



BOARD OF VARIANCE PLANNING COMMENTS SUMMARY SHEET

BV #	6409	Address	7340 Imperial Street
X-Reference	BOV # 20-00017	Hearing	2020 September 03

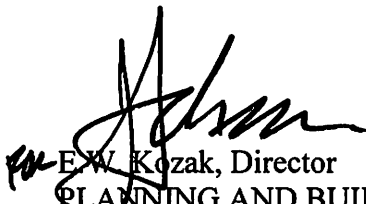
Project	A new addition to an existing single family dwelling
Zoning	R5 Residential District
Neighbourhood	Edmonds Park – single and two family neighbourhood
Appeal to vary:	Section 105.11 – “Rear Yard” from 7.50 m (24.6 ft.) to 6.36 m (20.88 ft.) to allow construction of the proposed addition to the existing single family dwelling. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
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:	The proposed addition is to a single family dwelling constructed in 1954 prior to adoption of the Zoning Bylaw. The addition is proposed on the east side of the existing dwelling, and includes a secondary suite and additional living space for the principal dwelling. The proposal amends the front yard to Linden Avenue rather than Imperial Street in this regard the proposed addition meets the required rear yard setback of 7.50 m (24.6 ft.), but the variance is measured from the existing dwelling. The request for the rear yard relaxation is related to the existing dwelling and not the proposed addition as a result of amending the front yard location.

Comments

Subject Site Considerations
<ul style="list-style-type: none"> ○ The property is surrounded by single and two family residential lots. ○ The property is a corner lot, approximately 25.86 m (84.86 ft.) wide facing Imperial Street by 23.76 m (77.96 ft.) facing Linden Avenue. ○ The existing dwelling was constructed centrally on this lot, prior to the establishment of the Zoning Bylaw which regulates siting. Based on the original site orientation, with the frontage along Imperial Street, the siting of the existing dwelling conforms to the Zoning Bylaw. Based on the current site orientation, with the frontage along Linden Avenue, the existing dwelling is non-conforming with respect to the rear yard setback.
Neighbourhood Context Considerations
<ul style="list-style-type: none"> ○ As the narrowest street frontage, Linden Avenue frontage is designated as the front yard. ○ The block frontage on Linden Avenue (22 lots) is greater than the block frontage on Imperial Street (3 lots). ○ The existing dwelling and the proposed addition share the same setback from Linden Avenue, which meets the required front yard setback and is generally consistent with the pattern of massing further along Linden Avenue.

Specific Project Considerations

- The addition conforms to the required rear yard setback and would not overlook or overshadow the adjacent rear yard to the west. It is set back an additional 1.10 m (3.62 ft.), so that it is 7.76 m (24.5 ft.) from the rear property line.
- The existing dwelling and the proposed addition have a modest scale:
 - The existing 1 1/2 storey house is 226.59 square m (2,439 square ft.) and would increase to 355.35 square m (3,825 square ft.) to add bedrooms and a secondary suite.
 - The basement accounts for 184.59 square m (1,987 square ft.) of the total Gross Floor Area.
- The proposal maintains the outdoor recreation area on the subject property.
- The bulk and massing of proposed addition not likely to create negative impacts.


E.W. Kozak, Director
PLANNING AND BUILDING

SK:ll



BV 6409

7340 IMPERIAL STREET

2020 SEPT 03

August 07, 2020

