCRIPTION: Int. Alteration, New S.S. and Addition to ESFD			
ADDRESS: 7340 Imperial Street			
LEGAL DESCRIPTION:	**LOT: B**	**DL: 91**	**PLAN: NWP14836**

Building Permit application BLD20-00403 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 105.11

COMMENTS:

The applicant proposes to build an addition to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

1) To vary Section 105.11 – "Rear Yard" of the Zoning Bylaw requirement for the minimum rear yard depth from 7.5 m (24.6 ft.) to 6.36 m (20.88ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

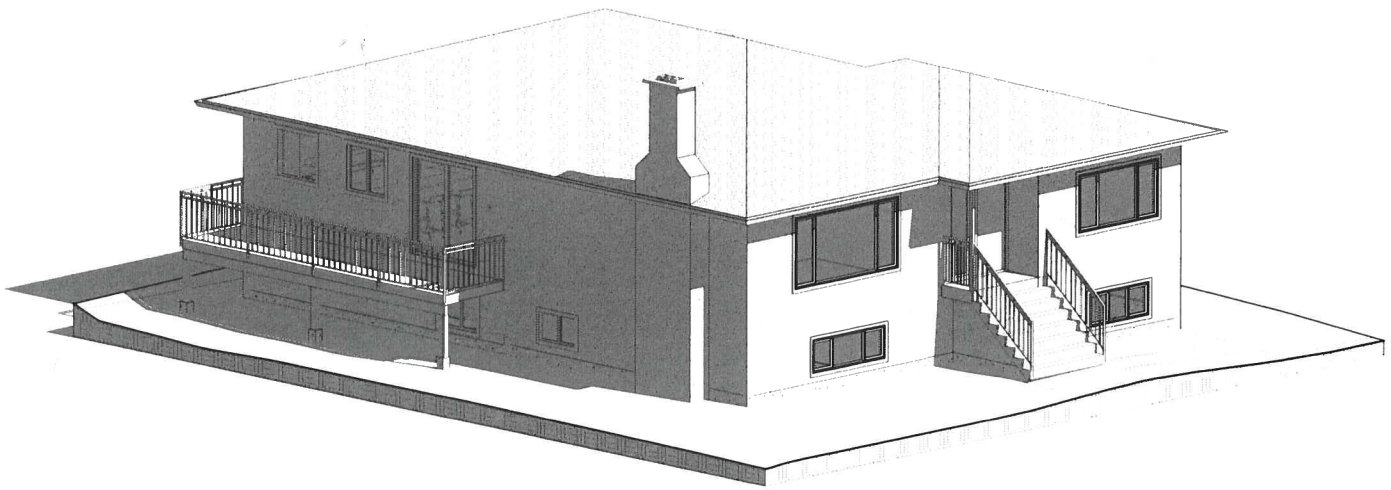
Note:

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. *The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.*
3. *All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.*
4. *Fences and retaining walls will conform to the requirements of Section 6.14.*

LE

Kushnir

Peter Kushnir
Deputy Chief Building Inspector



2 Perspective View

CIVIC ADDRESS: 7340 IMPERIAL STREET, BURNABY V5E 1N7
LEGAL DESCRIPTION: LOT B BLOCK DISTRICT LOT 91 PLAN NWP14836
PID: 001-740-661
ZONING: R5

CALCULATIONS:

LOT SIZE:	6,623 SF
PROPOSED FLOOR AREAS:	
EXISTING PORCH:	20 SF
PROPOSED DECK:	158 SF
PROPOSED BASEMENT:	1,987 SF
PROPOSED MAIN FLOOR:	1,938 SF
PERMITTED GFA (60%):	3,973 SF
PROPOSED GFA (59%):	3,925 SF
PERMITTED AGFA (20% + 1,399 SF):	2,723 SF
PROPOSED AGFA:	1,938 SF
LOT COVERAGE:	
PERMITTED (40%):	2,649 SF
PROPOSED (32%):	2,145 SF
SECONDARY SUITE:	
PERMITTED:	968 SF
PROPOSED (20%):	806 SF

EXISTING FLOOR AREAS:	
EXISTING PORCH:	20 SF
EXISTING CARPORT AREA:	492 SF
EXISTING GAZEBO:	156 SF
EXISTING COVERED DECK:	40 SF
EXISTING BASEMENT:	1,221 SF
EXISTING MAIN FLOOR:	1,218 SF
EXISTING FAR:	2,439 SF
PERMITTED ADDITION:	284 SF
LOT COVERAGE:	
EXISTING:	1,929 SF
PERMITTED ADDITION:	720 SF

ABBREVIATIONS

E - EXISTING
P - PROPOSED
SFD - SINGLE FAMILY DWELLING
EQ. - EQUIVALENT
N - NATURAL GRADE
U.N.O - UNLESS NOTED OTHERWISE
C.W - COMES WITH

NOTES:

1. THESE PLANS CONFORM TO BCBC BUILDING BYLAW 2018.
2. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
3. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
4. ALL HEADERS TO BE 3-2X8 U.N.O.
5. CONCRETE SHALL BE 3000 p.s.i. AFTER 28 DAYS.
6. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
7. STAIR DETAIL:
   - MINIMUM RISE: 4 7/8"
   - MAXIMUM RISE: 7 7/8"
   - MINIMUM RUN: 10"
   - MAXIMUM RUN: 14"
   - MAXIMUM TREAD: RUN +1"
   - HANDRAILS TO BE BETWEEN 36" - 42" HIGH.
   - GUARDS TO BE 42" HIGH.
8. ALL SHOWN DIMENSION ON PLANS HAVE PREFERENCE OVER SCALE.
9. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS IT IS THE RESPONSIBILITY OF THE BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS DIMENSIONS, AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ESTABLISH REFERENCE POINTS ON SITE, AS NOTED ON THE DRAWINGS, ANY DISCREPANCY MUST BE REPORTED BEFORE PRECEDING THE CONSTRUCTION WORK.
11. THE CONTRACTOR SHALL MAKE SURE THAT PIPING AND UTILITIES ARE NOT IN CONFLICT WITH THE FOOTING AND FOUNDATION AS ARE INDICATED IN THESE DRAWINGS. IN CASE OF ANY CHANGE CAUSED TO THESE UTILITIES AND THE POSSIBLE CONSEQUENTIAL DESIGN CHANGE, THE CONTRACTOR WOULD BE RESPONSIBLE.
12. REQUIRED FIRE WALL BETWEEN SECONDARY SUITE, SHARED LAUNDRY AND THE REST OF HOUSE TO NOT BE LESS THAN 30 MIN. AS PER 9.10.9.13.(1). SEE DETAIL 2/A0.0
13. SECONDARY SUITE HEATING TO BE RADIANT HEATING
14. INSTALL FIRE DAMPERS WITH FIRE CAULKING MATERIAL WHERE DUCT PENETRATES FIRE SEPARATION AS PER 9.10.13.13.(1)
15. INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED & WIRED AS PER 9.10.19.5 (2)(B) & 9.37.2.19 (1)
16. PHOTOELECTRIC SMOKE ALARM AND CARBON MONOXIDE ALARM TO BE INSTALLED AND CONNECTED TO A RELAY SWITCH ON THE FURNACE TO SHUT DOWN THE CIRCULATION FAN UPON ACTIVATION OF THE ALARMS.
17. DOOR INSTALLED IN FIRE SEPARATION WALL SHALL BE MINIMUM 20 MIN FRR AND EQUIPPED WITH LATCH AND SELF-CLOSING DEVICE AS PER 9.10.13.1, 9.10.13.9 & 9.10.13.10
18. PASSIVE SUPPLY AIR DIRECTLY FROM THE OUTDOOR THROUGH THE DEDICATED INLETS ARE REQUIRED IN EACH BEDROOM AND AT LEAST ONE COMMON AREA. THEY MUST BE LOCATED AT LEAST 1.8M ABOVE THE FINISHED FLOOR AND HAVE AN UNOBSTRUCTED VENT AREA OF NOT LESS 100 SQ MM (1.55 SQ INCH) AS PER 9.32.3.4(2)(A)(III) & 9.32.3.4(6)(B)

GENERAL INFORMATION			
COMPLIANCE PATH	☒ PRESCRIPTIVE	☐ PRESCRIPTIVE WITH TRADE-OFFS	☐ PERFORMANCE
VENTILATION DESIGN (ACTIVE OR PASSIVE, AIRFLOWS, HRV, CRAWLSPACE VENTILATION SCHEME, ECT			
HEATING TYPE	☒ FORCED AIR	☐ HYDRONIC	☐ ELECTRIC

CONSTRUCTION AND EFFECTIVE RSI VALUE FOR ALL ENVELOPE ASSEMBLIES WITH OR WITHOUT A HEAT-RECOVERY VENTILATOR (ZONE 4<3000)

ABOVE-GROUND OPAQUE BUILDING ASSEMBLIES	REQUIRED EFFECTIVE INSULATION RSI (R) VALUE	ACTUAL EFFECTIVE INSULATION RSI (R) VALUE
CEILING BELOW ATTICS	6.91 (39.23)	7.02 (39.83)
CATHEDRAL CEILING & FLAT ROOFS		
WALLS	2.78 (15.78)	3.23 (18.3)
FOUNDATIONS WALLS	1.99 (11.30)	2.35 (13.44)
FLOORS OVER UNHEATED SPACES		
BELOW-GRADE OR IN CONTACT WITH THE GROUND BUILDING ASSEMBLIES	RSI (R) VALUE	RSI (R) VALUE
BELOW FROST LINE	UNINSULATED	
ABOVE FROST LINE	1.96 (11.13)	
HEATED FLOORS	2.32 (13.17)	2.49 (14.1)
SLAB-ON-GRADE WITH INTEGRAL FOOTINGS	1.96 (11.13)	
	U VALUE	U VALUE
FENESTRATION AND DOORS	1.80	1.80
WINDOWS	2.90	2.90
SKYLIGHTS	2.90	2.90

- Area of proposed work
- Beam
- Floor Above
- Floor Beyond
- (F) Exhaust fan 9 32 3 3 1(b)
- (EF) Ducted exhaust fan 9 32 3 8 (6)
- Interconnected smoke alarm with battery backup 9 10 19 3 & 9 37 2 19
- Interconnected Photo-Electric smoke alarm with battery backup 9 10 19 3 & 9 37 2 19
- Interconnected Photo-Electric smoke alarm with battery backup 9 10 19 3 & 9 37 2 19 & carbon monoxide alarm connected to relay to shut down the furnace
- (D) Drain
- Proposed Exterior 2x6 Wall (See 1 /A3 0)
- Proposed 2x4 Wall (See 1 /A3 0)
- Proposed 60 Min FRR Wall (See 1 /A3 0)
- Existing Wall to remain

Symbols

THESE PLANS CONFORM TO BCBC 2018 EDITION

Canadian Blueprint
BUILDING PERMIT SPECIALISTS
1010 - 460 Westview Street,
Coquitlam, BC V3K 6C9
Tel: (604) 200-0377
info@canadianblueprint.com
www.canadianblueprint.com

COPYRIGHT BY CANADIAN BLUEPRINT. LEGAL ACTION CAN AND WILL BE TAKEN AGAINST ALL PARTIES INVOLVED IN THE COPY OF THIS PLAN IN ANY PART

Sheet List	
A0.0	Notes
A0.1	Notes & Site Plan
A1.0	Proposed Basement
A1.1	Proposed Main Floor
A2.0	Proposed Elevations
A3.0	Proposed Section & Details
A4.0	Existing Floor Plans
A5.0	Existing Elevations

Revisions		
No	Description	Date
A	Started preliminary design	02/05/2020
B	Rev. as per client's request	02/20/2020
C	Rev. as per Survey	03/11/2020
D	Revised as p. Eng.	04/20/2020
1	Issued for Permit	04/24/2020
2	Rev. as per Plan Checker LE	06/04/2020

Received

CTech

Hawili Residence
Home Renovation

7340 Imperial St,
Burnaby, V5E 1N7

Lot: B Block: District Lot: 91
Plan: NWP14836
PID: 001-740-661

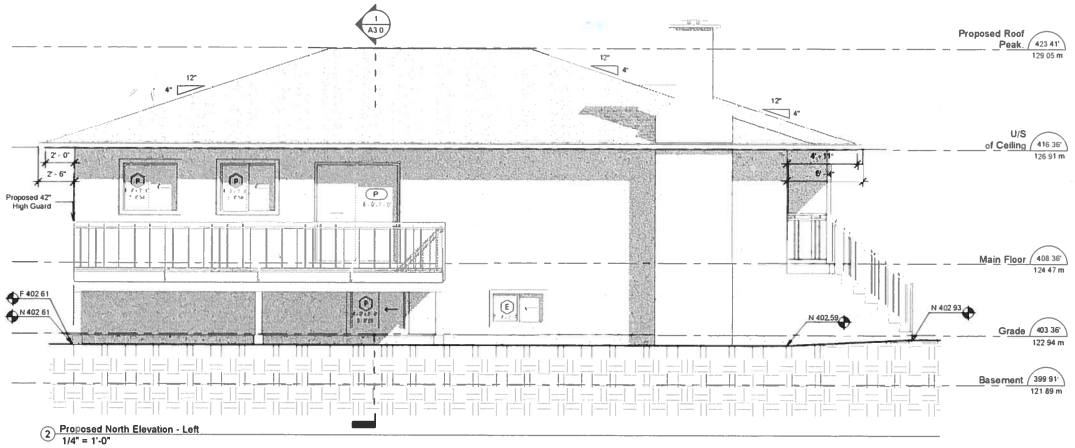
Notes

Project number	1121
Date	13-JUN-2020
Drawn by	FZ
Checked by	EV

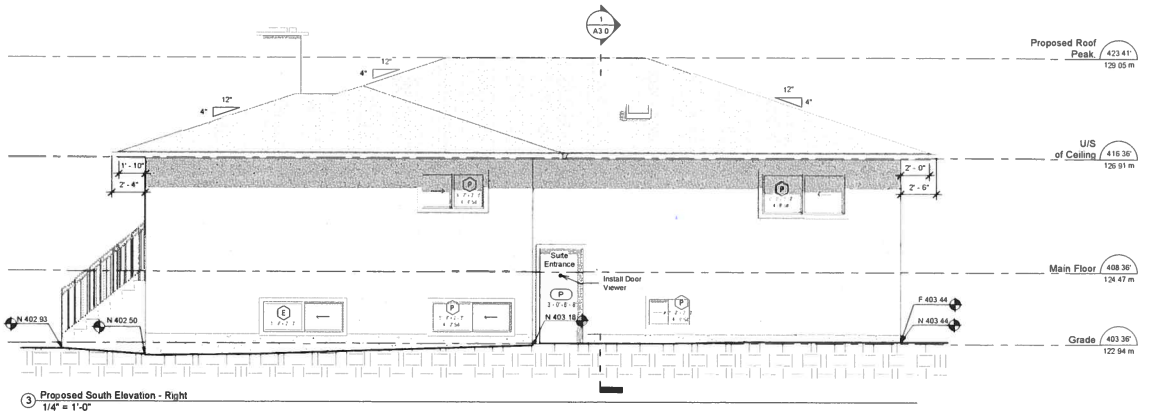
A0.0

Scale: As indicated

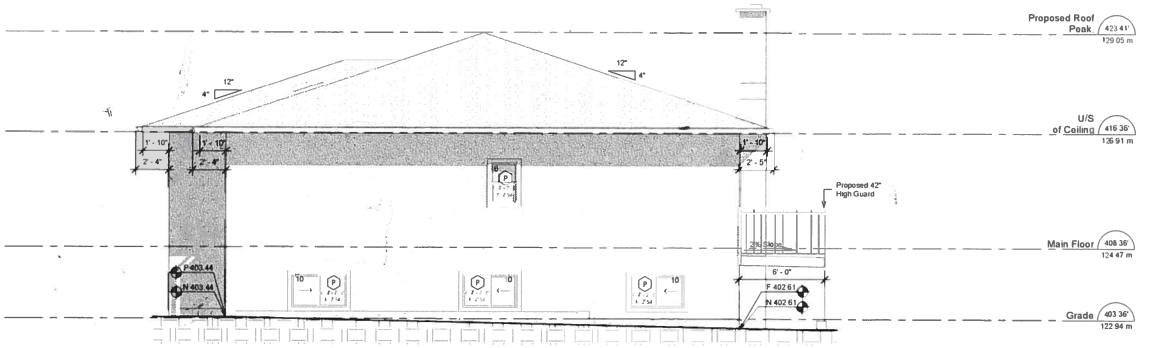
2020-06-13 10:25:37 AM



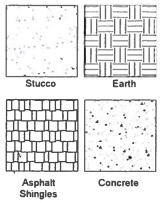
2 Proposed North Elevation - Left
1/4" = 1'-0"



3 Proposed South Elevation - Right
1/4" = 1'-0"



1 Proposed East Elevation - Back
1/4" = 1'-0"



Legend

THESE PLANS CONFORM TO BCBC 2018 EDITION

Spatial Calculation - Proposed Wall

Entire Wall Face Area =	519 SF/ 48 21 SQM
Limiting Distance =	4 94 F/ 1 49 M
Permitted Percentage =	7% / 36 37 SF
Spatial Area Proposed =	36 SF

Canadian Blueprint
BUILDING PERMIT SPECIALISTS
1010 - 460 Westview Street,
Coquitlam, BC V3K 6C9
Tel: (604) 200-0377
info@canadianblueprint.com
www.canadianblueprint.com

COPYRIGHT BY CANADIAN BLUEPRINT. LEGAL ACTION CAN AND WILL BE TAKEN AGAINST ALL PARTIES INVOLVED IN THE COPY OF THIS PLAN IN ANY PART

Sheet List

A0.0	Notes
A0.1	Notes & Site Plan
A1.0	Proposed Basement
A1.1	Proposed Main Floor
A2.0	Proposed Elevations
A3.0	Proposed Section & Details
A4.0	Existing Floor Plans
A5.0	Existing Elevations

Revisions

No°	Description	Date
A	Started preliminary design	02/05/2020
B	Rev. as per client's request	02/20/2020
C	Rev. as per Survey	03/11/2020
D	Revised as p. Eng.	04/20/2020
1	Issued for Permit	04/24/2020
2	Rev. as per Plan Cheker LE	06/04/2020

Received

CTech

Hawili Residence Home Renovation

7340 Imperial St,
Burnaby, V5E 1N7

Lot: B Block: District Lot: 91
Plan: NWP14836
PID: 001-740-661

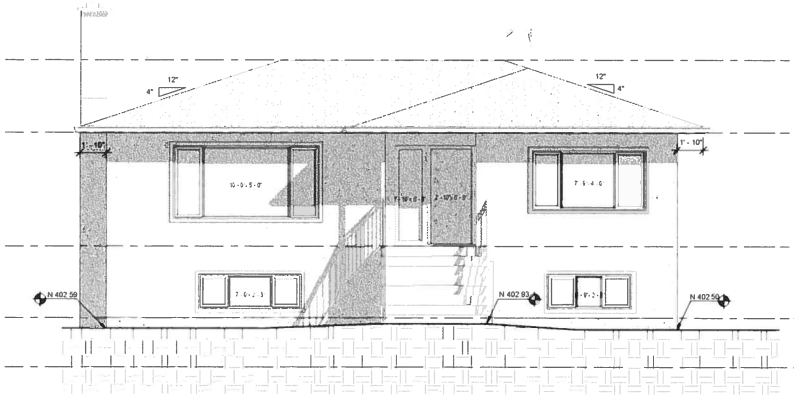
Proposed Elevations

Project number	1121
Date	13-JUN-2020
Drawn by	FZ
Checked by	EV

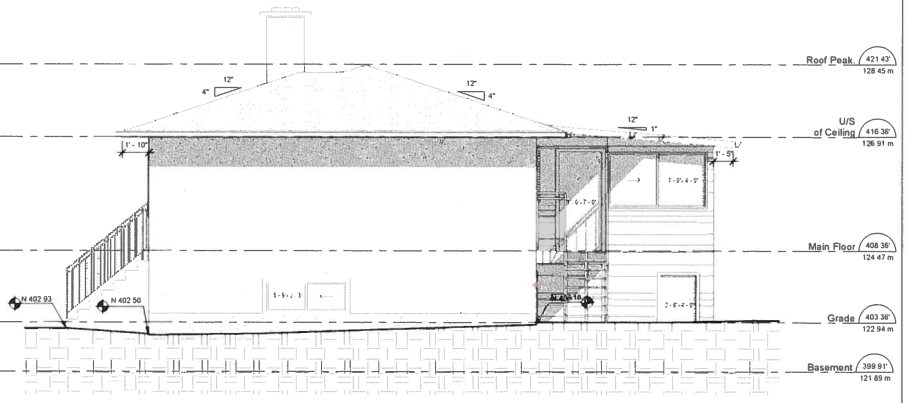
A2.0

Scale 1/4" = 1'-0"

2020-06-13 10:25:56 AM



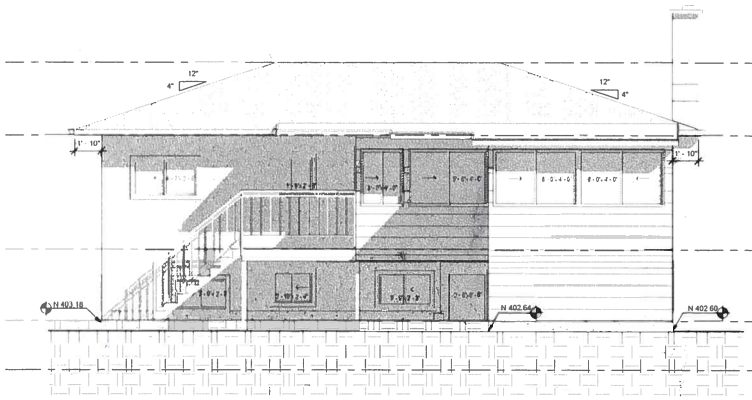
1 Existing West Elevation - Front
1/4" = 1'-0"



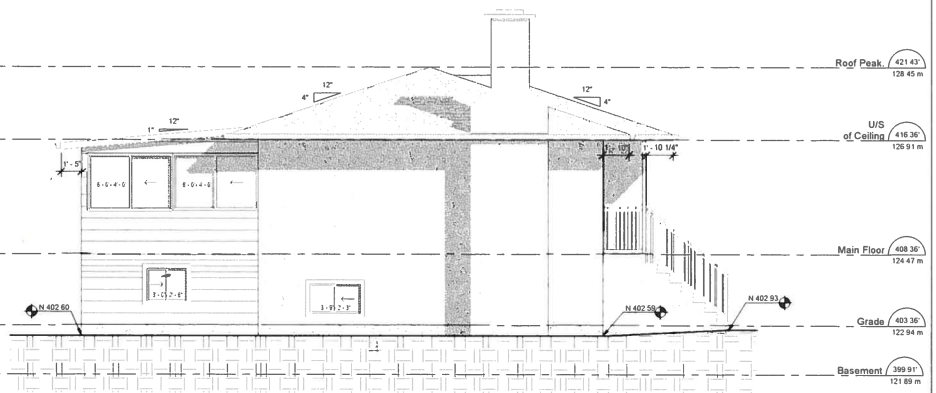
4 Existing South Elevation - Right
1/4" = 1'-0"



Legend



2 Existing East Elevation - Back
1/4" = 1'-0"



3 Existing North Elevation - Left
1/4" = 1'-0"

THESE PLANS CONFORM TO BCBC 2018 EDITION

Canadian Blueprint
BUILDING PERMIT SPECIALISTS
1010 - 460 Westview Street,
Coquitlam, BC V3K 6C9
Tel: (604) 200-0377
info@canadianblueprint.com
www.canadianblueprint.com

COPYRIGHT BY CANADIAN BLUEPRINT. LEGAL ACTION CAN AND WILL BE TAKEN AGAINST ALL PARTIES INVOLVED IN THE COPY OF THIS PLAN IN ANY PART

Sheet List	
A0.0	Notes
A0.1	Notes & Site Plan
A1.0	Proposed Basement
A1.1	Proposed Main Floor
A2.0	Proposed Elevations
A3.0	Proposed Section & Details
A4.0	Existing Floor Plans
A5.0	Existing Elevations

Revisions		
No*	Description	Date
A	Started preliminary design	02/05/2020
B	Rev. as per client's request	02/20/2020
C	Rev. as per Survey	03/11/2020
D	Revised as p. Eng.	04/20/2020
1	Issued for Permit	04/24/2020
2	Rev. as per Plan Cheker LE	06/04/2020

Received

CTech

Hawili Residence Home Renovation

7340 Imperial St,
Burnaby, V5E 1N7

Lot: B Block: District Lot: 91
Plan: NWP14836
PID: 001-740-661

Existing Elevations

Project number	1121
Date	13-JUN-2020
Drawn by	FZ
Checked by	EV

A5.0

Scale 1/4" = 1'-0"

2020-06-13 10:26:04 AM