



## BOARD OF VARIANCE PLANNING COMMENTS

<b>BV #</b>	6427	<b>Address</b>	7325 Willingdon Avenue
<b>X-Reference</b>	BOV #21-00011	<b>Hearing</b>	2021 April 08

<b>Project</b>	Interior and exterior alterations to existing single family dwelling (already constructed)
<b>Zoning</b>	R3 Residential District
<b>Neighbourhood</b>	Suncrest – Single Family Neighbourhood

<b>Appeal(s) to vary:</b>	<b>Section 103.7(b) – “Depth of Principal Building”</b> of the Burnaby Zoning Bylaw requirement for the maximum building depth from 18.30 m (60.00 ft.) to 21.00 m (68.89 ft.).
<b>Zoning Bylaw intent:</b>	Limiting building depth prevents the construction long, imposing building walls that impacts neighbouring properties.
<b>Variance Description:</b>	The principal building depth is measured from the outermost face of the front of the building to the new deck extension already constructed at the rear of the building; the permitted 1.20 m (3.94 ft.) deck projection is excluded from this measurement. The proposed excess building depth would be 2.71 m (8.89 ft.).

### Subject Site Considerations

- The site is an elongated rectangular interior lot, approximately 15.39 m (50.49 ft.) wide and 57.88 m (189.89 ft.) deep, and it is essentially flat.
- The site fronts onto Willingdon Avenue to the east; the Willingdon Avenue side is also where a vehicular access is provided; there is no lane access available to this site. Single family dwellings abut the subject site on both sides.
- The existing dwelling observes a depth of approximately 19.50 m (64.0 ft.), as measured from the outermost face of the front elevation to the existing outermost face of the rear elevation, with an existing deck projecting further by approximately 1.22 m (4.0 ft.), and therefore, is legal non-conforming with respect to the principal building depth.

### **Neighbourhood Context Considerations**

- The subject site is located in the established neighbourhood, surrounded by single family dwellings at various ages and conditions.
- The deck extension and first floor addition on the south side of the subject dwelling are set back 4.36 m (14.32 ft.) from the shared side (south) property line; such generous distance helps to mitigate the impacts (such as overlook/reduction of privacy) on the neighbouring property to the south.
- The deck extension and cellar addition on the north side of the dwelling observe a minimum 1.52 m (5.00 ft.) set back. Therefore, the neighbouring property to the north of subject site is more affected by the excess building depth. A mitigating factor could be that this property features a similar deck approximately in line with the deck on the subject site.

### **Specific Project Considerations**

- The cellar addition (bathroom and hallway) at the north-west corner of the dwelling is built within the outline of an existing sunken patio under the existing rear deck; this addition is projecting 1.98 m (6.50 ft.) beyond the permitted principal building depth.
- The first floor addition (kitchen extension) at the south-west corner of the dwelling is aligned with the existing dwelling (kitchen nook) and therefore, does not contribute further to the existing legal non-conforming depth of the building.

  
E.W. Kozak, Director  
PLANNING AND BUILDING

MRW:ll





BV 6427

7325 WILLINGDON AVENUE

2021 APR 08

March 16, 2021





