



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6430	Address	6145 Waltham Avenue
X-Reference	BOV #21-00014	Hearing	2020 June 03

Project	New single family dwelling with secondary suite and detached garage
Zoning	R4 Residential District
Neighbourhood	Kisby Park – Single and Two Family Neighbourhood

Appeal(s) to vary:	<p>1) Section 6.14.2(1)(a) – “Fences” of the Burnaby Zoning Bylaw which, if permitted, would allow for the fence height along the front property line to be of varying heights up to 1.83 m (6.00 ft.) where a maximum height of 1.07 m (3.51 ft.) is permitted; and</p> <p>2) Section 6.14.2(1)(a) – “Fences” of the Burnaby Zoning Bylaw which, if permitted, would allow for the fence height along the side property line to be of varying heights up to 1.85 m (6.08 ft.) where a maximum height of 1.07 m (3.51 ft.) is permitted.</p>
Zoning Bylaw intent:	The intent of the Zoning Bylaw in limiting fence heights is to mitigate the massing impacts of new fences, walls and other structures on neighbouring properties.
Variance Description:	<p>The fence height is determined by measuring from the ground level at the surface of the grade to the top of the fence.</p> <p>1) A 1.83 m (6.00 ft.) fence/entry gate has been constructed along the front property line which is a short pan handle line along Waltham Avenue.</p> <p>2) The 1.85 m (6.08 ft.) fence has been constructed along the entire north side property line; the portion of this fence at the pan handle part of the lot and the front yard calculated from the end of this pan handle part, is subject of this appeal, see <i>Attachment #1</i>.</p>
Subject Site Considerations	
<ul style="list-style-type: none">○ The subject site is a pan handle lot with a width of 24.27 m (79.62 ft.) and a depth of 32.90 m (107.93 ft.) and is located on the extreme south end of the Deer Lake Park.	

Comments from the Planning Department

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- The site is relatively flat observing a gentle slope to the west.
- The subject site observes frontages along Waltham Avenue to the east through a panhandle and abuts a lane to the south side.
- The site is accessed by approximately 37.30 m (122.37 ft.) long and 4.50 m (14.76 ft.) wide panhandle fronting Waltham Avenue.
- There is an existing dwelling with a detached garage (subject of the recent Building Permit BLD 16-01564).

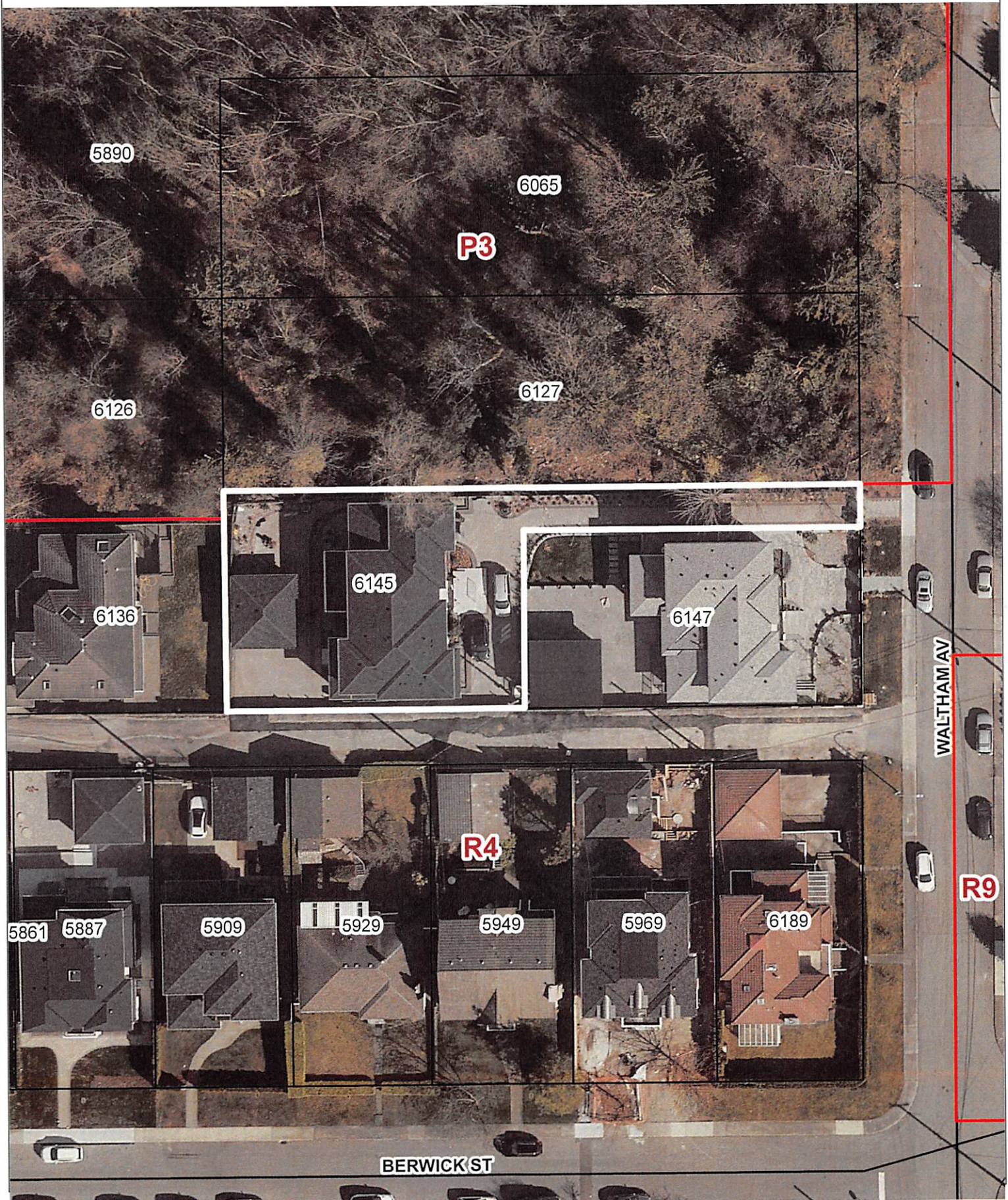
Neighbourhood Context Considerations

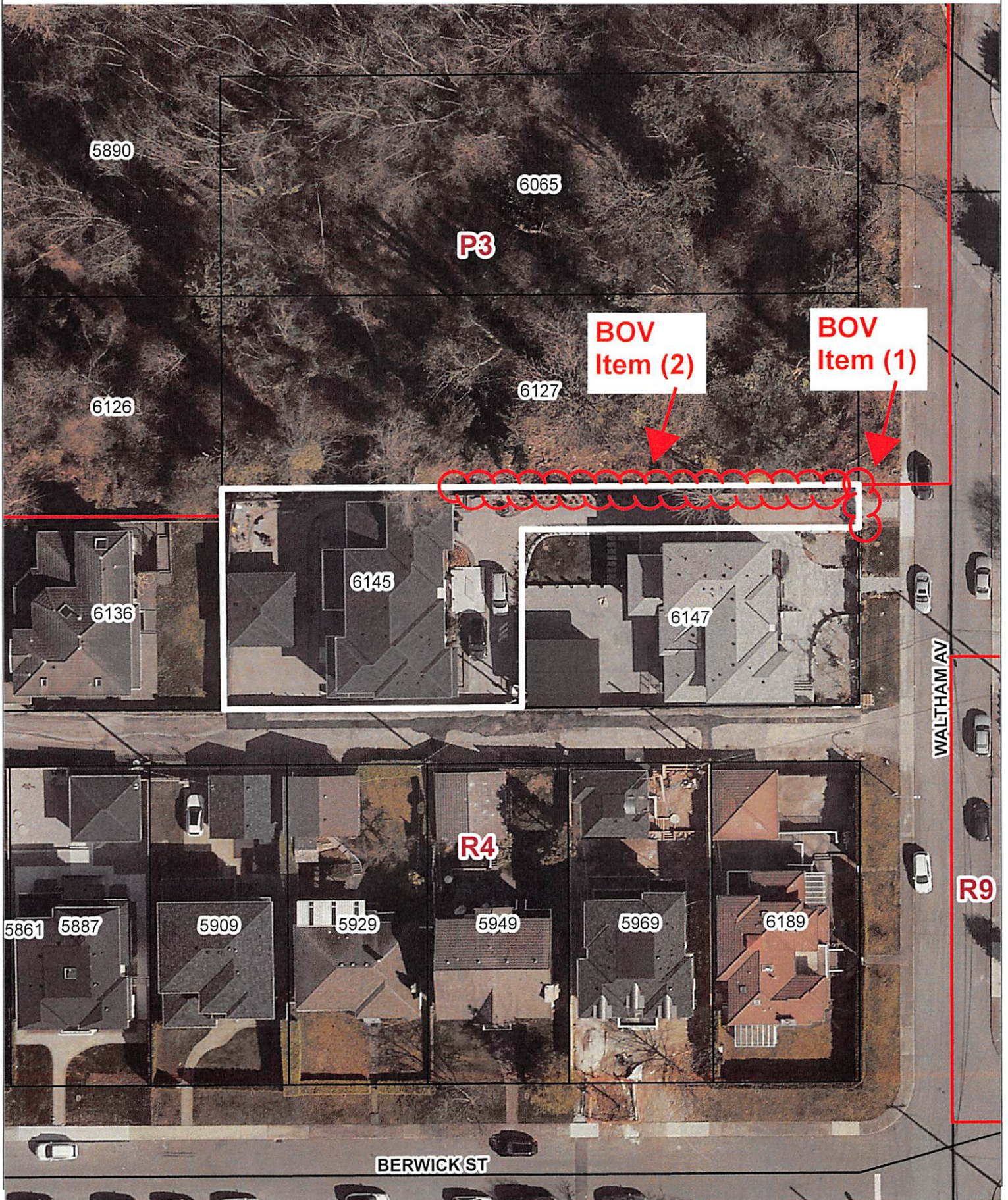
- The subject site is located in a neighbourhood with a mix of homes of varying ages.
- The site is surrounded by single family dwellings on all three sides except for Deer Lake Park to the north.

Specific Project Considerations

- 1) The fence/entry gate along the front lot line is of varying height ranging from 1.52 m (5.00 ft.) to 1.82 m (6.00 ft.) and is approximately 4.30 m (14.08 ft.) in length. It appears that the over height portion of the fence is a design choice to incorporate the gate and the fence into the overall frontage design at both: 6145 Waltham Avenue (subject site) and 6147 Waltham Avenue (neighbouring site to the south). Considering that that subject site has a reduced street presence (through the pan handle), the fence/entry gate in its current form helps in this regard.
- 2) The fence along the north side property line extends from the front lot line to the rear of the property for a distance of approximately 46.17 m (151.50 ft.), beyond which front yard setback no longer applies. It is noted that the fence provides a sense of privacy and safety from the Deer Lake Park to the north. Given that the entire fence abuts the Deer Lake Park, the over height portion of the fence is essentially hidden from views from the street; therefore, this fence height relaxation does not create any negative massing impacts on the neighbouring properties.


E.W. Kozak, Director
PLANNING AND BUILDING
RG:ll

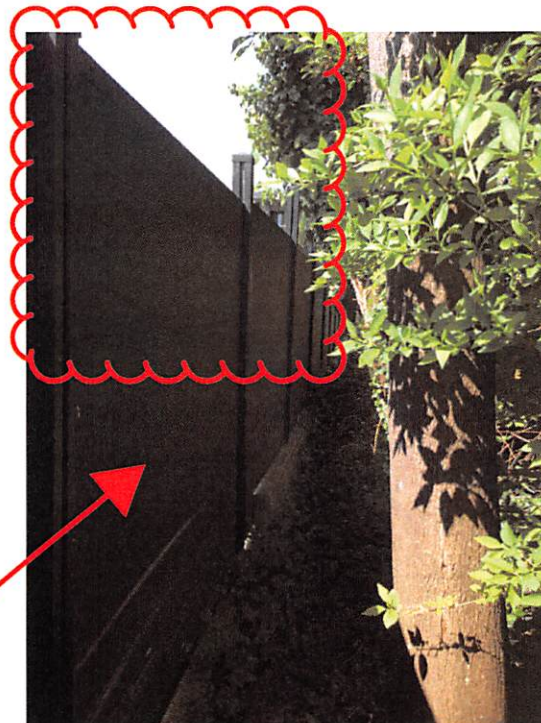
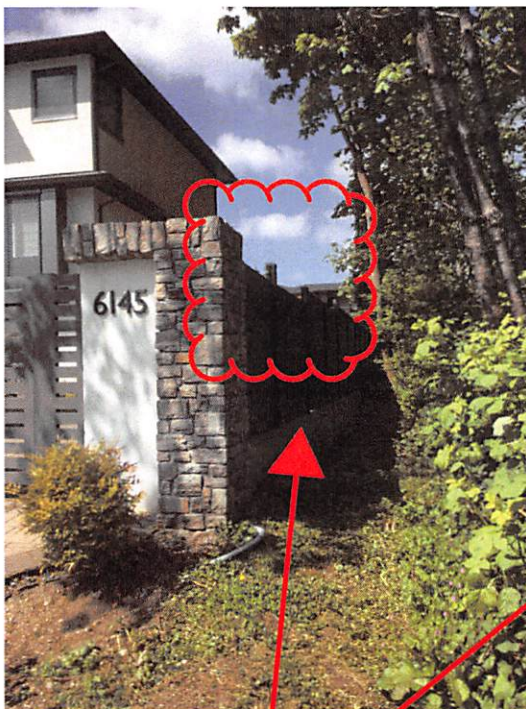




ATTACHMENT #1
BOV 6430



BOV
Item (1)



BOV
Item (2)