

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **DEVELOPMENT VARIANCE PERMIT #23-06 – 381 GLYNDE AVENUE N – SINGLE FAMILY DWELLING HEIGHT VARIANCE**
PURPOSE: To seek Council approval for Development Variance Permit #23-06.

REFERENCES

Address: 381 Glynde Avenue N.
Legal: PID: 003-585-701
Lot 18 Block 39 District Lot 189 Group 1 New Westminster District
Plan 4953
Applicant: Raffaele and Associates,
2642 E Hastings Street, Vancouver, BC V5K 1Z6
Attention: Trevor Toy
Current Zoning: R2 Residential District
Proposed Zoning: No change

RECOMMENDATION

THAT Development Variance Permit #23-06 included as Attachment 2 to the report titled “Development Variance Permit #23-06 (381 Glynde Avenue N)” dated January 15, 2024, be approved; and

THAT the City Solicitor be directed to register notice of Development Variance Permit #23-06 with the Land Title Office.

1.0 POLICY SECTION

The subject Development Variance Permit (DVP) application aligns with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Official Community Plan (1998),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016), and
- Transportation Plan (2021).

2.0 BACKGROUND

- 2.1 The subject property, located at 381 Glynde Avenue N (see **Attachment 1**), is zoned R2 Residential District. The subject property fronts onto Glynde Avenue N to the east and abuts a lane to the rear (west). The subject property and surrounding properties are improved with single family dwellings, in line with the area's "Single Family Suburban" designation in the Official Community Plan.
- 2.2 The applicant had previously applied to the Board of Variance (BoV) to vary the maximum permitted height of a proposed residential dwelling from 9.0 metres to 12.08 metres. The BoV may grant a variance if compliance with a *Burnaby Zoning Bylaw* ("*Zoning Bylaw*") requirement respecting the siting, size or dimensions of a building or other structure would cause undue hardship. On December 1, 2022, the BoV denied a request by the applicant to vary the maximum building height of the proposed dwelling.
- 2.3 The applicant has since been issued a building permit for the construction of a new single-family dwelling at the subject site that complies with the *Zoning Bylaw*.
- 2.4 The applicant has now submitted a Development Variance Permit (DVP) application to request that Council consider a variance to the maximum permitted height of the proposed residential dwelling. Section 498 of the *Local Government Act (LGA)* permits a local government to issue, by Council resolution, a DVP to vary specific provisions of the *Zoning Bylaw*. Unlike the BoV process, the issuance of a DVP does not require a local government or Council to consider whether compliance with the *Zoning Bylaw* would cause undue hardship.

3.0 GENERAL INFORMATION

- 3.1 The applicant is seeking to vary Section 102.6(1)(a) by varying the maximum height of the principal building from 2 1/2 storeys and 9.00 m with a sloping roof to 2 1/2 storeys and 12.12 m with a sloping roof.
- 3.2 The proposed dwelling features a hip roof with a 4/12 pitch on the east (uphill) side of the dwelling, and a flat roof top deck along the west (downhill) side of the dwelling. The protruding hip roof screens the elevator penthouse on the roof top deck on the uphill side of the house. The elevator goes down from the deck four levels to a sub-cellar corridor which is at grade with a sidewalk that connects to the garage.
- 3.3 As mentioned in Section 2.3 above, the applicant has been issued a building permit to construct a single-family dwelling at the subject site. There are two main differences between the approved *Zoning Bylaw*-compliant design and the design proposed as part of the subject DVP application:
 - 1) The elevator penthouse – This feature provides elevator access to the roof top deck of the proposed dwelling. This feature extends approximately 2.16 metres above the rooftop railing.

- 2) Sidewalk to garage – The design proposed as part of the subject DVP application includes a level sidewalk directly from the garage to a sub-cellar elevator entrance. This sidewalk is proposed so that residents can move directly from the garage to the home with minimal elevation gain. The *Zoning Bylaw* permits pedestrian access to a basement or cellar to be exempt from the calculation of the principal building height, provided the access remains within certain size requirements. As the subject sidewalk exceeds those limits, the pedestrian access points must be considered in the height calculation, increasing the calculated height of the proposed dwelling by approximately 0.96 metres.

Cumulatively, the proposed height of the subject principal dwelling exceeds what is permitted in the *Zoning Bylaw* by 3.12 metres. Without these two features, the house design would be compliant with the *Zoning Bylaw* with respect to height but would be less accessible for the residents.

- 3.4 The intent of the height requirements of the *Zoning Bylaw* is to mitigate the massing and shade impacts of new buildings and structures on neighbouring properties and to preserve views. The sloping conditions of the area, the adjacent lane, and the generous dwelling setbacks help to mitigate adverse impacts on neighbours and views. More specifically, the supportive rationale for this variance is as follows:

- The proposed dwelling provides generous setbacks from neighbouring properties to help reduce the impact of the height variance, including a front yard setback of approximately 7.50 metres, a rear yard setback of approximately 13.16 metres and side yard setbacks of approximately 5.64 metres and 1.75 metres.
- The *Zoning Bylaw* requires that the height of the principal building in the R2 Residential District be measured from the lower of the front or the rear average elevation. The height of the subject proposed dwelling is measured from the average rear elevation, as the subject site observes a steep downward slope from the front to rear (east to west) of the lot of approximately 7.83 metres.
- Due to the slope of the surrounding land from east to west, the requested height variance would have minimal massing impacts on adjacent properties across Glynde Avenue N. Adjacent properties across the lane are screened by their own garages and separated by rear setbacks, also minimizing massing impacts.
- The applicant has advised that the improvements are designed to improve physical accessibility for those with mobility challenges, and that a level sidewalk from the garage to the principal building as well as elevator access is essential to allow the owners to fully access the proposed dwelling for years to come.

For the reasons outlined above, staff support the variance request to facilitate the construction of a new single-family home with a building height of 2 1/2 storeys and 12.12 metres with a sloping roof. A copy of Development Variance Permit #23-06 is included as **Attachment 2** to this report. If Council approve the issuance of Development Variance Permit #23-06, then staff also request that Council direct the City Solicitor to register notice of the permit in the Land Title Office.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In accordance with the requirements set out in the *Local Government Act* and the *Burnaby Development Procedures Bylaw*, public notice of the subject DVP application was delivered to adjacent property owners and occupants (within 50 m of the subject property) at least ten (10) days before Council considers the application for approval. In accordance with the *Burnaby Development Procedures Bylaw*, a sign was posted along the subject site’s Glynde Avenue N frontage.

The Planning and Development department received two responses from nearby residents in opposition to the application. The respondents expressed concerns that the elevator shaft would block the views of adjacent property owners and would appear unattractive and out of neighbourhood character. One respondent noted that the approval of the application could set a precedent for approving height variances for new developments in the neighbourhood.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

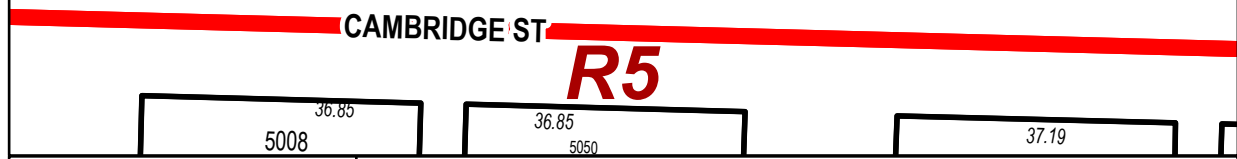
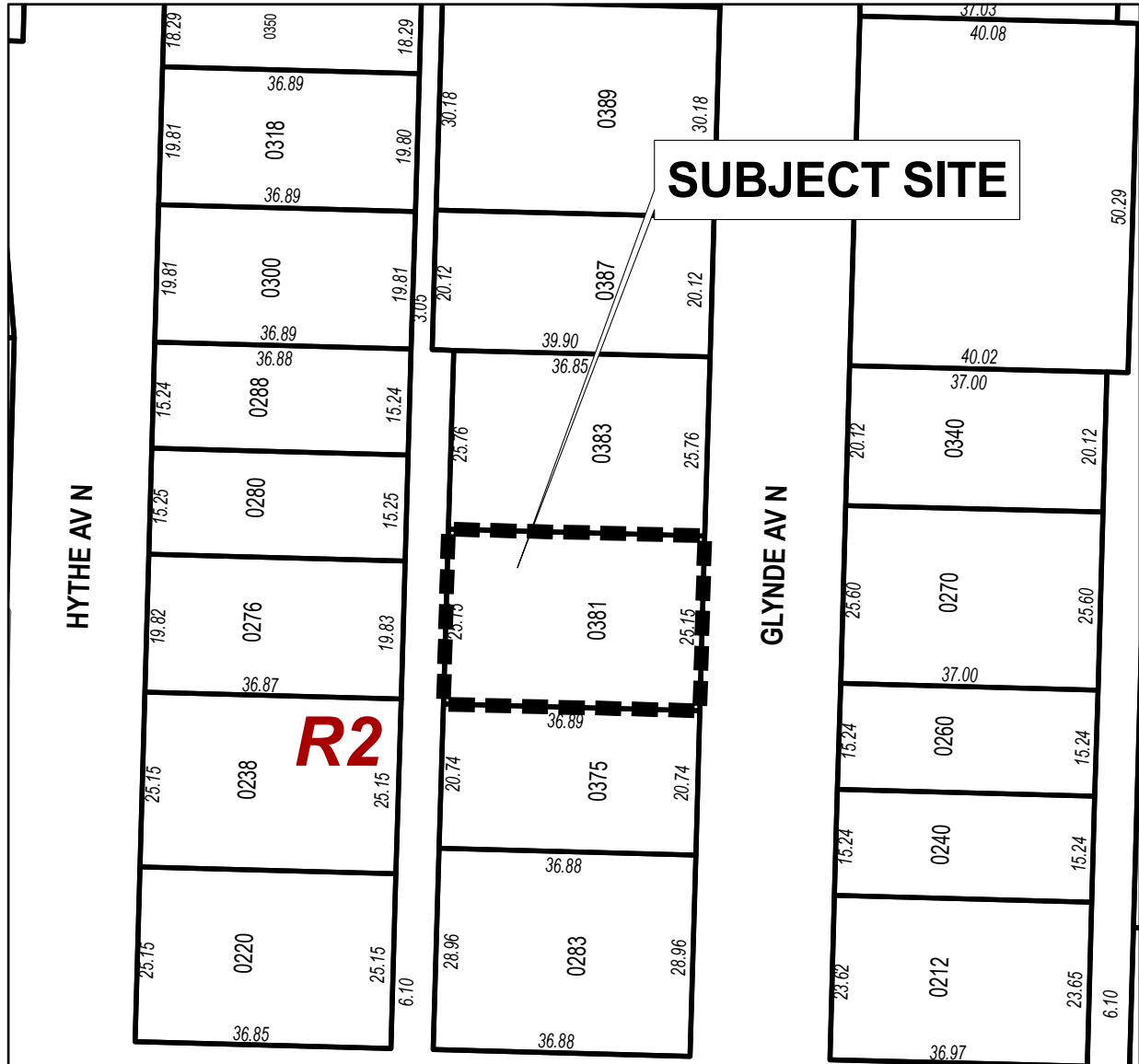
Respectfully submitted,
E.W. Kozak, General Manager Planning and Development


ATTACHMENTS

- Attachment 1 – DVP 23-06 Sketch #1
- Attachment 2 – Development Variance Permit #23-06

REPORT CONTRIBUTORS


This report was prepared by Cody Bator, Planning Analyst, and reviewed by Ian Wasson, Senior Development Planner, and reviewed by Jesse Dill, Director Development and reviewed by Jennifer Wong, Assistant City Solicitor.



	
Date:	NOV 01 2023
Scale:	1:1,000
Drawn By:	RW

PLANNING AND DEVELOPMENT DEPARTMENT

DEVELOPMENT VARIANCE APPLICATION #23-06
381 GLYNDE AVENUE N

 Subject Site

**CITY OF BURNABY
DEVELOPMENT VARIANCE PERMIT DVP 23-06**

1. This Development Variance Permit (DVP) 23-06 (the “**Permit**”), issued pursuant to s. 498 of the *Local Government Act*, applies only to property with the civic address, parcel identifier, and legal description as follows:

Civic address: 381 Glynde Avenue N

Legal Description: PID: 003-585-701, Lot 18 Block 39 District Lot 189 Group 1 New Westminster District Plan 4953

2. This Permit was applied for by:

Raffaele and Associates
2642 E Hastings Street
Vancouver, BC V5K 1Z6

3. This Permit varies the following section of the *Burnaby Zoning Bylaw, 1965*, but only to the extent necessary to allow *the construction of a new residential dwelling, generally in accordance with Schedule A (Site Plan) and Schedule B (Building Elevations) attached to this Permit*:

- Section 102.6(1)(a) by varying the maximum height of the principal building to 2 ½ storeys and 12.12 m (39.78 ft.) with a sloping roof.

4. This Permit shall lapse if the owner does not substantially start any construction with respect to which this Permit is issued, within two (2) years of issuance of this Permit.

5. This Permit is not a building permit, sign permit, preliminary plan approval, or a subdivision approval.

AUTHORIZING RESOLUTION PASSED BY COUNCIL ON ____ DAY OF _____, 20__

THIS PERMIT IS HEREBY ISSUED THIS __ DAY OF _____, 20__

MAYOR

DEPUTY CORPORATE OFFICER

Schedule A to Development Variance Permit DVP #23-06

- ALL CONSTRUCTION CONFORMS TO LOCAL BUILDING CODES AND BYLAWS.
- RAFFAELE & ASSOCIATES BUILDING DESIGN HAVE MADE EVERY EFFORT TO INSURE ACCURACY AND COMPLETENESS IN OUR PLANS. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE.
 - DIMENSIONS SHOWN WILL ALWAYS HAVE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
 - ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTION.
 - ALL NEW FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACT SOILS (HARD PAN) AND BELOW FROST LINES AS PER LOCAL REQUIREMENTS.
 - ALL CONCRETE STRENGTH TO BE 3600 PSI @ 28 DAYS. EXCEPT GARAGE AND EXTERIOR STAIRS(4600psi) 32 MPa
 - EXTERIOR FACE OF CONCRETE (FOOTINGS AND WALLS) MUST BE INSULATED WITH RIGID INSULATION MIN. R-12.
 - EXTERIOR FACE OF UNDERGROUND CONCRETE (FOOTINGS AND WALLS) MUST BE PROTECTED WITH 2 COATS OF ASPHALT EMULSION.
 - FOUNDATION WALLS BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTIL :
A. CONCRETE OR MASONRY GROUT HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH .
B. STRUCTURAL FLOOR FRAMINGS (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETE AND FULLY NAILED AND ANCHORED.
 - IN THE EVENT THAT THE BASEMENT WALLS ARE NOT TO BE BACKFILLED AS SCHEDULE , NOTIFY THE ENGINEER FOR RE-ASSESSMENT AND RECOMMENDATIONS TO BE MADE IF REQUIRED FOR REMEDIAL MEASURES.
 - MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE TO LOCAL STANDARDS. VENEERS SHALL REST ON BEARING SUPPORT MINIMUM 3" THICK , WITH 1" AIR SPACE BETWEEN VENEER AND WOOD FRAMING . PROVIDE WEEP-HOLES AT MIN. 24" O/C. MASONRY VENEER TO BE TIED TO WOOD FRAMING WITH CORROSION RESISTANT STRAPPING AT 16" VERTICAL AND 32" HORIZONTAL SPACING .
 - MASONRY FIREPLACES AND CHIMNEYS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL RESIDENTIAL STANDARDS.
 - ZERO CLEARANCE METAL INSERT FIREPLACES AND GAS FIREPLACES TO C.S.A. APPROVED AND INSTALLED TO MANUFACTURERS INSTRUCTIONS.
 - STRUCTURAL FRAMING MATERIALS TO BE #2 DOUGLAS FIR OR BETTER , UNLESS OTHERWISE SPECIFIED , AND CONFORM TO TABLES PROVIDED IN LOCAL STANDARDS.
 - ALL LINTELS TO BE 2-2"x10" , UNLESS OTHERWISE NOTED , AND SHALL BE SUPPORTED ON 3-1/2" MINIMUM BEARING WALL. FLUSH FRAMED WOODWORK ARE REQUIRED TO BE ANCHORED WITH APPROVED METAL JOISTS HANGERS.
 - ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE DAMPROOFED WITH 6 MIL. POLYETHYLENE, 45 LB. FELT , OR OTHER APPROVED METHODS.
 - PARTITION WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS OR BLOCKING BETWEEN JOISTS.
 - JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O/C. BT 2"x2" DIAGONAL BRIDGING OR OTHER APPROVED METHODS.
 - A NON-LOAD BEARING INTERIOR WALLS TO FLOOR JOISTS WHICH SUPPORT KITCHEN CABINETS SHALL BE SUPPORTED EITHER BY A WALL DIRECTLY BENEATH THE FLOOR JOISTS UNDER THE WALL.
 - SUBMIT A LAYOUT DRAWINGS OF ROOF TRUSS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 - THE SIZES AND SPANS OF LAMINATED BEAMS ARE TO BE CHECKED AND VERIFY BY THE SUPPLIER PRIOR TO PURCHASE. ENGINEERS CERTIFICATION TO BE SUPPLIED BY MANUFACTURER.
 - ALL EXTERIOR WALLS TO BE 2"x6" OR @ 16" O/C , UNLESS OTHERWISE SPECIFIED.
 - ROOF SPACES SHALL BE VENTED WITH GABLE OR SOFFIT VENTS TO A MINIMUM OF 1/300 OF AREA. CRAWL SPACES SHALL BE VENTED TO A MINIMUM OF 1/500 OF AREA WITH CLOSEABLE VENTS.
 - MINIMUM INSULATION REQUIREMENTS:
A. ROOF / CEILING R-40
B. WALLS 2"x4" R-14
WALLS 2"x6" R-22
WITH MINIMUM 6 MIL. POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.
 - CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIRFLOW THROUGH ROOF VENTS AND ATTIC SPACES.
 - CRAWL SPACE MAXIMUM CLEAR HEIGHT IS 3'-11".
 - ATTIC AND CRAWL SPACE ACCESS TO BE HATCHED AND INSULATED, WEATHER STRIP. MINIMUM SIZE IS 22"x28".
 - EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIP.
 - ATTACHED GARAGE TO BE FIRE-STOPPED AS REQUIRED WITH 5/8" U.L.C. GYPSUM BOARDS , AND DOORS CONNECTING THE GARAGE TO THE HOUSE MUST HAVE SELF-CLOSING DEVICE , SOLID CORE AND WEATHERSTRIP.
 - WINDOW TO BE WOOD OR VINYL DOUBLE GLAZED FRAMED TO HAVE TERMINAL BREAK.
 - PROVIDE TEMPERED GLASS ON ALL SLIDING DOORS AND WINDOWS WITH LESS THAN 18" FROM FLOOR FINISH.

PROJECT / ZONING DATA :		
LEGAL DESCRIPTION : PLAN OF SURVEY OF LOT 18, BLOCK 39, DISTRICT LOT 189, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 4953, CIVIC ADDRESS: 381 N. GLYNDE AVENUE, BURNABY, B.C. ZONING: R2		
ZONING CALCULATION	BY LAW	PROPOSED
LOT AREA:	9,990.0 SQ.FT.	9,990.0 SQ.FT.
ALLOW ABOVE GRADE (40%):	3,996.0 SQ.FT.	3939.73 SQFT
DECK (14% OF AGFA)	559.44 SQFT	443.94 SQFT
ACCESSORY BUILDING	602.3 SQ.FT.	600 SQ.FT.
SITE COVERAGE	3,996.0 SQ.FT.	3265.49 SQFT
ALLOW ABOVE GRADE		
MAIN FLOOR		2128.64 SQFT
2ND FLOOR		1863.09 SQFT
TOTAL AGFA	3,996.0 SQ.FT.	3991.73 SQFT
CELLAR		
LOWER WALKWAY		1918.26 SQFT
GFA		211.15 SQFT
COVERED DECK AREA		
BRIDGE		132.84 SQFT
UNDER BRIDGE		109.72 SQFT
UNDER BALCONY = 13.54 SQFT		13.54 SQFT
PORCH / VERANDA		187.84 SQFT
	559.44 SQFT	443.94 SQFT
SITE COVERAGE		
HOUSE		1928.77 SQFT
PORCH / VERANDA		187.84 SQFT
COURTYARD		439.16 SQFT
BRIDGE		109.72 SQFT
GARAGE/ACCESSORY BUILDING		600 SQFT
TOTAL	3,996.0 SQ.FT.	3265.49 SQFT

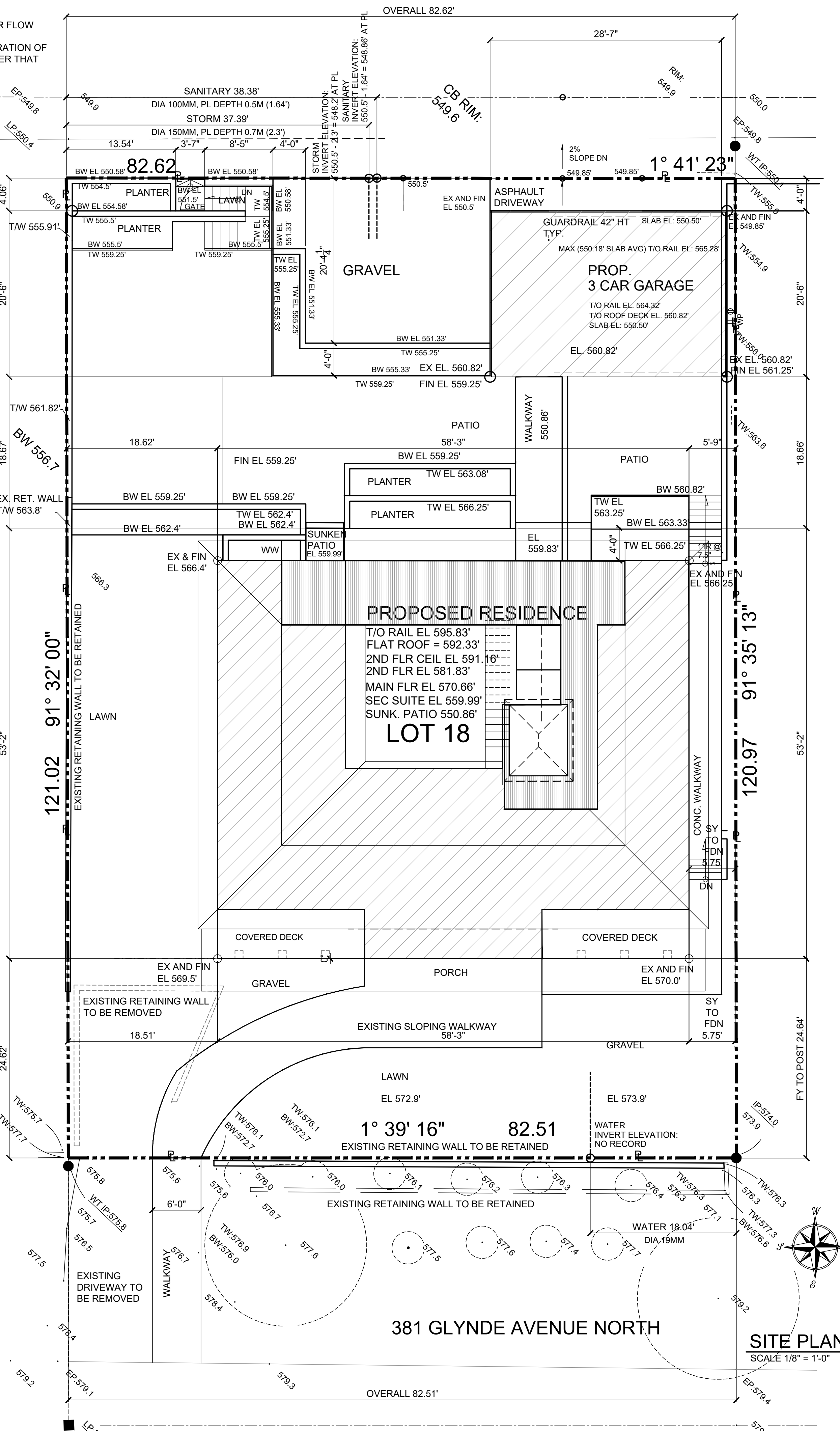
- ALL BALCONY AND DECK RAILINGS TO BE MINIMUM 3'-6" HIGH AND 4" MAXIMUM BETWEEN VERTICAL MEMBERS , NO CROSS RAIL BETWEEN TOP RAIL AND 4" ABOVE FLOOR.
- ALL WALL PLATE ANCHOR BOLTS TO BE 5/8" DIA STEEL EMBEDDED IN CONCRETE 4" MINIMUM AND SPACED @ 4'-0" O/C. AND AT EACH END OF AN OPENING.
- OPENINGS THROUGH THE TILES FOR VENTS ETC. ARE TO BE ADEQUATELY SUPPORTED BY ADDITIONAL BLOCKING OR FRAMING AS REQUIRED.
- FLASHING AROUND PIPES VENTS , FLUTES CHIMNEYS ETC. SHALL BE LEAD , COPPER OR OTHER APPROVED FLEXIBLE FLASHING MATERIAL AND SHALL BE FORMED TO MATCH THE CONTOURS.
- FRAME 2" CLEAR OF FIREPLACE IF INTERIOR CHIMNEY AND 1" IF EXTERIOR CHIMNEY.
- ALL EXTERIOR SIDINGS AND FINISHES TO BE MINIMUM 8" ABOVE FINISHED GRADE.
- ALL MECHANICAL VENTS (KITCHEN , WASHROOM , LAUNDRY ROOM) TO BE VENTED TO OUTSIDE , 1 AIR CHANGE PER HOUR
- APPROVED HEAT / SMOKE ALARM TO BE INSTALLED AS SHOWN ON DRAWINGS OR AS INSTRUCTED BY THE AUTHORITY HARDWIRED AND INTERCONNECTED.
- PLUMBING ON OUTSIDE WALL TO BE INSULATED.
- THE INSTALLATION OF PLUMBING , HEATING AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF LOCAL RESIDENTIAL STANDARDS. THE OWNER OR BUILDER IS RESPONSIBLE FOR SATISFYING LOCAL BUILDING REQUIREMENTS AND SITE CONDITIONS.
- ALL EXTERIOR AND INTERIOR FINISHES SHALL BE SPECIFIED BY THE OWNER. FINISHES SPECIFIED ON OUR PLANS SHALL BE CONFIRMED BY THE OWNER PRIOR TO INSTALLATION OR CONSTRUCTION.
- IF ANY BUILDING IS CONSTRUCTED FROM THIS PLAN OTHER THAN THE ONE FOR WHICH THE PLAN WAS DESIGNED, WE HAVE THE RIGHT ACCORDING TO THE LAW TO RECOVER THE VALUE OF THE BUILDING LESS THE VALUE OF THE CONSTRUCTION.
- CONSTRUCTION TO COMPLY WITH BCBC 2018
- DESIGN SOIL BEARING 2000 PSF
- NOTIFY ENGINEER MINIMUM 24 HOURS FOR INSPECTION OF:
A) SOIL BEARING BEFORE FORMING
B) FORMED FOUNDATION WITH STEEL BARS - BEFORE CONCRETE POURING
C) FRAMING - BEFORE COVERING
- WINDOWS AND SLIDING GLASS DOORS SHALL HAVE USI-VALUE OF 1.4W/(Km2) (R4.06)
SKYLIGHTS SHALL HAVE USI-VALUE OF 2.4 W/(Km2) (R2.4)
AIR TIGHTNESS SHALL HAVE ACH 3.5 CHANGES PER HOUR.
- MIN 40% OF HARD WIRED, ELECTRONICALLY POWERED LIGHT FIXTURES SHALL BE HARD WIRED SO AS NOT TO ACCEPT INCANDESCENT OR HALOGEN LIGHT BULBS.
- ELECTRIC HOT WATER TANKS TO BE WRAPPED IN MIN R-10
- GAS FIREPLACES MUST BE DIRECT-VENTED (NO CHIMNEY) AND MUST HAVE ELECTRONIC IGNITION (NO PILOT LIGHTS)
- AN OUTLET BOX FOR THE RECEPTACLE SHALL BE PROVIDED IN A PARKING SPACE OR A PARKING STALL OF A STORAGE GARAGE OR CARPORT.
- PRE-PIPE FOR ROOF-MOUNTED SOLAR ENERGY: A VERTICAL SERVICE SHAFT SHALL EXTEND FROM THE SERVICE ROOM WITH WATER HEATER TO THE ATTIC SPACE, CONSISTING OF AT LEAST TWO 2" PVC PIPES CAPPED AT BOTH ENDS AND AT MIN ANGLE 20.

- PARTIAL SEPARATION REQUIREMENTS "GLAZED OPENINGS" HAVE BEEN REPLACED WITH "UNPROTECTED OPENINGS" WHICH WILL INCLUDE DOORS, VENTS AND UNRATED WALLS TO DISCONTROL HVAC EQUIPMENT TO CONFORM TO NOISE CONTROL BY-LAW
LOCATION OF EXHAUST VENTS FOR HVAC/SIMILAR EQUIPMENT VERTICALLY THROUGH ROOF 1.5M(4.92') AWAY FROM PROPERTY LINE OR HORIZONTALLY THROUGH EXTERIOR WALL FACING STREET AND 3M(9.84') FROM PROPERTY LINE.
- DHW MIN. 78% EFFICIENT
 - DHW(ELEC.) R10 TANK WRAP
 - HW PIPE WRAP INSULATION 3M(9.84') OUTPUT, 1M INPUT OR ALL RECIRCULATING
 - HEATING FURNACE OR BOILER MIN. 92% EFFICIENT NO SIDE YARD VENTING
- EACH BEDROOM SHALL HAVE AT LEAST ONE OUTSIDE WINDOW OPENABLE FROM THE INSIDE WITH A MINIMUM DIMENSION OF 380MM (15") IN WIDTH AND HEIGHT AND AN AREA OF .35M² (3.77 SQFT) THE BOTTOM OF THE OPENING SHALL BE AT A HEIGHT OF NOT MORE THAN 1.5M (4.92') ABOVE THE FLOOR
- ALL WINDOWS, DOORS AND SKYLIGHTS MUST COMPLY WITH: AAMA/WDMA/CSA1011.1.S.2/A440-08(NSFA) AND CSA A440S1-09 PERFORMANCE CLASS R PERFORMANCE GRADE PG1400(PG30)
- ALL SITE DRAINAGE INCLUDING GARAGE AND PARKING MUST BE DIRECTED TO ON-SITE DRAINAGE SYSTEM.
 - WATER CONSERVATION REGULATION: ALL NEW INSTALLATIONS MUST BE 6 LITER TOILETS
 - ALL CONSTRUCTION TO CONFORM TO BRITISH COLUMBIA BUILDING CODE 2018 AND LOCAL ZONING BYLAW
 - ALL WORK ON THE CITY ROAD RIGHT OF WAY, INCLUDING SURFACING OR LANDSCAPING REQUIRES PRIOR APPROVAL BY THE DIRECTOR OF ENGINEERING.
- KITCHEN SINK DRAINS TO BE "P" TRAP TO DRAIN STACK MIN. 305mm(12") ABOVE FLOOR.
KITCHEN AND BATHROOM FAUCETS TO BE LEVER TYPE.
DOOR OPENING DEVICES TO BE LEVER ACTION: WITHOUT TIGHT GRASPING OR TWISTING OF WRIST.
DOOR THRESHOLDS TO BE 13mm (0.5") MAXIMUM.
OUTLET, SWITCH AND CONTROL HEIGHTS TO BE AT 450mm(1.48') TO 1200mm(3.94') ABOVE FLOOR.

IMPERVIOUS SITE COVERAGE	
LOT AREA	9990 SQFT
ALLOW 70%	6993 SQFT
PROPOSED	PROPOSED
HOUSE FOOTPRINT	2948.57 SQFT
GARAGE	600 SQFT
WEST PATIO	1915.80 SQFT
NORTH WALKWAY	307.61 SQFT
ENTRY WALKWAY	467.91 SQFT
TOTAL	6239.98 SQFT

CELLAR QUALIFICATION CALCULATION	
NW CORNER	EL 566.25
NE CORNER	EL 570.0'
SW CORNER	EL 566.4'
SE CORNER	EL 569.5'
AVERAGE	EL 568.08'
CELLAR SLAB	EL 559.99'
CELLAR CEILING	EL 569.99'
CEILING HT CLEAR	10'
MID CELLAR TO QUALIFY	EL 565.99'

- ### MISCELLANEOUS
- FINISH GRADES ON SITE TO DIRECT ANY SURFACE WATER FLOW FROM THE BUILDING.
 - WHERE A WINDOW OPENS TO A WINDOW WELL THE OPERATION OF THE SASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN CASE OF EMERGENCY.
 - PROVIDE BUILDING AND SITE DRAINAGE AS PER LOCAL REQUIREMENTS.
- AS PER THE BURNABY ZONING BYLAW NOT MORE THAN 70% OF THE LOT MAY BE COVERED BY IMPERVIOUS MATERIALS INCLUDING BUILDINGS & STRUCTURES
- ALL SITE DRAINAGE INCLUDING GARAGE AND PARKING MUST BE DIRECTED TO ON-SITE DRAINAGE SYSTEM.
- WATER CONSERVATION REGULATION: ALL NEW INSTALLATIONS MUST BE 6 LITRE TOILETS
- ALL CONSTRUCTION TO CONFORM TO BRITISH COLUMBIA BUILDING CODE 2018 AND BURNABY ZONING BYLAW
- ALL WORK ON THE CITY ROAD RIGHT OF WAY, INCLUDING SURFACING OR LANDSCAPING REQUIRES PRIOR APPROVAL BY THE DIRECTOR OF ENGINEERING.



FEB 16 2023
JULY 31 2023
AUG 4 2023
AUG 18 2023 NFC
DEC 12 2023

COPYRIGHT RESERVED BY:
RAFFAELE & ASSOCIATES
Design & Planning Consultants
RESIDENTIAL COMMERCIAL INTERIOR DESIGN
2642 E. HASTINGS ST., VANCOUVER, B.C. V5K 1Z6
TEL: (604) 251-4610
raffaeleinteriors.com

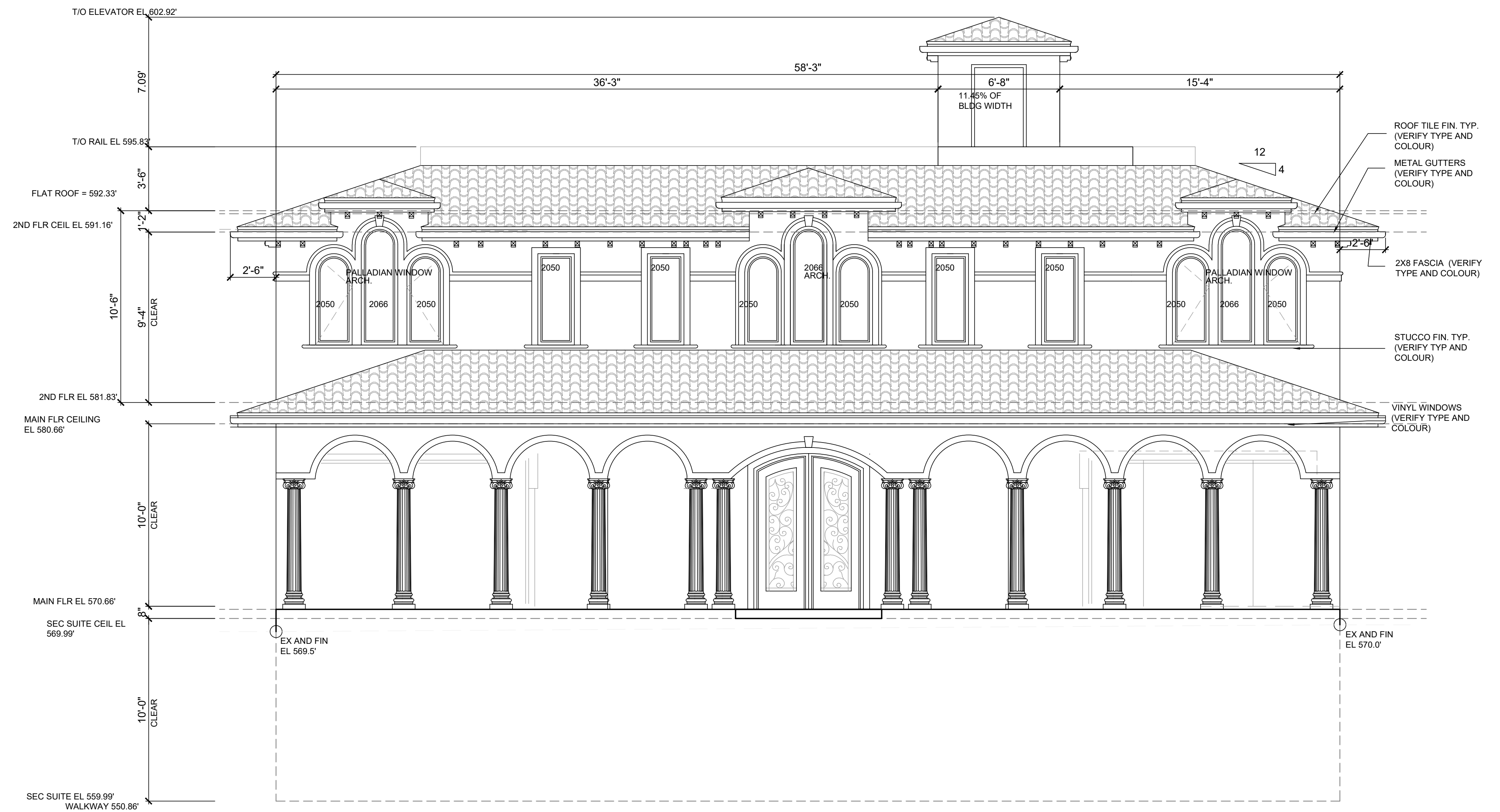
PROJECT NAME:
RESIDENTIAL PROJECT

FOR SABATO CUPO
AT 381 N. GLYNDE AVE., BURNABY, BC

SHEET CONTENTS:
GENERAL NOTES
ZONING CALCULATIONS
SITE PLAN

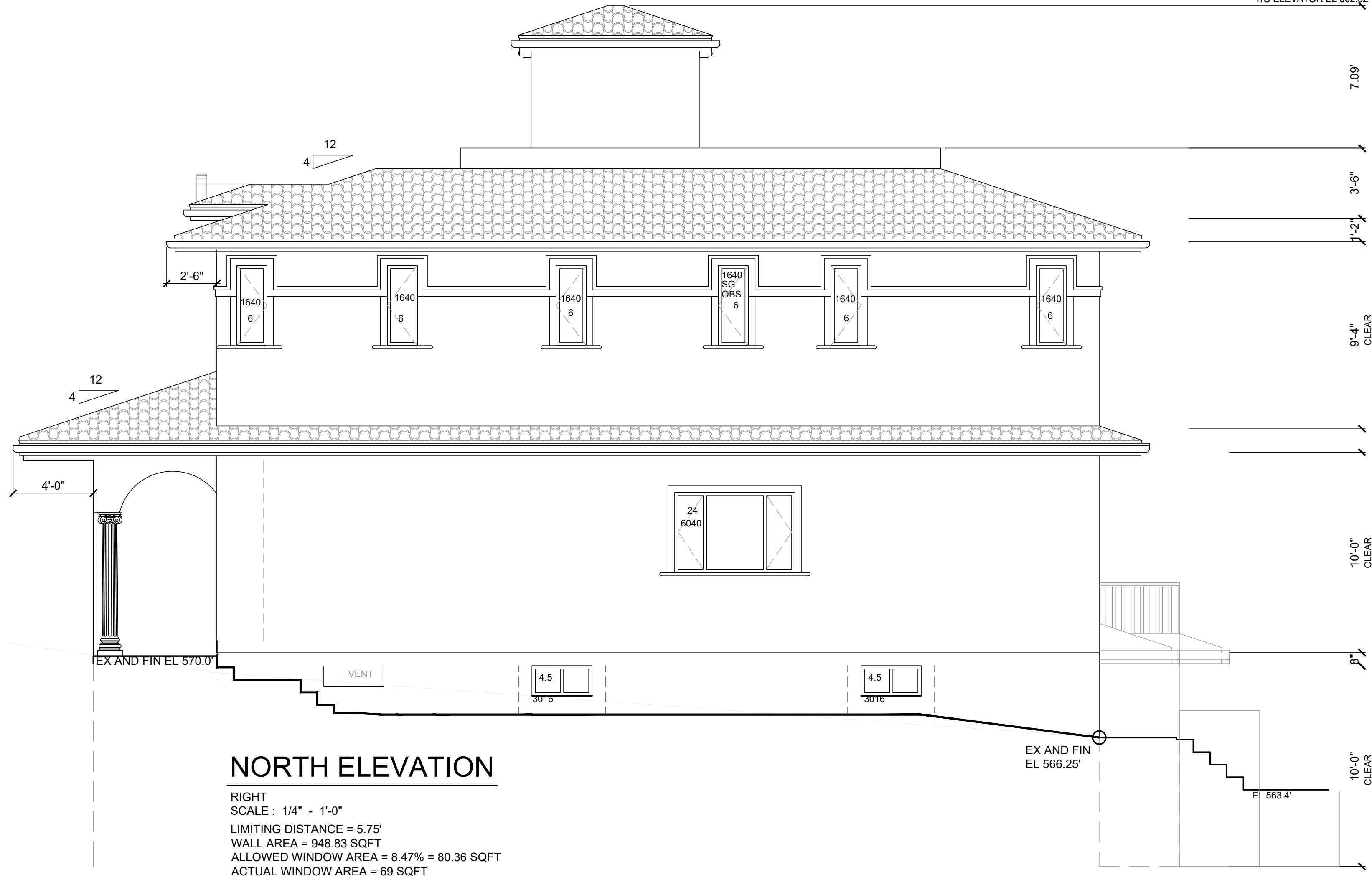
DATE: APR. 2018
SCALE: 1/8"=1'-0"
DRAW: TT
JOB:
SHEET: **A1a**
OF

Schedule B to Development Variance Permit
DVP #23-06 (Page 1 of 2)



EAST ELEVATION

FRONT SCALE: 1/4" = 1'-0"



NORTH ELEVATION

RIGHT SCALE: 1/4" = 1'-0"
LIMITING DISTANCE = 5.75'
WALL AREA = 948.83 SQFT
ALLOWED WINDOW AREA = 8.47% = 80.36 SQFT
ACTUAL WINDOW AREA = 69 SQFT

MAR 26 2021
JULY 5, 2021
OCT 27, 2021
APR 20, 2022
MAY 20, 2022
AUG 20, 2022
MAR 23 2023
AUG 14 2023
AUG 18 2023 NFC

COPYRIGHT RESERVED BY:
RAFFAELE & ASSOCIATES
Design & Planning Consultants
RESIDENTIAL COMMERCIAL INTERIOR DESIGN
2642 E. HASTINGS ST., VANCOUVER, B.C. V5K 1Z6
TEL: (604) 251-4610
raffaelehomes.com

PROJECT NAME:
RESIDENTIAL PROJECT
FOR SABATO CUPO
AT 381 N. GLYNDE AVE., BURNABY, BC

SHEET CONTENTS:
NORTHELEVATION
EAST ELEVATION

DATE: APR, 2018
SCALE: 1/4"=1'-0"
DRAW: MH + TT
JOB:
SHEET: **A6**

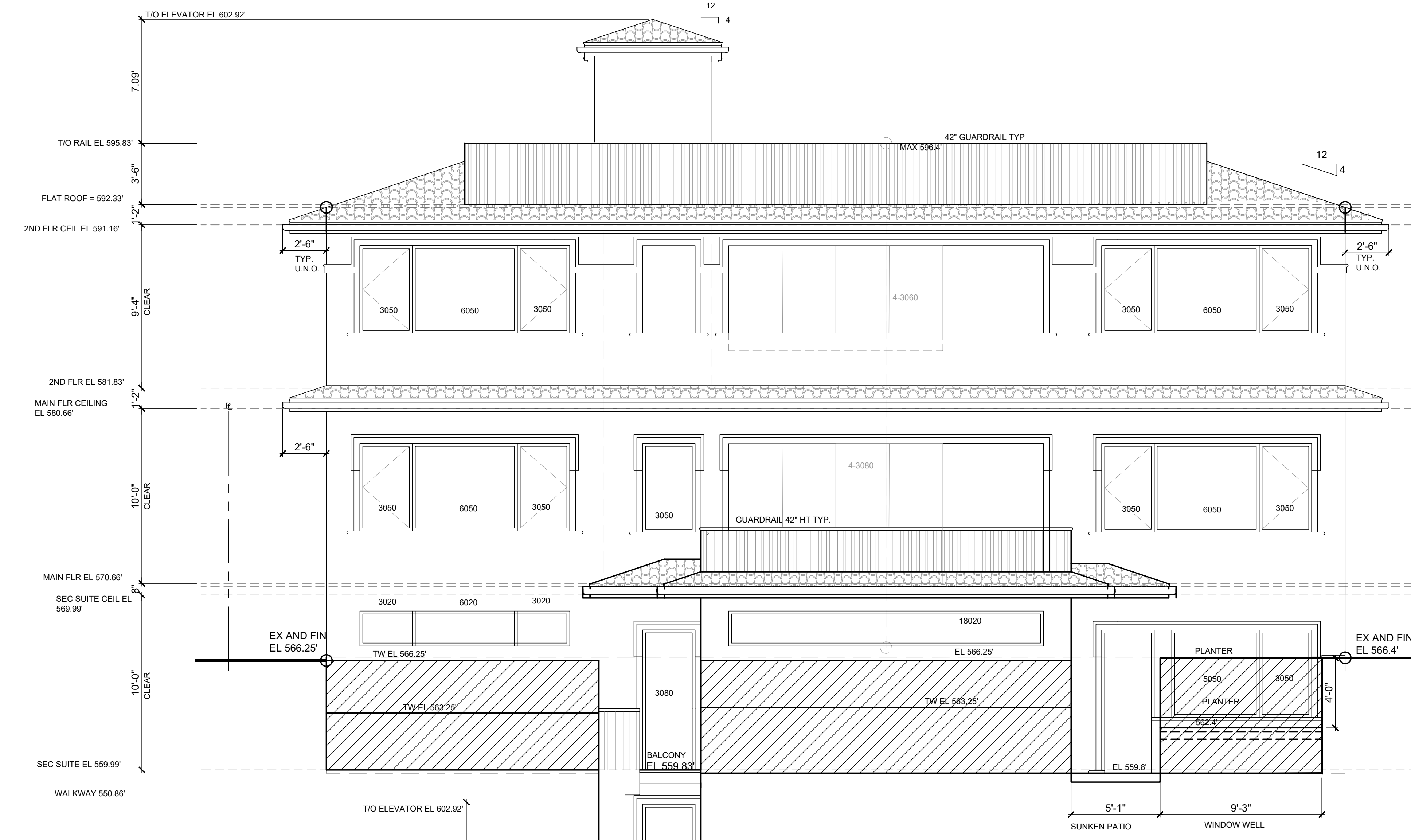
July 06, 2018
OCT 27, 2021
NOV 8, 2021
APR 20, 2022
JUNE 21 2022
JULY 14 2022
AUG 4 2022
SEPT 15 2022
SEPT 23 2022
FEB 6 2023
FEB 16 2023
MAR 23 2023
AUG 14 2023
AUG 18 2023 NFC

COPYRIGHT RESERVED BY:
RAFFAELE & ASSOCIATES
Design & Planning Consultants
RESIDENTIAL COMMERCIAL INTERIOR DESIGN
2642 E. HASTINGS ST., VANCOUVER, B.C. V5K 1Z6
TEL: (604) 251-4610
raffaeleinteriors.com

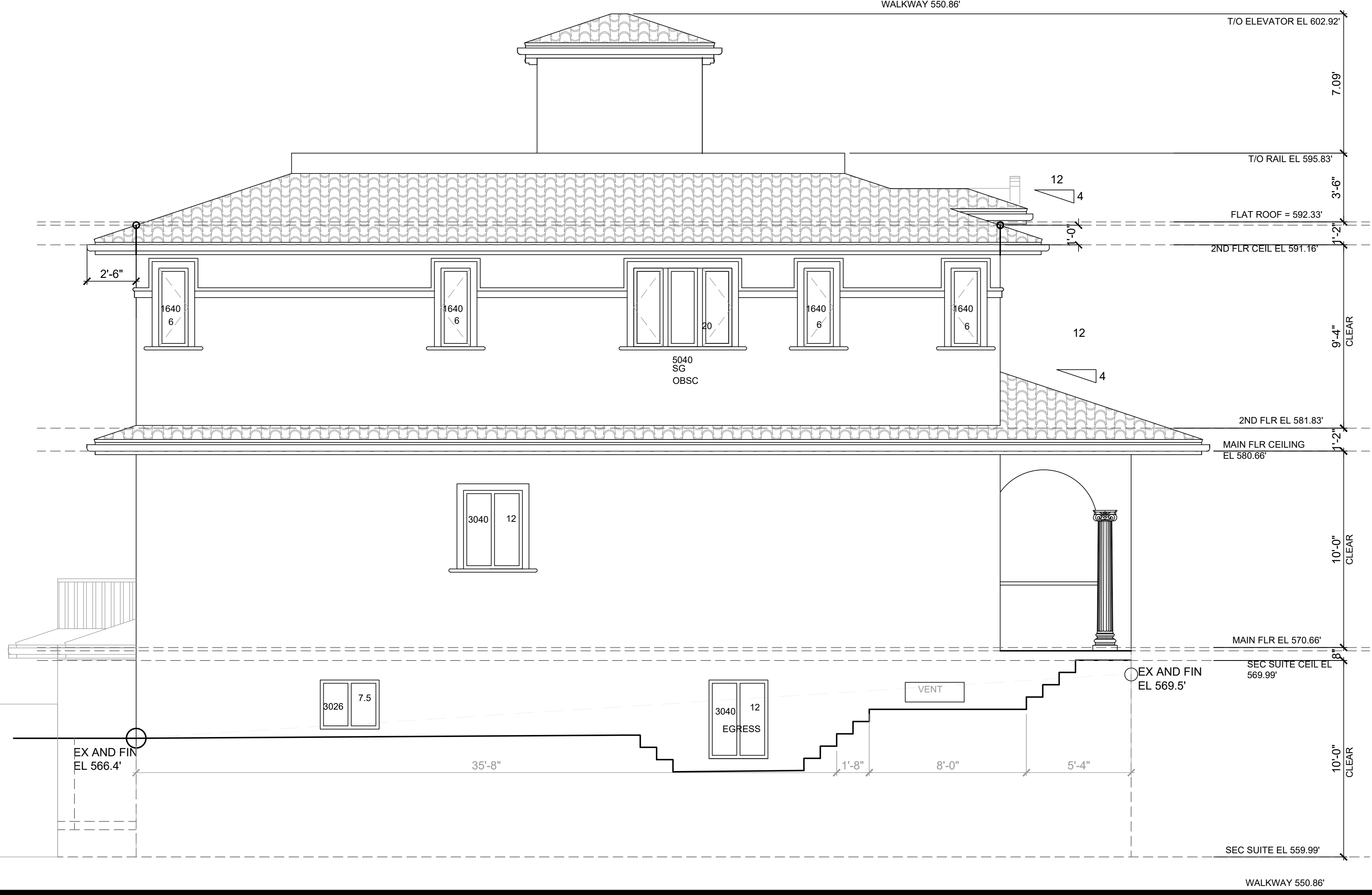
PROJECT NAME:
RESIDENTIAL PROJECT
FOR SABATO CUPO
AT 381 N. GLYNDE AVE., BURNABY, BC

SHEET CONTENTS:
SOUTH ELEVATION
WEST ELEVATION

DATE: APR, 2018
SCALE: 1/4"=1'-0"
DRAW: MH
JOB:
SHEET: **A7**



WEST ELEVATION
REAR
SCALE: 1/4" - 1'-0"



SOUTH ELEVATION
LEFT
SCALE: 1/4" - 1'-0"

LIMITING DISTANCE = 12.76'
WALL AREA = 1076.44 SQFT
ALLOWED WINDOW AREA = 19.4% = 209.21 SQFT
ACTUAL WINDOW AREA = 96.5 SQFT