



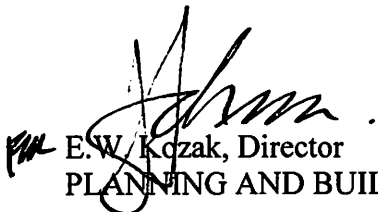
## BOARD OF VARIANCE PLANNING COMMENTS

<b>BV #</b>	6422	<b>Address</b>	4781 Frances Street
<b>X-Reference</b>	BOV #21-00004	<b>Hearing</b>	2021 March 04

<b>Project</b>	New Single Family Dwelling with secondary suite and detached garage.
<b>Zoning</b>	R5 Residential District
<b>Neighbourhood</b>	Brentwood Park – Single Family and Two Family Neighbourhood

<b>Appeal(s) to vary:</b>	<b>Section 105.9 – “Front Yard”</b> of the Burnaby Zoning Bylaw which, if permitted would allow for the construction of a new single family dwelling with secondary suite and detached garage at 4781 Frances Street. This relaxation would allow for a front yard depth of 6.32 m (20.72 ft.) where a minimum front yard depth of 7.67 m (25.18 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 measured from the fronting property line along Frances Street to the front façade of the proposed dwelling. A front yard depth variance of 1.35 m (4.43 ft.) is requested.
<b>Subject Site Considerations</b>	
<ul style="list-style-type: none"> <li>○ This typical interior lot is 37.17 m (121.96 ft.) deep and has a width of 10.05 m (32.99 ft.) fronting onto Frances Street to the south. A lane abuts the property to the north (rear).</li> <li>○ Front yard averaging calculations are based on two adjacent properties to the east and two adjacent properties to the west, with front yards setbacks of 7.74 m (25.40 ft.), 8.01 m (26.30 ft.), 7.56 m (24.80 ft.) and 7.38 m (24.20 ft.) respectively.</li> <li>○ The subject site is relatively flat and vehicular access will be retained from the rear lane.</li> </ul>	

<b>Neighbourhood Context Considerations</b>	
<ul style="list-style-type: none"><li>○ The subject site is located in an established single and two family neighbourhood where it is surrounded by single family dwellings of varying age and condition.</li><li>○ The development pattern of the block has typical established front yard setbacks with minimal exclusions both on the south and north side of Frances Street near the subject site.</li></ul>	
<b>Specific Project Considerations</b>	
<ul style="list-style-type: none"><li>○ The proposed variance is observed along the front facade of the proposed dwelling for a distance of 3.66 m (12.00 ft.) from the southeast corner where it steps in 0.76 m (2.50 ft.) and continues for a distance of 3.91 m (12.83 ft.) to the southwest corner of the proposed dwelling. The front yard depth at this southwest corner would be 7.07 m (23.22 ft.) as measured to the front facade. The second storey is aligned with the first floor front façade.</li><li>○ With respect to the neighbour directly east of the subject property, the proposed dwelling would sit 1.39 m (4.58 ft.) in front of this neighbour as measured at the southeast corner. The neighbour directly west of the subject site would observe the proposed dwelling 0.73 m (2.38 ft.) in front as measured to the southwest corner of the proposed dwelling.</li><li>○ Although the staggered design of the proposed dwelling reduces impacts due to massing on neighbouring dwellings, other design options could be explored.</li></ul>	

  
E.W. Kozak, Director  
PLANNING AND BUILDING

JA:ll







