



## BOARD OF VARIANCE PLANNING COMMENTS

<b>BV #</b>	6419	<b>Address</b>	6550 Parkdale Drive
<b>X-Reference</b>	BOV #21-00001	<b>Hearing</b>	2021 February 04

<b>Project</b>	Addition to convert an attached carport to living space and a new deck to an existing single family dwelling
<b>Zoning</b>	R2 Residential District
<b>Neighbourhood</b>	Sperling – Single family neighbourhood

<b>Appeal(s) to vary:</b>	<b>Section 102.8(1) – “Front Yard”</b> of the Burnaby Zoning Bylaw which, if permitted, would allow for an addition, conversion of an attached carport to living space, and a new deck to an existing single family home at 6550 Parkdale Drive. This relaxation would allow for a front yard depth of 10.42 m (34.2 ft.) where a minimum front yard depth of 11.73 m (38.48 ft.) is required based on front yard averaging.
<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 proposed variance is to permit the enclosure of an existing carport to create storage and games rooms on the ground level and an enclosed sundeck on the upper level. This enclosure would extend into the required front yard by 1.86 m (6.1 ft.).

**Subject Site Considerations:**

- This typical interior lot is 44.20 m (145.01 ft.) deep and has a width of 19.20 m (62.99 ft.) fronting onto Parkdale Drive to the east.
- Front yard averaging calculations are based on two adjacent properties to the south and two adjacent properties to the north, with front yards setbacks of 10.61 m (34.8 ft.), 11.4 m (37.4 ft.), 12.31 m (40.4 ft.) and 12.59 m (41.3 ft.) respectively.
- The existing dwelling observes a front yard setback of 12.28 m (40.3 ft.) measured to the front façade of the dwelling. This existing setback will remain along 5.30 m (17.4 ft.) of the untouched portion of the front façade.

**Comments from the Planning Department**

BV # 6419 6550 Parkdale Drive

X-reference: BOV # 21-00001

Hearing: 2020 February 04..... Page 2

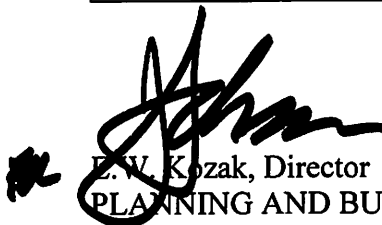
- The subject site will retain vehicle access from the fronting street, Parkdale Drive, as well as from the lane to the rear.
- A previous Board of Variance (BV 5772) was applied for and granted on February 4<sup>th</sup>, 2010 permitting the construction of a detached garage observing a gross floor area of 816 sq. ft., where a maximum gross floor area of 602.8 sq. ft. was permitted for accessory buildings on this site at that time.

**Neighbourhood Context Considerations:**

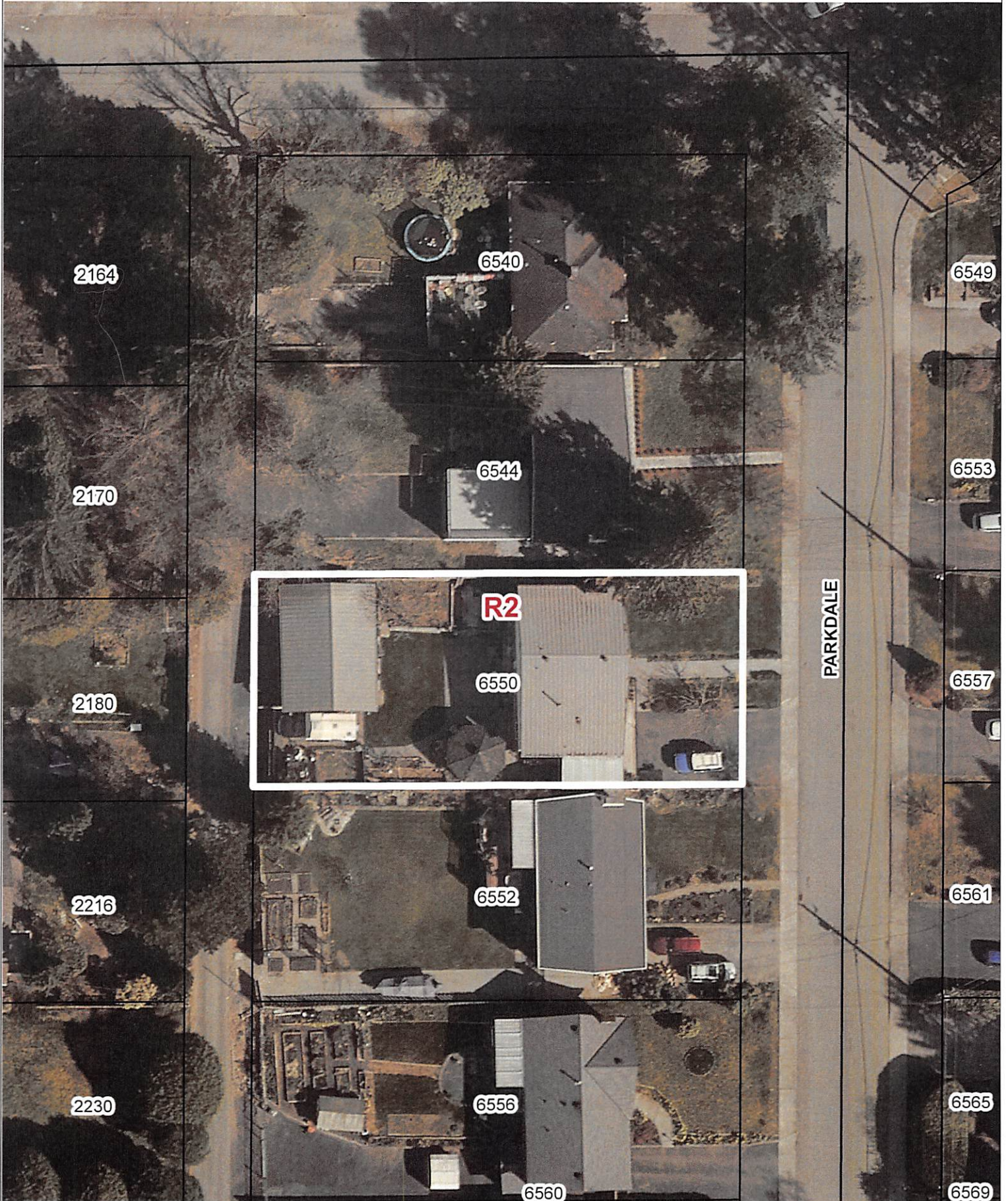
- The subject site is surrounded by single family dwellings of similar age and condition.
- The development pattern of the block has typical established front yard setbacks with minimal exclusions both on the west and east side of Parkdale Drive near the subject site.

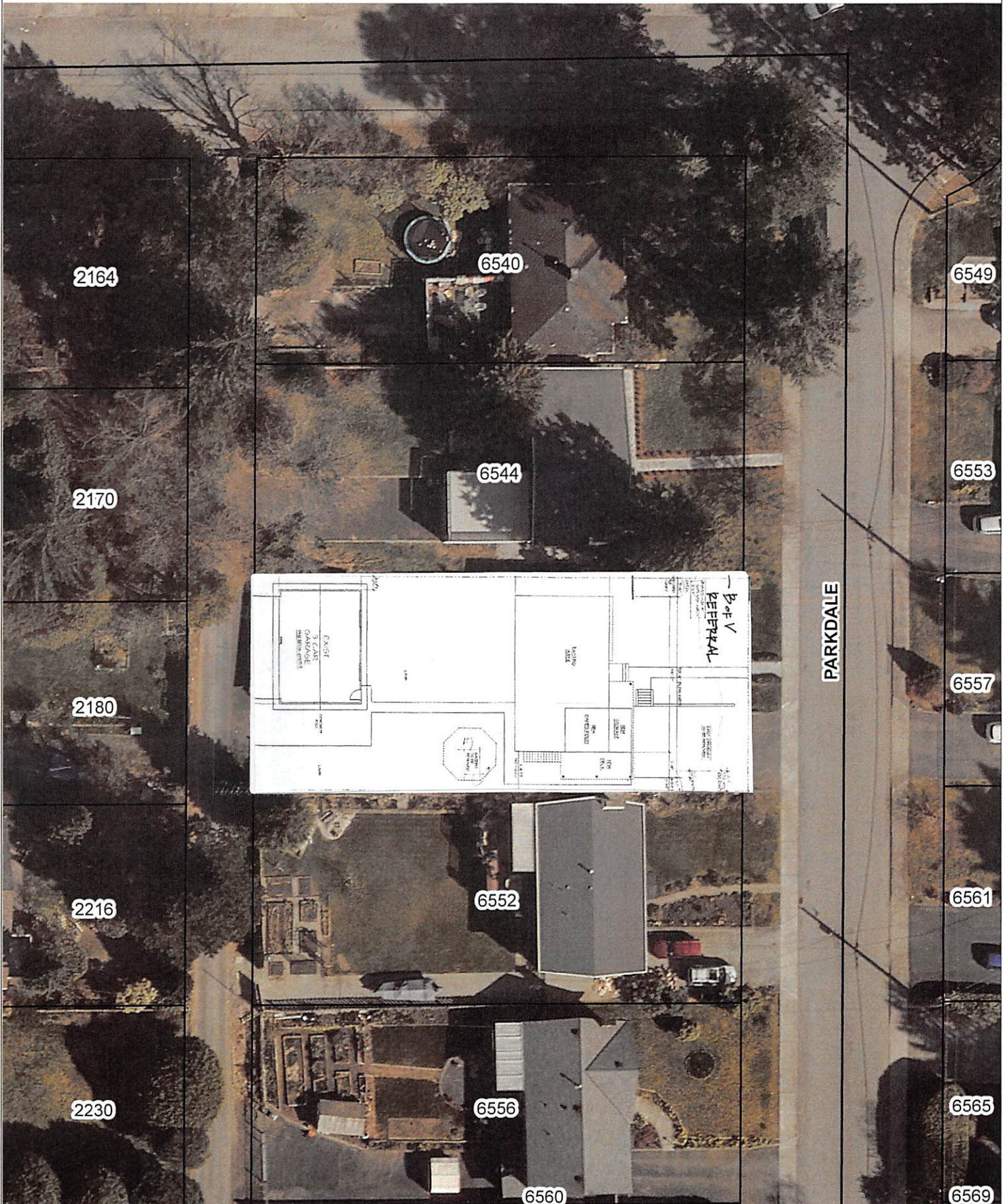
**Specific Project Considerations**

- The proposed variance would reduce the existing front yard setback of the single family dwelling from the southeastern corner of the front façade for a distance of 8.71 m (28.6 ft.) extending 1.86 m (6.1ft.) beyond the existing front yard setback. The remaining 5.30 m (17.4 ft.) of the front façade will observe the existing 12.28 m (40.3 ft.) setback.
- It is of note that the carport with the sundeck above existed prior to the proposed enclosure.
- The proposed variance will be observed on two levels with a minimal roof slope joining the existing dwelling sloped roof.
- The neighbouring site to the north, observing a front yard setback of 12.31 m (40.4 ft.) will remain unaffected by the proposed variance.
- The neighbouring dwelling to the south, observing a front yard setback of 10.61 m (34.8 ft.), will be 0.19 m (0.6 ft.) beyond the proposed enclosed carport, subject of this variance. Due to the small difference in setbacks, minimal impacts would be observed by this neighbouring site to the south as a result of the proposed variance.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

JA:ll





2164

6540

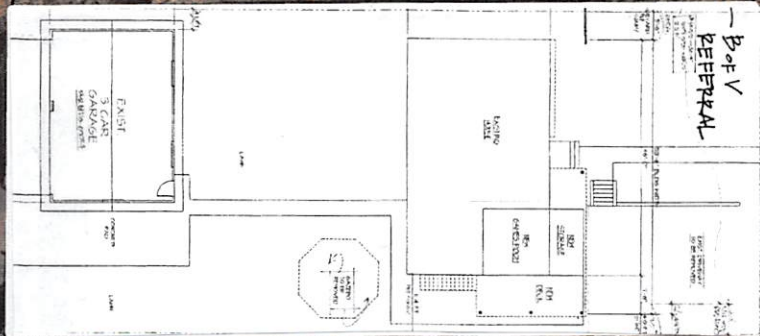
6549

2170

6544

6553

2180



PARKDALE

6557

2216

6552

6561

2230

6556

6565

6560

6569