



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6431	Address	6147 Waltham Avenue
X-Reference	BOV #21-00015	Hearing	2021 June 03

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

Appeal(s) to vary:	<p>1) Sections 6.13.1(b) – “Vision Clearance at Intersections” of the Burnaby Zoning Bylaw which, if permitted, would allow the height of the constructed fence located in the required vision clearance to be a maximum of 1.80 m (5.91 ft.) where a maximum height of 1.07 m (3.51 ft.) is permitted;</p> <p>2) Section 6.14.2(1)(a) – “Fences” of the Burnaby Zoning Bylaw which, if permitted, would allow for varying fence heights along the front property line up to 1.73 m (5.67 ft.) where a maximum height of 1.07 m (3.51 ft.) is permitted; and</p> <p>3) Section 6.14.2(1)(a) – “Fences” of the Burnaby Zoning Bylaw which, if permitted, would allow for varying fence heights along the south property line up to 1.80 m (5.92 ft.) where a maximum height of 1.07 m (3.51 ft.) is permitted.</p>
Zoning Bylaw intent:	<p>1) The intent of the Zoning Bylaw in requiring the vision clearance is to facilitate vehicular, pedestrian and cyclist safety at street and lane intersections. The vision clearance area is a triangular area formed by the property lines and a line adjoining two points along the property lines. In this case, the joining line must be 6.00 m (19.60 ft.) from the intersection of the property lines.</p> <p>2) and 3) 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.</p>

Variance Description:	<p>1) Small portions of the fence exceed the permitted fence height within the vision clearance at the lane and the Waltham Avenue interstation. Please refer to the site photos, see <i>Attachment #1</i>.</p> <p>2) and 3) Parts of the fence constructed along the front and side property line respectively, exceed the permitted fence height. Please refer to the site photos, see <i>Attachment #1</i>.</p> <p>The fence height is determined by measurement from the surface of the grade level. The portion of the retaining wall above the surface of the grade level is included in the calculation.</p>
Subject Site Considerations	
<ul style="list-style-type: none">○ The subject site is an interior rectangular lot with a width of 19.67 m (64.53 ft.) and a depth of 37.29 m (122.34 ft.).○ The subject site observes frontages along Waltham Avenue to the east and backs on to a panhandle lot to the west.○ Vehicular access to the site is from south of the property through a 6.00 m (19.68 ft.) wide lane.○ The site has a gentle slope running downwards from south to north.○ The existing dwelling on the subject site was recently built under Building Permit BLD16-01739, with a secondary suite and detached garage as part of the permit.○ It appears that the proposal is to formalize already constructed fences along the east front and south side property lines.	
Neighbourhood Context Considerations	
<ul style="list-style-type: none">○ The subject site is located in a neighbourhood with a mix of single family dwellings of varying ages.○ The neighbouring properties directly across the lane to the south and across the street to the east feature large hedges along their property line limiting views of the subject fences.	
Specific Project Considerations	
<p>1) An approximately 0.91 m (3.00 ft.) long and 1.75 m (5.75 ft.) high side panel, next to the side gate, encroach the vision clearance along the lane. This panel is located approximately 5.18 m (17.00 ft.) away from the front property line and is semi transparent. The fence along the front property line encroach the vision clearance along Waltham Avenue by almost an entire vision clearance length, but the over height portion exceed the permitted height only by up to 0.08 m (0.25 ft.) in its most northern portion.</p>	

Comments from the Planning Department

BV # 6431 6147 Waltham Avenue

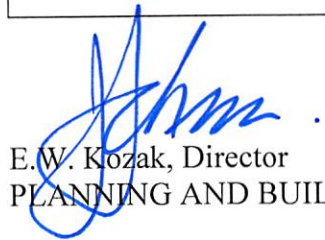
X-reference: BOV # 21-00015

Hearing: 2021 June 03..... Page 3

- 2) Approximately two-thirds of the fence along the front property line exceeds the permitted maximum height by up to 0.66 m (2.16 ft.). The increase in height is partly related to the dropping terrain moving north, with fences that maintain a “straight line” appearance.
- 3) Only a relatively small portion of the fence along the south side property line exceeds the permitted maximum height by 0.73 m (2.39 ft.). This over height portion, which contains a side gate and a side panel, is located approximately 5.18 m (17.0 ft.) away from the front property line.

Although in all three cases the fence dimensions are based on a design choice, the overall impacts on the neighbouring properties appear to be minimal.

The scale of the over height portions of the fence which encroach the vision clearance zone is essentially negligible.


E.W. Kozak, Director
PLANNING AND BUILDING

RG:ll

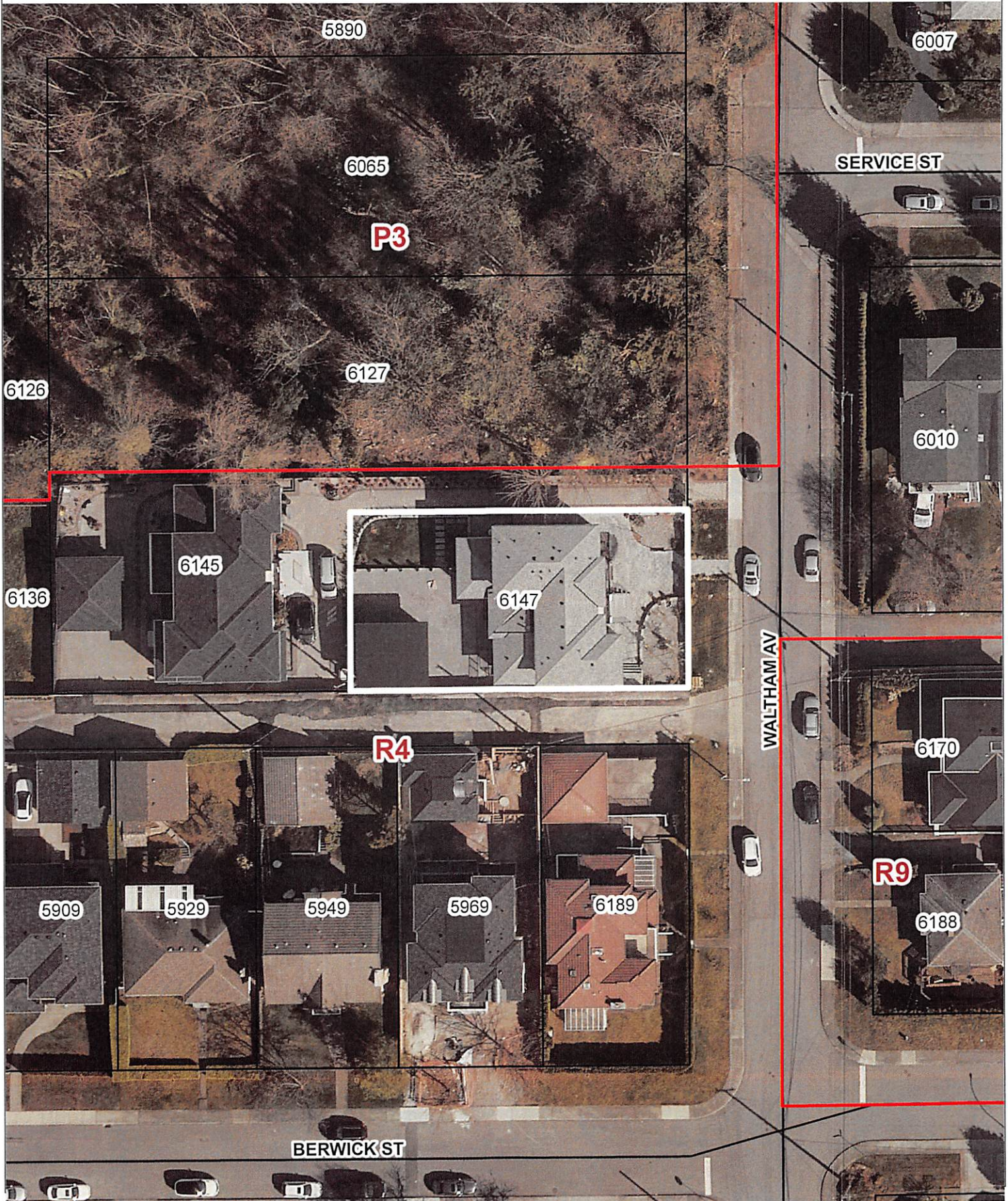


BV6431

6147 WALTHAM AVENUE

2021 JUN 03

May 14, 2021

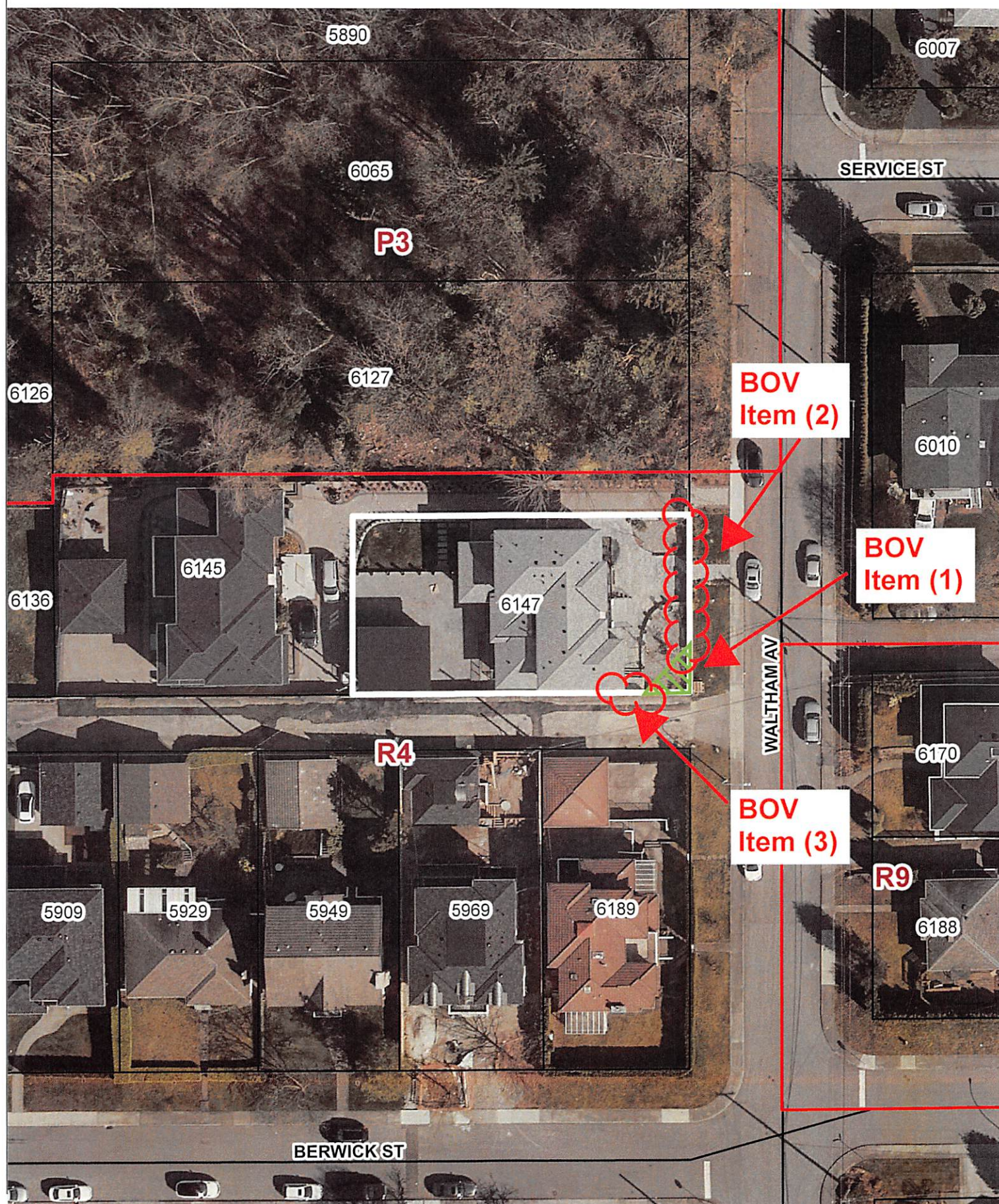




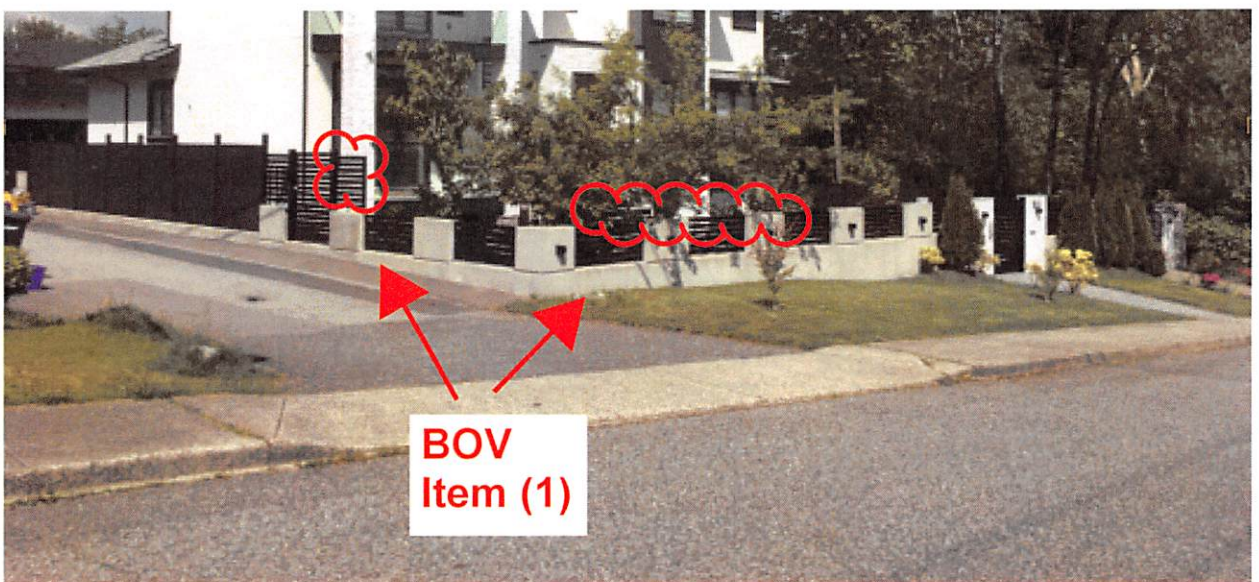
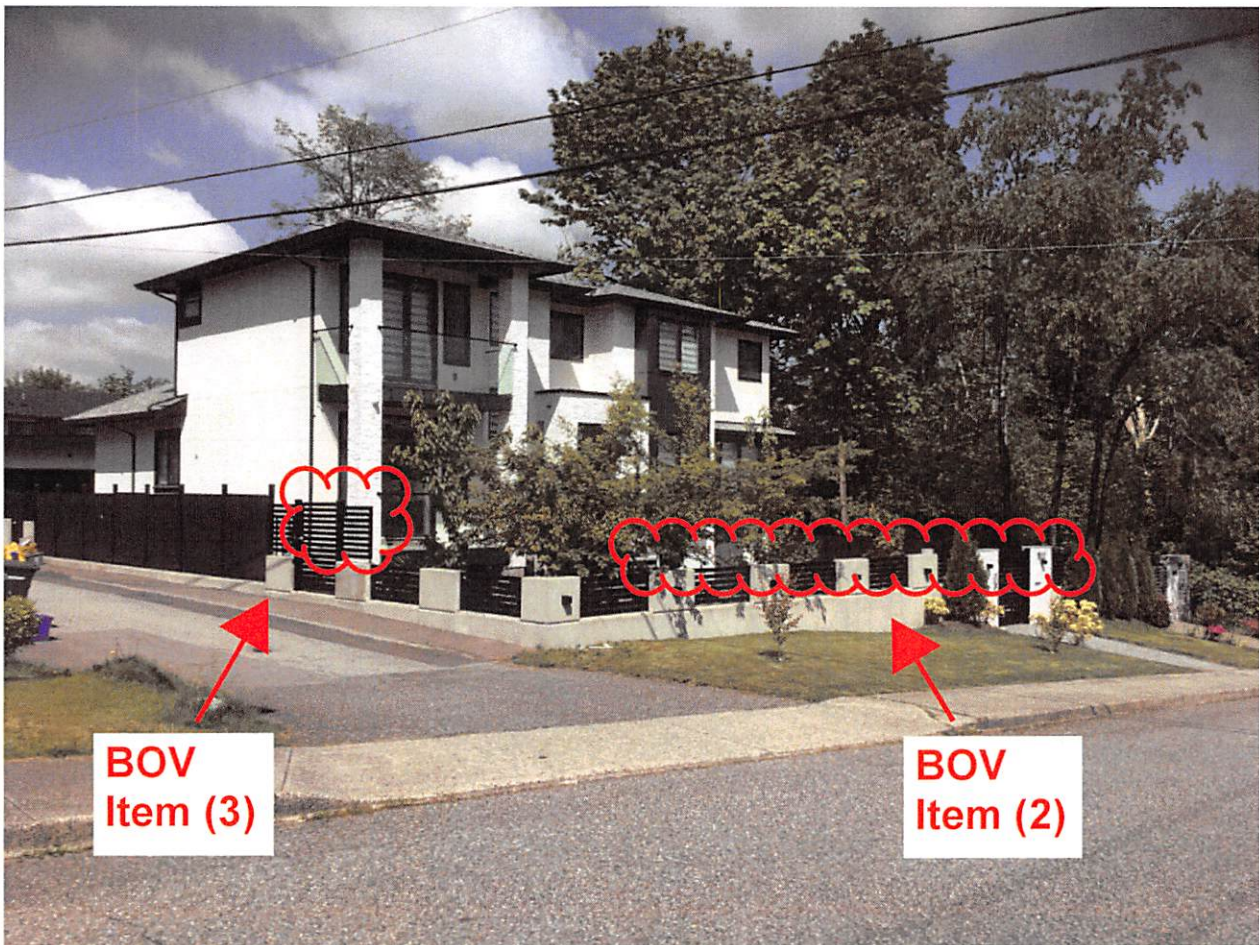
6147 WALTHAM AVENUE

May 14, 2021

2021 JUN 03



ATTACHMENT #1
BOV 6431



**SITE PHOTOS WITH
BOV ITEM REFERENCES**