



**BOARD OF VARIANCE
PLANNING COMMENTS SUMMARY SHEET**

BV #	6407	Address	124 Delta Avenue N.
X-Reference	BOV # 20-00015	Hearing	2020 September 03

Project	A new single family dwelling with secondary suite and detached garage.
Zoning	R5 Residential District
Neighbourhood	Capitol Hill - single family neighbourhood
Appeal to vary:	Section 105.6(1)(b) – “Height of Principal Building” from 7.40 m (24.28 ft.) to 8.00 m (26.28 ft.), as measured from the front average grade, to allow construction of a new single family dwelling with a flat roof.
Zoning Bylaw intent:	Height maximums help to mitigate the massing impacts of new buildings and structures on neighbouring properties and preserve surrounding views.
Variance Description:	The entire top 0.6 m (1.97 ft.) of the flat roof at the front elevation of the proposed single family dwelling is above the maximum height permitted.

Comments

<p>Subject Site Considerations</p> <ul style="list-style-type: none"> ○ The property is a mid-block rectangular lot, approximately 36.58 x 10.06 m (120 x 33 ft.), on east side of Delta Avenue. ○ The property has an extreme east-west slope of approximately 7.48 m (24.5 ft.) from the lane to the front property line. ○ There is a wide grassed boulevard in the City right-of-way on the east side of Delta Avenue N. The front property line is located 16.7 m (55.0 ft.) from the edge of the Delta Avenue N. asphalt road.
<p>Neighbourhood Context Considerations</p> <ul style="list-style-type: none"> ○ The property is surrounded by single family residential lots with similar sloped conditions. ○ The city and ocean views from properties to the east (up from the subject site, on west side of Hythe Avenue N.) are not obstructed by the proposed height increase due to the extreme slope. The top of the roof of proposed dwelling is approximately 1.83 m (6.00 ft.) above the lane level and below ground level of the properties on Hythe Avenue N. The proposed front yard setback is 2.75 m (9.00 ft.) more than the required minimum front yard 6.00 m (19.69 ft.), which mitigates the massing impact on the abutting properties to the north and south. The proposed dwelling’s significant 16.76 m (55.00 ft.) setback from the asphalt edge of the fronting road eliminates impacts on the properties to the west on the other side of Delta Avenue N.

Comments from the Planning Department


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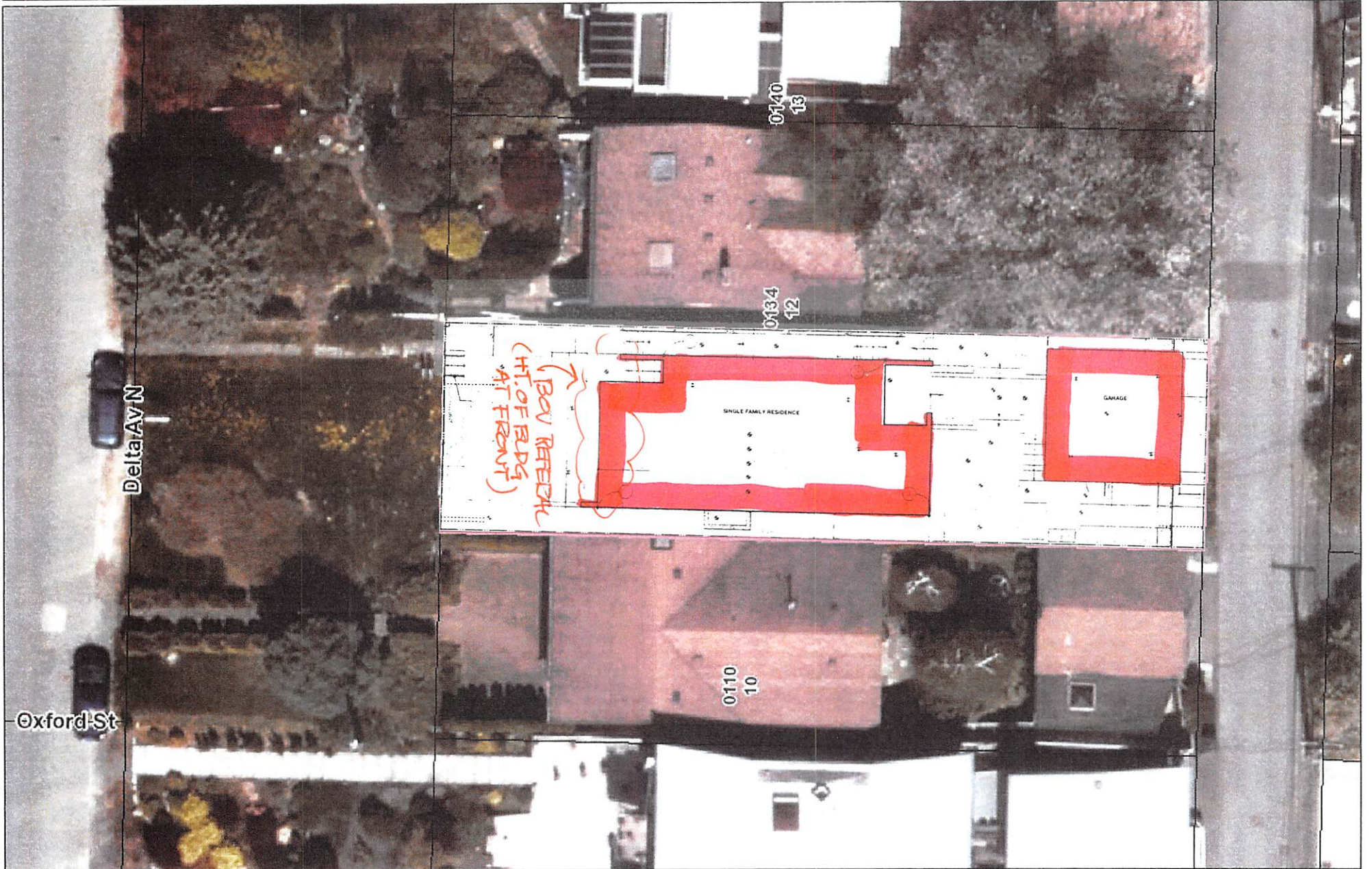
Specific Project Considerations

- The modest floor to ceiling heights on all levels: Cellar (Secondary Suite) 2.44 m (8.00 ft.), Main Floor (Master Bedroom) 2.44 m (8.00 ft.), Upper Floor (Living Room) 2.75 m (9.00 ft.), do not contribute to the height encroachment.
- The secondary suite located in the cellar is the only design choice factor contributing to the height encroachment; however, sinking the secondary suite deeper in the ground may adversely impact the livability and access to light in the suite.


E.W. Kozak, Director
PLANNING AND BUILDING

MRW:ll





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