



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 Jeff Vaughan
Mailing Address 105-1425 MARINE DR.
City/Town WEST VANCOUVER Postal Code V7T 1B9
Phone Number(s) (H) 778 227 7103 (C) _____
Email JEFF@VAUGHANPLANNING.COM

Property

Name of Owner FOREST LOUN CEMETERY / SCI #
Civic Address of Property 3789 ROYAL OAK AVE

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.

Nov 4, 2021
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date Dec 2, 2021 Appeal Number BV# 10442

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



City of
Burnaby

Planning and Building Department

BOARD OF VARIANCE REFERRAL LETTER

DATE: 2021 October 28	DEADLINE: 2021 November 09 Date of Hearing: 2021 December 02	<i>This is <u>not</u> an application.</i> <i>Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Jeff Vaughan Vaughan Landscape Planning and Design Ltd		
ADDRESS OF APPLICANT: #105 – 1425 Marine Drive, West Vancouver, BC, V7T 1B9		
TELEPHONE: 778 227 7103		

Preliminary Plan Approval Application: PPA #21-00122

DESCRIPTION: Installation of new retaining walls, sidewalks, lawn crypts, lawns and planting for Legacy Heights Phase 3 at Forest Lawn Cemetery

ZONING: Cemetery District P4

ADDRESS: 3789 Royal Oak Avenue

LEGAL:	LOT: 1	DL: 73/74/81	PLAN: LMP36185
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The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to the following section(s) of the Zoning Bylaw.

Section(s) 6.14.1 (1)

COMMENTS:

An appeal for the relaxation of Section 6.14.1(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for the retaining wall of varying height up to 2.62 m (8.63 ft.), where a maximum height of 1.2 m (3.94 ft.) is permitted.

Note: The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeals(s) may be required.

Margaret Malysz
Development Plan Approvals Supervisor

November 4, 2021

Board of Variance
City of Burnaby
4949 Canada Way
Burnaby BC Canada
V5G 1M2

Forest Lawn Cemetery, 3789 Royal Oak Avenue, Burnaby
Cemetery Zone property.

We are requesting a variance for the above noted property regarding bylaw #14170 Zoning Bylaw provisions for fences and retaining walls, specifically Item "6.14.1 Retaining Walls .1", which reads: "In all zoning districts, retaining walls shall not exceed 1.2 m (3.94 ft.) in height, as measured at any point along the retaining wall." The proposed design will include walls varying in heights up to 8' - 7 ½" requiring a maximum relaxation of 4.685'.

This proposed design is the 6th and final phase of a project that began in 2012, with subsequent phases built in 2013, 2016, 2017 and 2019. The overall intent of the design was to create level burial spaces that were wheelchair accessible in an area that formerly was too steep for accessibility. This final phase allows for the access to go all the way through, from north to south.

Reducing wall heights, would create a significant and complicated transition from the existing wall heights, add additional walls and guardrails and create dead ends making it impossible for burial machinery to access plots without driving over headstones. The additional walls would also appear from the neighbouring properties to be a single wall as the properties are at a lower grade and 200 feet away (as per the existing Burnaby mausoleum bylaw). Additionally, the property to the west that faces this phase of the project is a multi-family development mostly screened by an existing forest.

I have included additional photographs and sketches documenting above noted phasing and views.

A handwritten signature in black ink, appearing to read 'Jeff Vaughan', with a long horizontal line extending to the right.

Jeff Vaughan
Authorized Agent/
Project Landscape Architect.

LEGACY HEIGHTS 2022

ISSUED FOR PPA

LANDSCAPE DRAWINGS

- L1 - COVER PLAN

L2 - MAPPING PLAN

L3 - GRADING PLAN

L4 - MATERIALS PLAN

L5 - DIMENSIONS PLAN

L6 - DRAINAGE PLAN

L7 - PLANTING PLAN
- L8 - STAIR SECTIONS

L9 - DETAILS

L10 - COLUMBARIA DETAILS

L11 - EXISTING CONDITIONS PLAN

L12 - SITE SECTIONS

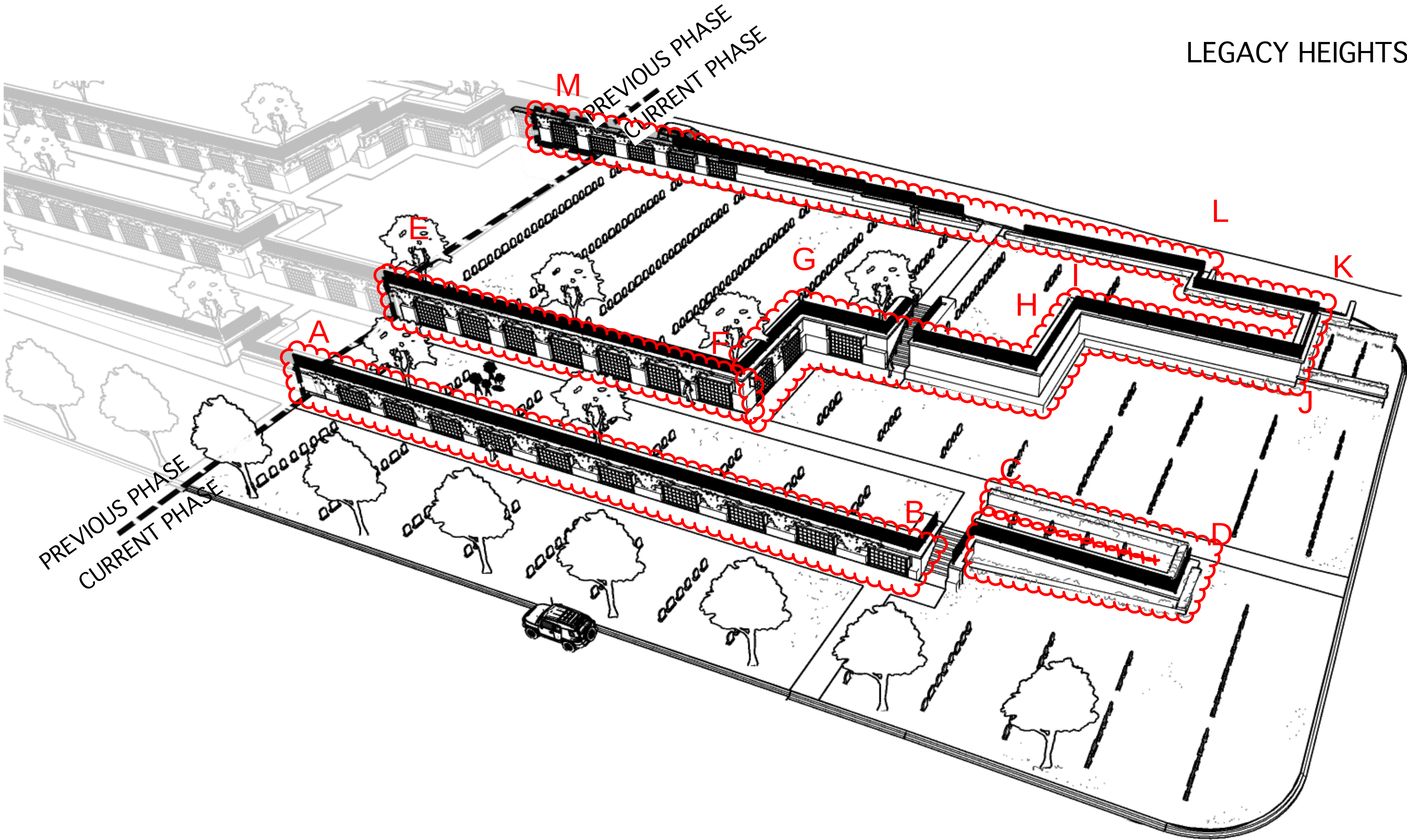
L13 - ELEVATIONS

L14 - ELEVATIONS

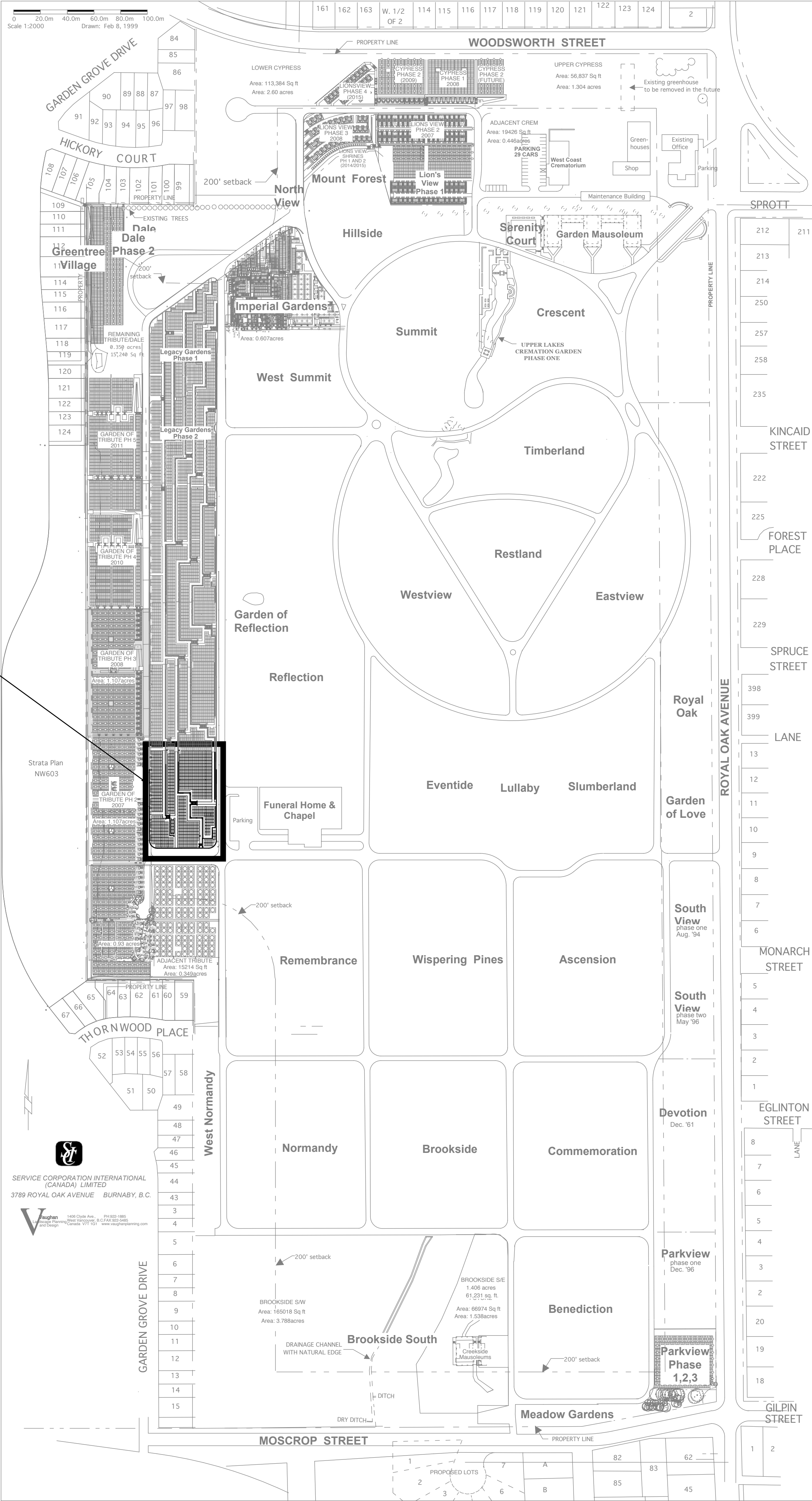
SURVEY DRAWINGS

- 3355 TP57 LEGAL SURVEY

3355 TP56 TOPOGRAPHIC SURVEY



LEGACY HEIGHTS PHASE 3



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MEMORIAL

DATE	ISSUED
Aug 2021	Issued for BP

REV.	DATE	DESCRIPTION
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LEGACY HEIGHTS PHASE 3

FOREST LAWN CEMETERY
3789 Royal Oak Avenue, Burnaby BC

Vaughan
Landscape Planning
and Design

1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH:922-1885
FAX:922-5485

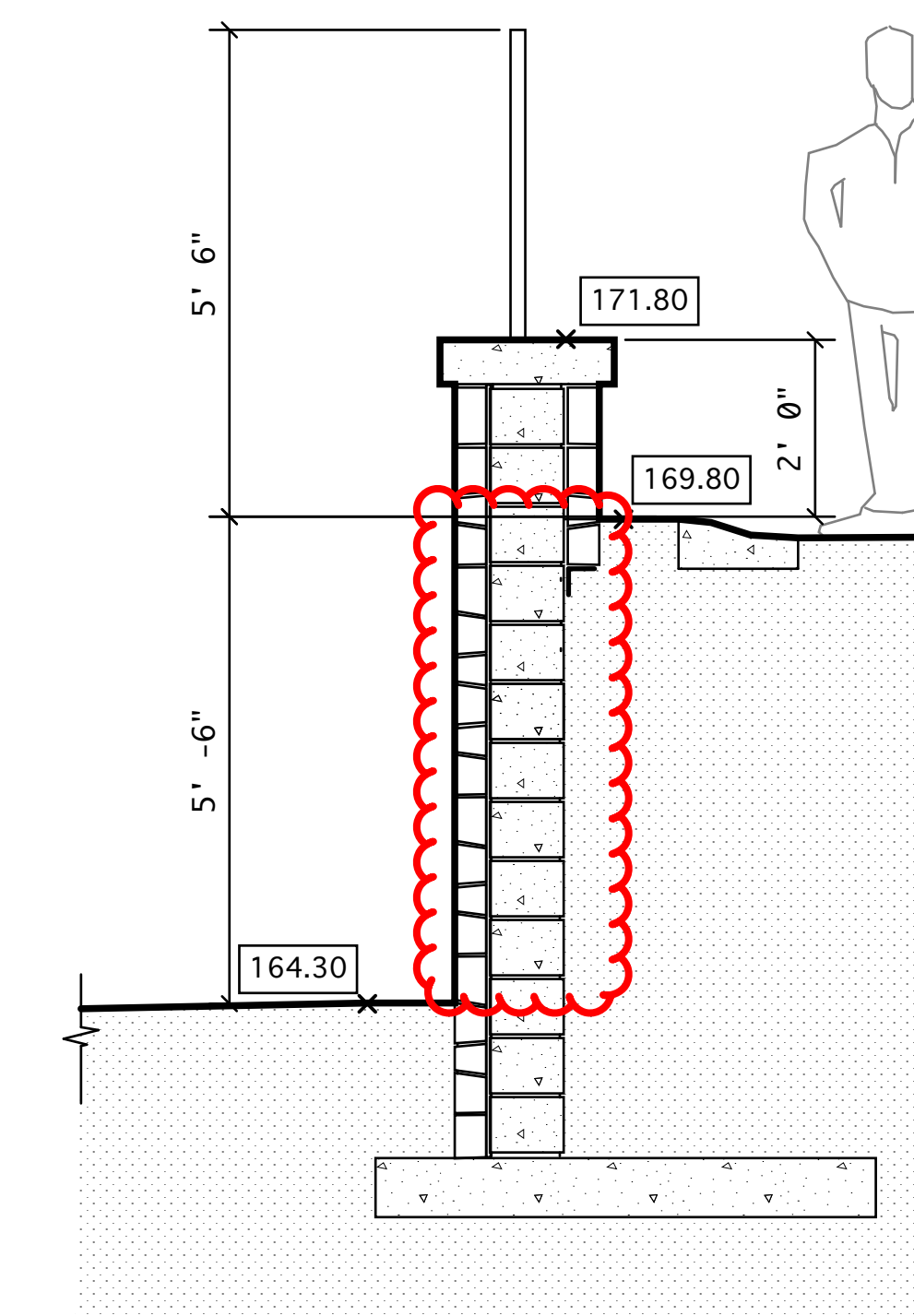
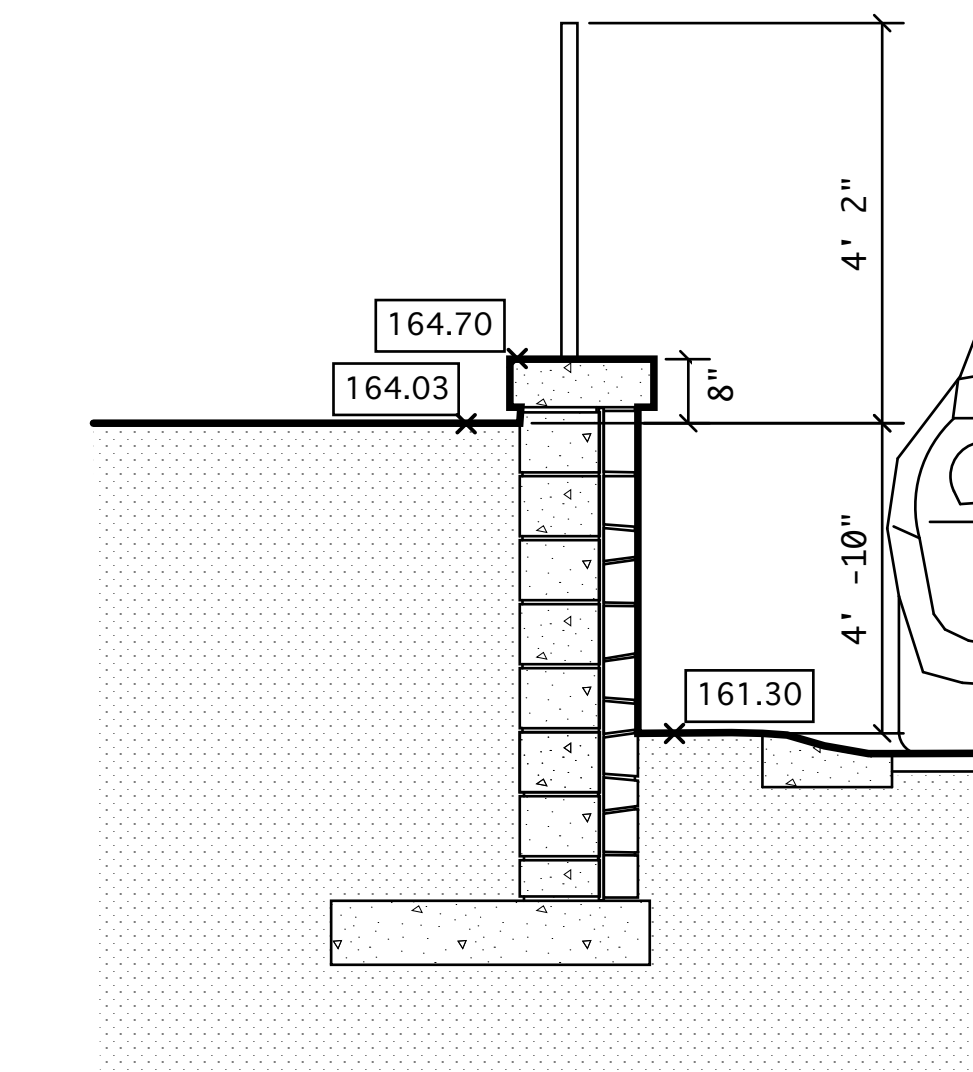
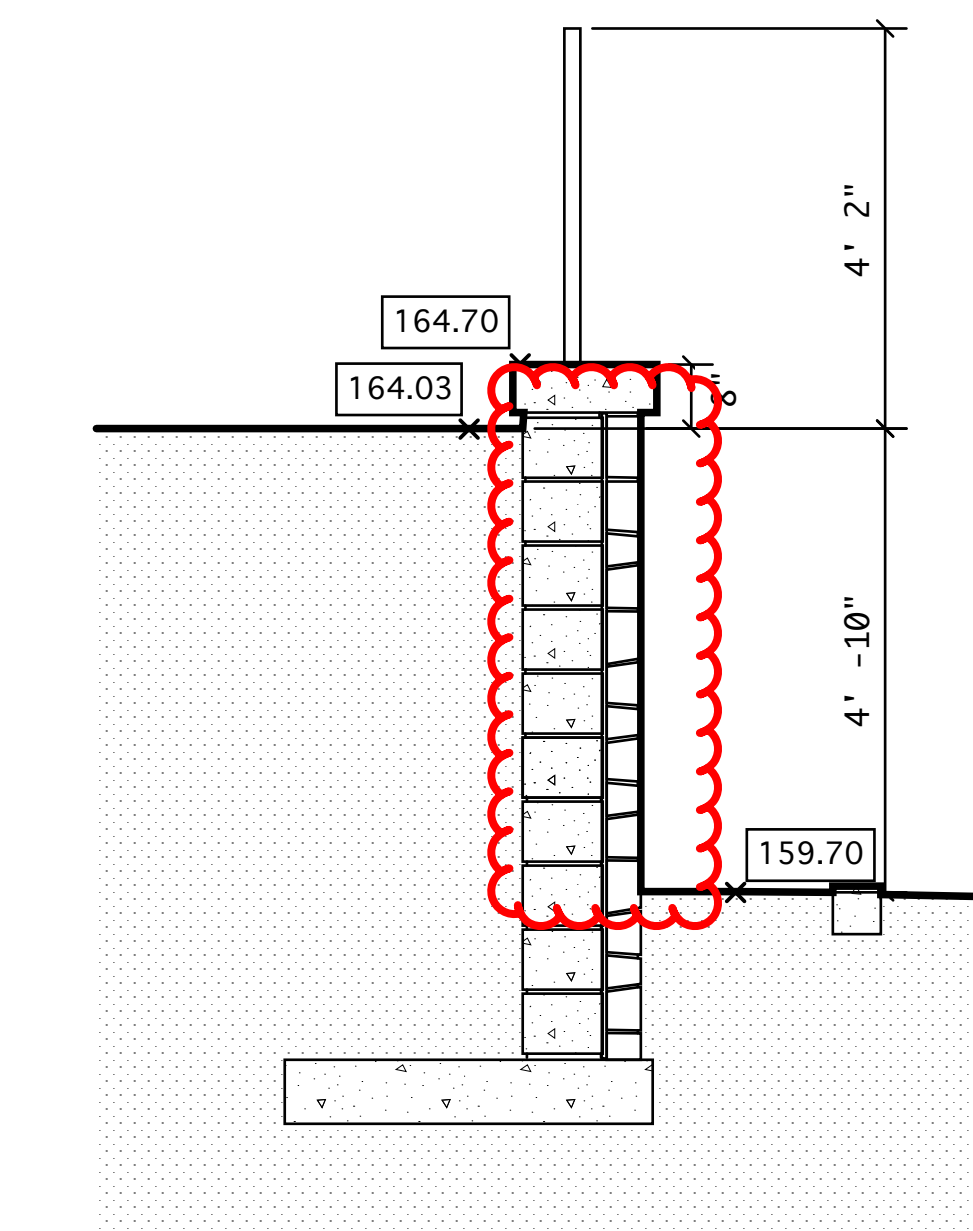
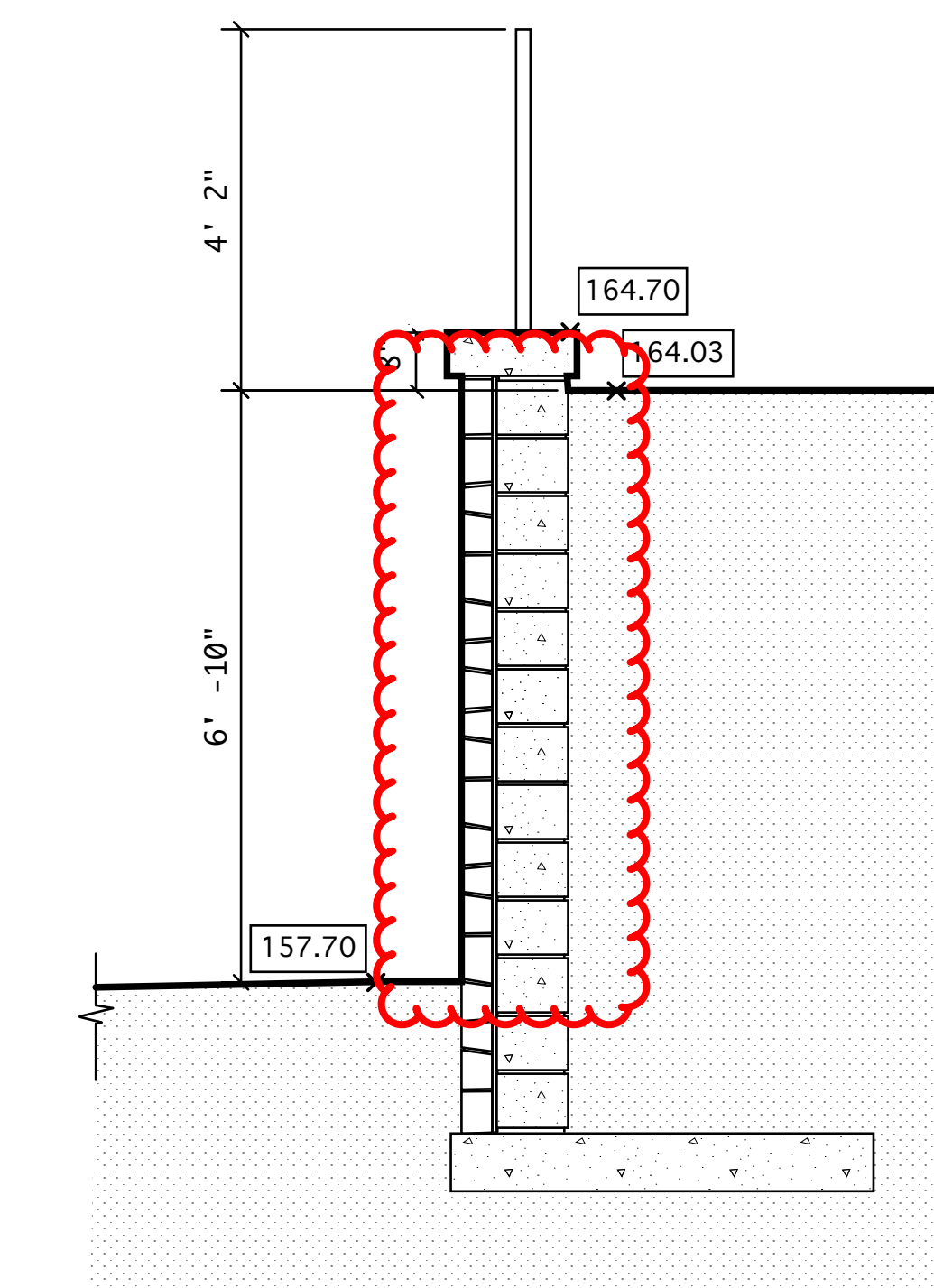
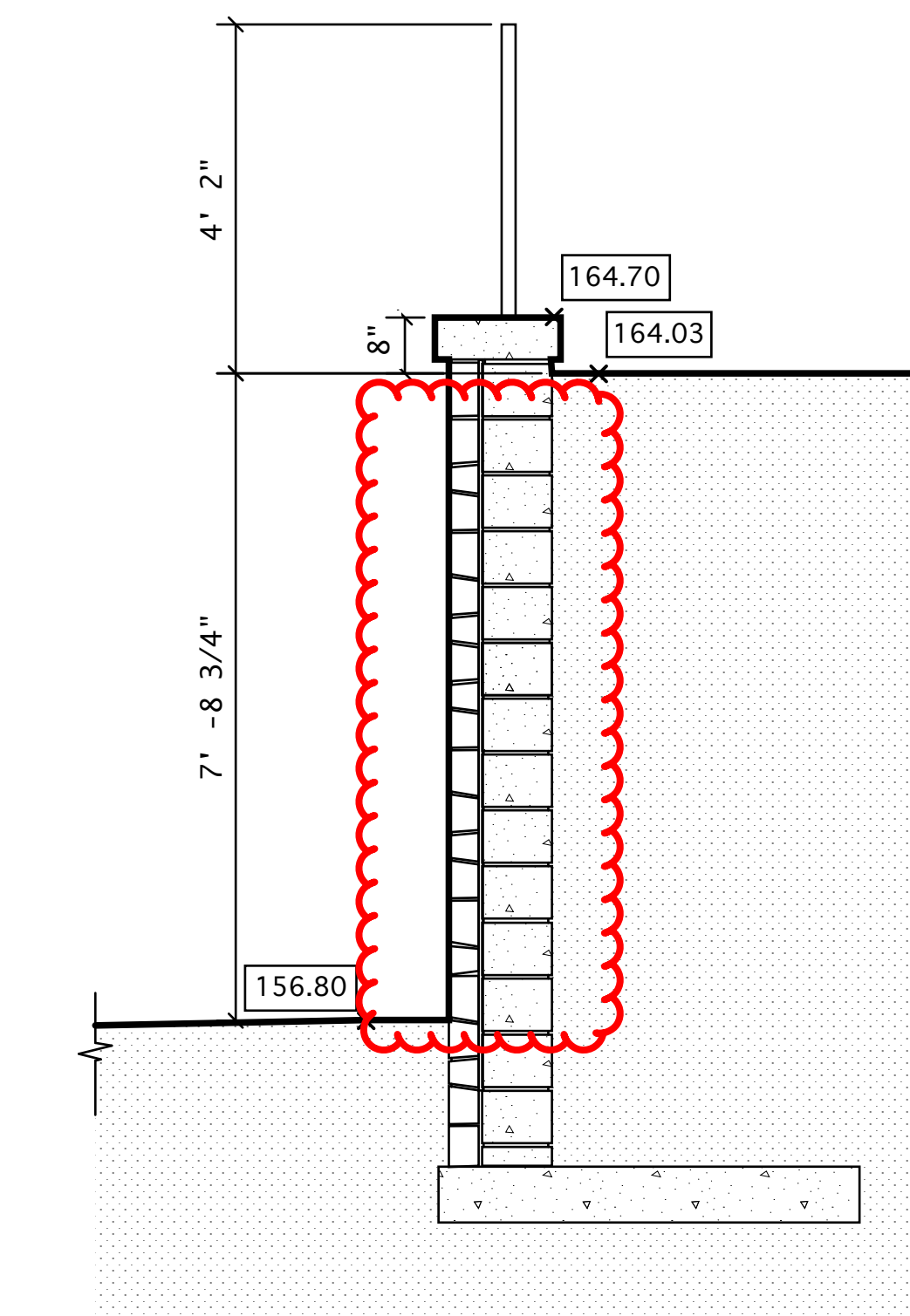
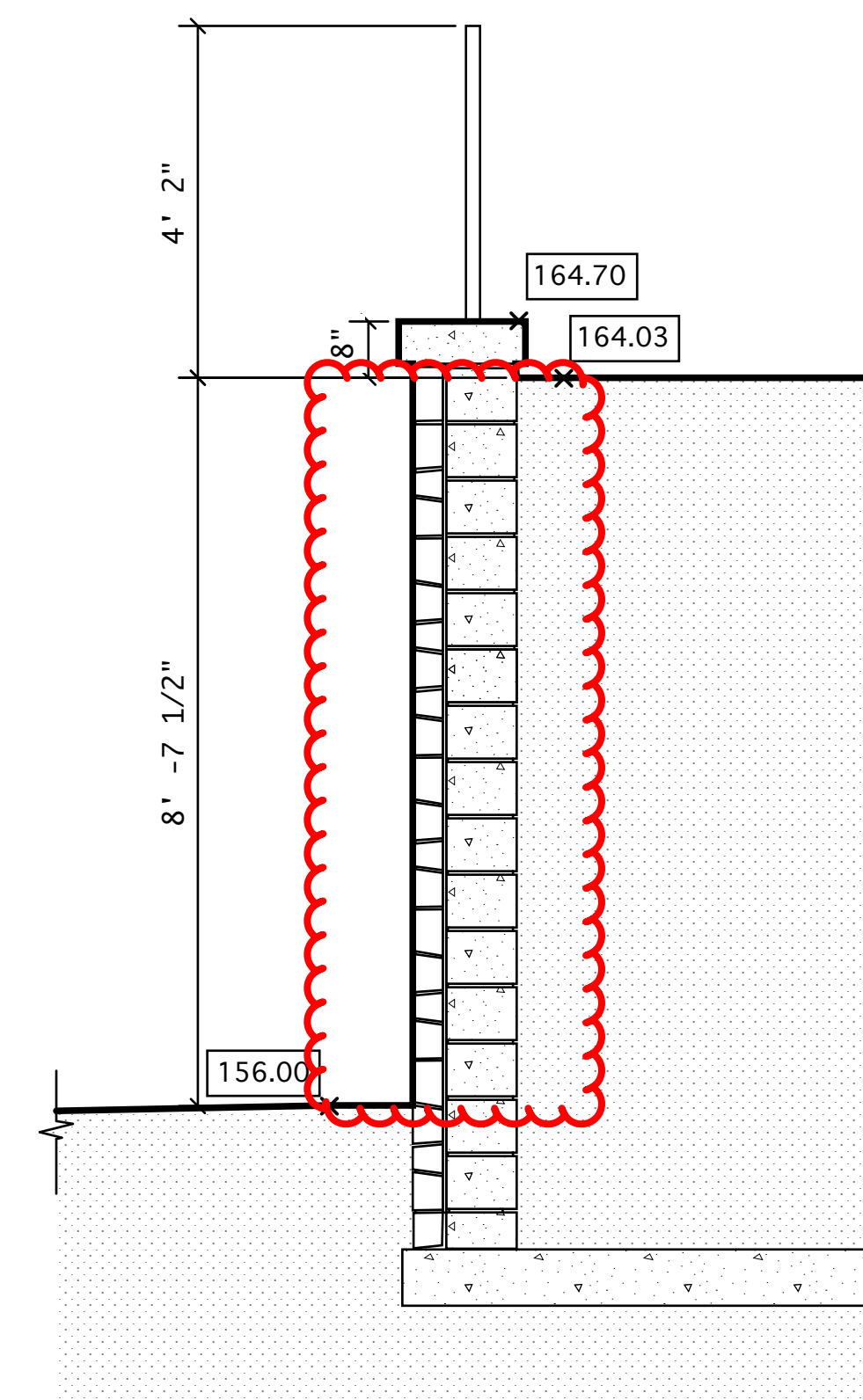
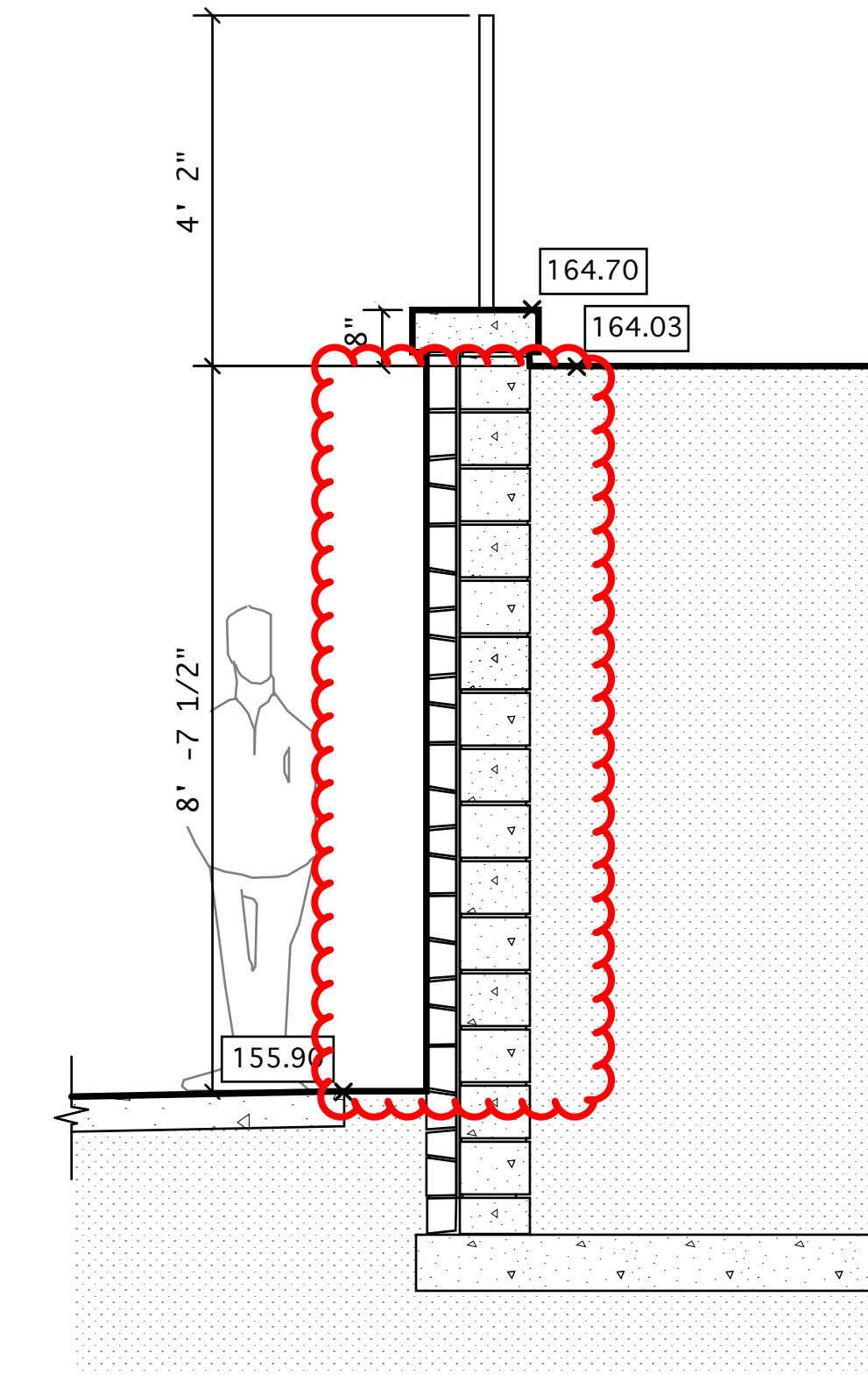
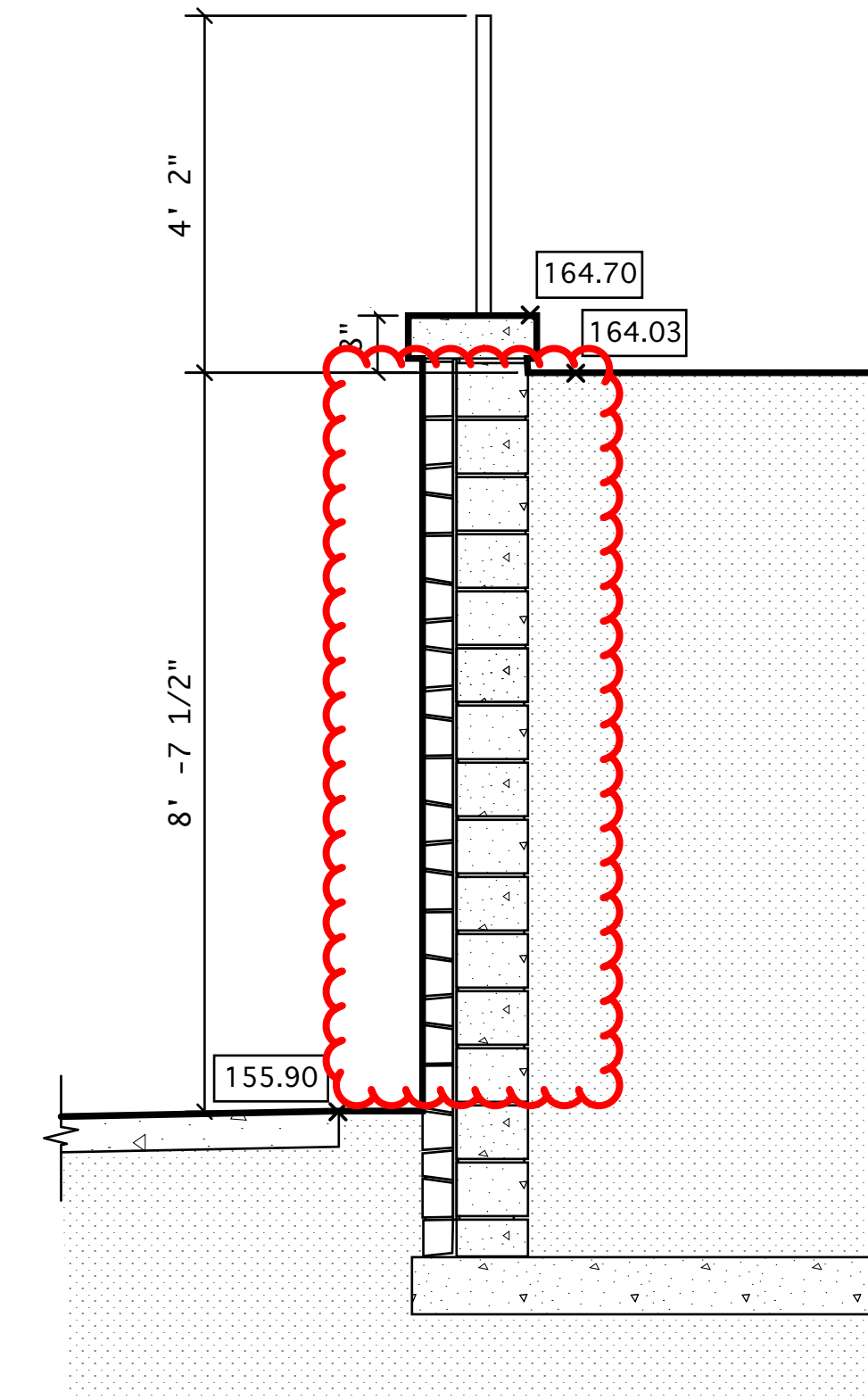
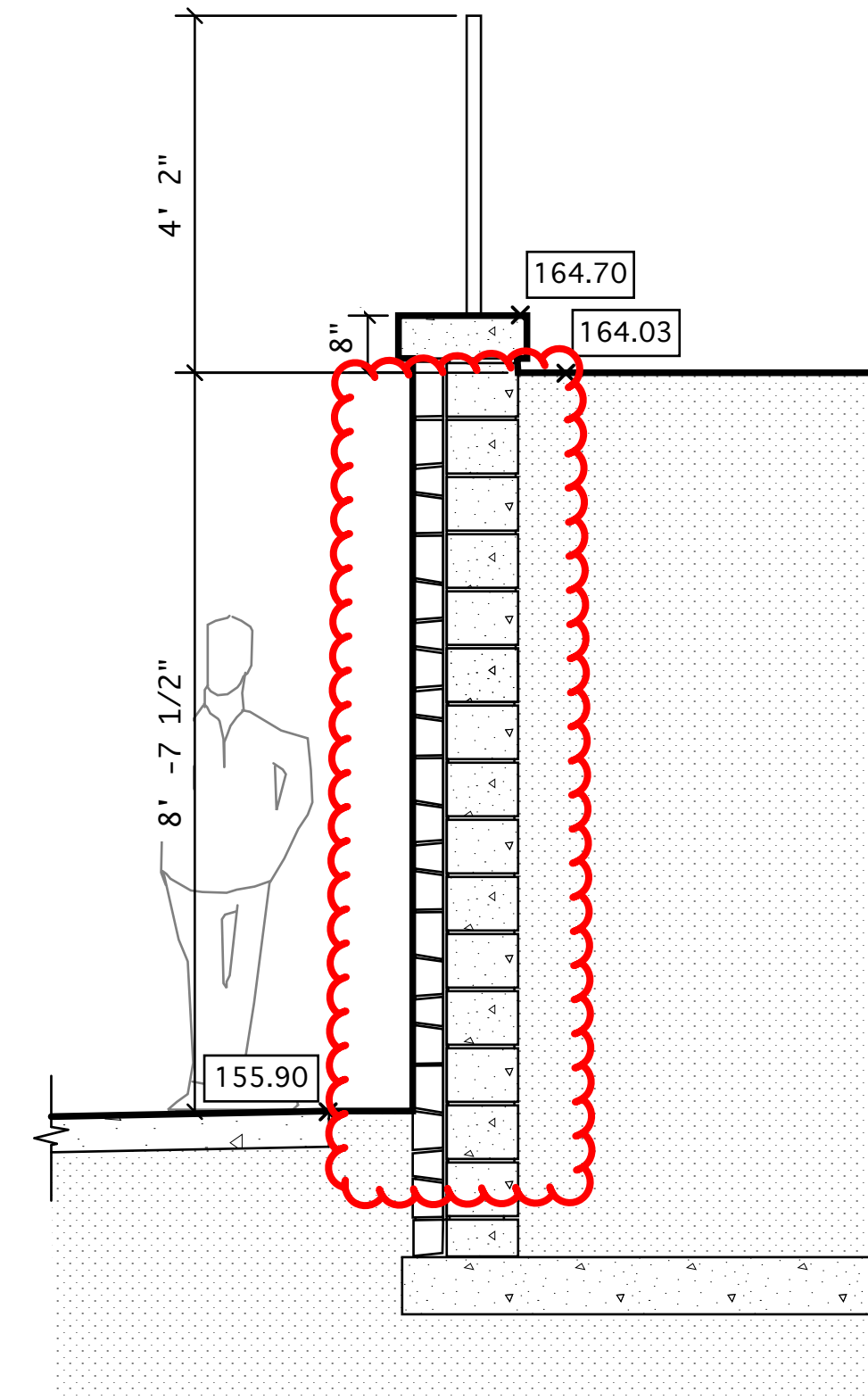
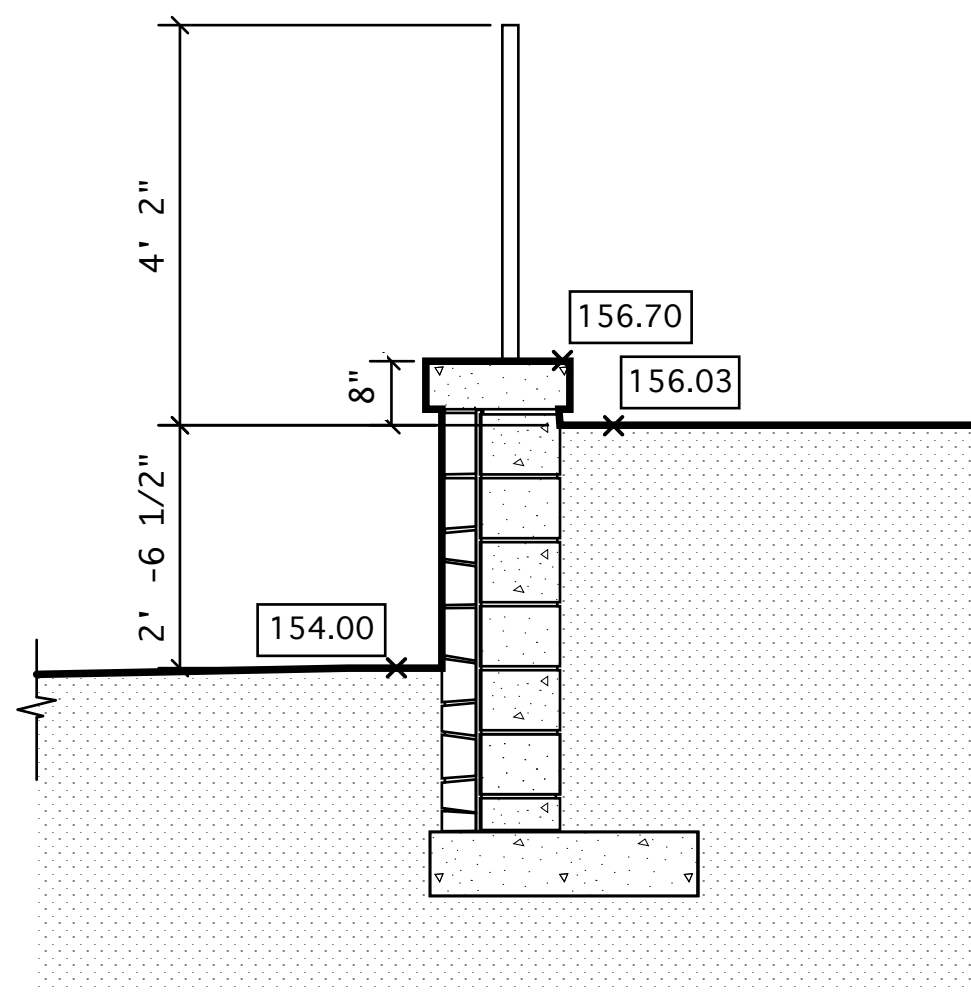
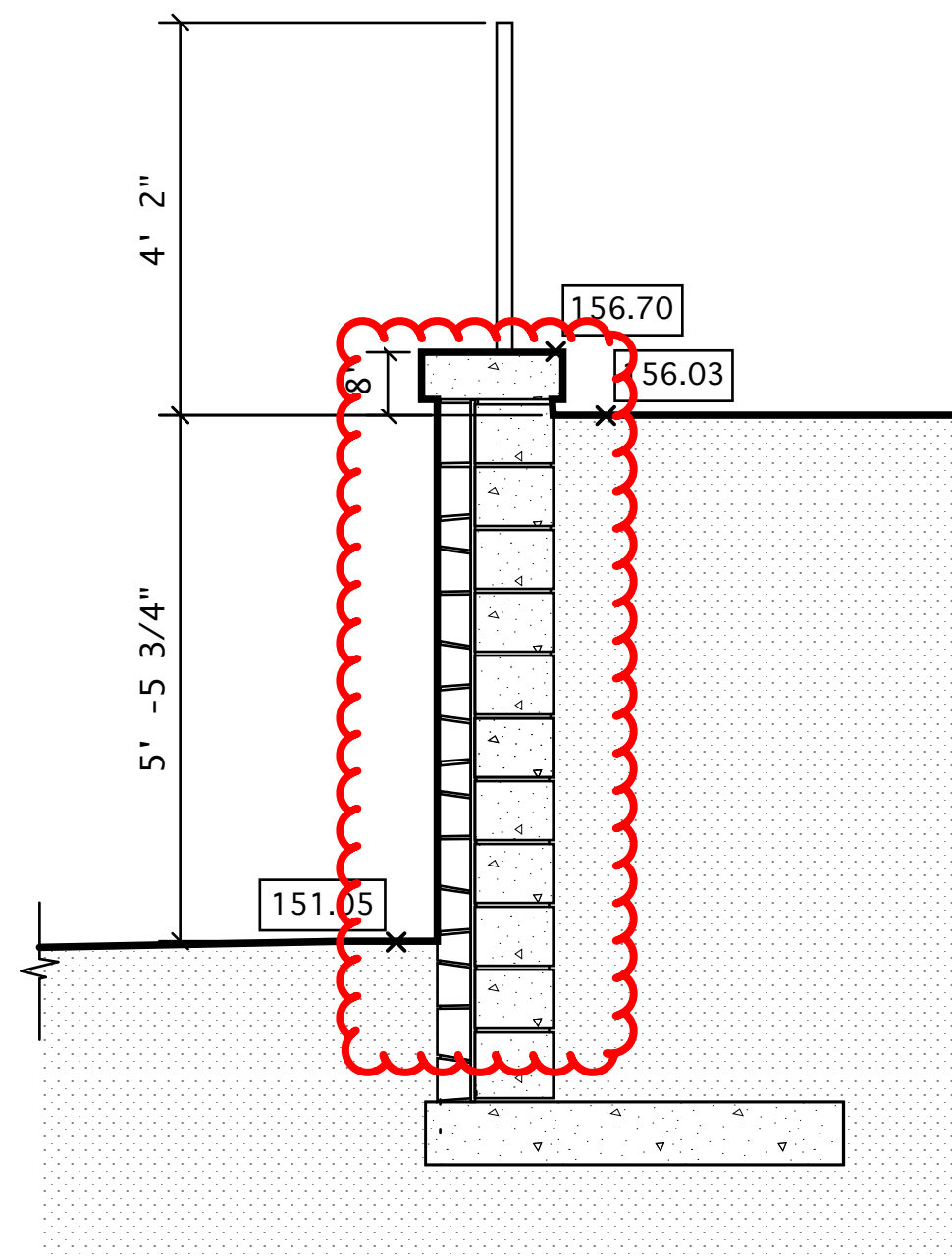
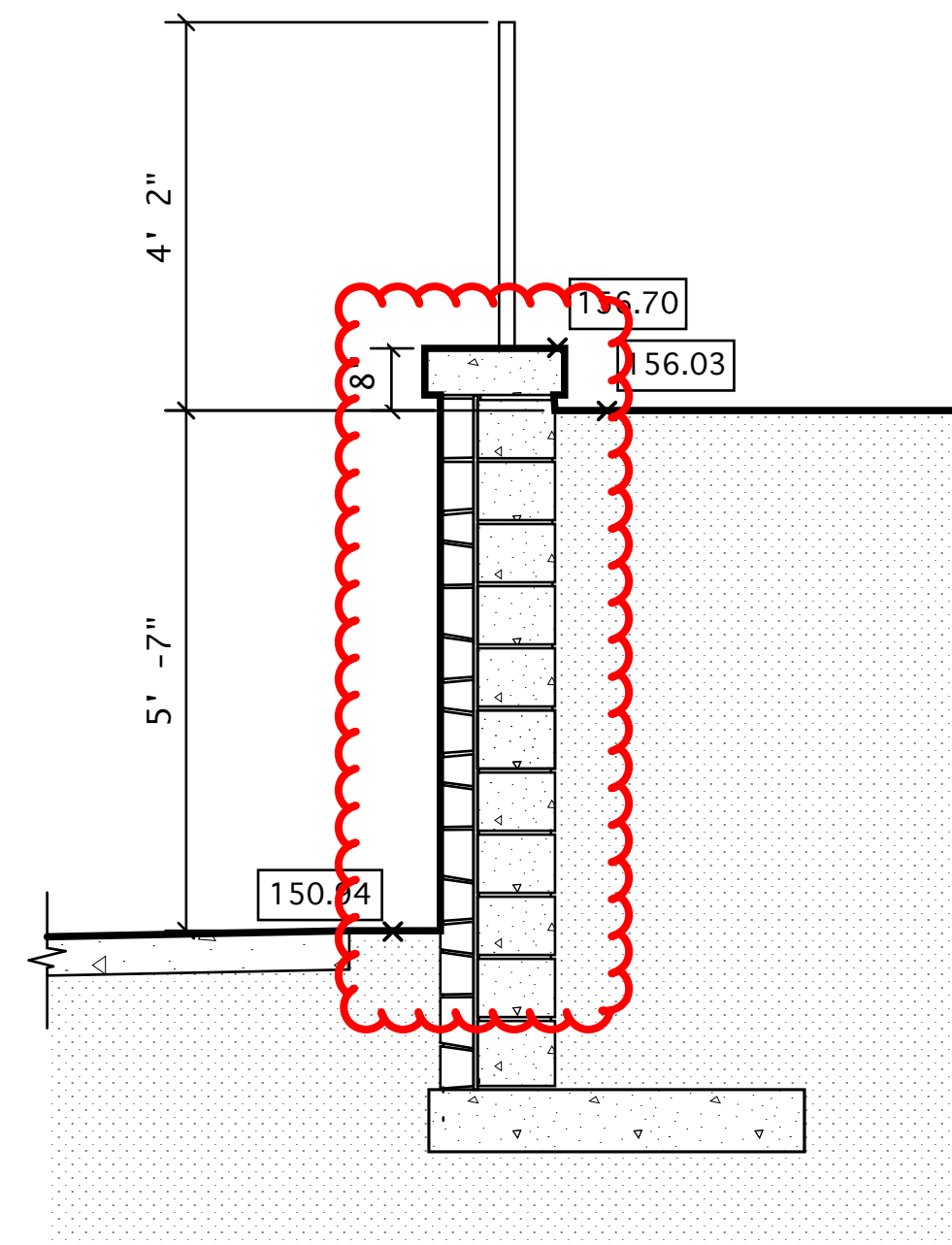
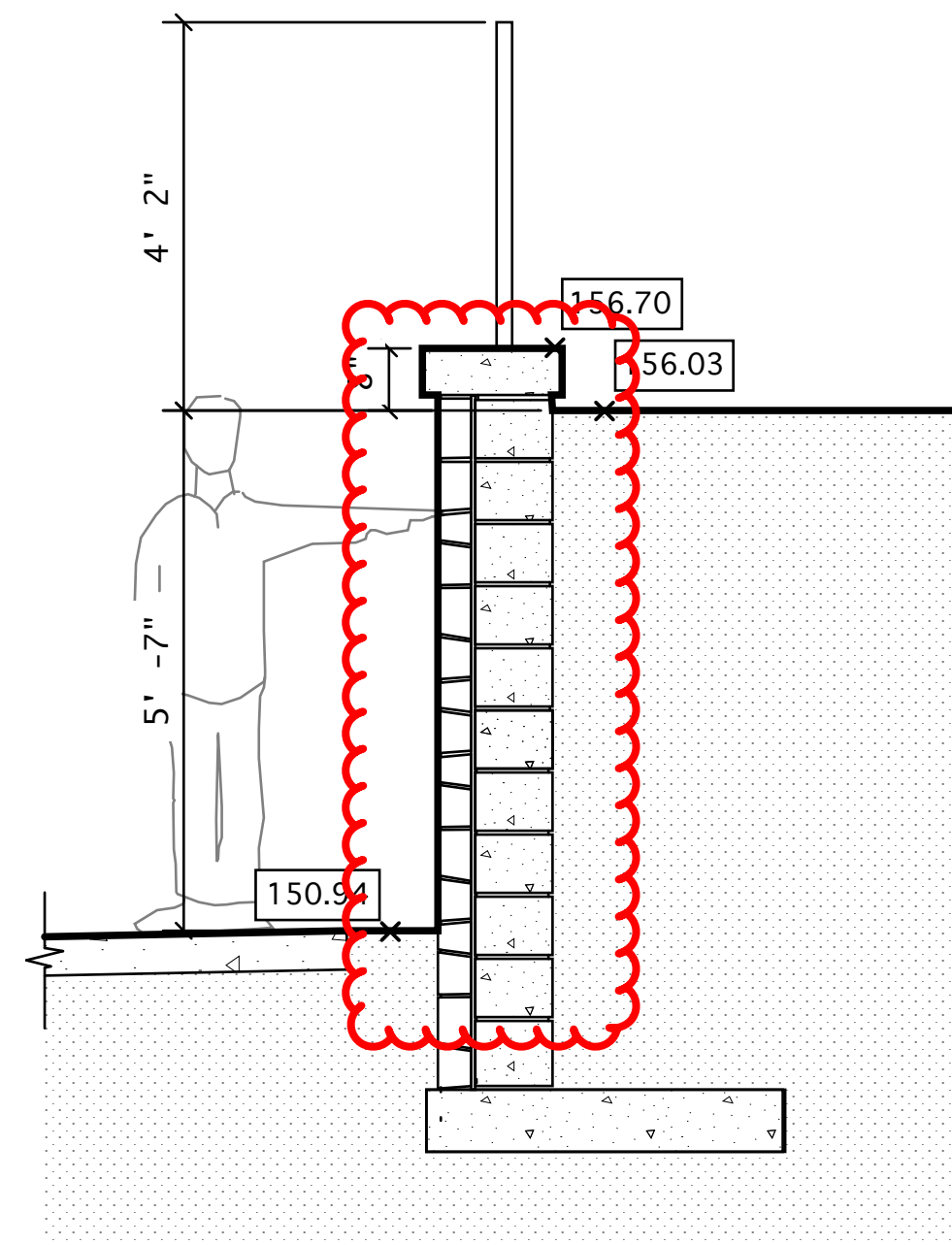
office@vaughanplanning.com

DESIGNED	JMV
SCALE	NTS
DATE	MAR, 2021

COVER PLAN

DRAWING NO.	REV
L1	

THIS REVISION SUPERCEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBER

BOV Referral 

DATE	ISSUED
Oct 2021	Issued for BOV

REV.	DATE	DESCRIPTION
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**LEGACY HEIGHTS
PHASE 3**

FOREST LAWN CEMETERY
3789 Royal Oak Avenue, Burnaby BC

Vaughan
Landscape Planning
and Design

1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1

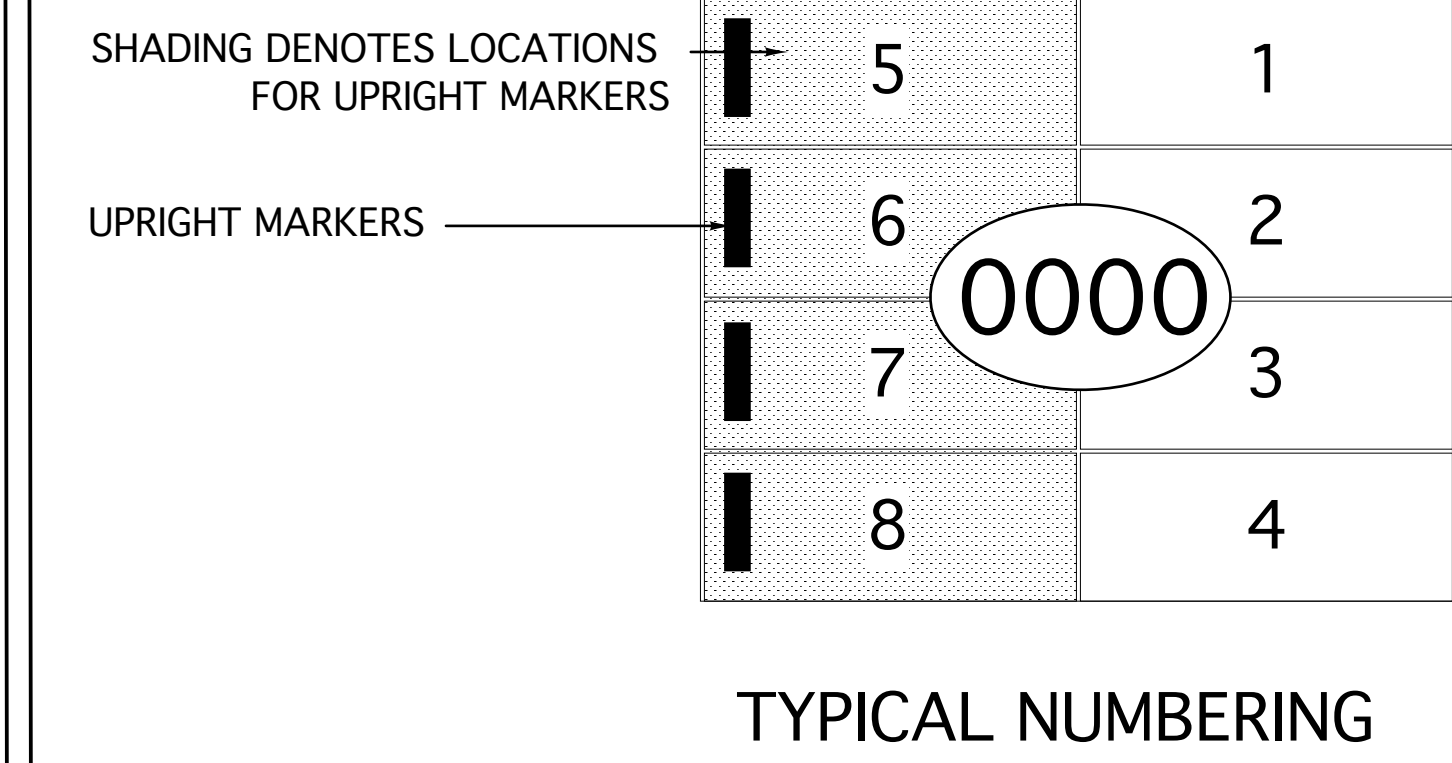
PH:922-1885
FAX:922-5485

office@vaughanplanning.com

DESIGNED	JMV
SCALE	1/2"=1'-0"
DATE	OCT, 2021

TITLE	WALL SECTIONS
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	DRAWING NO. L15	REV
THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER		



DATE	ISSUED
Aug 2021	Issued for PPA

REV.	DATE	DESCRIPTION
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LEGACY HEIGHTS
PHASE 3

FOREST LAWN CEMETERY
3789 Royal Oak Avenue, Burnaby BC



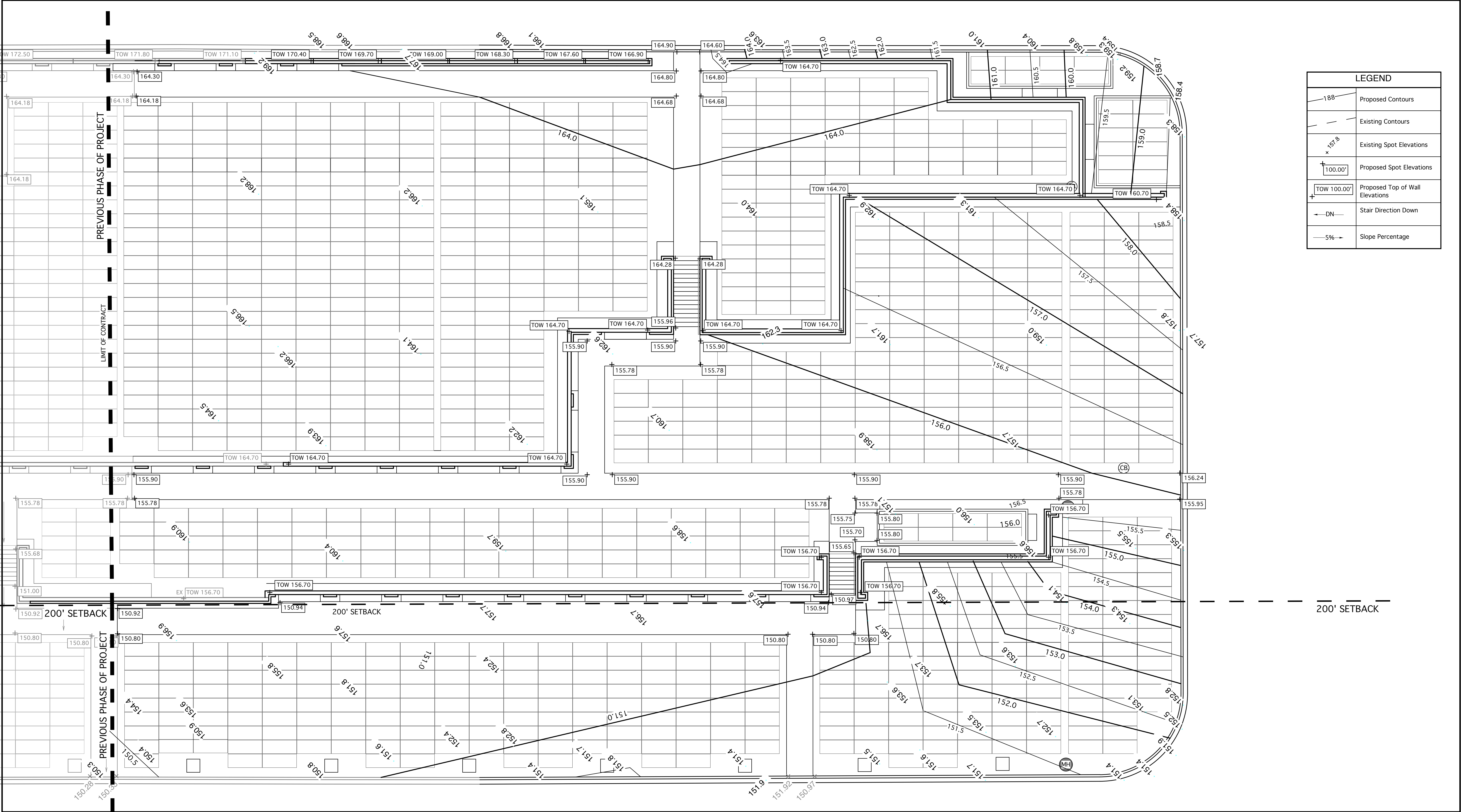
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DATE	MAR, 2021

TITLE

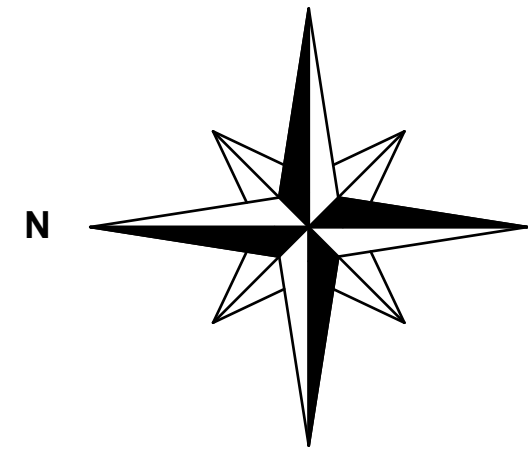
MAPPING PLAN

	DRAWING NO. L2	REV
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THIS REVISION SUPERCEDES DRAWINGS 



LEGEND	
	Proposed Contours
	Existing Contours
	Existing Spot Elevations
	Proposed Spot Elevations
	Proposed Top of Wall Elevations
	Stair Direction Down
	Slope Percentage



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**LEGACY HEIGHTS
PHASE 3**
FOREST LAWN CEMETERY
3789 Royal Oak Avenue, Burnaby BC

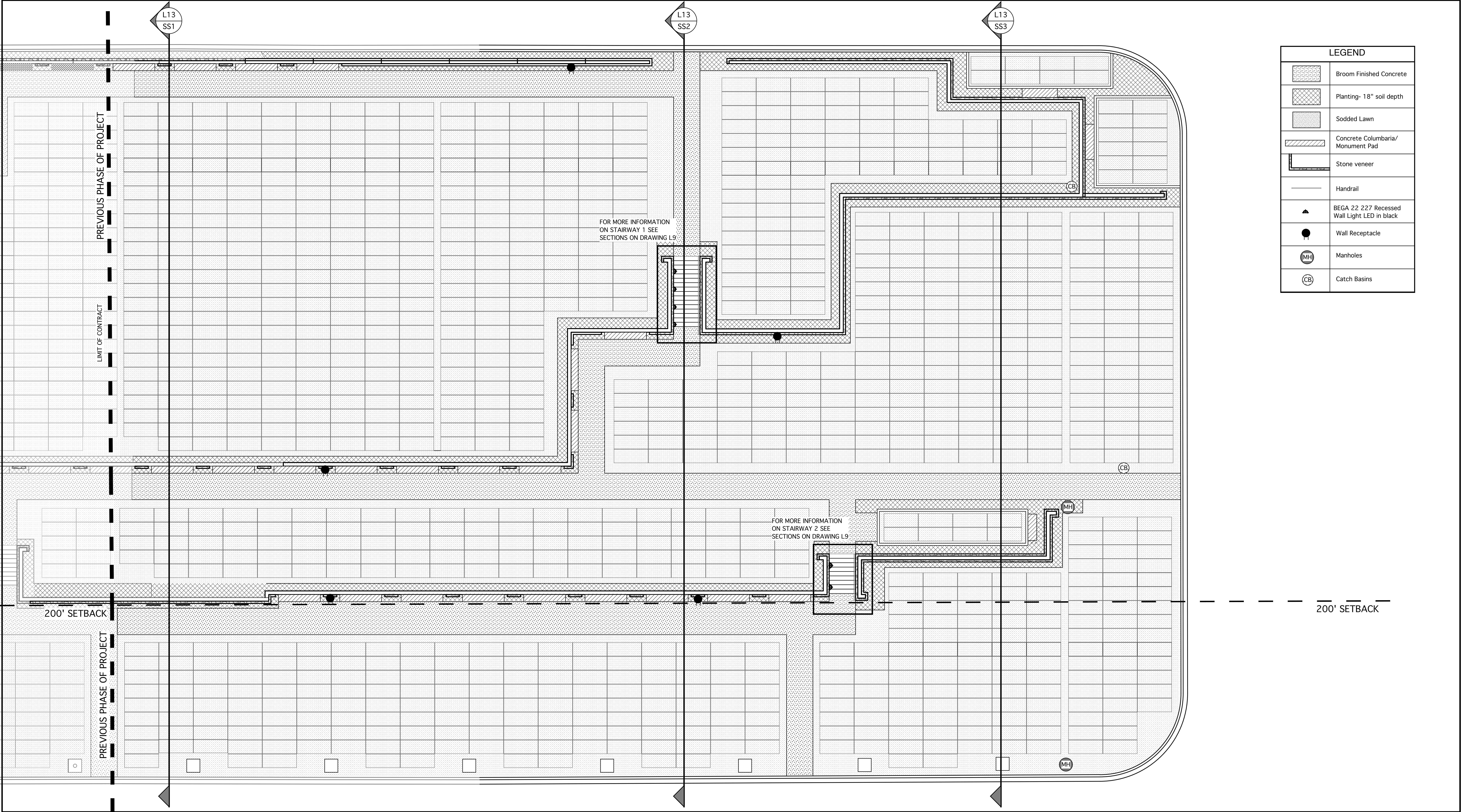
Vaughan
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1406 Clyde Ave.,
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Canada V7T 1G1
PH:922-1885
FAX:922-5485
office@vaughanplanning.com

DESIGNED	JMV
SCALE	1/8"=1'-0"
DATE	MAR, 2021

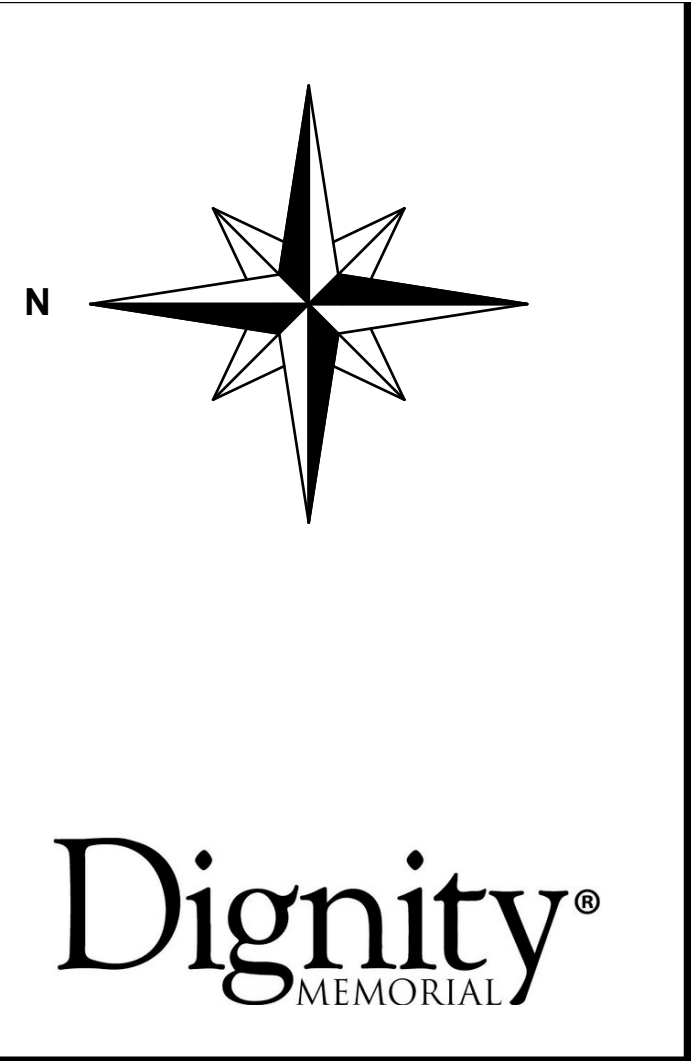
TITLE
GRADING PLAN

DRAWING NO.	REV
L3	

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BEARING PREVIOUS REVISION NUMBER



LEGEND	
	Broom Finished Concrete
	Planting- 18" soil depth
	Sodded Lawn
	Concrete Columbaria/ Monument Pad
	Stone veneer
	Handrail
	BEGA 22 227 Recessed Wall Light LED in black
	Wall Receptacle
	Manholes
	Catch Basins



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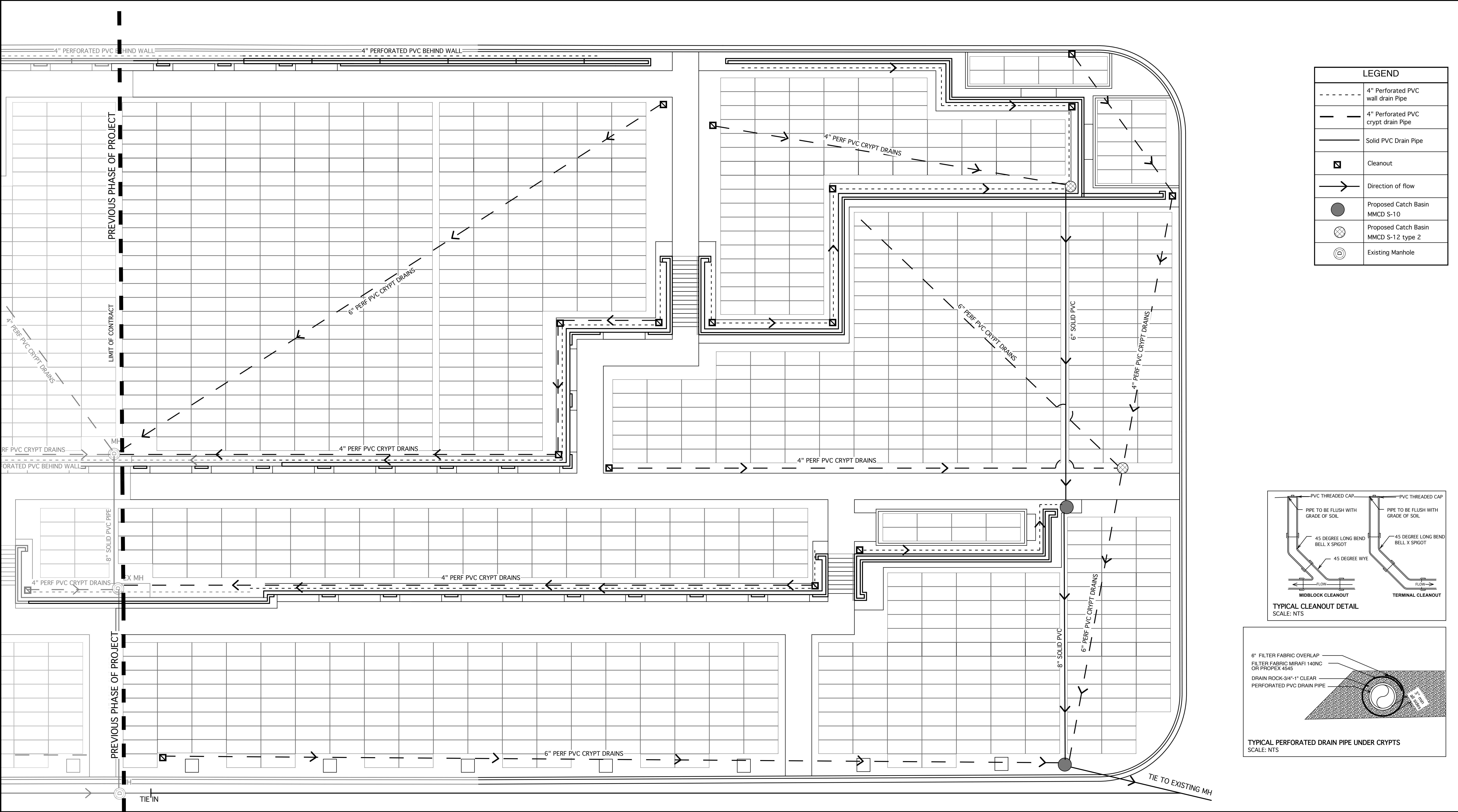
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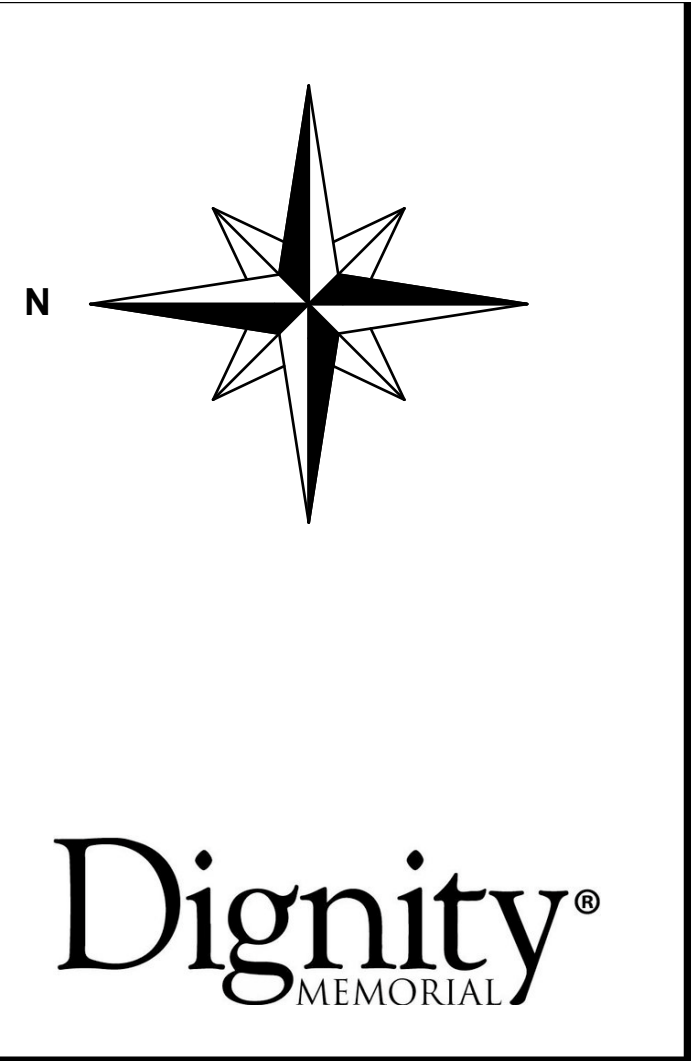
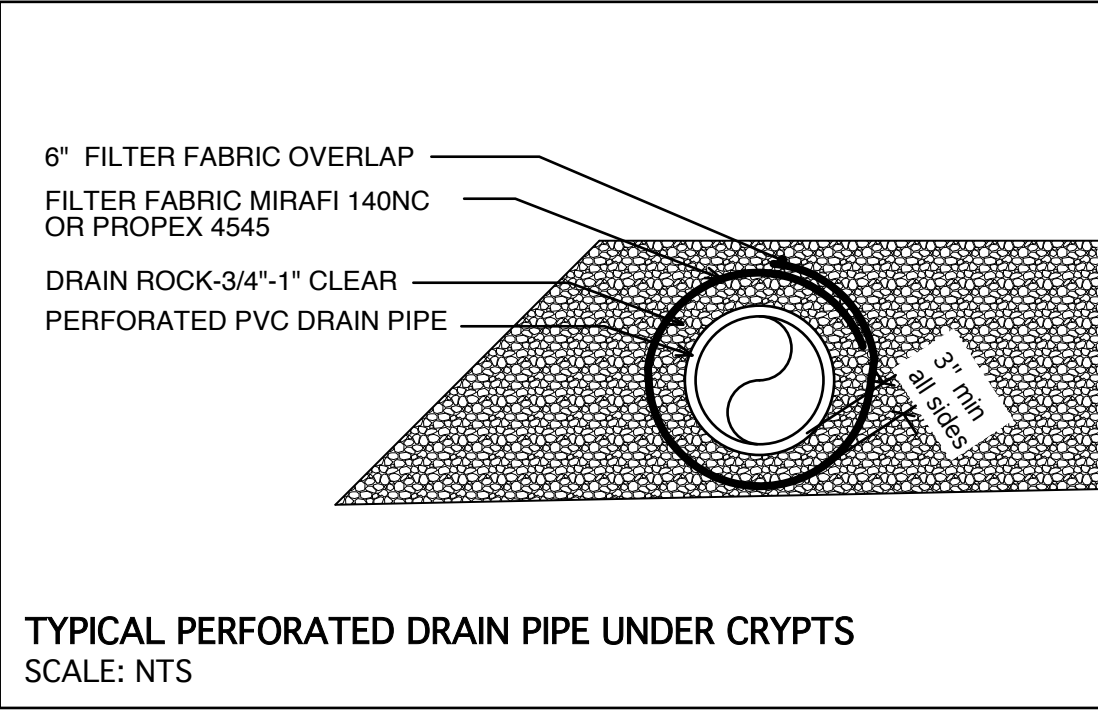
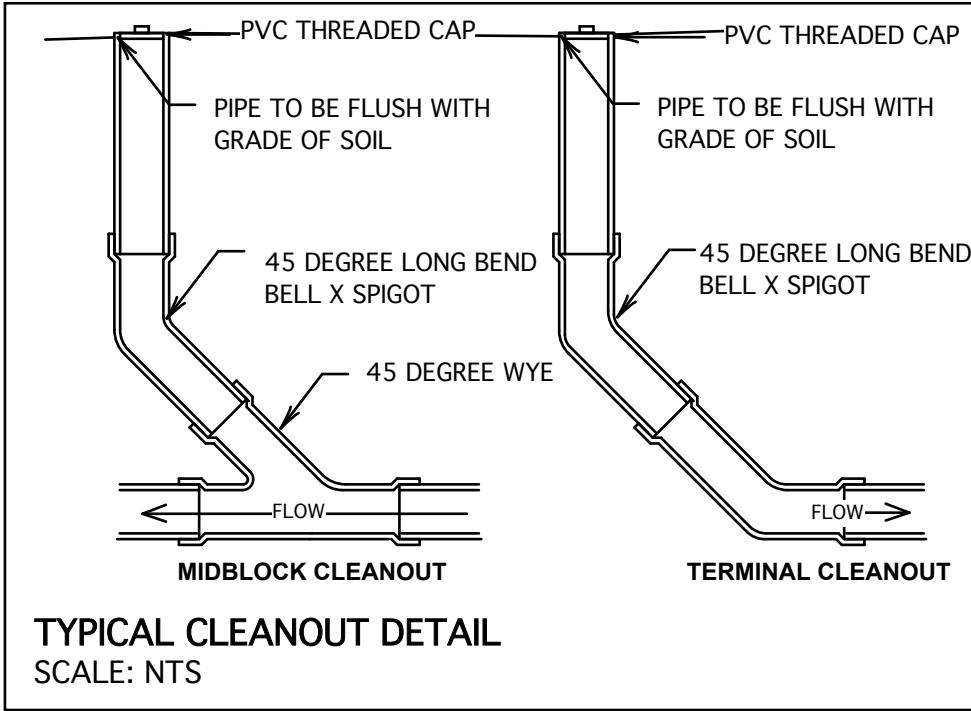
DESIGNED	JMV
SCALE	1/8"=1'-0"
DATE	MAR, 2021

TITLE
MATERIALS PLAN

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LEGEND	
	4" Perforated PVC wall drain Pipe
	4" Perforated PVC crypt drain Pipe
	Solid PVC Drain Pipe
	Cleanout
	Direction of flow
	Proposed Catch Basin MMCD S-10
	Proposed Catch Basin MMCD S-12 type 2
	Existing Manhole



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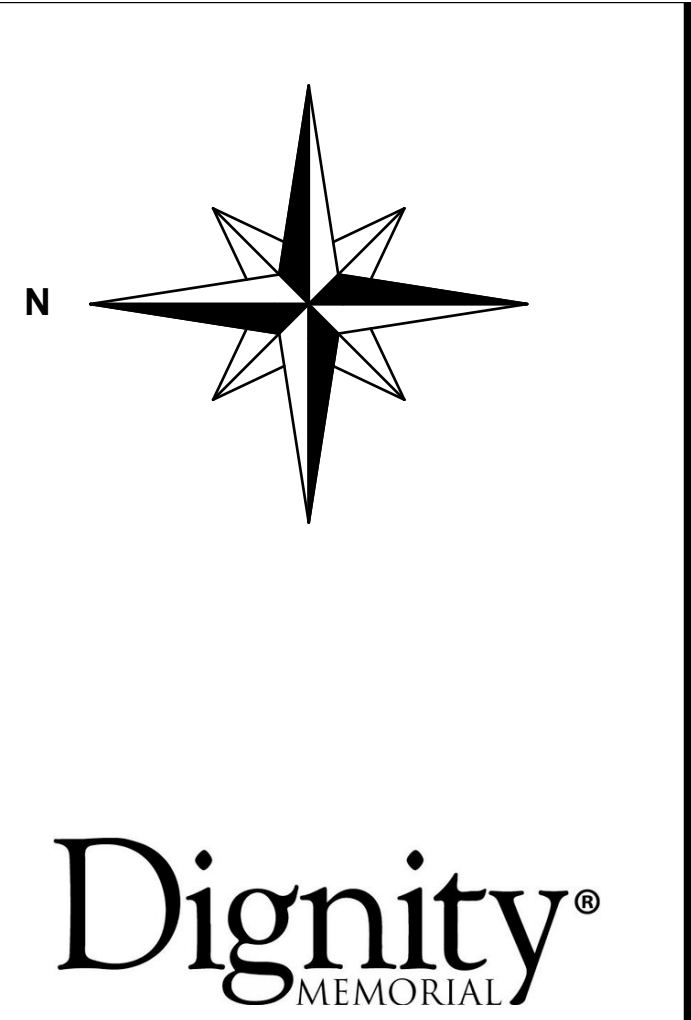
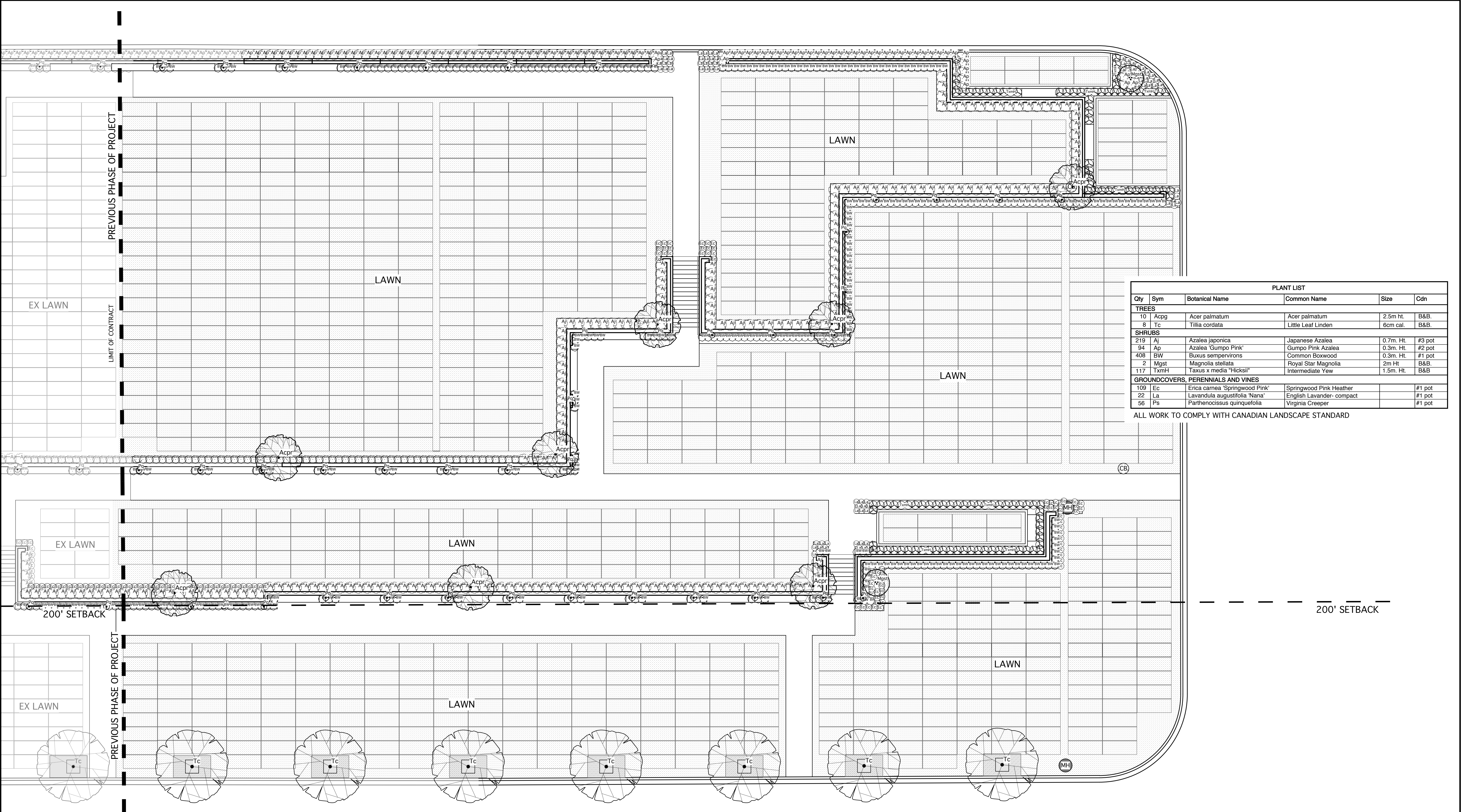
**LEGACY HEIGHTS
PHASE 3**

FOREST LAWN CEMETERY
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Vaughan
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PH:922-1885
FAX:922-5485
office@vaughanplanning.com

DESIGNED	JMV
SCALE	1/8"=1'-0"
DATE	MAR, 2021
TITLE	
DRAINAGE PLAN	
THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER	
DRAWING NO.	REV
L6	



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REV.	DATE	DESCRIPTION
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**LEGACY HEIGHTS
PHASE 3**

FOREST LAWN CEMETERY
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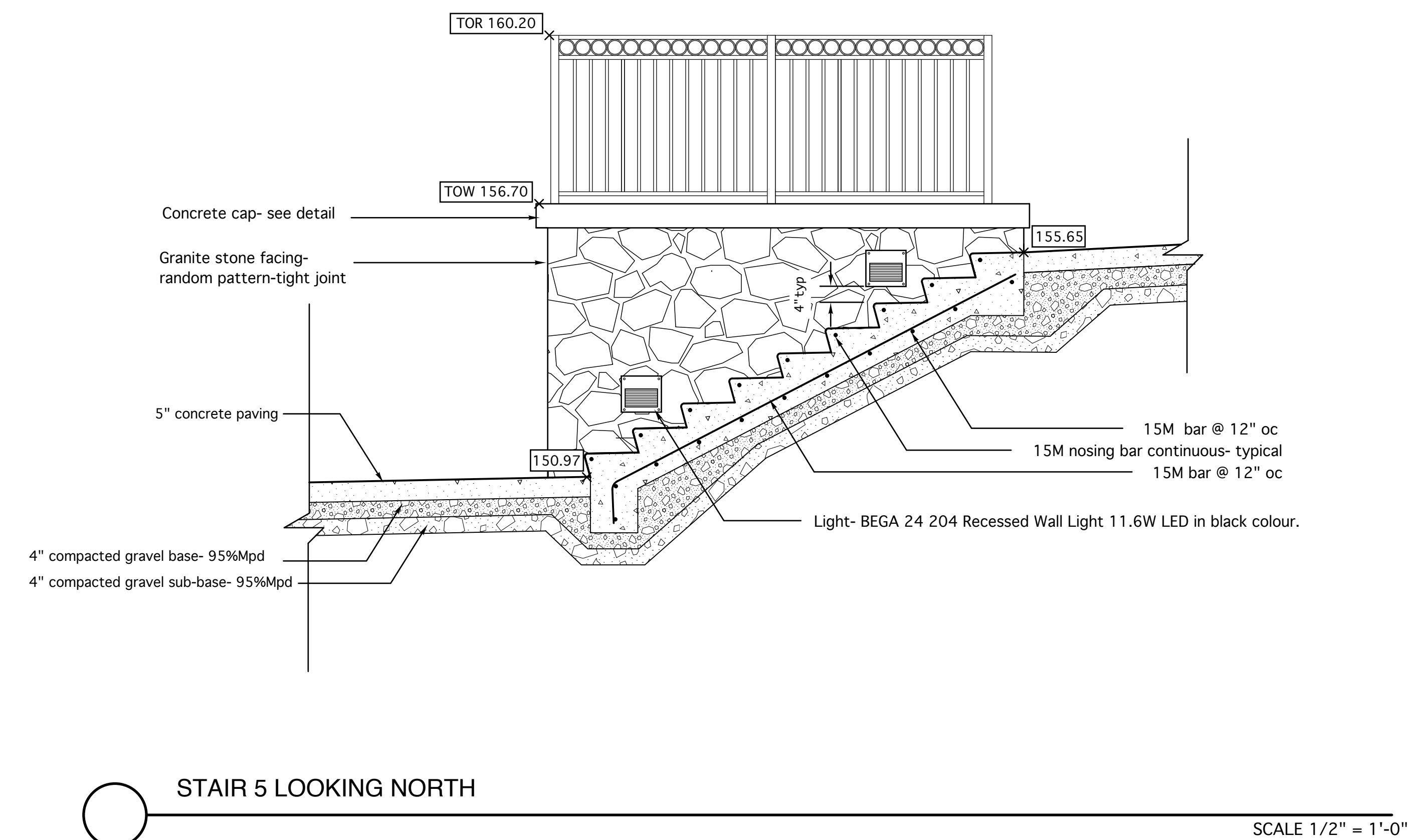
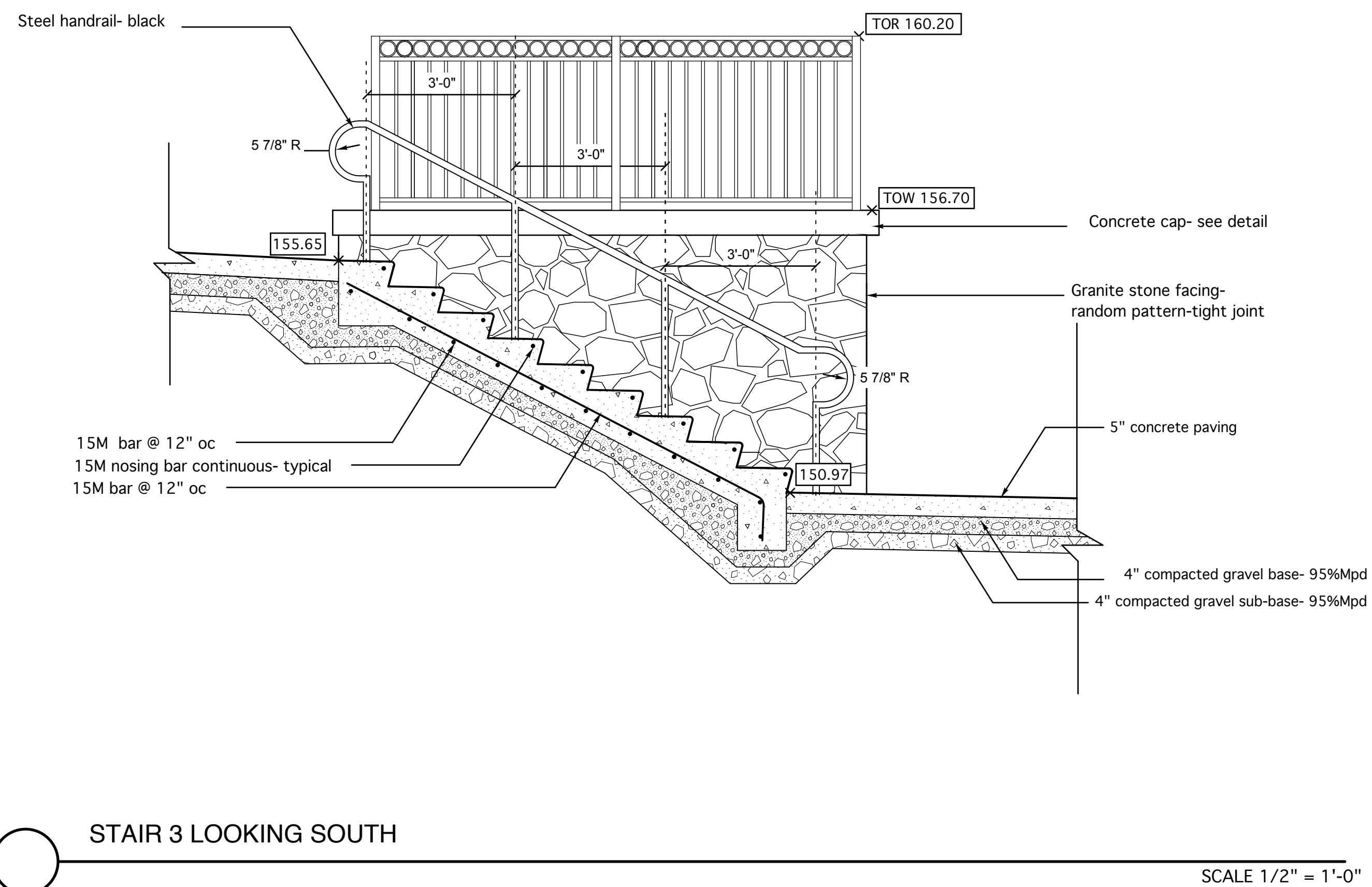
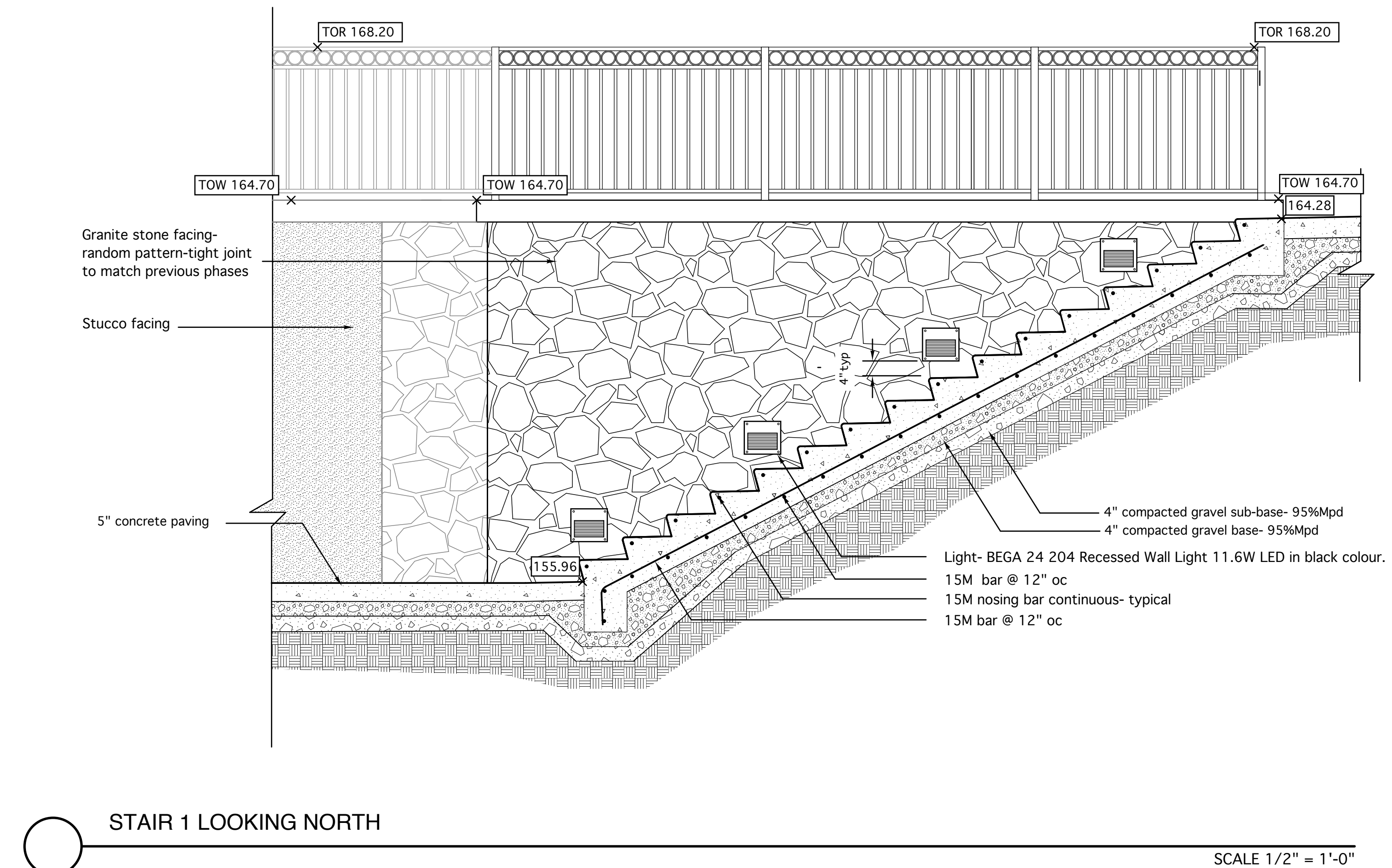
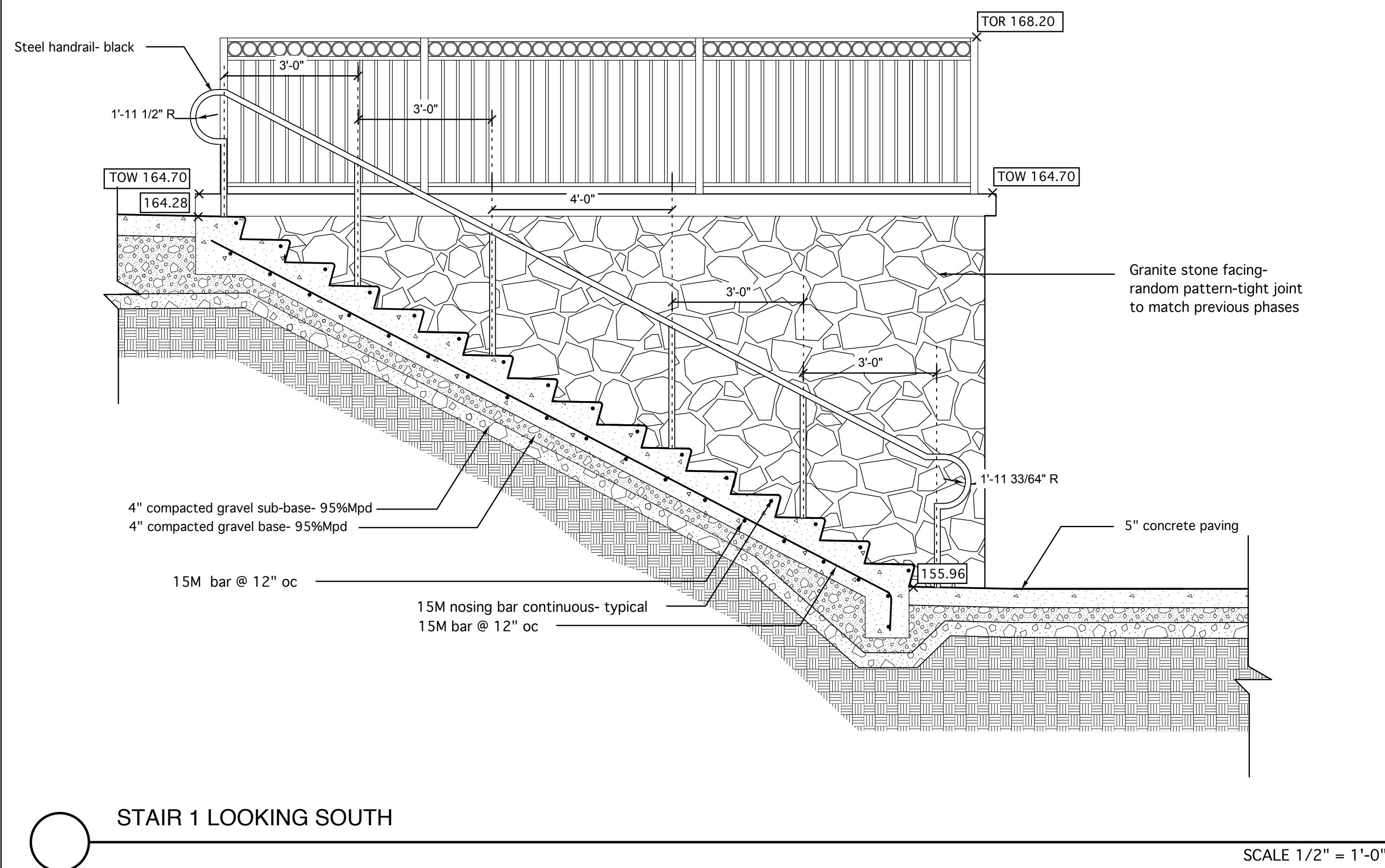
1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH:922-1885
FAX:922-5485
office@vaughanplanning.com

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SCALE	1/8"=1'-0"
DATE	MAR, 2021

TITLE
PLANTING PLAN

DRAWING NO.	REV
L7	

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**LEGACY HEIGHTS
PHASE 3**

FOREST LAWN CEMETERY
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Vaughan
Landscape Planning
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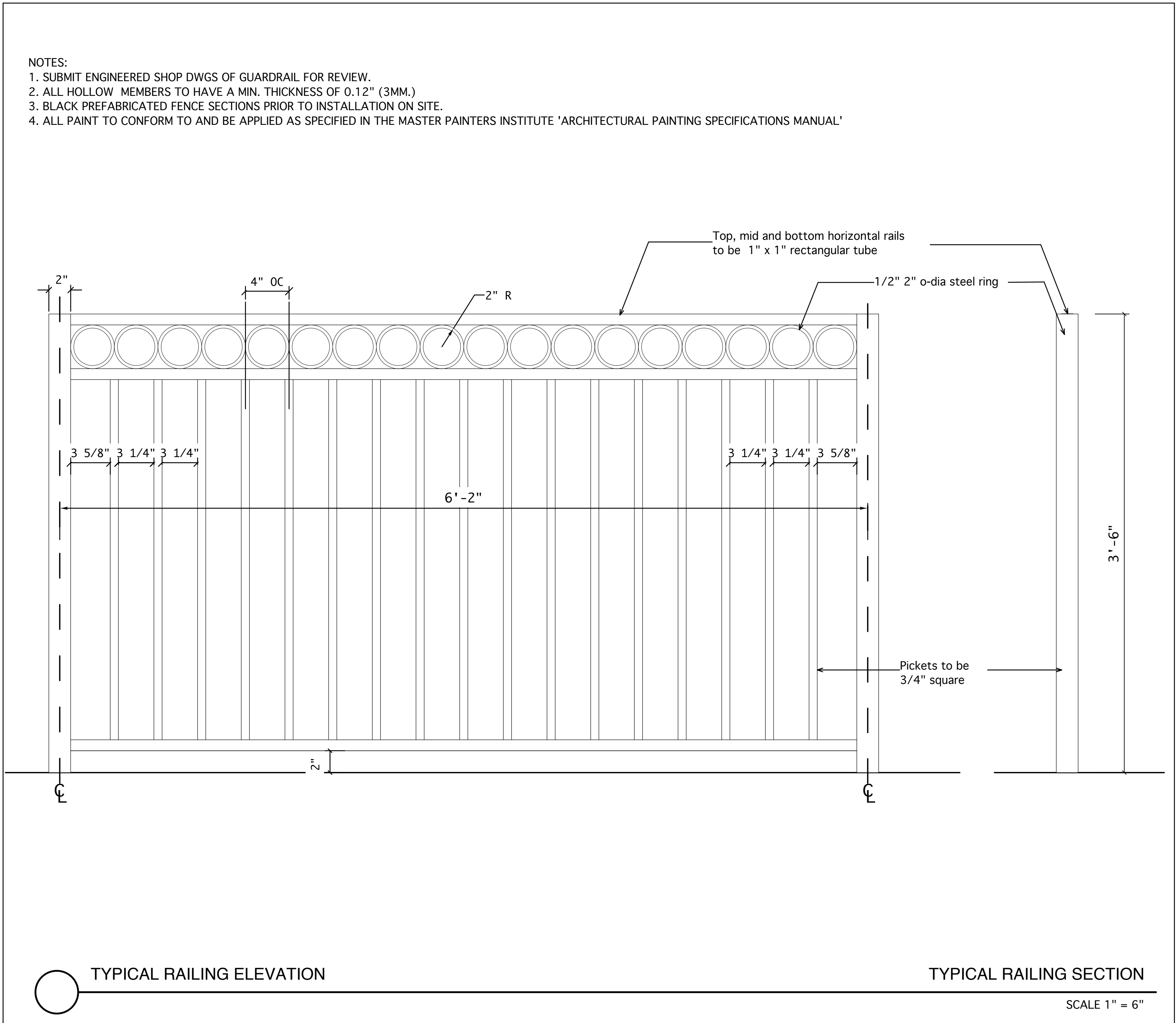
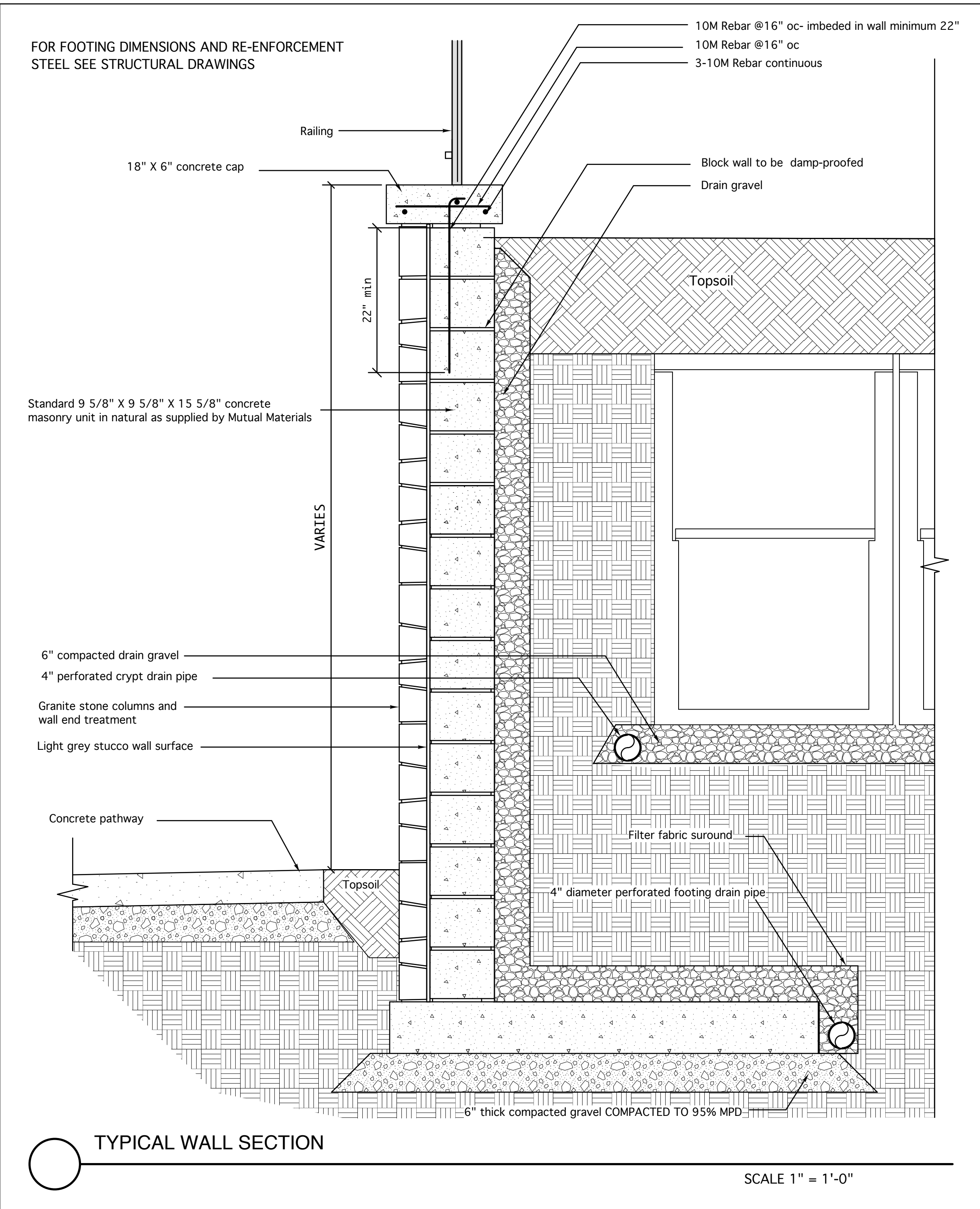
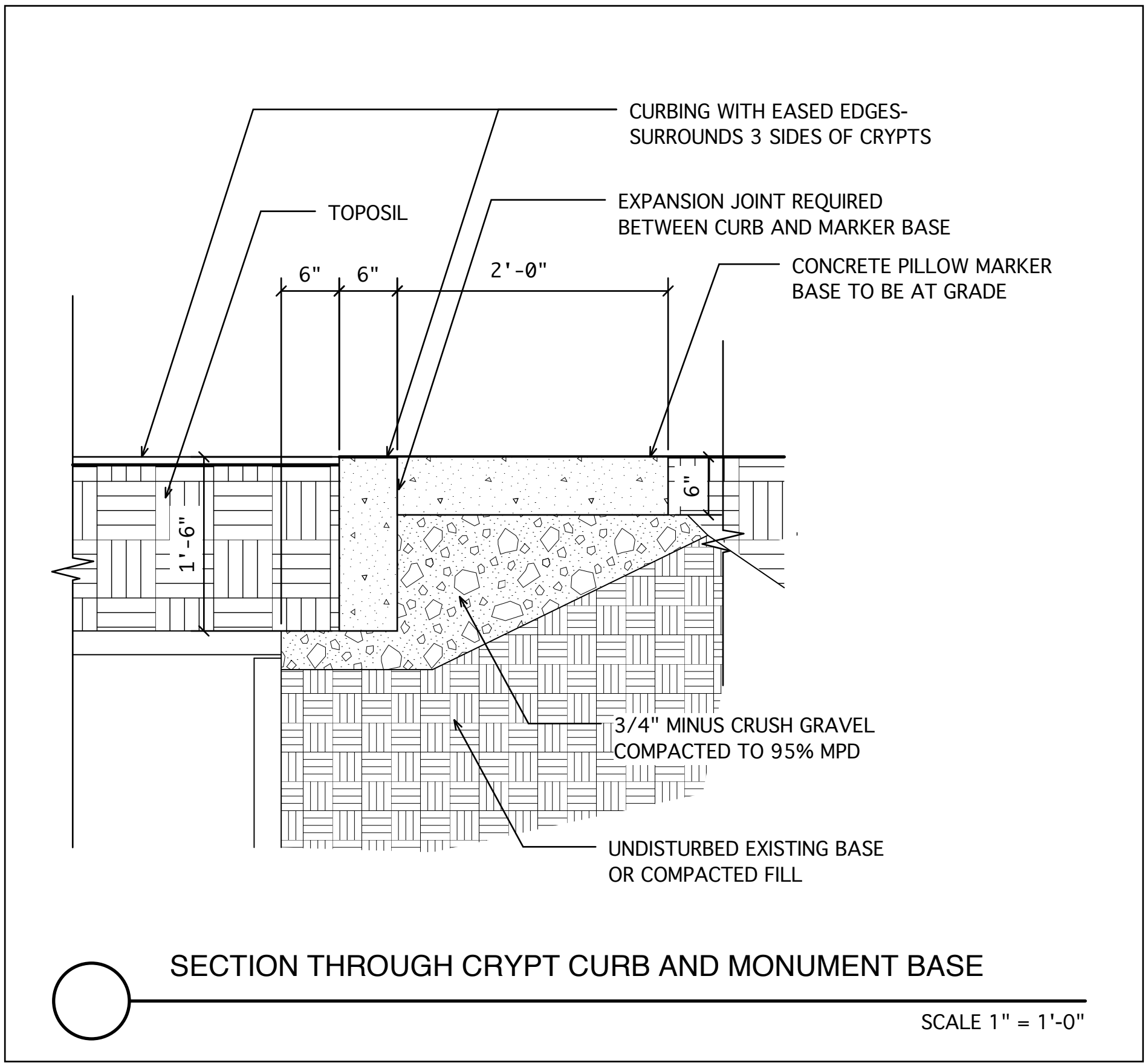
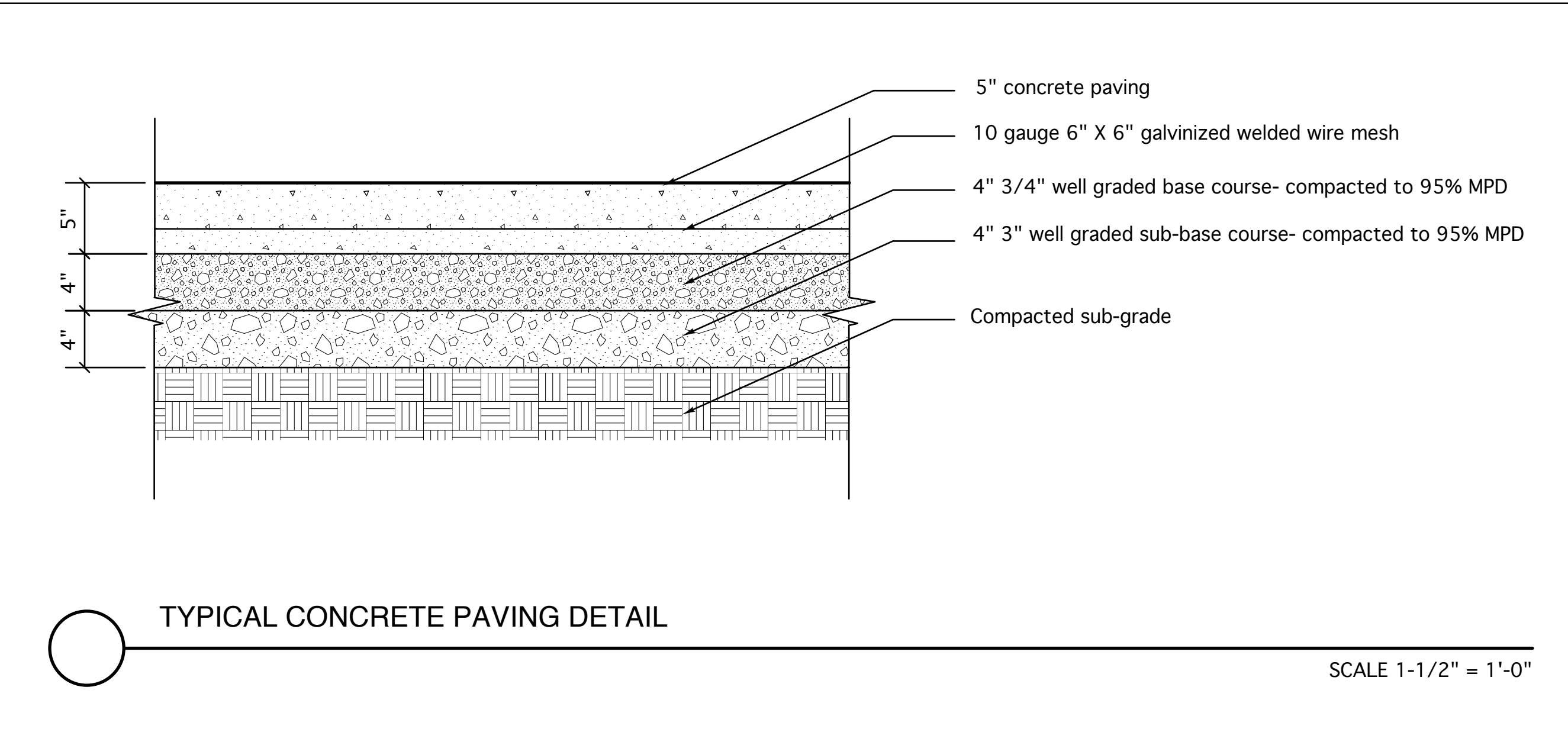
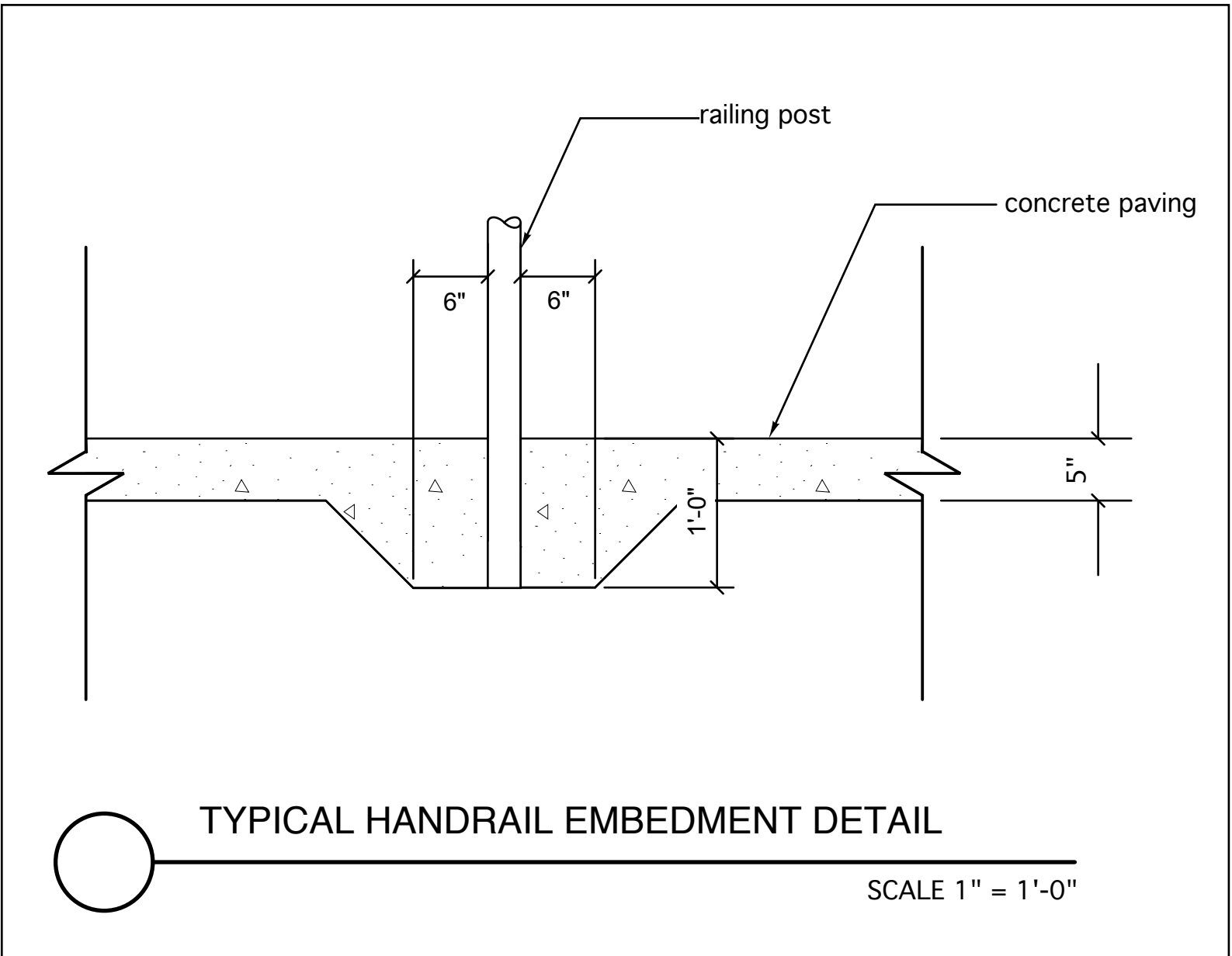
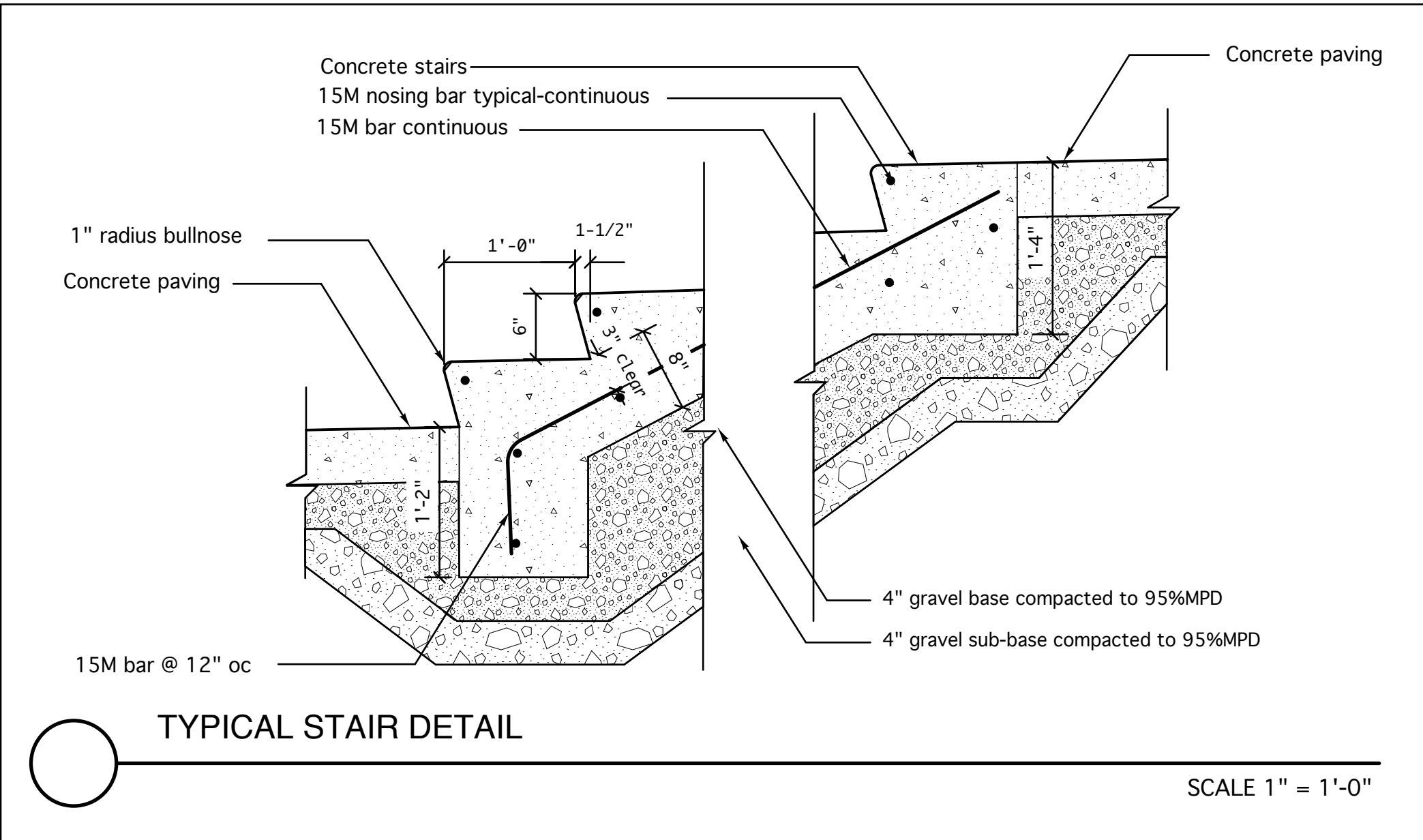
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SCALE	AS SHOWN
DATE	MAR, 2021

TITLE

STAIR SECTIONS

	DRAWING NO.	REV
	L8	

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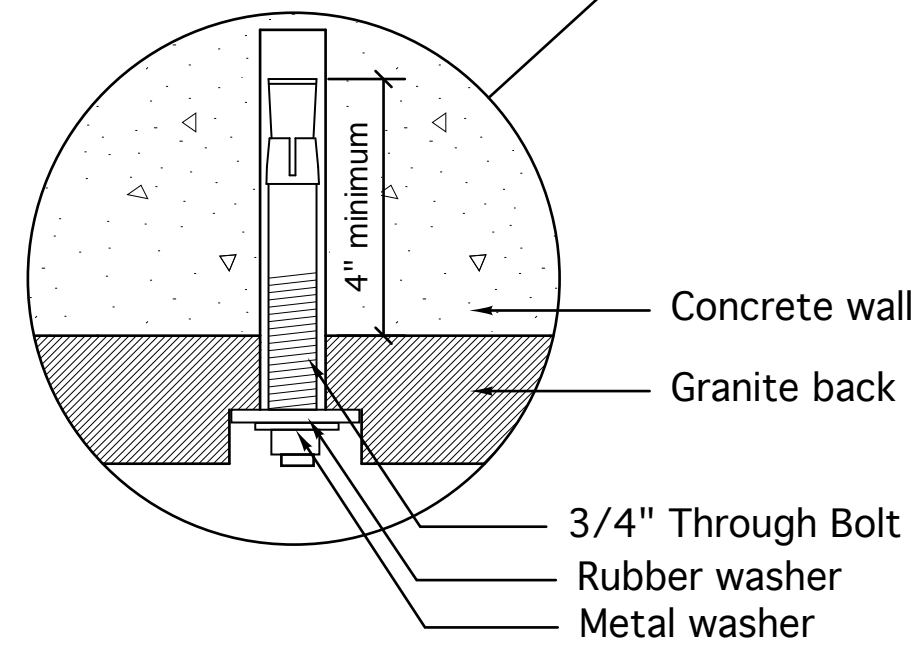
**LEGACY HEIGHTS
PHASE 3**
FOREST LAWN CEMETERY
3789 Royal Oak Avenue, Burnaby BC

Vaughan
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1406 Clyde Ave.,
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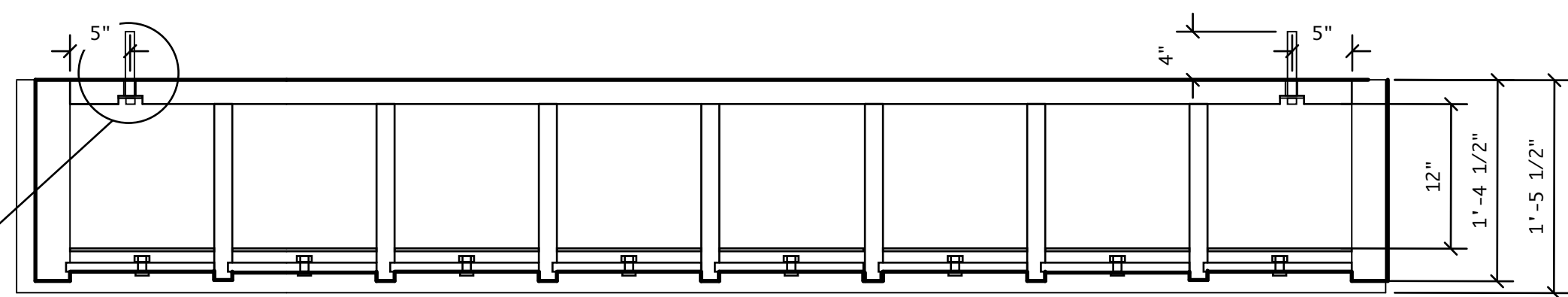
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SCALE	AS SHOWN
DATE	MAR, 2021

DETAILS	
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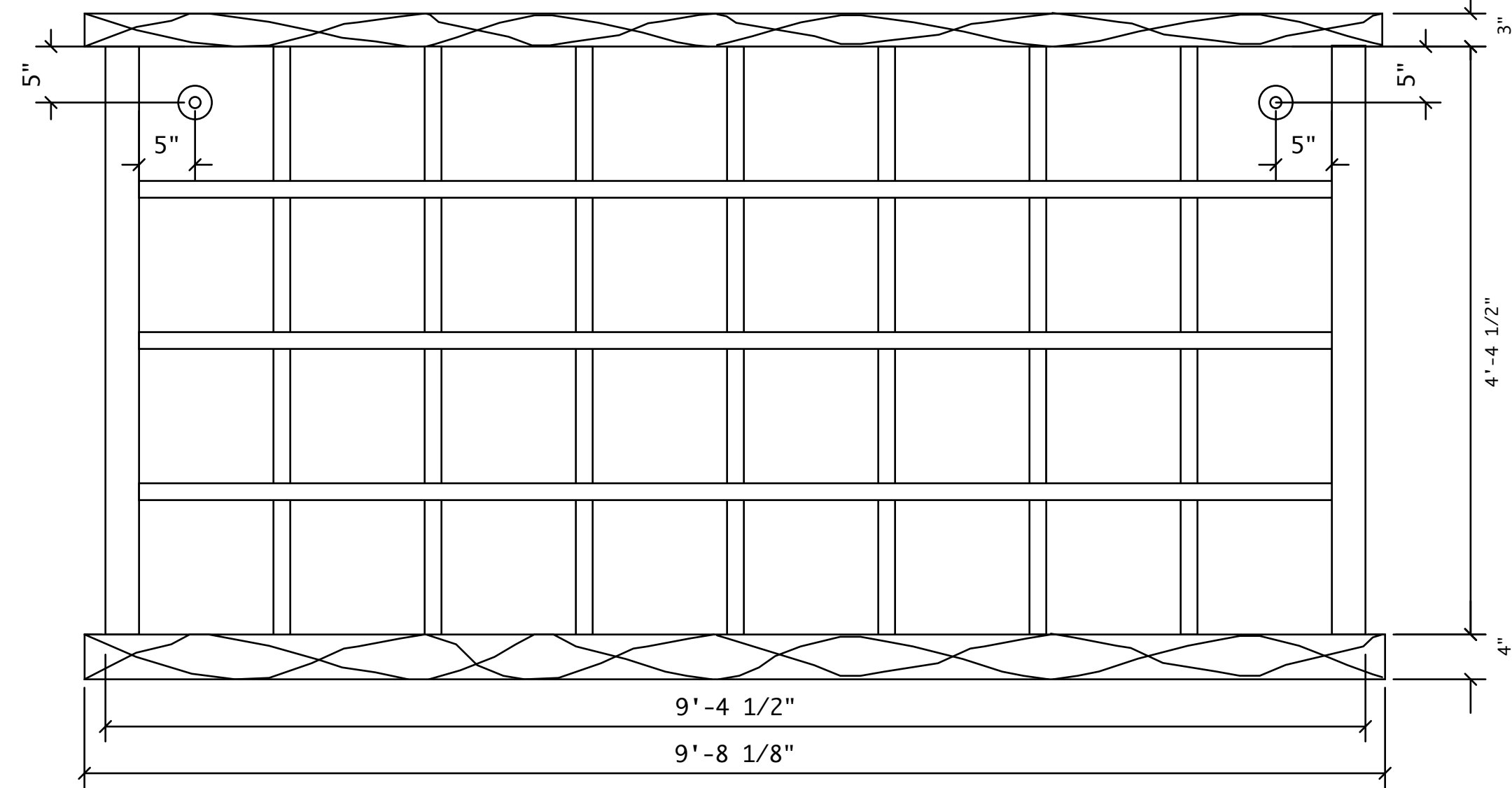
Note:
Exterior granite shutters to be polished black.
Interior granite shutters to be honed grey.
Base and top to be grey granite with rock pitch sides and polished top.
Side pieces to be grey granite polished all sides.
Back granite to be 2" solid grey granite honed finish



Enlarged Detail
SCALE 1" = 3"



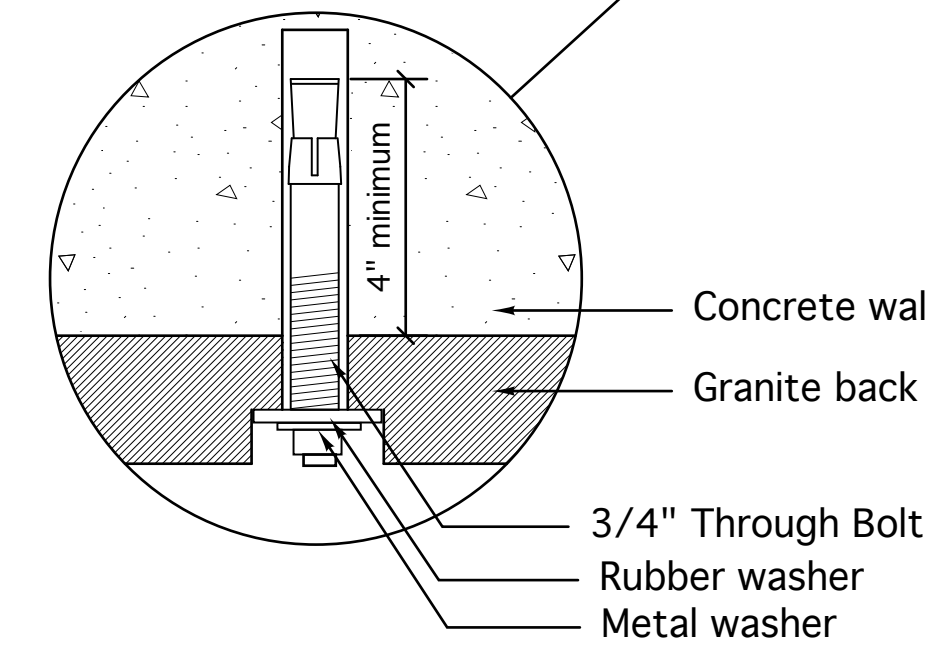
TYPICAL LEGACY COLUMBARIUM PLAN/SECTION



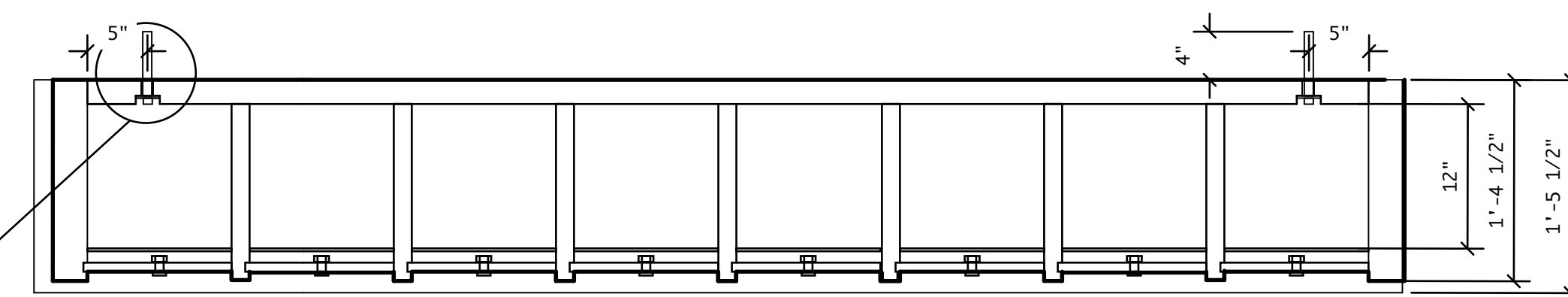
TYPICAL LEGACY COLUMBARIUM ELEVATION- SMALL UNITS

SCALE 1" = 1'-0"

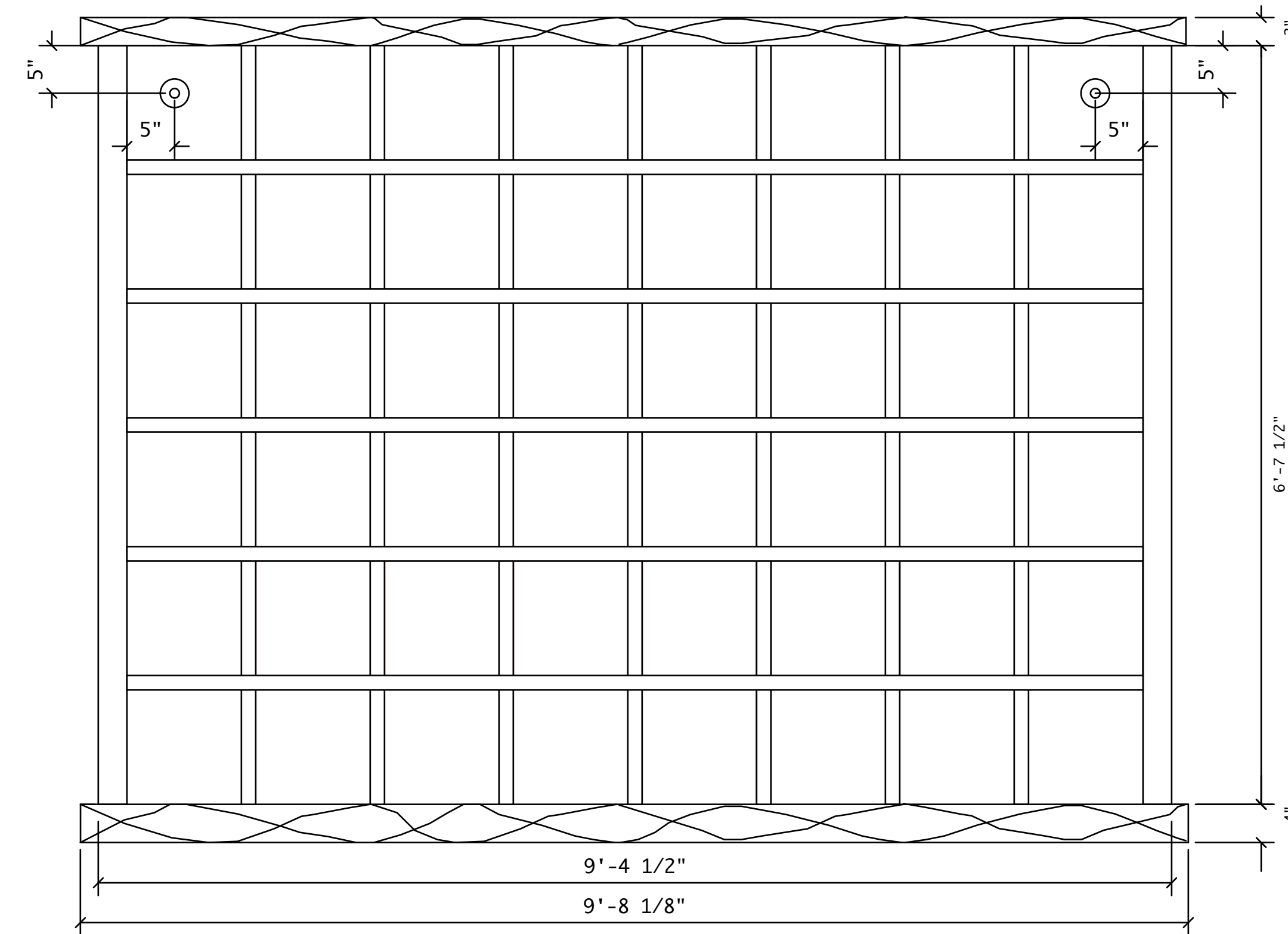
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Back granite to be 2" solid grey granite honed finish



Enlarged Detail
SCALE 1" = 3"

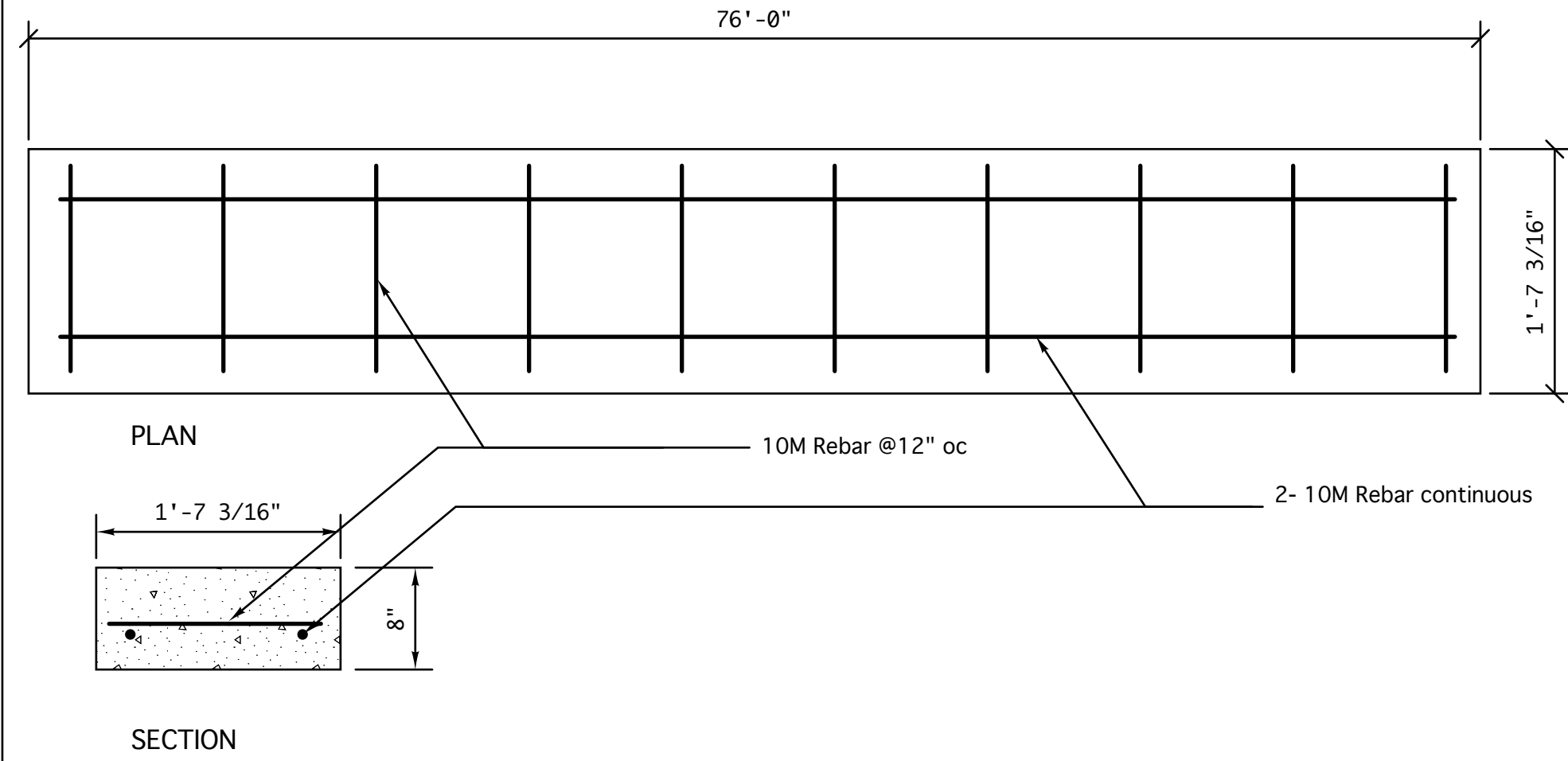


TYPICAL LEGACY COLUMBARIUM PLAN/SECTION



TYPICAL LEGACY COLUMBARIUM ELEVATION- LARGE UNITS

SCALE 1" = 1'-0"



TYPICAL CONCRETE COLUMBARIUM PAD

SCALE 1" = 1'-0"

401	402	403	404	405	406	407	408
301	302	303	304	305	306	307	308
201	202	203	204	205	206	207	208
101	102	103	104	105	106	107	108

TYPICAL MAPPING NUMBERS ON SMALLER UNITS

SCALE 1/2" = 1'-0"

601	602	603	604	605	606	607	608
501	502	503	504	505	506	507	508
401	402	403	404	405	406	407	408
301	302	303	304	305	306	307	308
201	202	203	204	205	206	207	208
101	102	103	104	105	106	107	108

TYPICAL MAPPING NUMBERS ON LARGER UNITS

SCALE 1/2" = 1'-0"

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PHASE 3**
FOREST LAWN CEMETERY
3789 Royal Oak Avenue, Burnaby BC

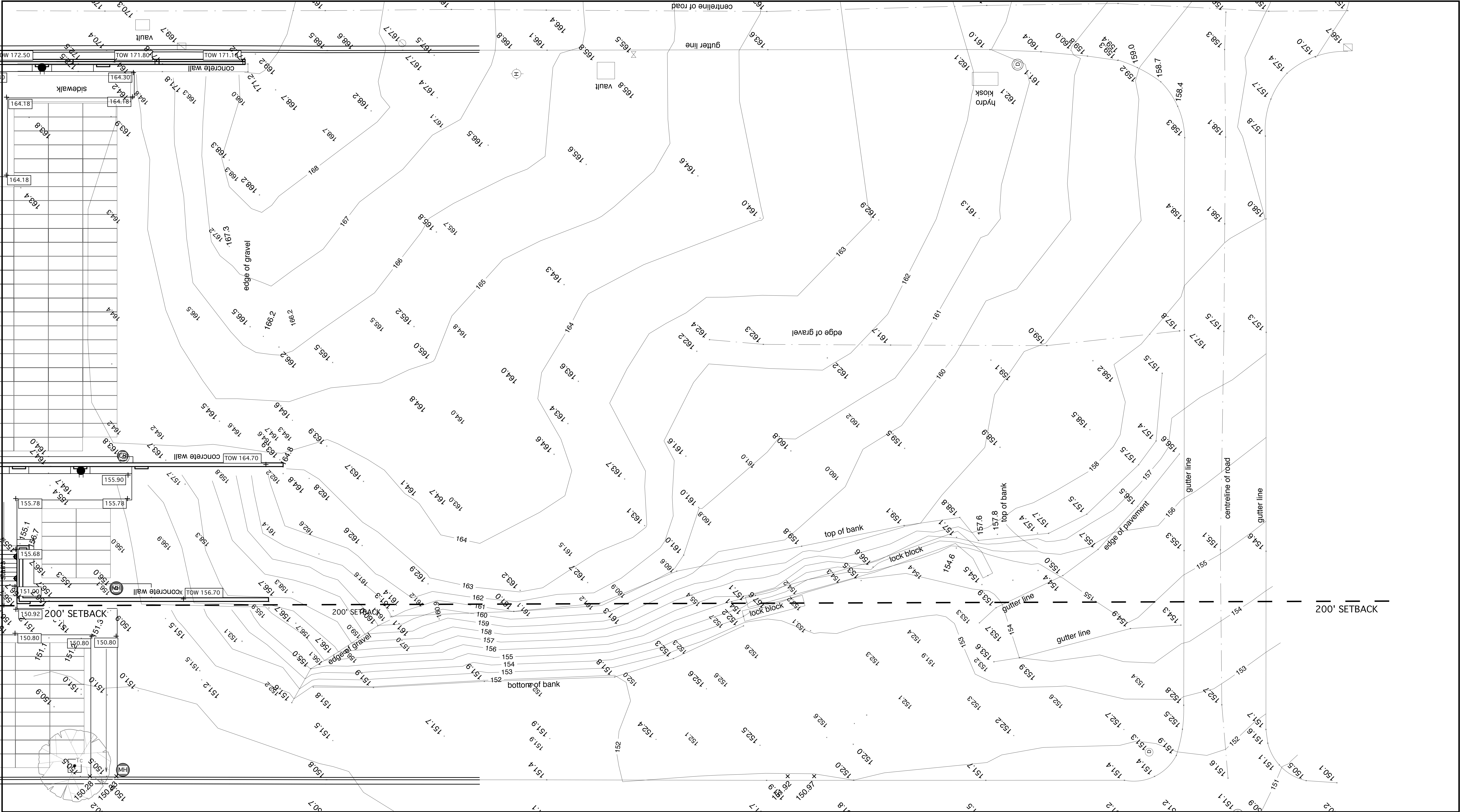
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DESIGNED	JMV
SCALE	AS SHOWN
DATE	MAR, 2021

TITLE
**COLUMBARIA
DETAILS**

DRAWING NO.	REV
L10	

THIS REVISION SUPERCEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBER



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LEGACY HEIGHTS
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and Design

1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH:922-1885
FAX:922-5485

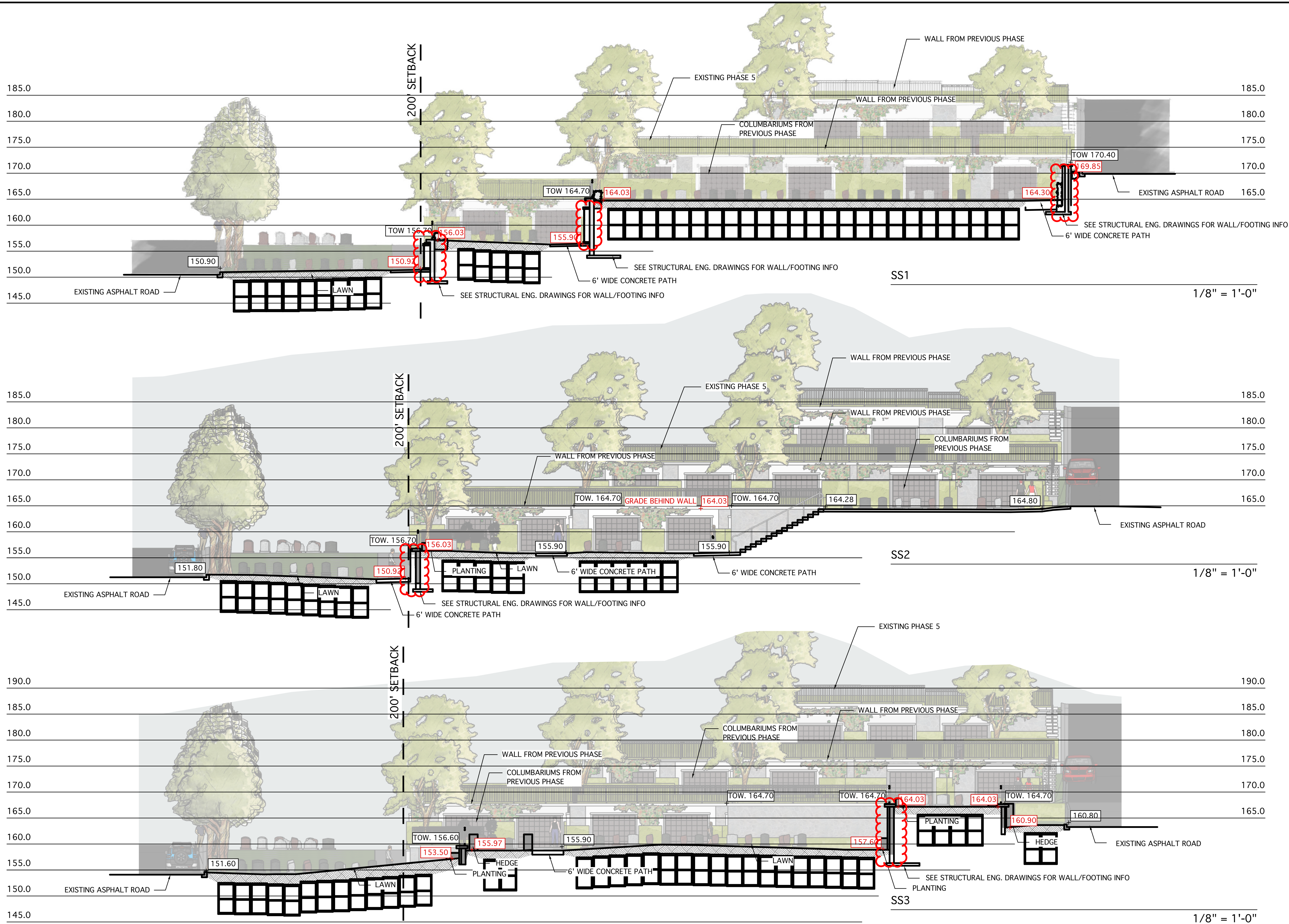
office@vaughanplanning.com

DESIGNED	JMV
SCALE	1/8"=1'-0"
DATE	MAR, 2021

TITLE
EX CONDITIONS
PLAN

DRAWING NO. REV
L11

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BOV Referral

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DATE	ISSUED
Oct 2021	Issued for BOV

REV.	DATE	DESCRIPTION
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**LEGACY HEIGHTS
PHASE 3**
FOREST LAWN CEMETERY
3789 Royal Oak Avenue, Burnaby BC

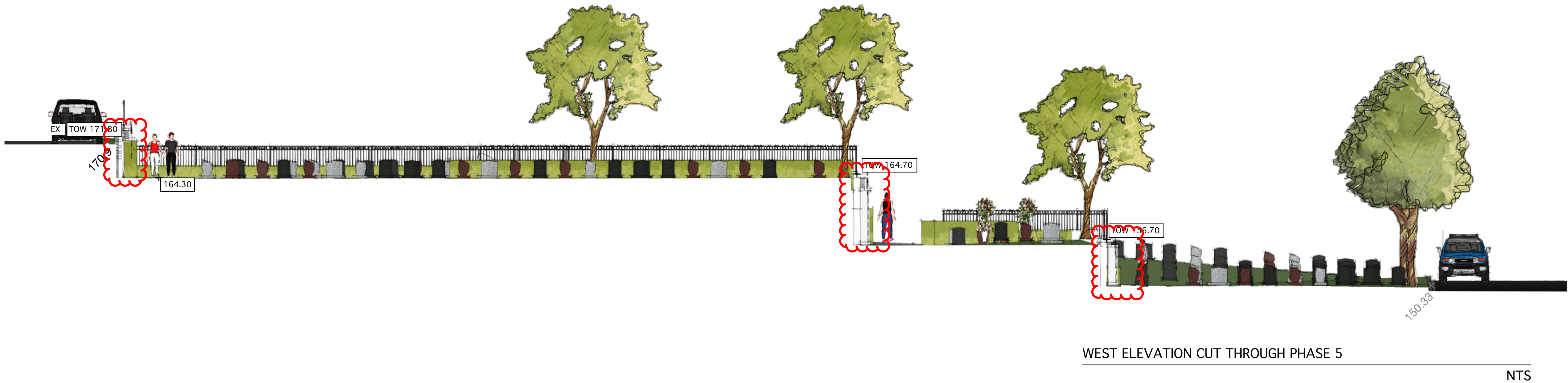
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Landscape Planning
and Design
1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH: 922-1885
FAX: 922-5485
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DESIGNED	JMV
SCALE	AS SHOWN
DATE	OCT, 2021

TITLE
SITE SECTIONS

DRAWING NO.	REV
L12	

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TITLE
ELEVATIONS

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L13	
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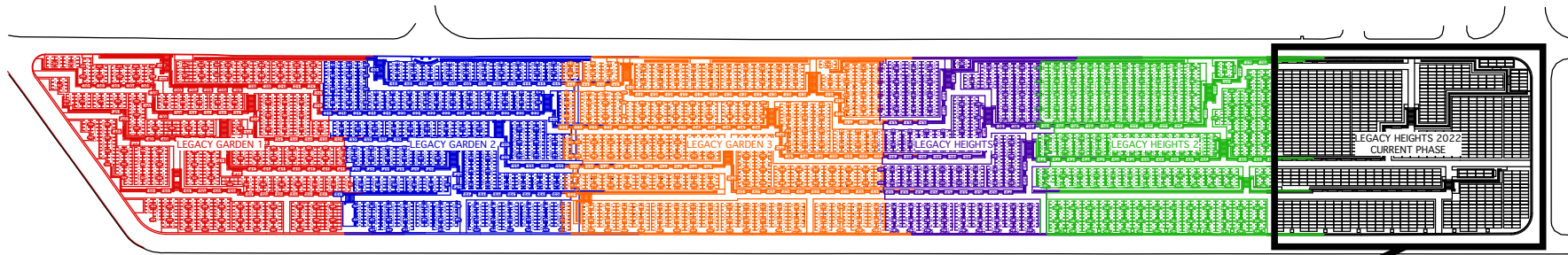
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FAX: 922-5485
office@vaughanplanning.com

DESIGNED	JMV
SCALE	AS SHOWN
DATE	MAR, 2021

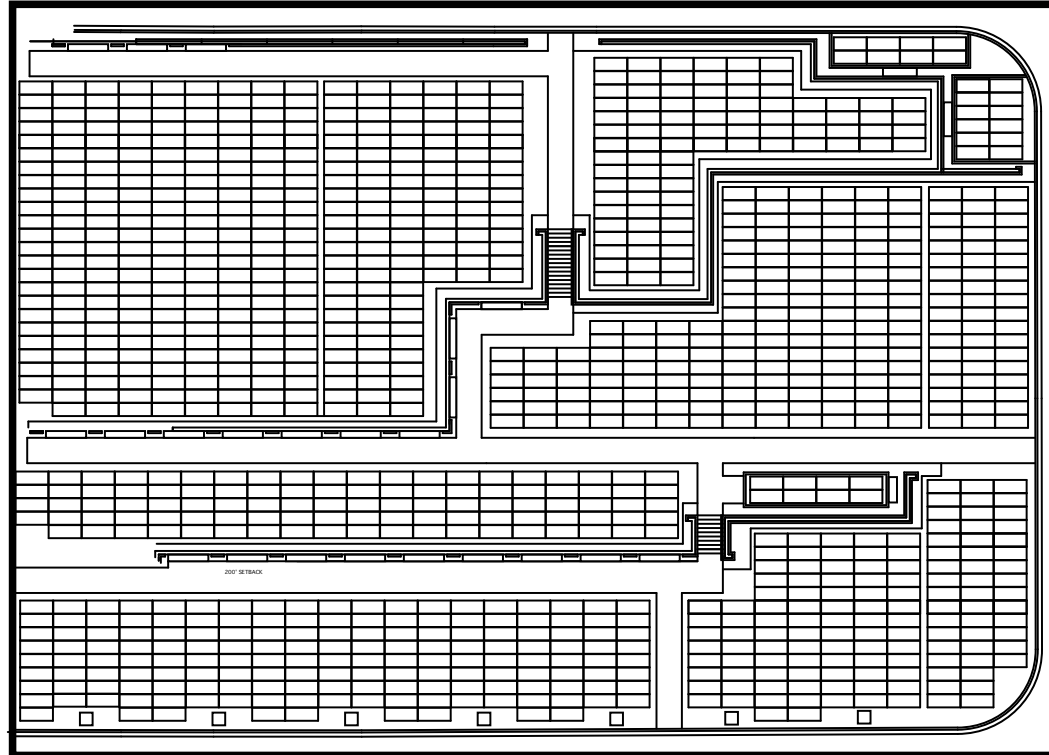
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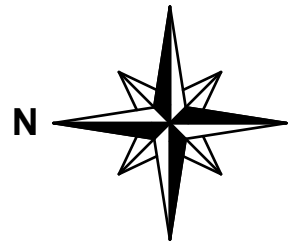
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LEGACY AT FOREST LAWN PHASING



LEGACY 2022/ CURRENT PROPOSED PHASE



LEGACY HEIGHTS 2022

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3789 Royal Oak Avenue,
Burnaby BC

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105 1425 Marine Dr.
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office@vaughanplanning.com

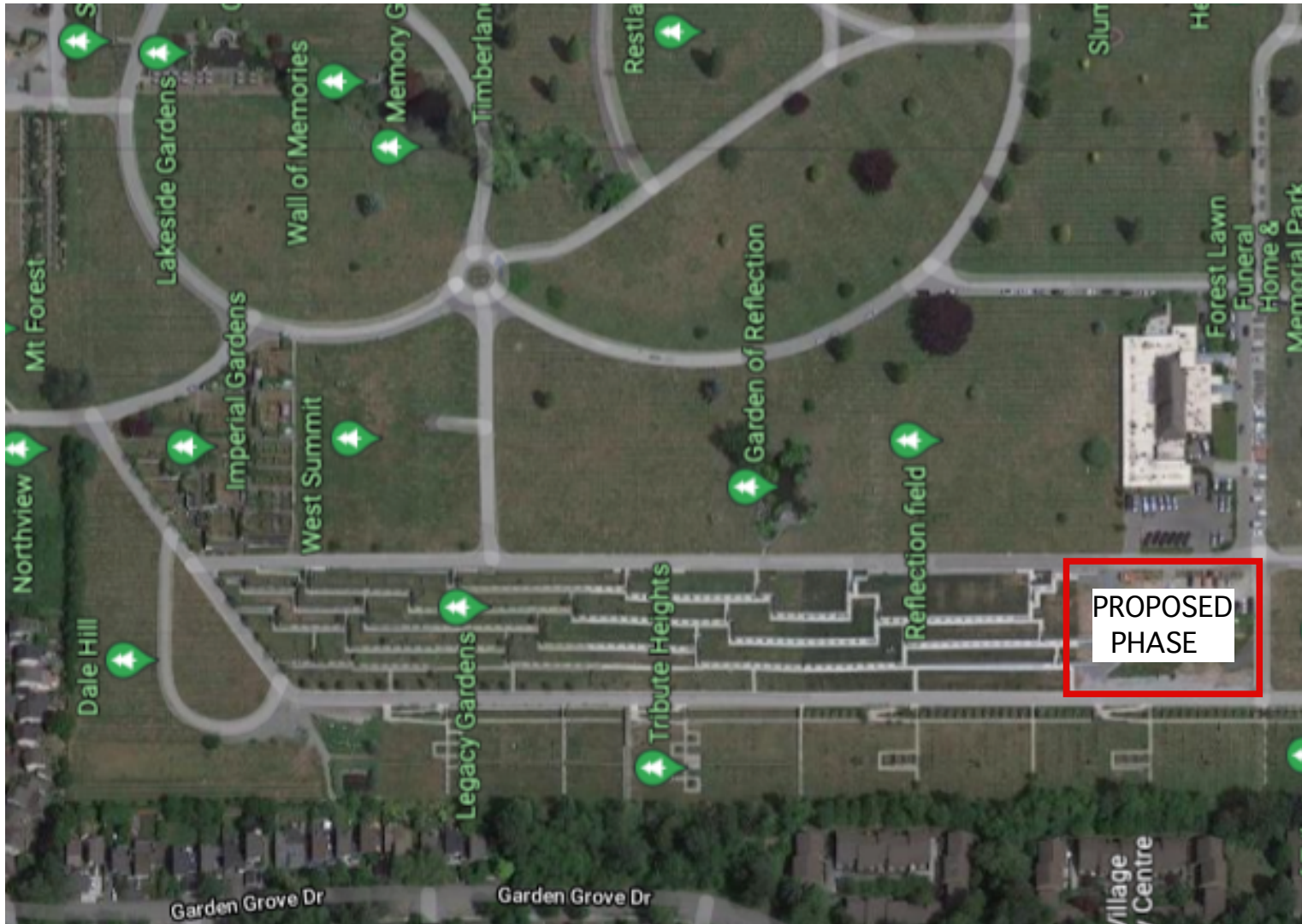
DESIGNED	JMV
SCALE	NTS
DATE	NOV 2021

TITLE
PHASING PLAN

DRAWING NO.	REV
BV 1	

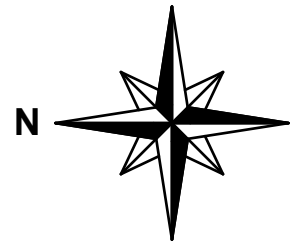
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AERIAL FROM GOOGLE

AERIAL PHOTO SHOWING LEGACY GARDENS AND ADJACENT PROPERTIES



LEGACY HEIGHTS 2022

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Vaughan

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SCALE	NTS
DATE	NOV 2021

TITLE
AERIAL PLAN

DRAWING NO.	REV
BV 2	

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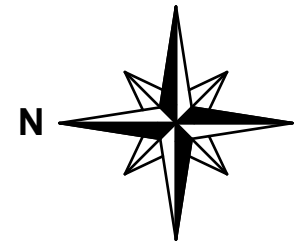




PHOTOGRAPH LOOKING WEST FROM UPPER LEVEL OF PROPOSED PHASE TO ADJACENT PROPERTY



PHOTOGRAPH LOOKING EAST FROM ADJACENT PROPERTY TOWARDS EXISTING PHASE 1



LEGACY HEIGHTS 2022

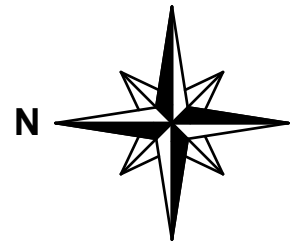
FOREST LAWN CEMETERY
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SCALE		
DATE	NOV 2021	

TITLE
EAST/WEST PHOTOS

	DRAWING NO. BV 3	REV ↑
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LEGACY HEIGHTS 2022

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TITLE
PHASE 1 PHOTOS

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BV 4	

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