



BOARD OF VARIANCE
PLANNING COMMENTS SUMMARY SHEET

BV #	6408	Address	3760 Southwood Street
X-Reference	BOV # 20-00016	Hearing	2020 September 03

Project	Redevelop the existing detached garage with alterations
Zoning	R2 Residential District
Neighbourhood	Suncrest – Single family neighbourhood
Appeal to vary:	Section 6.6(2)(d) – “Accessory Buildings and Uses” from 1.20 m (3.94 ft.) to 0.30 m (1.00 ft.) for the required minimum setback from the side property lines, when an accessory building is situated more than 9.00 m (29.53 ft.) to the rear of the lot.
Zoning Bylaw intent:	Minimum setbacks from side property lines help to mitigate the massing impacts of new buildings or structures on neighbouring properties.
Variance Description:	The proposal is to rebuild an existing garage within its foundation, but slightly extend the walls and raise the roof. The eastern portion of the existing garage encroaches into the required side yard by approximately 0.90 m (3.00 ft.). The garage to be rebuilt with the same encroachment into the required side yard, however with an increased height, is the subject of this appeal.

Comments

Subject Site Considerations
<ul style="list-style-type: none">○ The relatively flat property is a mid block rectangular lot, approximately 42.67 x 17.22 m (140.00 x 56.50 ft.), on the south side of Southwood Street.
Neighbourhood Context Considerations
<ul style="list-style-type: none">○ Most of the garages on the north and south side of the lane are all located within 9.00 m (29.53 ft.) of the lane without side yard setbacks.○ The garage on the abutting property to the east is set back further away from the lane, with an approximate 1.20 m (4.00 ft.) setback from the shared side property line. The proposed garage overlaps this neighbouring garage by approximately half of its width; the remaining width would be exposed to the neighbouring rear yard green space.○ The proposed wall extension of 0.36 m (1.17 ft.) would not meaningfully change the existing massing in relation to the reduced side yard or property to the east, due to the already existing non-conforming structure in the same location.

Comments from the Planning Department

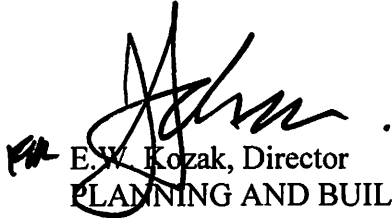
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Specific Project Considerations

- The existing garage contains an unusual wall configuration: the first southern 4.67 m (15.33 ft.) of the east garage wall, facing the neighbour, is inclined from vertical by approximately 20 degrees. The proposal is to rebuild this wall in a vertical position, which would allow for a more efficient use of the interior space.
- A new garage could be proposed in a location in compliance with the Zoning Bylaw; however, the existing garage contains a pool equipment which may be difficult to relocate.


E.W. Kozak, Director
PLANNING AND BUILDING

MRW:ll



BV 6408

3760 SOUTHWOOD STREET

2020 SEPT 03

August 12, 2020



