



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6438	Address	4638 Burke Street
X-Reference	BOV #21-00022	Hearing	2021 September 02

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

Appeal(s) to vary:	Section 6.3.1 – “Distances Between Buildings on the same Lot” of the Burnaby Zoning Bylaw requirement for a minimum distance between the principal building and the detached accessory garage from 4.50 m (14.8 ft.) to 1.59 m (5.21 ft.).
Zoning Bylaw intent:	A minimum separation between buildings is to ensure that the 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.
Variance Description:	<p>The south-east corner of the subject lot is proposed to be occupied by the detached two car garage, 6.70 m (22.00 ft.) wide and 6.24 m (20.50 ft.) deep in size. Almost the entire width of the garage overlaps the principal building.</p> <p>This overlap area, approximately 6.01 m (19.72 ft.) long, where a distance between the buildings is proposed to be reduced, is the subject variance area.</p> <p>The overlap area where the distance between the buildings is the shortest (1.59 m (5.21 ft.)) is only 0.91 m (3.00 ft.) long. The south-east corner of the proposed dwelling is set back 1.37 m (4.50 ft.) further away from the detached garage. The distance between the buildings within this remaining overlap area is approximately 2.96 m (9.71 ft.).</p>

Subject Site Considerations

- The subject property is a rectangular interior lot, approximately 17.52 m (57.49 ft.) wide and 32.77 m (107.50 ft.) deep, with a moderate downward slope of approximately 2.27 m (7.45 ft.) from the south-west (rear) corner to the north-east (front) corner.
- The subject property fronts Burke Street to the north and abuts a lane to the south. A vehicular access is proposed to remain from the rear lane.

Neighbourhood Context Considerations

- With the exception of the neighbouring property across Burke Street which contains a two family dwelling, the subject property is surrounded by single family dwellings, majority of which were built in mid 1950's.
- The neighbouring property to the west (4630 Burke Street) was recently granted by the Board a similar variance (BV#6428), to reduce a distance between the garage and principal building to 2.13 m (7.00 ft.). This property is currently in the last stages of construction.
- Most of the existing houses on the south side of Burke Street (the subject block) have shorter lot depths due to the configuration of the block. This, combined with their consistently generous front yard setbacks, which are almost twice as deep as the standard R4 Zoning front yard setback, means that the other houses also observe a similar pattern of reduced distance between principal buildings and detached garages.

Specific Project Considerations

- The subject property is currently developed with a single family dwelling and detached single car garage in a roughly similar location, and is legal non-conforming with respect to the distance between two buildings on the same lot (see *attachment 1*).
- The proposed dwelling just meets the front and rear yard setback requirements and is only 11.43 m (37.50 ft.) deep, whereas 16.38 m (53.75 ft.) is permitted based on 50 percent of the lot depth.
- The proposed front yard setback is 12.27 m (40.28 ft.), as based on front yard averaging, which is significantly more than the standard R4 Zoning front yard setback (7.50 m (24.60 ft.)). The proposed siting of the dwelling fits into the established streetscape by meeting the front yard averaging requirement.
- The proposal rear yard setback is 9.06 m (29.71 ft.), where 9.00 m (29.5 ft.) is required. There is no room to increase the distance between the proposed dwelling and the detached garage without creating a need for another variance.

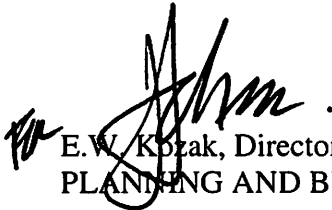
Comments from the Planning Department

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- The distance from the overlap area to the eastern property line is 2.05 m (6.72 ft.), which is larger than the side yard setback requirement of 1.22 m (4.0 ft.). This mitigates any impacts on the neighbouring property to the east. No other properties are affected by this variance.
- The detached garage does not contain windows on the south side (facing the dwelling), which helps to improve the occupants privacy.
- An outdoor living space is available west of the garage in the rear yard and in the generous front yard.
- In summary, the site design restricts the development potential on the subject property. The proposed design is a reasonable attempt to meet the Zoning Bylaw intent without compromising the development needs, and fits well within the existing neighbourhood context.


E.W. Kozak, Director
PLANNING AND BUILDING

RG:ll

Attachment 1
BV #6438



Existing Site Context



BV6438

4638 BURKE STREET

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