



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6428	Address	4630 Burke Street
X-Reference	BOV #21-00012	Hearing	2021 May 06

Project	New single family dwelling with secondary suite and detached garage
Zoning	R4 Residential District
Neighbourhood	Forest Glen – Single Family Neighbourhood

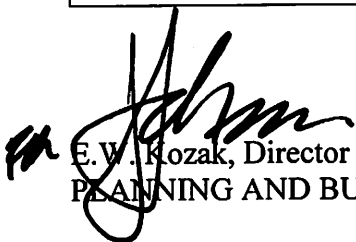
Appeal(s) to vary:	Section 6.3.1 – “Distances Between Buildings on the Same Lot” of the Burnaby Zoning Bylaw which, if permitted would allow for the minimum distance from 4.50 m (14.76 ft.) to 2.13 m (7.00 ft.).
Zoning Bylaw intent:	The Zoning Bylaw requires a separation between a principal building and a detached garage on the same lot to ensure 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:	A distance between buildings of 2.13 m (7.00 ft.) as measured from the proposed 2 car garage to the proposed principal building is requested where a minimum distance of 4.50 m (14.76 ft.) is required.
Subject Site Considerations	
<ul style="list-style-type: none">○ The site is a rectangular lot approximately 17.51 m (57.46 ft.) wide by 32.76 m (107.5 ft.) deep with a moderate slope of approximately 2.45 m (8.06 ft.) from the rear to the front.○ The site fronts onto Burke Street to the north and a lane to the south (rear). Vehicular access is proposed to remain from the lane to the rear.	

Neighbourhood Context Considerations

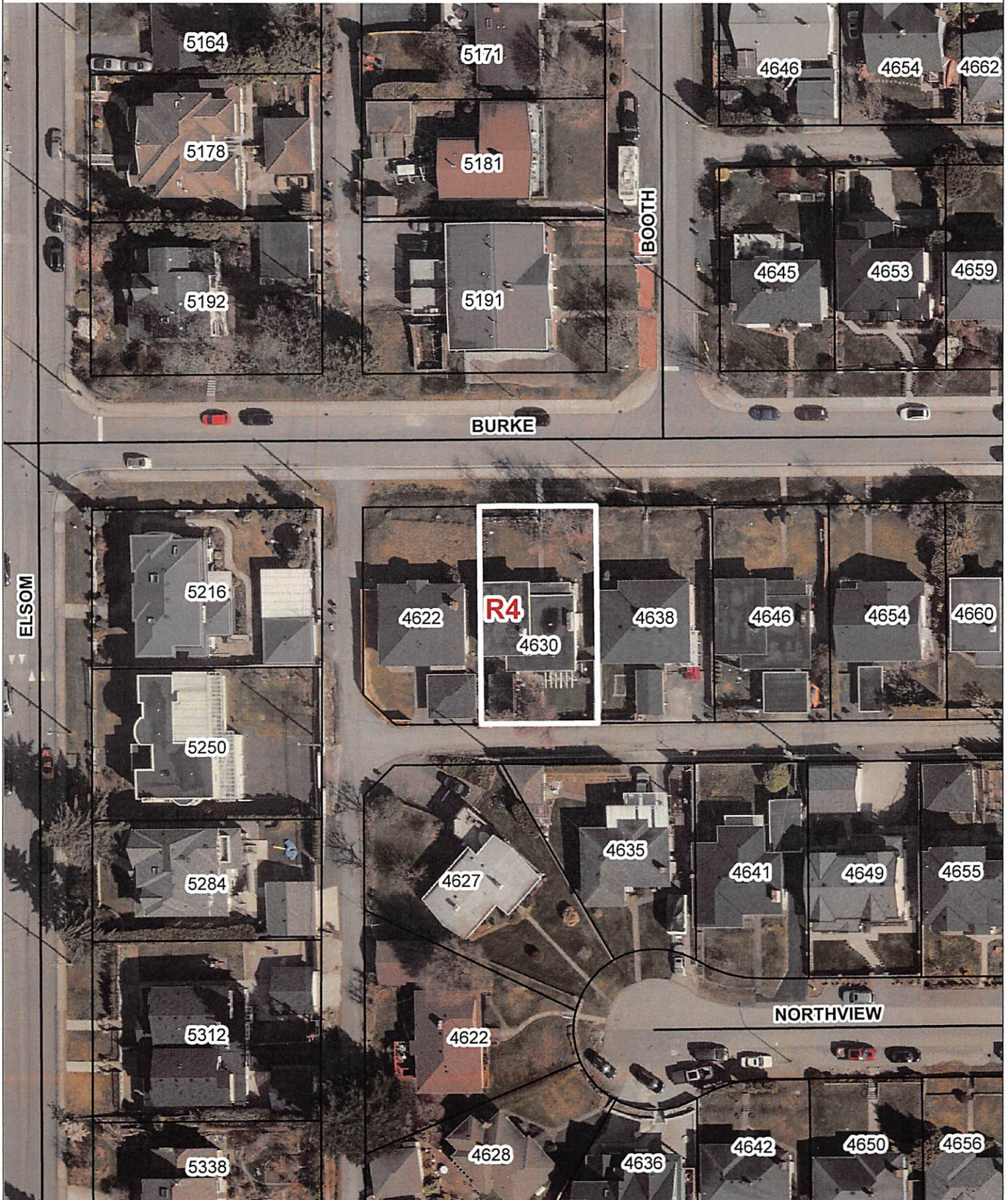
- The subject site, zoned R4, is located in the Forest Glen neighbourhood which is an established single and two family dwelling neighbourhood.
- Bordering the subject site to the west, is an existing single family dwelling and carport on a corner lot. Directly east of the subject site a new single family dwelling with secondary suite and detached garage is also proposed where an existing single family dwelling and carport is located currently. Neighbouring the subject site across Burke Street, is a two family dwelling with carport and garage.

Specific Project Considerations

- In this case the proposed rear yard setback of the principal building will be 9.79 m (32.13 ft.) because the proposed dwelling observes a front yard setback of 12.29 m (40.33 ft.). The front yard setback was calculated based on the average depth of the front yards of the neighbouring properties on each side of the subject site. The proposed design fits into the established streetscape by meeting these requirements.
- The southwest corner of the subject lot is proposed to be occupied by the detached two car garage, 6.40 m (21.00 ft.) wide by 5.94 m (19.50 ft.) deep in size. Almost the entire width of the garage 6.40 m (21.00 ft.) overlaps the principal building. The windows of the kitchen on the main floor and the living and kitchen area of the secondary suite on the cellar level face onto the overlapping portion of the detached garage. Outdoor living space will be available immediately east of the garage in the rear yard and in the generous front yard.
- It is also noted that most of the existing houses on the south side of Burke Street have shorter lot depths due to the configuration of the street block. This, combined with their consistently deep front yard setbacks, which are almost twice as deep as the standard R4 front yard setback, means that the other houses also observe a similar pattern of reduced distance between principal buildings and detached garages.


E.W. Kozak, Director
PLANNING AND BUILDING

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BV6428

4630 BURKE STREET

2021 MAY 06

April 15, 2021

