



2021 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 Carolyn Cameron

Mailing Address 3814 Oxford Street

City/Town Burnaby Postal Code V5C 1C3

Phone Number(s) (H) (604) 657-8381 (C) _____

Email _____

Property

Name of Owner Carolyn Cameron

Civic Address of Property 3814 Oxford Street, Burnaby,
BC V5C 1C3

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.

01/12/2021
Date

Applicant Signature

Office Use Only

Appeal Date 2021 Feb 04 Appeal Number BV# 6420

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

Carolyn Cameron
3814 Oxford Street
Burnaby, BC
V5C 1C3
604 657 8381
carolyncameron@gmail.com
Address | Telephone | Email

January 11 2021

Dear City of Burnaby BOV Committee:

I hope this finds you well. I am writing to you to apply to the board of variance for a revision/variance to permit #BLD20-00222. More specifically for hedge and fence height in my vision clearance area on the SW corner of my property. The intention is to keep the existing 111 year old laurel hedge, (it was my initial understanding that this hedge was protected under the house's heritage designation) and to keep my 6 foot high wood fence. The fence is new, but it replaced an existing 6 foot high fence that to my knowledge had been there for at least 25+ years.

Currently, the City of Burnaby's zoning bylaw (Number 4742 - 6.13) states:

(b) in the case of a lane corner, 6.0 metres (19.69 ft) from their point of intersection, no fence, wall or structure other than a permitted street canopy in a C2, C3 or C4 District or a permitted principal building shall be erected to a greater height than 1 metre (3.28 ft) and no hedge, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance.

3814 Oxford Street, my home, as you may or may not know has a designated heritage status. Of which I am most proud. I have spent a great deal of time and money restoring my home to its former glory. All of the original windows have been restored, along with the floors and the plaster walls and the wood work and so on.... For the present time, I am the keeper of this home, and I want to leave it in the best shape possible for the next generation. A year ago, my husband passed away. Which has been very hard on our two children who are now 10 and 13. We had always talked about having a pool one day... life is short, so I decided to it.

When designing the pool, I took great care as to the placement. I didn't want it to distract from the house. My vision was more of a water feature than a waterpark playground. The SW corner of my lot was the perfect place. It was unused space and my existing laurel would create a beautiful backdrop, and provide the privacy and the safety needed.

To give a better understanding of the corner, as I am not sure who has seen it, there is Esmond street, then a 5 foot wide sidewalk, then 8 feet of a grassed blvd, then my hedge begins. So there is 8 feet of clearance before the sidewalk, then the 5 foot sidewalk - so 12 feet of vision clearance. The laurel hedge is about 9 feet tall and 7 feet thick. My property line is around 14.5 feet from the sidewalk, but my fence is not on my property line, but about 1.5 feet into my property, it just worked out that way.

To say that my hedge and fence provide safety and peace of mind is a given. Even more so now that I am a single parent. Sadly, my neighborhood is now the 2nd highest level of crime density in Burnaby, according to the RCMP heat map. Not that I didn't already know that. My garage has been broken into multiple times, tools and bikes stolen. My vehicle has been broken into more times than I can remember, it has been keyed, windows smashed, and even urinated in. Keeping my home and family safe is my #1 priority.

What is also relevant here, and what I would ask the board to consider is:

- (1) the hedge is 111 years old and so far the vision clearance has not been an issue;
- (2) a six foot high fence has also been there for 25+ years and the vision clearance has not been an issue, and thus created no undue burden on any neighboring residence;
- (3) the existing hedge and fence are instep with the existing neighbourhood - to my knowledge, (and I've looked!) there are no properties in this entire neighbourhood that comply with bylaw #4742-6.13;
- (4) I have an exceptionally wide boulevard, so there is ample sight clearance;
- (5) All but 1 of my entire block (the owner is ill and is in the hospital) has signed a letter stating they wish to leave the fence and hedge as is, that it does not impede the vision clearance and that the hedge is an important historical feature of the neighborhood - please see attached);
- (6) my project is an improvement to the neighbourhood and will result in an overall increase in property values and tax base created by improvement;
- (7)

Thank you for your consideration.

Respectfully Submitted,

Carolyn Cameron



Carolyn Cameron



Dear City of Burnaby Variance Board,

We the undersigned are all in agreement that the existing hedge and fence at the corner of Esmond Ave and the lane behind 3814 Oxford street should remain as it. The hedge needs to be protected as it is an important historical feature of the neighbourhood. The fence is a replacement of what was previously existing. Neither impede the vision clearance.

We understand that this is not in accordance to the below:

Currently, the City of Burnaby's zoning bylaw (Number 4742 - 6.13) states:

(b) in the case of a lane corner, 6.0 metres (19.69 ft) from their point of intersection, no fence, wall or structure other than a permitted street canopy in a C2, C3 or C4 District or a permitted principal building shall be erected to a greater height than 1 metre (3.28 ft) and no hedge, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance.

Page 2 / 3

3894 Oxford Street - George Vukasovic

IN HOSPITAL

77 N Ingleton - LT Tang

P.S. 2g

* ① 3897 Dundas Street -

Have SEE Below ADDRESS IS 27 W below.

Abby:
3877 Dundas Street - D Marzin, M. Bergamo

I have lived here for 25 years and have had no difficulty with the hedge.

3869 Dundas Street -

A. Stone @ Stone

* ~~3897 Dundas Street~~ William Birkett

N/A

3851 Dundas Street - Ruby White
Jim White

Leave property as is. thru necessary city proposal.

3847 Dundas Street - E & R D'Amato

R. D'Amato

① 27 Ingleton

See F. & R. Fink

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Page 1 / 3

3814 Oxford Street - Carolyn Cameron



3824 Oxford Street - Patricia Dolton



3840 Oxford Street - LK Anderson



3844 Oxford Street - MELANIE WILKINS-HO



3856 Oxford Street - Grant Forsyth



3866 Oxford Street - Nancy Defrancesco



3872 Oxford Street - R & T Vincelli

* HOUSE BEING TORN DOWN - NO ONE LIVING THERE.



3878 Oxford Street - WJJ Fuller



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Page 3/3

3845 Dundas Street – ER Tansley

Clarice Tansley

3831 Dundas Street - ~~BL~~ ^{A. Marinelli} ~~Sorena~~

A. Marinelli

3825 Dundas Street - M Hye Lee

Kevin Kler

38165 Dundas Street -
ARONIA Polsky

ARONIA Polsky

24 Esmond Street - L & S Scaglione

L & S Scaglione

3815 DUNDAS

Sheila Nestis

BOARD OF VARIANCE REFERRAL LETTER

DATE: January 8, 2021			<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 12, 2021 for the February 4, 2021 hearing.			
APPLICANT NAME: Carolyn Cameron			
APPLICANT ADDRESS: 3814 Oxford Street, Burnaby, BC V5C 1C3			
TELEPHONE: 604-657-8381			
PROJECT			
DESCRIPTION: Swimming Pool to an Existing Single Family Dwelling			
ADDRESS: 3814 Oxford Street			
LEGAL DESCRIPTION:	LOT:	DL: 186	PLAN: BCP38191

Building Permit BLD16-01702 has been issued but will require a revision that will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

R5 / Sections 6.13.1(b), and 6.14.2(1)(b)

COMMENTS:

The applicant currently has a building permit for a swimming pool to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 6.13(1)(b) – “Vision Clearance at Intersections” of the Zoning Bylaw from 1.07 m (3.51 feet) to a maximum of 2.15 m (7.04 feet) for heights of constructed retaining walls and fences located in the required vision clearance. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
- 2) To vary Section 6.14.2 (1)(b) – “Fences” of the Zoning Bylaw requirement to allow the construction of fences up to 2.07 m (6.79 feet) high to the rear of a required front yard, where no fence or other structure or structures no greater than 1.80 m (5.91 feet) in height may be located. 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. 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

CAMERON
RESIDENCE

3814 Oxford St.
Burnaby, B.C.

Lot, Street and Lane
Interaction Diagram



PROJECT NORTH



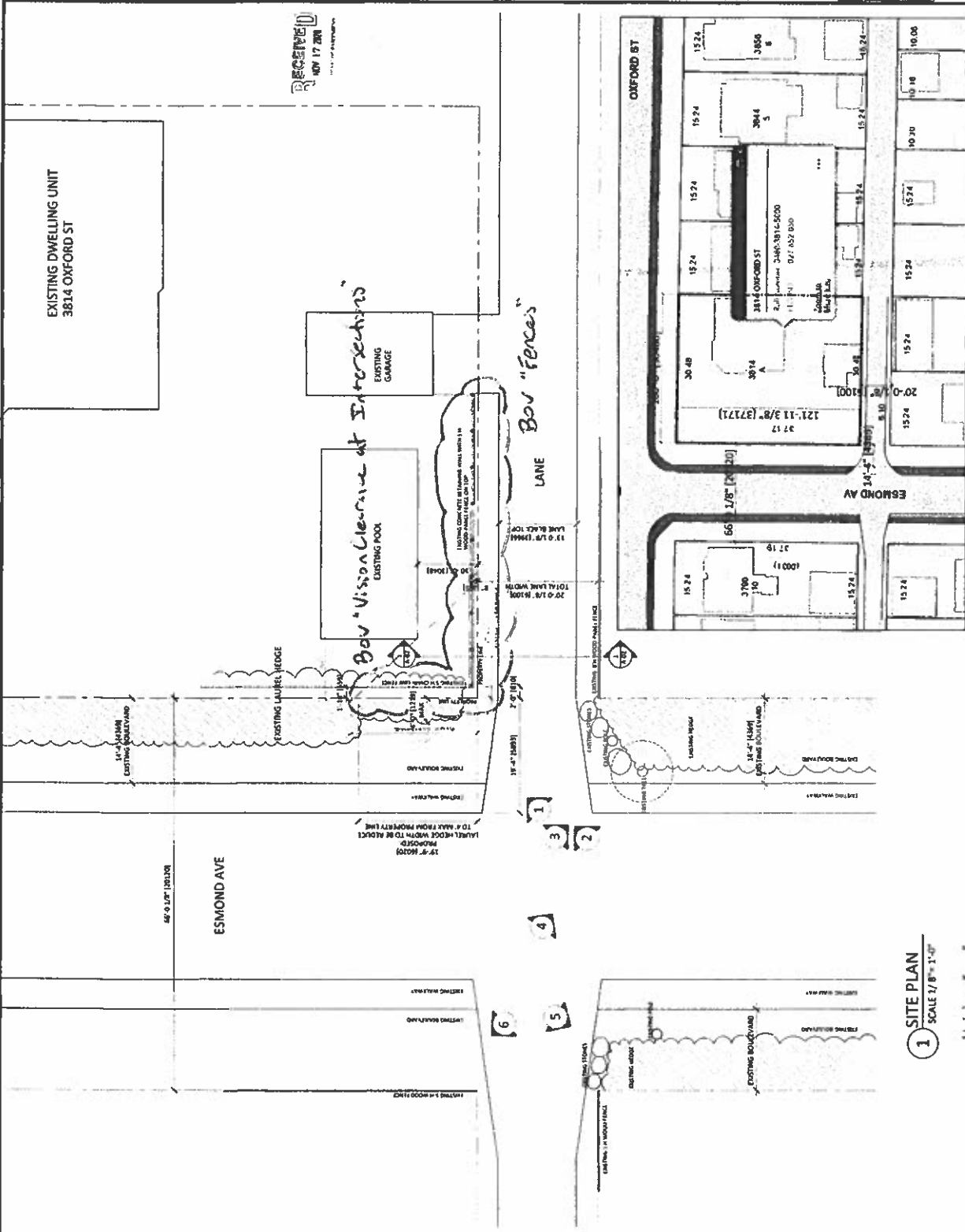
No.	Date	Revisions
1	04/20/11	Initial Design
2	05/20/11	Final Design
3	06/20/11	Final Design
4	07/20/11	Final Design
5	08/20/11	Final Design
6	09/20/11	Final Design
7	10/20/11	Final Design
8	11/20/11	Final Design
9	12/20/11	Final Design
10	01/20/12	Final Design
11	02/20/12	Final Design
12	03/20/12	Final Design
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92	11/20/18	Final Design
93	12/20/18	Final Design
94	01/20/19	Final Design
95	02/20/19	Final Design
96	03/20/19	Final Design
97	04/20/19	Final Design
98	05/20/19	Final Design
99	06/20/19	Final Design
100	07/20/19	Final Design

SITE

The information on this drawing is based on the information provided by the client and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

A-01

PLOT SIZE 22'x4'



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



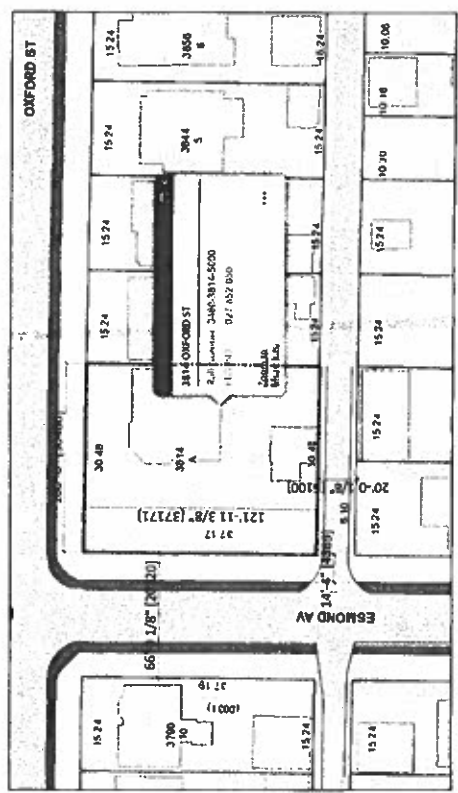
VIEW 6

1 SITE PLAN
SCALE 1/8" = 1'-0"



0 10 20

2 LOCATION PLAN
SCALE 1/32" = 1'-0"



CAMERON
RESIDENCE

3814 Oxford St.
Bumby, D.C.

Lot, Street and Lane
Intersection Diagram

No.	Date	Revised
1	2/20/21	
2	1/27/22	
3	1/27/22	
4	1/27/22	
5	1/27/22	
6	1/27/22	
7	1/27/22	
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16	1/27/22	
17	1/27/22	
18	1/27/22	
19	1/27/22	
20	1/27/22	

CROSS SECTION
LANE ELEVATION

All drawings are subject to change without notice. The client is responsible for providing accurate information. The contractor is responsible for interpreting the drawings. The site plan and utility map are for informational purposes only. The site plan and utility map are not to be used for any other purpose. The site plan and utility map are not to be used for any other purpose.

A-02

PLANNING STUDY

