



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6432	Address	5680 Ewart Street
X-Reference	BOV #21-00016	Hearing	2020 June 03

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

Appeal(s) to vary:	<p>Section 6.14.2(1)(1) – “Retaining Walls” of the Burnaby Zoning Bylaw which, if permitted, would allow for:</p> <ol style="list-style-type: none"> 1) the retaining wall located on the west property line would be up to 1.80 m (5.91 ft.) where a maximum height of 1.20 m (3.94 ft.) is permitted; 2) the on-site retaining wall located at the south of the house would be up to 2.87 m (9.40 ft.) where a maximum height of 1.20 m (3.94 ft.) is permitted; and 3) the retaining wall located on the east property line would be up to 2.80 m (9.17 ft.) where a maximum height of 1.20 m (3.94 ft.) is permitted.
Zoning Bylaw intent:	(1), (2) and (3) The intent of the Zoning Bylaw is to mitigate the massing impacts of retaining walls on neighbouring properties.
Variance Description:	<p>(1), (2) and (3) Retaining wall height is measured vertically from the bottom of the wall from the lower of natural or finished grade at the base of the wall, to the surface of the ground which it supports.</p> <p>The relevant over height portions of retaining walls are indicated on the site photos, see <i>Attachment #1</i>.</p>
Subject Site Considerations	
<ul style="list-style-type: none"> ○ The subject site is an interior rectangular lot with a width of 22.86 m (75.00 ft.) and a depth of 37.04 m (121.52 ft.). ○ The subject site fronts onto Ewart Street to the north and backs to a lane to the south, where the subject retaining walls are constructed. ○ The site observes a substantial downwards slope of approximately 6.06 m (20.00 ft.) from the north (front) to the south (rear). 	

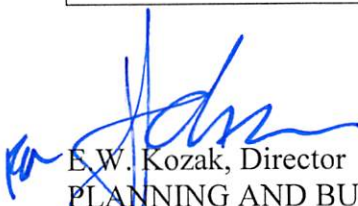
- A vehicular access to the garage is proposed through the lane along the south side property line, where the site observes the lowest grades.
- The site is in final stages of the construction for a new single family dwelling with secondary suite and detached garage.
- An accessory detached garage is proposed at the south-east corner of the site. The garage slab is relatively level with the lane.
- It appears that the proposal is to formalize already constructed retaining walls at the rear of the property.

Neighbourhood Context Considerations

- The subject site is located in the neighbourhood with single family dwellings of varying age and size observing similar extreme slope conditions.
- The subject retaining walls are partly visible from the immediate neighbour to the east and west. The neighbouring residence directly across the lane to the south is at a substantially lower level (than the lane) and it is not expected to be adversely impacted by the requested variances.

Specific Project Considerations

- The retaining walls along the west and east side of the property lines appear to partly retain earth from the neighbouring properties, and partly serve as fences (portions of the retaining walls not retaining earth are considered to be fences). The western retaining wall is stepped (up to a maximum height of 1.80 m (5.90ft.)) until it connects to the on-site retaining wall at a distance of 4.59 m (15.08 ft.) from the rear property line, whereas the eastern retaining wall is stepped (up to a maximum height of 1.20 m (3.94 ft.)) until it connects to the on-site retaining wall at a distance of 8.76 m (28.75 ft.).
- The “jogged” on-site retaining wall spans essentially across the entire width of the subject site. There is a concrete stair incorporated roughly in the middle of this wall; the portion of the retaining wall immediately around the concrete stair is exempt from the height restrictions.
- The on-site retaining wall located appears to incorporate the grade change of approximately 3.96 m (13.0 ft.) between the south rear elevation of the house and the south rear property line.
- It is noted that the eastern portion of the on-site retaining wall is constructed behind the detached garage to allow for a narrow pathway at the same level as the garage slab.
- In general, it appears that the requested variances are driven by a design choice to create a large relatively flat area at the lane level despite the steep sloping site conditions.



E.W. Kozak, Director
PLANNING AND BUILDING

RG:ll



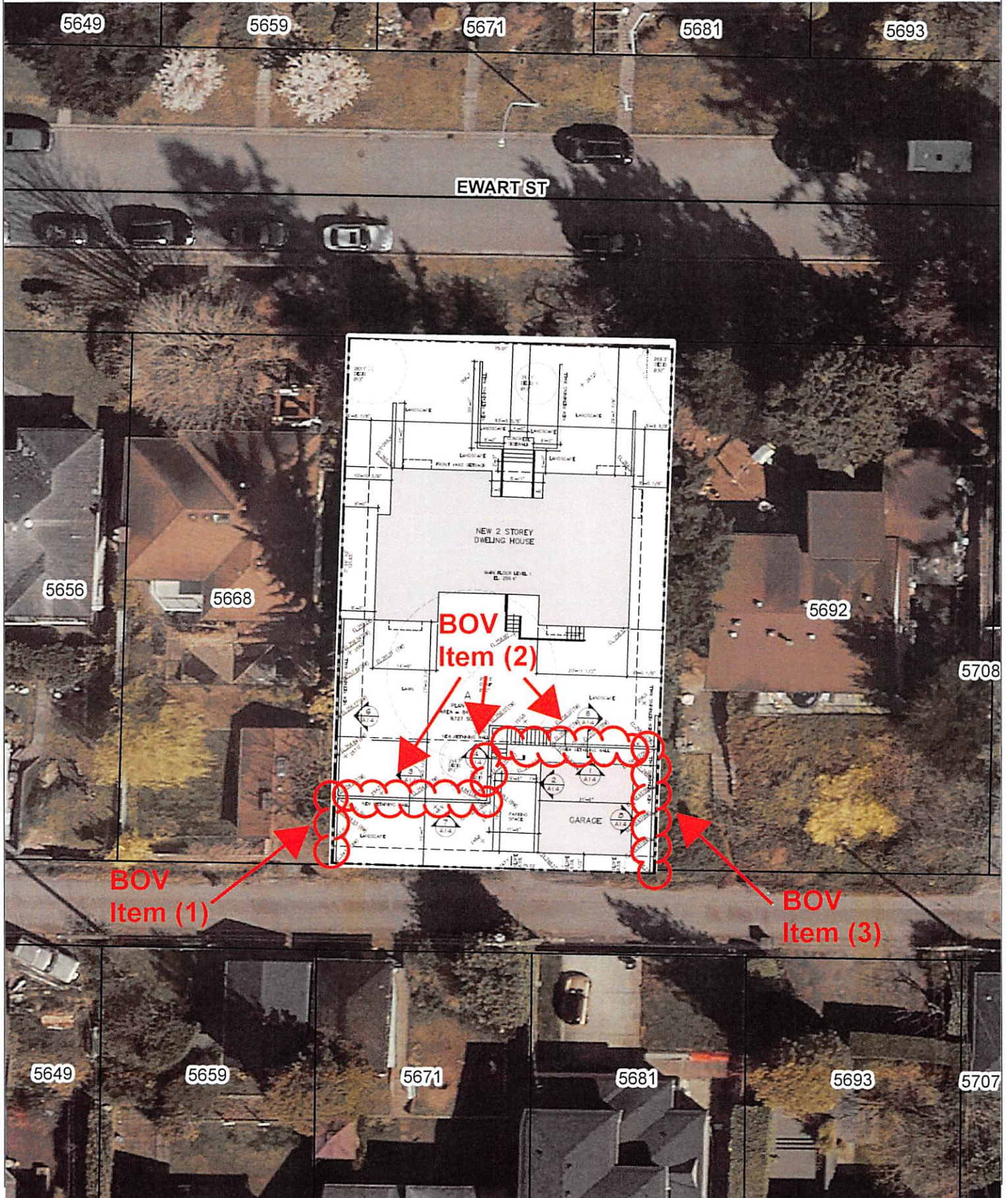
BV6432

5680 EWART STREET

2021 JUN 03

May 14, 2021





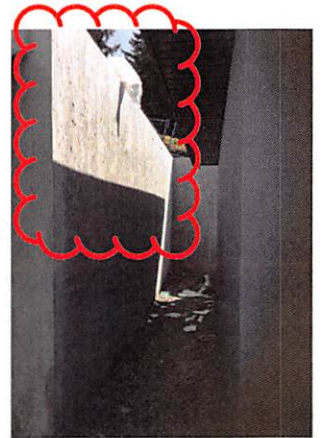


**BOV
Item (1)**

**ATTACHMENT #1
BOV 6432**



**BOV
Item (2)**



**SITE PHOTOS WITH
BOV ITEM REFERNCES**

**BOV
Item (3)**

