



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6440	Address	7231 Broadway
X-Reference	BOV #21-00025	Hearing	2021 October 07

Project	New single family dwelling with secondary suite, attached garage and detached pool house.
Zoning	R2 Residential District.
Neighbourhood	Broadway – Single Family Neighbourhood.

Appeal(s) to vary:	<p>1) Section 102.6(1)(b) – “Height of Principal Building” of Burnaby Zoning Bylaw requirement for a maximum principal building height for a flat roof measured from the front average elevation, from 7.40 m (24.30 ft.) to 11.27 m (36.96 ft.).</p> <p>The building height measured from the rear average elevation would be 9.05 m (29.70 ft.).</p> <p>2) Section 102.7(b) – “Depth of Principal Building” of the Burnaby Zoning Bylaw requirement for a maximum building depth from 18.30 m (60.00 ft.) to 40.40 m (132.56 ft.).</p>
Zoning Bylaw intent:	<p>1) Limiting building height mitigates the massing impacts of new buildings and structures on neighbouring properties and preserves the views.</p> <p>2) Limiting building depth prevents the construction of long, imposing building walls that impact neighbouring properties.</p>
Variance Description:	<p>1) The proposed dwelling exceeds the permitted building height by 3.87 m (12.67 ft.) when viewed from the front. The upper portion of the front elevation (which is 16.76 m (55.0 ft.) wide), starting from approximately the sill line of the windows on the second floor, is over height and is the subject of this height variance.</p> <p>The proposed dwelling exceeds the permitted building height by 1.65 m (5.40 ft.) when viewed from the rear. The portion of the main roof at the rear elevation, starting from approximately 0.3 m (1.00 ft.) above the fascia board, is over height and is the subject of this height variance.</p>

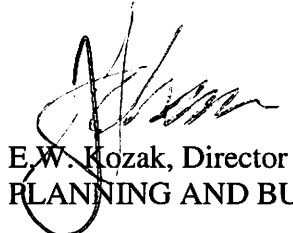
	<p>2) The proposed dwelling exceeds the permitted building depth by 22.10 m (72.56 ft.). This depth is measured from the front porch/roof overhang line to the rear covered patio/roof overhang line, excluding an allowable projection into a required yard of 1.20 m (3.94 ft.) on both sides. More than half of the proposed dwelling length (approximately 55 percent), exceeds the permitted building depth and is the subject of this variance.</p>
Subject Site Considerations	
<ul style="list-style-type: none">○ The subject property is an elongated rectangular interior lot (see <i>attachment 1</i>), approximately 22.31 m (73.20 ft.) wide and 84.44 m (277.02 ft.) deep, fronting Broadway to the south.○ The subject property observes a continuous upward slope of approximately 7.92 m (26.00 ft.) over a distance of approximately 88.39 m (290.00 ft.) as measured from the south-west front corner to the north-east rear corner.○ Vehicular access to the site is located from Broadway to the south.	
Neighbourhood Context Considerations	
<ul style="list-style-type: none">○ The majority of single family dwellings in the subject block were built originally in late 1940s and 1950s.○ The subject block is a mix of shorter and longer lots (in total 16 lots) with depths varying from approximately 44.20 m (145.01 ft.) (7223 Broadway) to 123.71 m (405.87 ft.) (7279 Broadway). The placement of the neighbouring residences in relation to the front property line also vary; there is no street frontage established in the subject block.○ To the west the subject property borders three shorter lots, with a lane which runs in the west-east direction and terminates approximately in the middle of the west side property line. The northern portion of the subject property abuts the rear yards of the two properties fronting Duthie Avenue further to the west. The southern half borders a side yard of the property fronting Broadway to the south.○ To the north the subject property abuts a rear yard of a lot which is similar in size (elongated rectangular) but is oriented perpendicular in relation to the subject property.○ To the east the subject property borders a vacant lot fronting Broadway which is similar in size and orientation to the subject property.○ The neighbouring properties across Broadway to the south are generally at a lower level than the subject property and feature large yards (facing the subject property), over 25.00 m (82.02 ft.) deep.	
Specific Project Considerations	
<p>1) Height of Principal Building</p> <ul style="list-style-type: none">○ The proposed dwelling features a combination of sloped and flat roof, with generally a large centrally located flat roof surface and sloped roof surface along the perimeter of the dwelling.	

- The Zoning Bylaw restricts the height of a building to 7.40 m (24.30 ft.) when more than 20 percent of all roof surfaces observe a pitch of less than 4 in 12 which is then considered to be a flat roof.
- The proposed dwelling has a flat roof area that makes up 42.7 percent of the entire roof area. The pitch of the sloped roof is proposed at 4 in 12 (which is a minimum slope allowed for a sloped roof) at the overhangs, and at 7 in 12 for the rest of the sloped surfaces.
- The proposed roof form, although categorized as a flat roof, allows for approximately up to 1.52 m (5.00 ft.) high attic space which contributes to the overall building height.
- The proposed dwelling is substantially set back from the front and rear property line, 21.18 m (69.5 ft.) and 22.25 m (73.02 ft.) as measured to the front porch posts and rear covered patio posts, respectively.
- The distant siting from the front and rear property line helps mitigate massing impacts of the over height portion of the proposed dwelling on the properties to the south (across Broadway) and to the north.
- In addition, the over height portion of the dwelling at the rear is further setback due to the fact that the second floor is recessed approximately 13.87 m (45.50 ft.) from the outermost face of the main floor. Such generous setback is related to the excess building depth (which is subject of the second variance).
- When viewed from the sides, the over height areas are the largest at the front corners of the dwelling, starting approximately at the window sill line, and gradually continuing up to approximately 0.3 m (1.00 ft.) above to the roof fascia board level, over the entire main roof area on the west and east elevation.
- With respect to the neighbouring property to the west, although the proposed dwelling is set back so it does not overlap the (one storey) residence, considering the large scale of the requested variance, some negative impacts are expected on this neighbouring property's rear yard.
- The over height massing of the proposed dwelling will have an impact on designs for the future development of the vacant property to the east.
- When viewed from the front property line, the over height portion of the proposed dwelling is approximately 3.87 m (12.67 ft.) high by 16.76 m (55.00 ft.) wide, or approximately one third of the whole front elevation, which is excessive.
- The main floor elevation is proposed at 69.50 m (228.03 ft.) which is approximately 1.52 m (5.00 ft.) higher than the existing grade at the front corners of the dwelling. Such elevated placement is related to the excessive building depth (which is subject of the second variance) and is in response to accommodate the raising terrain, approximately 2.59 m (8.50 ft.) over 40.40 m (132.56 ft.) of the building length.
- Further, the main floor is 4.17 m (13.68 ft.) higher than the existing pavement level of Broadway (assumed average elevation at 65.33 m (214.35 ft.)). In the same time, the grade immediately in front of the stair leading to the front porch is proposed at 66.75 m (219.00 ft.) which is approximately 0.91 m (3.00 ft.) lower than the existing grade. Such design amplifies massing impacts of the over height portion of the dwelling when viewed from the Broadway streetscape.
- Furthermore, the proposed generous clear floor to ceiling heights on all levels, 3.30 m (10.00 ft.) at the cellar level, 3.65 m (12.00 ft.) at the main floor and 3.30 m (10.0 ft.) at the second floor, further contribute to the overall height.

- In summary, although the sloped topography is a contributing factor, the requested height variance is major, and is mainly a result of design choices with respect to the dwelling size and form. Both, the front and rear elevations exceed substantially the allowable maximum building height for a sloped roof. Therefore, this variance is expected to have some negative impacts on the neighbouring properties, which is in the contrary to the intent of the Zoning Bylaw.

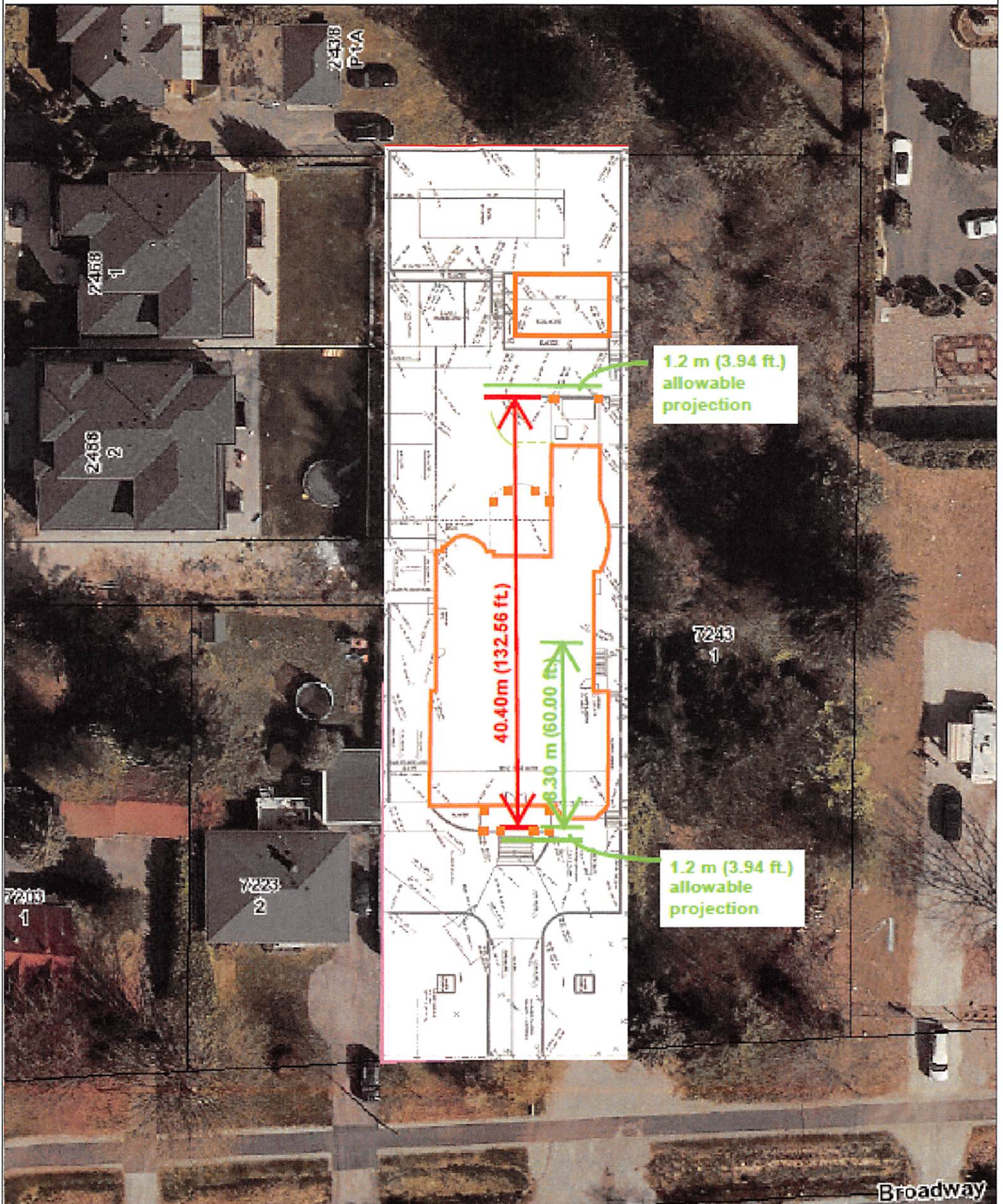
2) Depth of Principal Building

- The proposed dwelling is generous in size, with the above grade floor area of 758.71 m (8,166.70 sq. ft.), and it resembles a rough “L” in shape. The main body of the dwelling is approximately 26.52 m (87.00 ft.) deep (excluding the front porch and the covered lounge to the rear), with the eastern wing extending further to the north approximately 12.19 m (40.00 ft.). The outermost 4.57 m (15.00 ft.) of the wing is utilized by a covered patio.
- The proposed dwelling consists of a cellar of 390.01 m (4,198.00 sq. ft.) in area, a main floor of 432.09 m (4,651.00 sq. ft.) in area and a second floor of 328.23 m (3,533.00 sq. ft.) in area. The cellar (including crawl space) and main floor observe an almost identical “L” shaped footprint, with the second floor proposed only over the main body of the dwelling, but further recessed on the north rear elevation by 4.11 m (13.50 ft.).
- The excessive building depth (22.10 m (72.56 ft.)), in combination with the excessive height (which is subject of the first variance) is expected to create massing impacts on the neighbouring properties to the west and east.
- The main body of the proposed dwelling (approximately 26.52 m (87.00 ft.) deep) overlaps the entire rear yard of the smaller neighbouring property to the west (fronting Broadway).
- The entire building length is visible essentially in a straight line from the neighbouring property to the west (currently vacant). The impacts of long, imposing building walls are further exacerbated due to the dwelling’s close proximity to the east side property line (approximately 1.50 m (4.90 ft.) away), which would make it more prominent to the future development on this property.
- Although elongated in shape, the subject property observes an adequate frontage along Broadway and can be developed with a building depth that meets the Zoning Bylaw.
- There are no unique site characteristics that require a building of this depth (such as an irregular shaped lot).
- In summary, the scale of this proposed dwelling presents a major variance which is mainly a result of design choices with respect to the dwelling size and form. Furthermore, the requested variance is expected negatively affect the neighbouring properties, and this is in the contrary to the intent of the Zoning Bylaw.


E.W. Kozak, Director
PLANNING AND BUILDING
RG:ll



View towards the subject property from Broadway





BV6440

7231 BROADWAY

2021 OCT 07

September 9, 2021

