



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 B + M BAIN
Mailing Address 302 - 1885 Kingway
City/Town BB / BC Postal Code V5H4T2
Phone Number(s) (H) _____ (C) 604/8088581
Email BCMLTD@shaw.ca

Property

Name of Owner B + M BAIN
Civic Address of Property 5702 OSPREY RD BB /

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.

Date 2021 July 30

Applicant Signature [Signature]

Office Use Only

Appeal Date September 02 Appeal Number BV# 6437

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

BOARD OF VARIANCE REFERRAL LETTER

DATE: July 29, 2021		This is <i>not</i> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.
DEADLINE: August 3, 2021 for the September 2, 2021 hearing.		
APPLICANT NAME: DCM Projects Ltd.		
APPLICANT ADDRESS: #302 4885 Kingsway, Burnaby, BC, V5H 4T2		
TELEPHONE: 604-808-8581		
PROJECT		
DESCRIPTION: New single family dwelling with secondary suite and attached garage		
ADDRESS: 6702 Osprey		
LEGAL DESCRIPTION:	LOT: 3	DL: 85
		PLAN: NWD EPP90192

Building Permit application BLD21-00295 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 6.3(1)(b)

COMMENTS:

The applicant proposes to build a new single family dwelling with a secondary suite and an 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 (29.50 ft.) to 9.52 m (31.23 ft.) measured from the front average grade for the proposed single family dwelling with a sloped roof. The principal building height measured from the rear average grade will be 7.86 m (25.79 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 6.3(1)(b) – "Distance between Buildings on the same Lot" of the Zoning Bylaw requirement for the minimum distance from 4.50 m (14.76 ft.) to 2.13 m (7.00 ft.). 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. Retaining walls and Fences will conform to the requirements of Section 6.14.

MS



Peter Kushnir
Deputy Chief Building Inspector

2021 July 29

City of Burnaby
City Clerk's Office
4949 Canada Way, Burnaby, BC V5G 1M2

Attention: Board of Variance

Re: 6702 Osprey Place, Burnaby BC -BLD21-00295

Members of the Board,

We have made an application for a New R1 Zoned Single Family Dwelling with a Legal Secondary. Our Building permit is on hold pending the Boards approval.

Our plans were referred to the City of Burnaby Board of Variance due to the setback location of the Accessory building in the rear yard. Our lot is 115 feet in depth, with a massive grade change measuring 40 feet in height from the front to the rear property line. We are requesting a variance in the location of the accessory building that is closer to the principal building, then allowed under the City of Burnaby current guidelines. The back wall of the accessory building will allow us to retain dirt at about existing grade. Minimal slope disturbance will help with the existing stability of the slope, by locating the accessory building at the requested location.

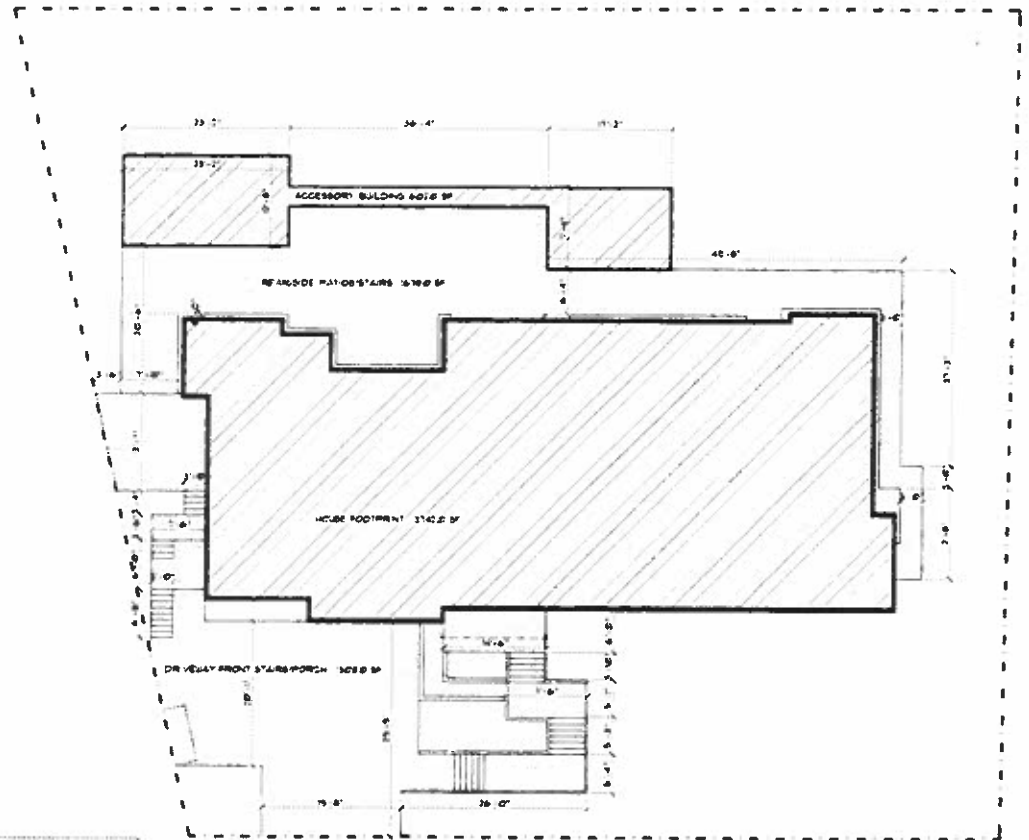
We are also requesting a 1.83 feet building height relaxation at top of ridge. This will prevent a flat roof at the top peak. A sloping roof is more preferential in terms of building envelope integrity and roof longevity. The roof height has no impact on any views as the proposed top of ridge is close to the back property line height elevation. Basically the house and accessory building is built into the slope of the property.

Thank you to the Board for its consideration.

Kind Regards,

Manjinder (Mindy) Bains
Balbinder (Bryan) Bains
Owners





IMPERVIOUS AREA CALCULATION	
HOUSE FOOTPRINT	3733.4 SF
REAR/SIDE PATIO/STAIRS	1670.0 SF
POURCH	87.0 SF
ACCESSORY BLDG	601.8 SF
DRIVEWAY FRONT STAIRS/POURCH	100.0 SF
PROPOSED	6231.1 SF
ALLOUED 70% OF LOT AREA	6231.1 SF
PROPOSED:	6231.1 SF (100%)

IMPERVIOUS SITE AREAS

SCALE 1/8" = 1'-0"

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AminDESIGNS

2105-7088 MAINSON AVE. BURNABY BC V5C 4T5
604 330 3165
amin@amin.com

REVISION	DESCRIPTION	BY	DATE
1	PROPOSED RESIDENCE	AMT	2020.01
2	ROOF REV. PLAC. REV.	AMT	2020.01

PROPOSED RESIDENCE

6702 OSPREY PL
BURNABY BC

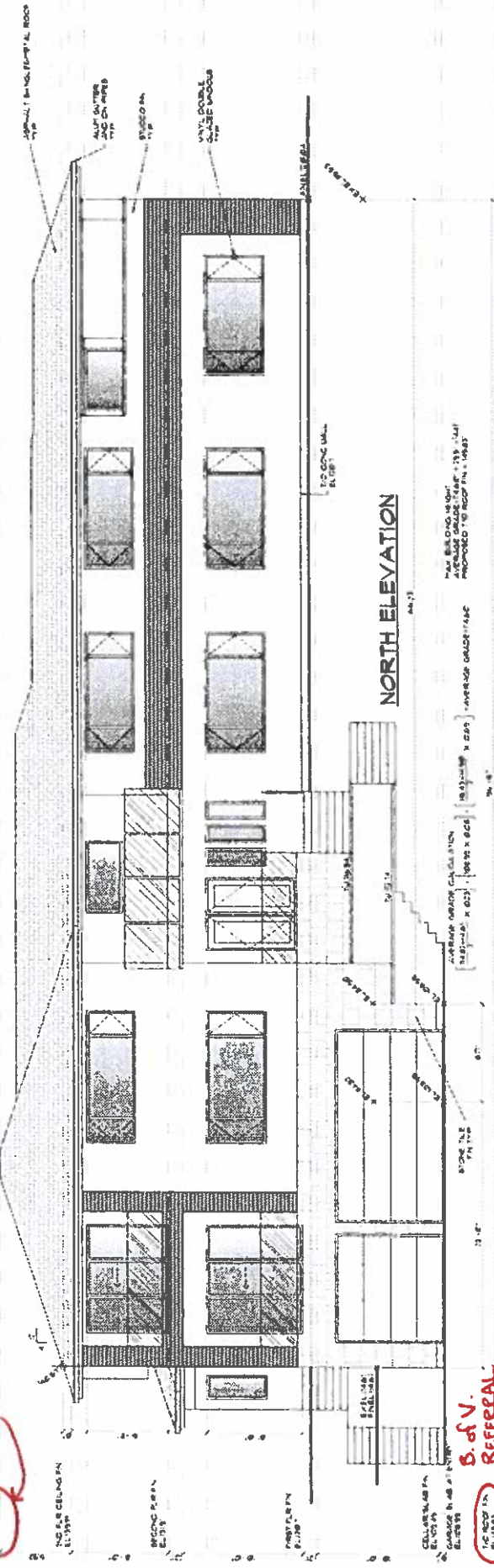
SHEET 1 OF 1
IMPERVIOUS SITE AREA

SCALE 1/8" = 1'-0" DATE MAR 2020

1A

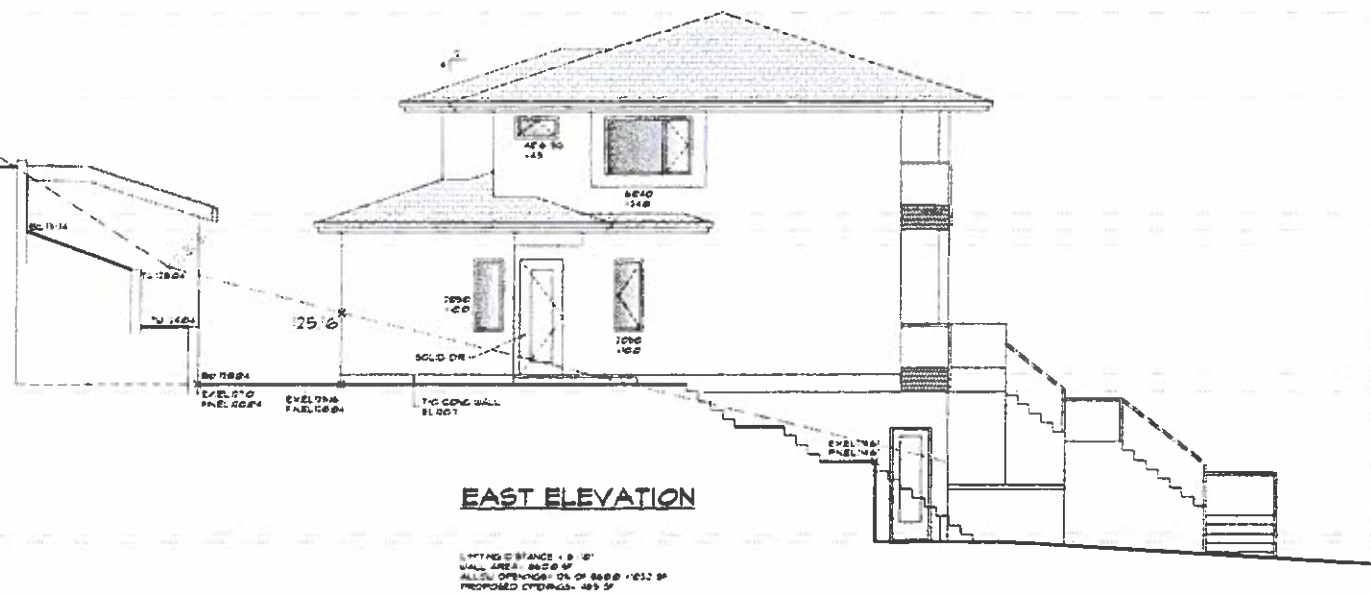
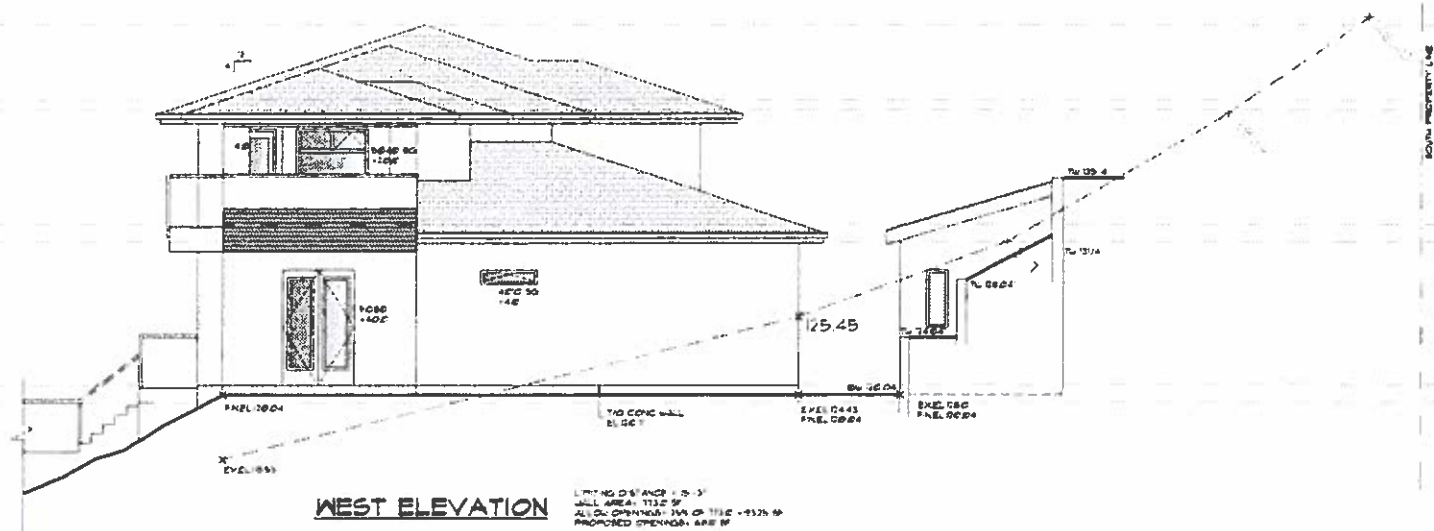
B.O.V. REFERRAL

1st FLOOR FIN
EL 108.83



B.O.F.V.
REFERRAL

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miniDESIGNS

2105-2008 MADISON AVE., BURNABY, B.C. V5C 6T5
604-739-1105
aminidesigns@yahoo.ca

REV.	DESCRIPTION	BY	DATE
1	PROJ. REV. M.B.C. REV.		JULY 2020
2			
3			

PROPOSED RESIDENCE

6100 OSPREY PL
BURNABY, B.C.

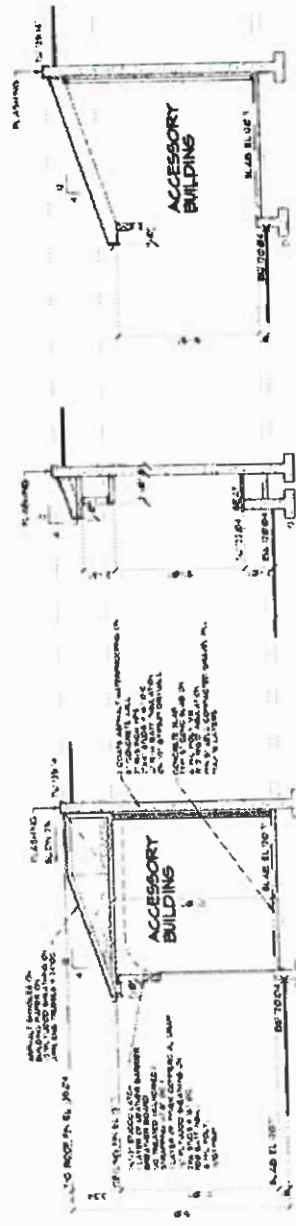
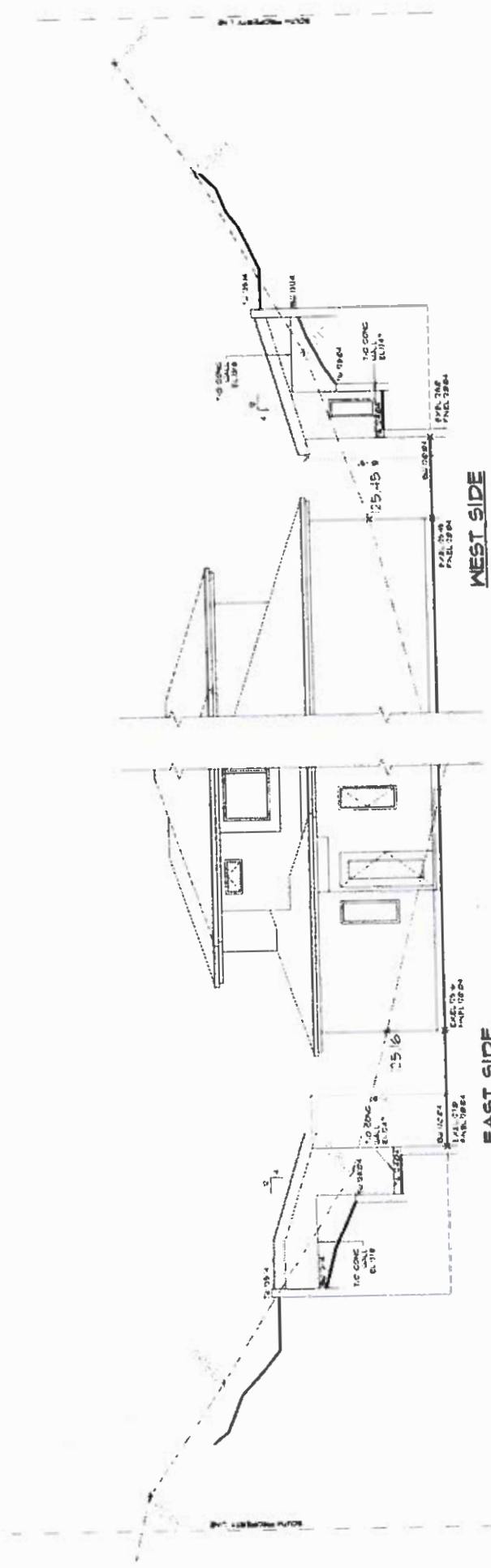
SHEET 7 OF 8

SIDE ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
JULY 2020





SECTION C
SCALE 1/4" = 1'-0"

SECTION D
SCALE 1/4" = 1'-0"

SECTION E
SCALE 1/4" = 1'-0"

A miniDESIGNS

PROPOSED RESIDENCE
6700 OSPREY P.
BURNABY, B.C.

SHEET 9
ACCESSORY BUILDING
DATE: 04/11/14
SCALE: 1/4" = 1'-0"

NOT APPROVED BY THE CITY OF BURNABY
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BY THE PRESENTER OF APPROVED

143
PLAN 38339

DEER LAKE DRIVE

144
PLAN 36130

- 0 - LINE ALC
 1 - WEA FOUR
 2 - MORTGAGE
 3 - CASH BASH
 4 - PAY MORTGAGE
 5 - LOST CASHMERE
 6 - WELLY BOY
 7 - ELECTRONIC BOY
 8 - HIGH POINT
 9 - WATER WALK
 A - TRANS FIVE
 B - MARVELLE FORTUNE
 C - CONTEMPORARY
 D - CECILIAN
 E - PROPERTY LINK

[illegible]

COPIES DESTROYED
J
JAN 21 1971

OSPREY PLACE

SPERLING
AVENUE

6702 OSPREY PLACE, BURNABY
PID: 030-827-001
3
PLAN EPP0102
LOT AREA = 14,591 sq.ft.
(1,355.6 sq.m.)

257
PLAN 54233

SCALE 1" = 10'

911 WEST ENCLAVE DRIVE BIRMINGHAM, AL 35202 (205) 923-3000 FAX (205) 923-4000				SHEET #7 AL 105	JOB NO. V0211	TITLE TOPOGRAPHIC SURVEY OF LOT 3, D.L. 85 GROUP 1, MWD, PLAN EPP90192	DRAWING NO. L-0277A	REV 1
DRAWN MCM/MS	CHECKED MCM/MS	DCM PROJECTS LTD.		DATE DEC. 27, 2000		SHEET 1 OF 1		