



## BOARD OF VARIANCE PLANNING COMMENTS SUMMARY SHEET

<b>BV #</b>	6411	<b>Address</b>	7572 Burris Street
<b>X-Reference</b>	BOV # 20-00019	<b>Hearing</b>	2020 September 03

<b>Project</b>	New single family dwelling with secondary suite and attached garage
<b>Zoning</b>	R1 Residential District
<b>Neighbourhood</b>	Buckingham Heights - single family neighbourhood
<b>Appeal to vary:</b>	<b>Section 101.8 – “Front Yard”</b> from 17.68 m (58.00 ft.), based on front yard averaging, to 12.95 m (42.50 ft.) to allow construction of a new single family dwelling encroaching into the required front yard.
<b>Zoning Bylaw intent:</b>	Front yard setbacks help to harmonize the siting of new dwellings within the existing building setbacks on the block and to minimize massing impacts.
<b>Variance Description:</b>	The proposal is to build a new single family dwelling where 4.72 m (15.5 ft.) of depth for the entire two-storey front portion of the proposed dwelling encroaches into the required front yard setback.

### Comments

<b>Subject Site Considerations</b>
<ul style="list-style-type: none"><li>○ This slightly irregular interior site is 52.11 m (170.96 ft.) deep and has a frontage of 25.91 m (85.00 ft.) along Burris Street. The site narrows down to 20.27 m (66.5 ft.) along the rear property. The property observes a moderate 3.7 m (12.14 ft.) south-north slope.</li><li>○ Front yard averaging calculations are based on two properties to the southwest and one property to the northeast, with front yards setbacks of 9.92 m (32.53 ft.), 14.52 m (47.63 ft.) and 28.50 m (93.83 ft.), respectively.</li><li>○ The neighbouring dwelling immediately to the northeast (6011 Buckingham Ave) is substantially set back from the Burris Street property line, which significantly impacts front yard averaging calculations. The angled siting of this dwelling (built in 1936), at approximately 45 degree angle towards Buckingham Avenue, has little relevance to the Burris Street frontages.</li><li>○ The neighbouring dwelling immediately to the southwest (7558 Burris St.) has a 14.52 m (47.63 ft.) front yard setback, 1.56 m (5.13 ft.) more than proposed 12.95 m (42.50 ft.) front yard setback on the subject property's main floor. The second floor bedroom is set back by 0.46 m (1.50 ft.) reducing the setback difference to 1.10 m (3.63 ft.).</li><li>○ The second neighbouring dwelling further to the southwest (7554 Burris St) has a 9.92 m (32.53 ft.) front yard setback, 3.04 m (9.97 ft.) less than proposed dwelling, but still 0.92 m (3.03 ft.) more than the minimum required front yard setback of 9.00 m (29.50 ft.) in the R1 District, where front yard averaging does not apply.</li></ul>

**Comments from the Planning Department**

BV # 6411 7572 Burris Street

x-reference: BOV # 20-00019


Hearing: 2020 September 03..... Page 2

**Neighbourhood Context Considerations**

- The development pattern on the block has varying front yard setbacks, and there is no consistent pattern on either side of Burris Street.
- The development pattern of the adjacent properties is unusual, as the 28.60 m (93.83 ft.) front yard setback of the immediate neighbour to the northeast (6011 Buckingham Ave.), drastically affects front yard averaging calculations.

**Specific Project Considerations**

- The siting of the proposed dwelling is a design choice to facilitate a proposed pool and future accessory building for pool equipment in a larger rear yard that is proposed to be 21.17 m (69.46 ft.).
- The second floor bedroom at the northwest front corner of the proposed dwelling, set back by 0.46 m (1.50 ft.) from the front face, helps to mitigate massing impacts of the reduced front yard on the immediate neighbour to the southwest.

  
E.W. Kozak, Director  
PLANNING AND BUILDING

MRW:ll





BV 6411

7572 BURRIS STREET

2020 SEPT 03

August 12, 2020





