



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6421	Address	3581 Phillips Avenue
X-Reference	BOV #21-00003	Hearing	2021 March 04

Project	New Single Family Dwelling with secondary suite and attached garage.
Zoning	R1 Residential District
Neighbourhood	Bainbridge – Single Family Neighbourhood

Appeal(s) to vary:	Section 101.8 – “Front Yard” of the Burnaby Zoning Bylaw which, if permitted would allow for the construction of a new single family dwelling with secondary suite and attached garage at 3581 Phillips Avenue. This relaxation would allow for a front yard depth of 7.62 m (25.00 ft.) where a minimum front yard depth of 9.00 m (29.50 ft.) is required based on front yard averaging.
Zoning Bylaw intent:	Front yard setbacks help to harmonize the siting of new dwellings within the existing building setbacks on the block and to minimize massing impacts.
Variance Description:	The proposed variance is measured from the fronting property line along Phillips Avenue to the front façade of the proposed dwelling. A front yard depth variance of 1.38 m (4.53 ft.) is requested.
Subject Site Considerations	
<ul style="list-style-type: none">○ This typical interior lot is 43.98 m (144.30 ft.) deep and has a width of 26.45 m (86.80 ft.) fronting the east side of Phillips Avenue. Vehicular access is from Phillips Avenue.○ 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 8.99 m (29.5 ft.), 10.72 m (35.2 ft.), 9.11 m (29.90 ft.) and 4.93 m (16.20 ft.) respectively. The property at 3525 Phillips Avenue affects these calculations.○ The subject site is encumbered with an existing Statutory Right of Way (SRW) to the rear of the property protecting a tributary of Phillips Creek. A Streamside Protection and Environmental Area (SPEA) variance was granted by the Environmental Review	


Comments from the Planning Department

BV # 6421 3581 Phillips Avenue

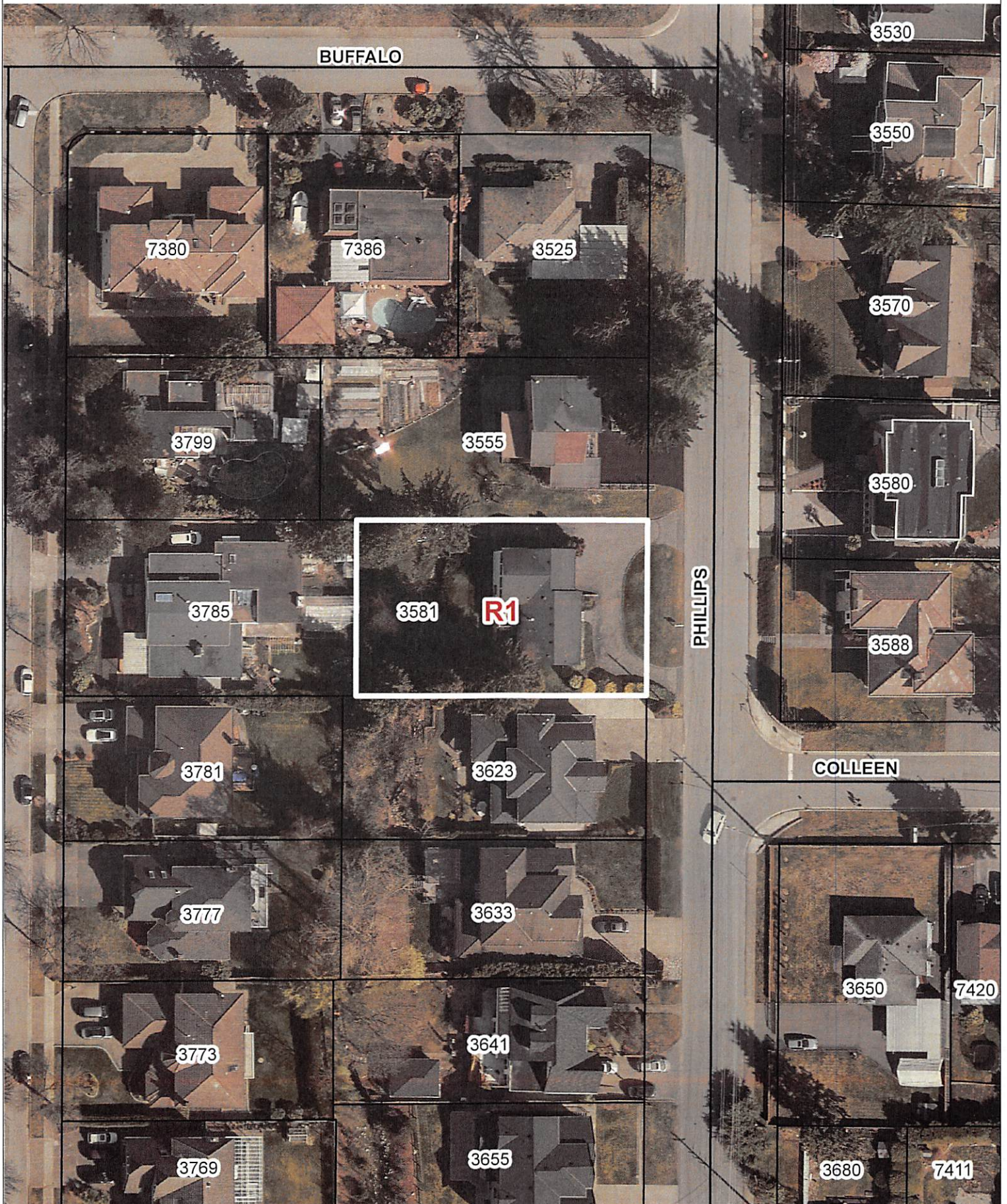
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Hearing: 2021 March 04..... Page 2

<p>Committee (ERC) of 10.00m (32.80 ft.) where a typical SPEA of 15.00 m (49.21 ft.) as measured from the top of bank would be required. No new construction is permitted within this SPEA setback.</p> <ul style="list-style-type: none">○ The site observes a downward slope of approximately (4.50 ft.) in the east-west direction. Various trees and shrubs border the property along the SRW and rear and side property lines.	
<p>Neighbourhood Context Considerations</p> <ul style="list-style-type: none">○ The subject site is located in an established single family neighbourhood where it is surrounded by single family dwellings of varying age and condition.○ The development pattern of the block has typical established front yard setbacks with few exclusions both on the west and east side of Phillips Avenue near the subject site.	
<p>Specific Project Considerations</p> <ul style="list-style-type: none">○ The proposed variance is observed along the front facade of the proposed dwelling for a distance of 5.02 m (16.50 ft.) from the southeast corner where it steps in 1.68 m (5.50 ft.) for a distance of 2.74 m (9.00 ft.) to create an entry porch. The proposed variance continues from this point for a distance of 6.71 m (22.00 ft.) where it staggers 0.305 m (1.00 ft.) to the west continuing for 3.35 m (11.00 ft.) to the northwest corner of the building.○ The main façade of the second level of the proposed dwelling observes the same requested front yard depth for a distance of 4.26 m (14.00 ft.). It is then staggered on both sides assisting in reducing massing impacts.○ With respect to the neighbour directly north of the subject site, the proposed dwelling would sit 1.19 m (3.90 ft.) in front of this neighbour as measured at the northeast corner. The neighbour directly south of the subject site would observe the proposed variance as measured to the southeast corner 1.37 m (4.50 ft.) directly in front of this existing neighbouring dwelling.○ Although there are significant site constraints, other design options could be explored.	


E. W. Kozak, Director
PLANNING AND BUILDING

JA:ll



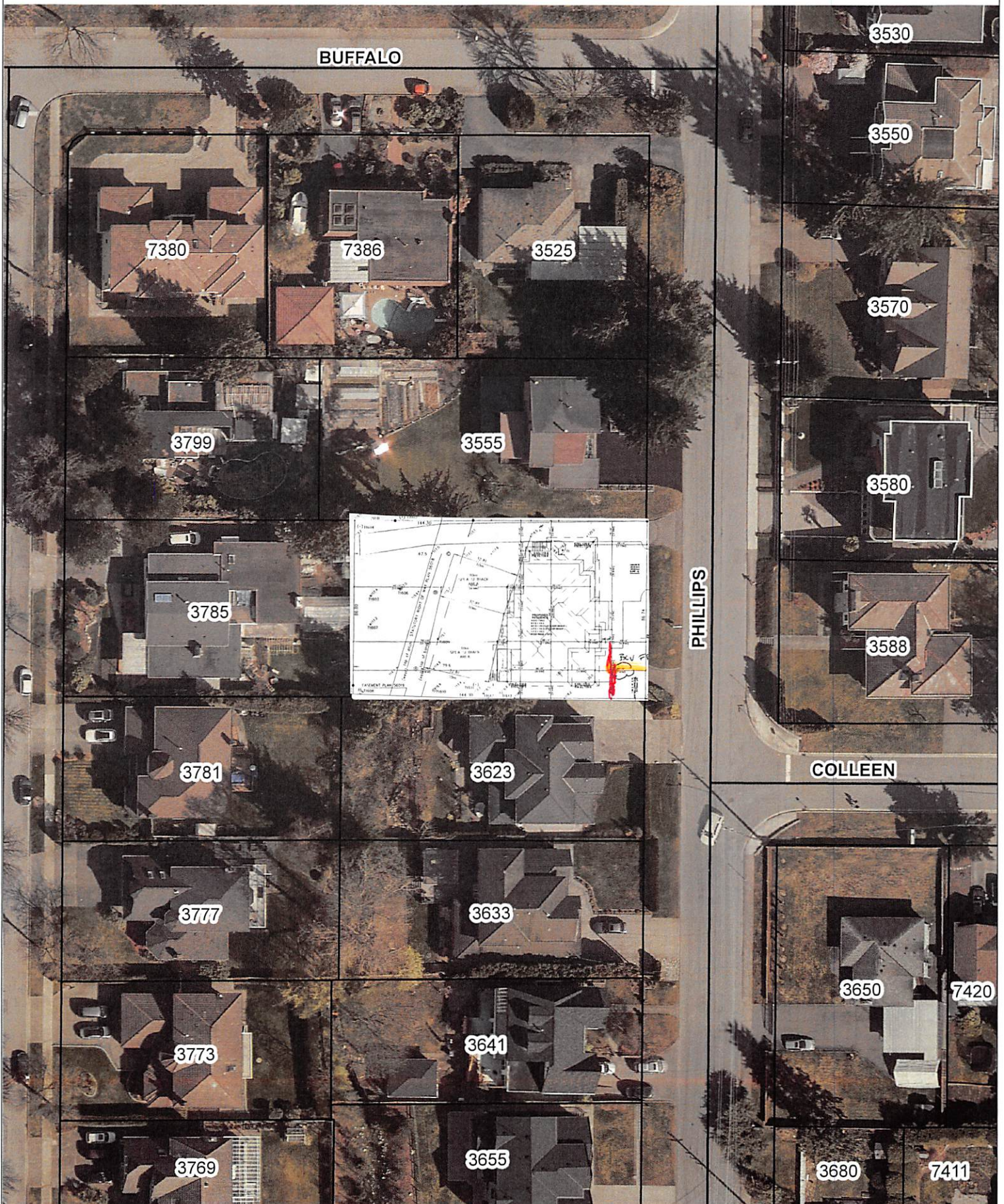


BV6421

3581 PHILLIPS AVENUE

2021 MAR 04

February 11, 2021



BUFFALO

3530

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7380

7386

3525

3570

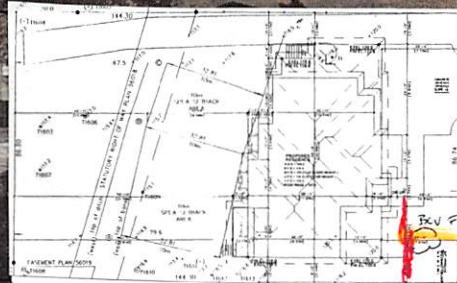
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3580

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PHILLIPS

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COLLEEN

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