



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6425	Address	8137 Gilley Avenue
X-Reference	BOV #21-00007	Hearing	2021 April 08

Project	New single family dwelling with secondary suite and detached garage
Zoning	R2 Residential District
Neighbourhood	Clinton – Single Family Neighbourhood

Appeal(s) to vary:	Section 6.3.1 – “Distances Between Buildings on the Same Lot” 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 8137 Gilley Avenue. This relaxation would allow for a minimum distance between buildings on the same lot of 1.81 m (5.95 ft.) where a minimum distance of 4.50 m (14.76 ft.) is required.
Zoning Bylaw intent:	The separation between a principal building and a detached garage on the same lot ensures that the overall massing of the buildings does not have a negative impact on the subject site and neighbouring properties, as well as to provide for sufficient outdoor space.
Variance Description:	The proposed variance is measured in the narrowest space between the north-west corner of the proposed dwelling and the north-east corner of the proposed garage. The required minimum distance between buildings is proposed to be reduced by up to 2.69 m (8.81 ft.).
Subject Site Considerations	
<ul style="list-style-type: none">○ This irregular interior lot, approximately 37.43 m (122.81 ft.) deep and 20.02 m (65.68 ft.) wide, fronts Gilley Avenue to the east. Vehicular access is provided from the lane to the west.○ The site observes a downward slope of approximately 4.43 m (14.55 ft.) from rear north-west corner to the front south-east corner.○ There is an approximately 1.50 m (4.92 ft.) drop in the rear north-west corner of the site where a new detached garage is proposed. This drop in the terrain limits the options for a site access points to the rear south-west portion of the lot.	

Neighbourhood Context Considerations

- Little impact is expected on the neighbouring property to the north due their higher elevation in relation to the partially sunken proposed garage.
- No impact is expected on the neighbouring property to the south, due to the generous distance (over 10.67 m (35.00 ft.)) from the reduced separation area to the shared side (south) property line.
- The siting of the proposed dwelling is in compliance with the required front yard of 10.38 m (34.06 ft.) (based on front yard averaging) and would fit well with the existing development pattern in the subject block.

Specific Project Considerations

- The distance between the proposed garage and the proposed dwelling would vary from 1.81 m (5.95 ft.) to approximately 3.65 m (12.00 ft.), due to the slightly angled orientation between two buildings. This orientation is related to the “angled” site geometry.
- The proposed two-car garage would overlap the proposed dwelling with its entire length of 6.55 m (21.50 ft.). There are no windows proposed on the garage east elevation which would face the dwelling.
- Although the entire rear yard would be occupied by the garage, the car maneuvering space and the secondary suite parking, a plenty of outdoor space would be available in the generous side (south) and front yard.



for E.W. Kozak, Director
PLANNING AND BUILDING

MRW:ll



BV 6425

8137 GILLEY AVENUE

2021 APR 08

March 16, 2021



