



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6433	Address	9067 Briar Road
X-Reference	BOV #21-00017	Hearing	2021 June 03

Project	New deck to the rear of an existing single family dwelling.
Zoning	R2 Residential District
Neighbourhood	Cariboo Heights – Single Family Neighbourhood

Appeal(s) to vary:	Section 102.7(b) – “Depth of Principal Building” of the Burnaby Zoning Bylaw which, if permitted, would allow for a maximum building depth of 19.00 m (62.35 ft.), where a maximum depth of 18.30 m (60.00 ft.) is permitted.
Zoning Bylaw intent:	The intent of the principal building depth requirement of the Zoning Bylaw is to prevent the construction of dwellings that present long imposing walls, such that the massing of the building impacts the neighbouring properties.
Variance Description:	A deck has been constructed to the rear of the existing principal building which causes the existing single family dwelling to exceed the Zoning Bylaw requirement for building depth. A variance of 0.70 m (2.30 ft.) is requested.
Subject Site Considerations	
<ul style="list-style-type: none">○ The subject site is an irregular interior lot with a rough hexagonal shape with a curved fronting property line bordering the Briar Road cul-de-sac. It is approximately 52.01 m (170.65 ft.) deep as measured from the center of the curving front property line to the farthest rear point of the property where the north and east property lines intersect. The lot has a frontage of approximately 11.94 m (39.17 ft.) along the Briar Road cul-de-sac to the southwest.○ The site is encumbered with a 4.50 m (14.76 ft.) Statutory Right of Way (SRW) along the north and east property lines to the rear. The purpose of the existing Statutory Right of Way is for underground sanitary and storm lines.○ A moderate downward slope from the front to rear of the subject property is observed. Vehicular access to the subject site is located from the Briar Road cul-de-sac.	

Neighbourhood Context Considerations

- The subject site is located in the Cariboo Heights neighbourhood in which the age and condition of single family dwellings vary.
- Neighbouring the subject lot to the west is an existing pedestrian walkway which separates the subject lot from the neighbouring western lot. Surrounding the subject site are single family dwelling to the southeast, west and across Briar Road to the southwest. To the north, a Statutory Right of Way (SRW) for an existing hydro transmission line borders the subject site.

Specific Project Considerations

- The building depth calculation is measured as the horizontal distance between the point of the building nearest the front lot line and the point of the building nearest the rear lot line. In this case the building depth calculation is based on the building depth as projected onto the lot depth, which is the line joining the center points of the front and rear property lines. Due to the site geometry, this line extends from the center of the front property line to a rear point of intersection of two rear property lines.
- For the subject site, the principal building depth is measured from the southeast corner of the attached garage to the outer edge of the column on the rear deck nearest the rear lot line, or rear point in this case. A further deck projection, including stairs and landing, of 1.20 m (3.94 ft.) in length, is excluded from the principal building depth calculation as permitted by the Zoning Bylaw.
- The deck extends from the rear façade of the existing single family dwelling 3.63 m (11.91 ft.) to the rear and extends a distance of 10.84 m (35.56 ft.) wrapping around the northwestern corner of the single family dwelling. Due to the downward slope of the site the deck is raised to meet the main floor of the single family dwelling.
- With respect to massing, the design of the deck addition is situated along the north and west facades of the existing single family dwelling. Although the deck is raised, it would have minimal impacts on neighbouring dwellings due to massing and would not create a long imposing wall. The neighbouring properties to the west and southeast of the subject site are separated by various hedges and shrubs which would further reduce any impacts from the proposed variance.


E.W. Kozak, Director
PLANNING AND BUILDING

JA:II





BV6433

9067 BRIAR ROAD

2021 JUN 03

May 18, 2021

