



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6435	Address	3667 Lynndale Crescent
X-Reference	BOV #21-00019	Hearing	2021 July 08

Project	Construction of a new rear deck, attached carport and accessory building to an existing single family home.
Zoning	R1 Residential District.
Neighbourhood	Bainbridge – Single Family Neighbourhood.

Appeal(s) to vary:	Section 101.9(1) – “Side Yard” of the Burnaby Zoning Bylaw which, if permitted, would allow a side yard width of 2.16 m (7.08 ft.) where a minimum side yard depth of 2.40 m (7.90 ft.) is required.
Zoning Bylaw intent:	Minimum setbacks from side property lines help to mitigate the massing impacts of new buildings or structures on neighbouring properties.
Variance Description:	The proposal is to formalize the attached carport that is already constructed along the west side of the existing single family dwelling. The carport encroaches into the required side yard by approximately 0.24 m (0.78 ft.) with its entire length of 5.48 m (18.0 ft.). This encroachment area is the subject of this appeal (see <i>attachment</i>).

Subject Site Considerations

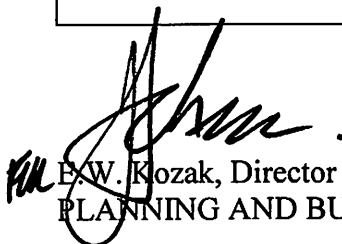
- The subject property is a relatively flat mid-block interior lot, approximately 24.38 m (79.98 ft.) wide and 52.43 m deep (172.01 ft.), near the Bainbridge neighbourhood.
- The subject property is a through lot fronting Lynndale Crescent to the north and Winston Street to the south. Vehicular access is provided from Lynndale Crescent; there is no lane access.
- Single family dwellings surround the subject property except to the south, across Winston Street, where there is a large industrial development.
- The southern half of the subject property is constrained by the 27.40 m (90.00 ft.) deep easement (ref. Plan No 51254) which stipulates a no-build zone and no access to or from Winston Street. There is also a 12.20 m (40.00 ft.) deep easement (ref. Plan No 51255) that establishes a landscape buffer zone along Winston Street property line.

Neighbourhood Context Considerations

- The subject site is located in a mature single family neighbourhood.
- Several lots on each side of the subject property are constrained by the same two legal easements previously described. As a result, these lots share a similar development pattern. With site access limited to Lynndale Crescent (to the north), the dwellings and other structures are placed in the northern portions of the lots, leaving a large yard to the south.
- There is a common presence of attached garages in the front or to the side of the neighbouring residences.

Specific Project Considerations

- The existing carport was built under the recently issued Building Permit BLD18-00715, which also included the construction of a rear deck and an accessory building. Upon a site inspection by the City staff, the carport was identified to be encroaching within the required side yard.
- The carport is set back approximately 10.45 m (34.40 ft.) from the front property line (along Lynndale Crescent) and is 2.74 m (9.00 ft.) in height. The encroaching portion of the carport consists of three metal posts and sloping metal roof.
- Given the location of the carport on the west side of the dwelling, only the property at 3663 Lynndale Crescent could be affected by this variance. However, the significant vegetation cover between the two properties helps to screen the carport from this property views.
- In overall, the requested variance is minor in nature and does not create impacts on the neighbouring properties.


E.W. Kozak, Director
PLANNING AND BUILDING

RG:ll



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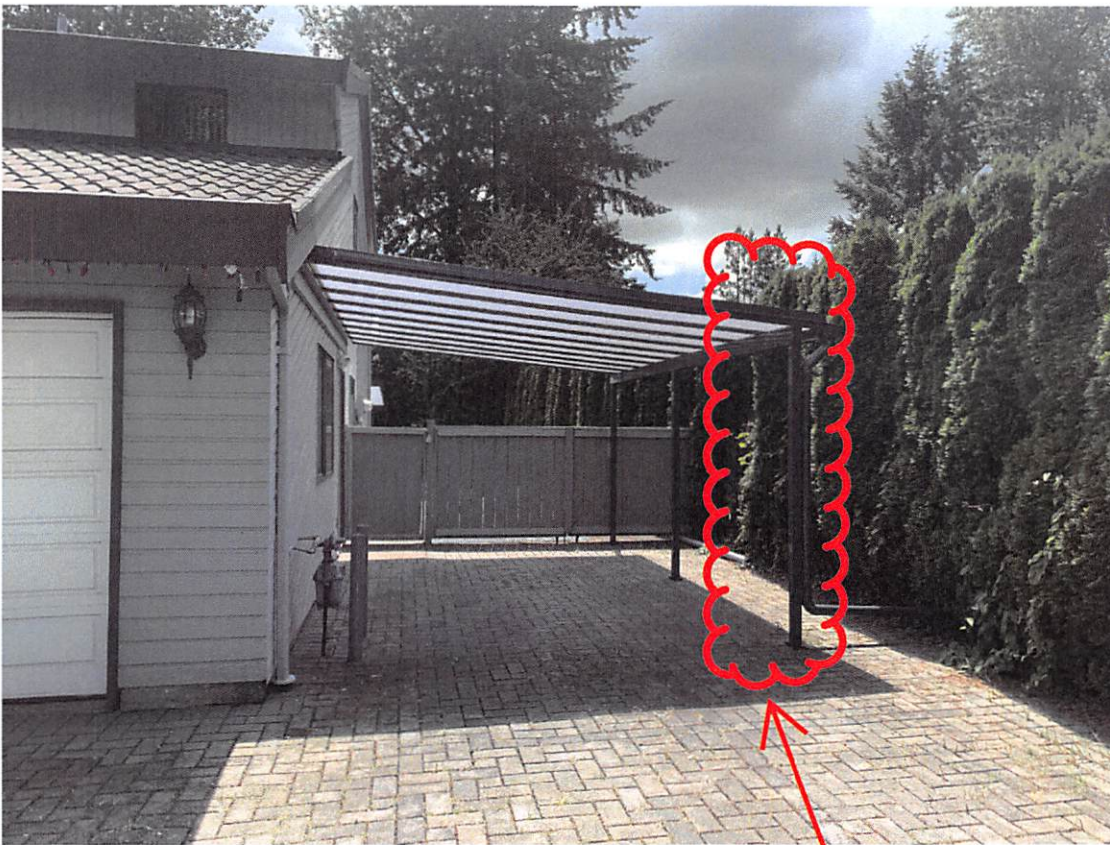
3667 LYNNDALE CRESCENT

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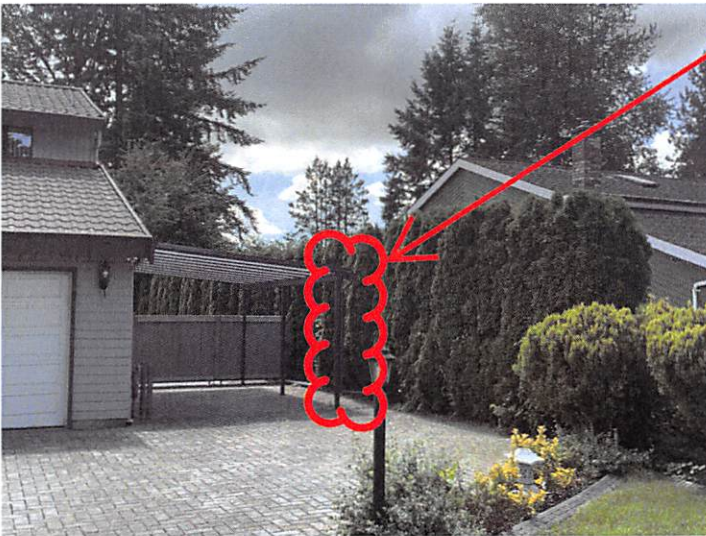
June 23, 2021







BOV Item (1)



View from the Lynndale Crescent