



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6434	Address	878 MacDonald Avenue
X-Reference	BOV #21-00018	Hearing	2021 July 08

Project	New deck cover and previously constructed deck extension, deck stairs and carport to garage conversion to an existing single family dwelling.
Zoning	R5 Residential District
Neighbourhood	Willingdon Heights – Single and Two Family Neighbourhood

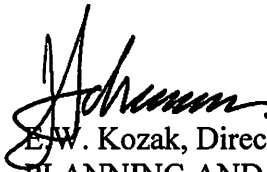
Appeal(s) to vary:	<p>1) Section 6.3.1 – “Distance between Buildings on the same Lot” of the Burnaby Zoning Bylaw requirement for the minimum distance from 4.50 m (14.80 ft.) to 4.12 m (13.50 ft.)</p> <p>2) Section 105.8(1) – “Depth of Principal Building” of the Burnaby Zoning Bylaw requirement for the maximum building depth from 18.30 m (60.00 ft.) to 19.64 m (65.50 ft.).</p>
Zoning Bylaw intent:	<p>1) A minimum separation between buildings is to ensure that overall massing of the buildings does not have a negative impact on the subject property and neighbouring properties, as well as to provide for sufficient outdoor space.</p> <p>2) Limiting building depth prevents the construction of long, imposing building walls that impact neighbouring properties.</p>
Variance Description:	<p>The proposed new roof cover over the existing deck at the rear of the dwelling and the enclosure of the existing carport below are the subjects of both appeals.</p> <p>The existing metal cover over the deck (which is not authorized) is proposed to be replaced by a new roof which would be a continuation of the existing main roof over the main body of the building.</p> <p>Also, the covered deck and the existing enclosed carport below are proposed to be slightly expanded by the area where the original stair existed at the</p>

	<p>north-east corner. The new stair, which projects at the center of the deck, does not contribute to the building depth or distance between buildings, as permitted by the Zoning Bylaw.</p> <p>1) The north-east portion of the covered deck and the enclosed carport below, overlap with the accessory building by a width of 3.35 m (11.00 ft.), resulting in the distance between two buildings reduced by 0.39 m (1.30 ft.). This overlapping area is the subject of this appeal. (see <i>attachment</i>)</p> <p>2) The covered deck and the enclosed carport below, exceed the permitted building depth by 1.07 m (3.50 ft.) over its entire width of 10.21 m (33.50 ft.). This outermost covered deck/enclosed carport area is the subject of this appeal. (see <i>attachment</i>)</p>
Subject Site Considerations	
<ul style="list-style-type: none">○ The subject property is a rectangular corner lot, 15.09 m (49.50 ft.) wide and 37.80 m (124.01 ft.) deep, which is essentially flat.○ The subject property fronts Venables Street to south and flanks MacDonald Avenue to the west. A vehicular access is provided from the rear lane to the north.○ The site is improved with a single family dwelling, including attached garage and attached carport, and an accessory building, originally built in late 1970 s.○ The existing dwelling observes a depth of approximately 16.30 m (53.50 ft.), as measured from the front (south) facade to the rear (north) façade. The original rear deck projects further by 3.65 m (12.00 ft.). If the allowable 1.20 m (3.94 ft.) deck exclusion is considered, the original overall building depth is 18.75 m (61.56 ft.). Therefore, the existing dwelling and original deck is legal non-conforming with respect to the principal building depth.○ The distance between the original deck and the existing accessory building is 4.12 m (13.50 ft.), which is also legal non-conforming with respect to the distance between buildings.	
Neighbourhood Context Considerations	
<ul style="list-style-type: none">○ The subject property is surrounded by single family dwellings of various ages and conditions.○ Raised cover decks in the subject block and the block directly across the lane to the north are common.○ The neighbouring residence directly across MacDonald Street to the west (855 MacDonald Avenue) observes a larger front yard setback and is substantially lower than the subject dwelling, which helps to mitigate the massing impacts of the requested variances.○ The neighbouring residence to the east (4013 Venables Street) does not overlap the variances area. The increased massing at the north-east corner of the covered deck/carport enclosure has minor impacts on this neighbouring property.	

Specific Project Considerations

- 1) This proposal does not decrease the distances between the principal building and accessory building (which remains reduced by 0.38 m (1.3 ft.) from the minimum distance required). Further, since the footprint of the enclosed carport is essentially the same (with the exception to the “filled in” north-east corner where the original stair was located), the existing green area remains unchanged.
- 2) Due to the carport enclosure and the roof cover above the deck, the principal building depth is measured from the front (south) façade of the building to the north (rear) face of the enclosed carport, and therefore, is increased by 1.20 m (3.94 ft.) from the original building length measurement. Considering the open deck form, this relatively small excess building length will not create a long imposing wall on the neighbouring properties.

In summary, although the proposed roof/deck/enclosed carport form is a design choice, the requested variances appear to be minor and not detrimental to neighbouring properties.



E.W. Kozak, Director
PLANNING AND BUILDING

RG:ll

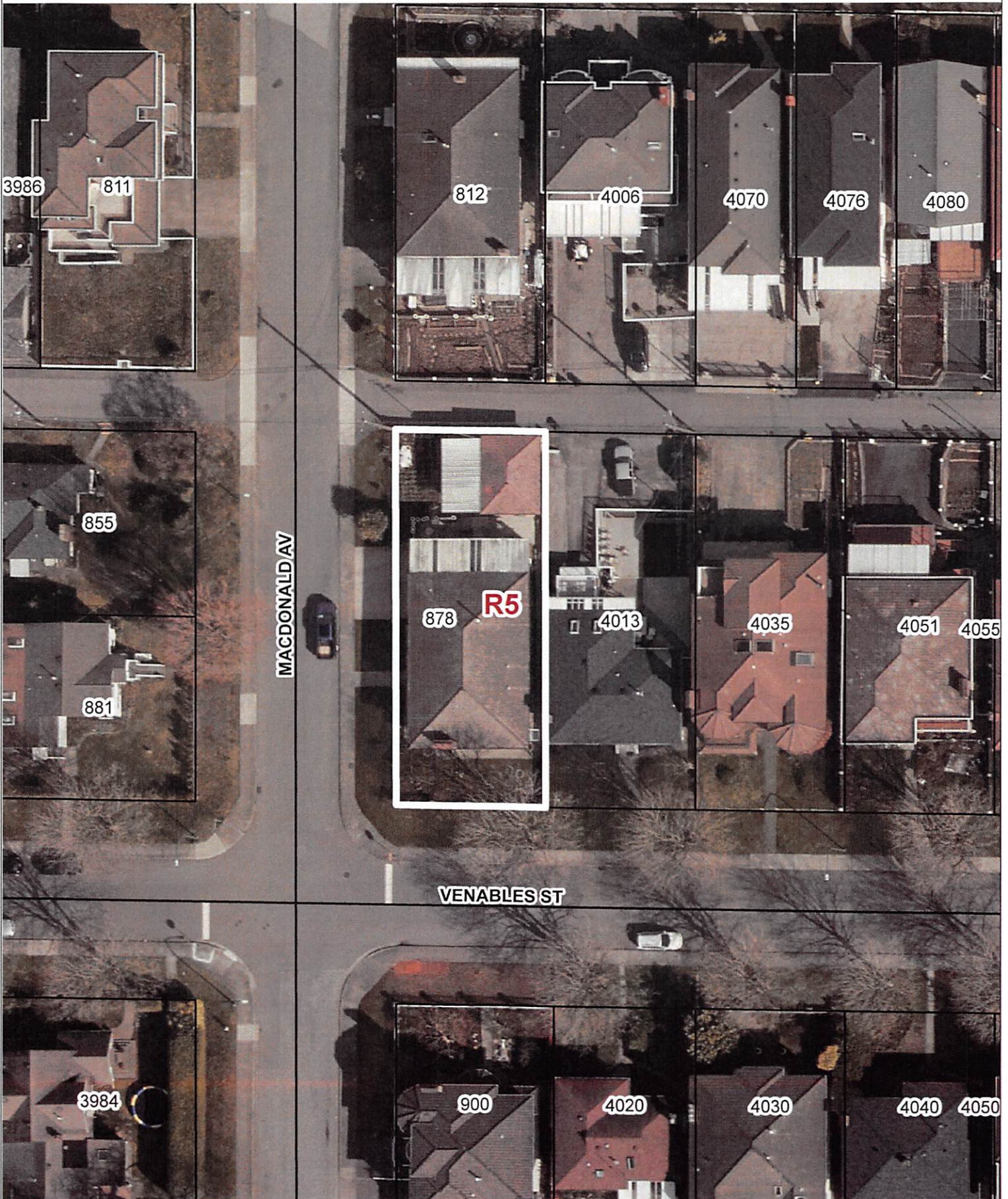


BV6434

878 MACDONALD AVENUE

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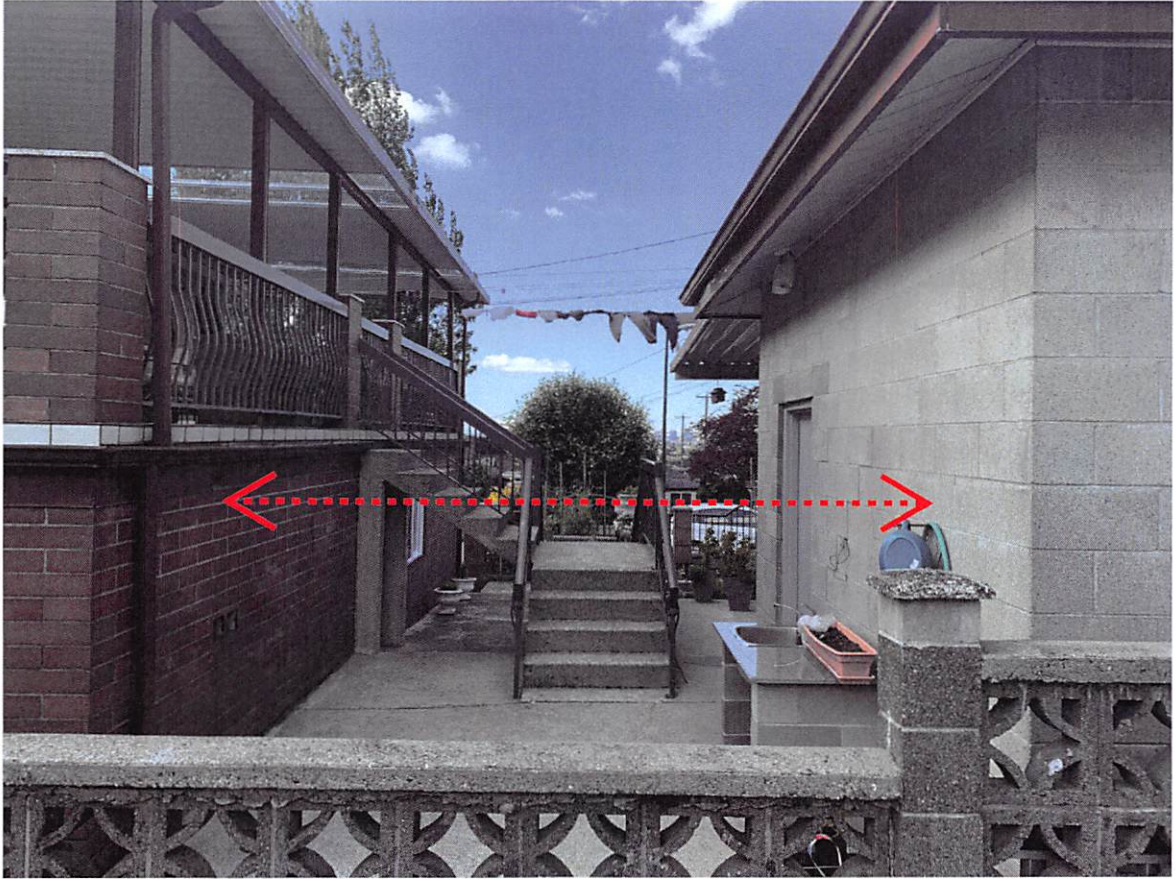
June 11, 2021





BOV Item (1)

ATTACHMENT
BOV #6434



BOV Item (2)

