



## BOARD OF VARIANCE PLANNING COMMENTS

<b>BV #</b>	6423	<b>Address</b>	6499 Gordon Avenue
<b>X-Reference</b>	BOV #21-00005	<b>Hearing</b>	2021 April 08

<b>Project</b>	New single family dwelling with secondary suite and attached garage
<b>Zoning</b>	R1 Residential District
<b>Neighbourhood</b>	Buckingham Heights – Single Family Neighbourhood

<b>Appeal(s) to vary:</b>	<b>Section 101.8 – “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 attached garage at 6499 Gordon Avenue. This relaxation would allow for a front yard depth of 9.00 m (29.53 ft.) where a minimum front yard depth of 10.65 m (34.95 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 front property line along Morley Drive to the front façade of the proposed attached garage. A front yard depth reduction of 1.65 m (5.42 ft.) is requested.
<b>Subject Site Considerations</b>	
<ul style="list-style-type: none"><li>○ This corner lot, approximately 39.63 m (130.03 ft.) deep and 21.34 m (70.02 ft.) wide, is fronting Morley Drive to the south-east and flanking Gordon Avenue to the north-east. Vehicular access is proposed from Morley Drive.</li><li>○ Front yard averaging calculations are based on two adjacent properties to the south-west, observing front yard setbacks of 10.65 m (37.50 ft.) and 9.88 m (32.40 ft.) for the immediately adjacent property and for the further property, respectively.</li></ul>	

**Comments from the Planning Department**

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- The exiting dwelling on the subject site observes a front yard setback of over 11.0 m (36.0 ft.) which is approximately in line with the immediately adjacent residence.
- The subject site is encumbered with an existing 4.57 m (15.00 ft.) wide statutory right of way to the rear of the property for a sanitary and storm main.
- The site observes a downward slope of approximately 3.87 m (12.70 ft.) in the east-west direction.

**Neighbourhood Context Considerations**

- The subject site is located in an established single family neighbourhood where it is surrounded by single family dwellings of varying age and condition.

**Specific Project Considerations**

- The proposed variance is observed along the ground level, front facade of the proposed attached garage for a distance of 6.10 m (20.00 ft.) from the southwest corner of the dwelling and it steps in 3.66 m (12.00 ft.) for a distance of 2.95 m (9.67 ft.) to create a recess for an entry to secondary suite in the basement. The proposed variance is reduced by 0.15 m (0.50 ft.) from this point for a distance of 4.98 m (16.33 ft.) where 9.15 m (30.03 ft.) setback is observed to the southeast corner of the building.
- The main façade of the second level of the proposed dwelling is staggered and observes the front yard depth of 12.66 m (41.53 ft.) where a minimum 10.65 m (34.95 ft.) front yard depth is required based on front yard averaging, therefore it is in compliance with the Zoning Bylaw requirements.
- Some impacts are expected on the neighbouring residence to the south-west since the proposed dwelling would be placed approximately 1.65 m (7.97 ft.) in front of this residence.
- In view that there are no significant site constraints present, other design options could be explored.



for: E.W. Kozak, Director  
PLANNING AND BUILDING

MRW:ll





BV 6423

6499 GORDON AVENUE

2021 APR 08

March 16, 2021





