



BOARD OF VARIANCE
PLANNING COMMENTS SUMMARY SHEET

BV #	6406	Address	2011 Jordan Drive
X-Reference	BOV # 20-00014	Hearing	2020 September 03

Project	A new addition to an existing single family dwelling
Zoning	R2 Residential District
Neighbourhood	Sperling - single family neighbourhood
Appeal to vary:	Section 102.10 – “Rear yard” from 9.00 m (29.50 ft.) to 8.08 m (26.50 ft.) to allow for the construction of a new addition.
Zoning Bylaw intent:	Rear yard setbacks help to mitigate the massing impacts of new buildings and structures on neighbouring properties and to ensure sufficient outdoor living area in the rear yard.
Variance Description:	A two storey addition (ground floor storage and second floor bedroom extension) is proposed in the northwest (rear) corner of the existing dwelling. The addition would extend 0.92 m (3.00 ft.) into the required rear yard with its entire width of 4.23 m (13.87 ft.).

Comments

Subject Site Considerations
<ul style="list-style-type: none">○ The property is a corner rectangular lot, approximately 34.40 x 19.50 m (113.00 x 64.00 ft.), on the west side of Sperling Avenue (front) and on the north side of Jordan Drive (flanking street).○ The property is relatively flat, with gentle north-south slope of approximately 0.60 m (2.00 ft.).○ The siting of the existing dwelling on the property limits the options for an addition without requiring a variance.
Neighbourhood Context Considerations
<ul style="list-style-type: none">○ To the north, there is a detached garage in the southwest corner of the neighbouring property with an approximately 1.82 m (6.00) ft. rear yard setback and almost zero side yard setback. The portion of the proposed addition, encroaching in the rear yard, would be screened by this garage, thus any negative massing impact would be mitigated. To the west, the neighbouring dwelling features a generous rear yard setback of approximately 13.70 m (45.00 ft.) that would help mitigate massing impacts.
Specific Project Considerations
The proposed extension of the addition is a design choice that would be limited in scale and impact on neighbouring properties.


E. V. Kozak, Director
PLANNING AND BUILDING

MRW:ll



BV 6406

2011 JORDAN DRIVE

2020 SEPT 03

August 12, 2020



