

THE CORPORATION OF THE DISTRICT OF BURNABY

ADVISORY PLANNING COMMISSION

FILE: 1978

HIS WORSHIP, THE MAYOR
AND MEMBERS OF COUNCIL

Madam/Gentlemen:

Report of the Advisory Planning Commission

1. A Development Plan for Metrotown Area Eleven

Recommendations:

- "a) THAT Council endorse the recommendations as contained in the report entitled 'A Development Plan for Metrotown Area Eleven' which read as follows:
- i) THAT Council adopt the Development Plan for Metrotown Area Eleven and authorize Municipal staff to pursue the implementation of the Development Plan.
 - ii) THAT Council amend Apartment Study Areas 'J' and 'L' to conform to the proposed development plan.
 - iii) THAT the Parks and Recreation Commission include the proposed neighbourhood park as detailed in Section 6.1 of this report in the Parks Acquisition Program.
- b) THAT consideration be given to designating Bond Street as a thirty-six foot residential collector function."

R E P O R T

Council, on 1980 May 05 referred a copy of the subject report to the Advisory Planning Commission for review and if necessary a subsequent report to Council.

The Advisory Planning Commission met on 1980 May 22 to review the report and unanimously endorsed the recommendations as contained on page twenty-seven of the report and noted above.

With respect to recommendation (b) above, your Commission is of the opinion that the increased development in Metrotown Area 11 will result in an increase of traffic on Bond Street, therefore, Bond Street should be designated as a thirty-six foot residential collector road.

2. Attendance of appointed Commission members at Advisory Planning Commission Meetings

Recommendation:

"THAT By-law No. 4473, being a By-law to establish an Advisory Planning Commission in Burnaby, be amended to allow for the

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removal from the Commission of any appointed Commission member who fails to attend three consecutive Advisory Planning Commission meetings without reasonable justification for the absences.

R E P O R T

The Advisory Planning Commission has experienced some difficulty in obtaining a quorum for the current years scheduled meetings.

The Advisory Planning Commission is of the opinion that in order for them to concisely adjudicate the items referred by Council, the attendance of all appointed Commission members at regular meetings would enhance the Commissions deliberations of these items.

Respectfully submitted,

Mr. T.K. Bastable,
Chairman

Alderman D.N. Brown,
Member

RDS:ef

Alderman V.V. Stusiak

Resolution To Create A New Zoning
For Small Residential Single Family Lots
In District of Burnaby

WHEREAS "Burnaby Zoning By-law, 1965" being By-law No. 4742, as amended, has no provision for a lot size for a single family dwelling smaller than as set out in Residential District (R5) of the Zoning By-law except as noted in Section 6.11 LOT AREA AND WIDTH: which reads

(1) Existing Lots:

- (a) The lot area and lot width requirements of this By-law shall not apply to any lot in an A,R,C1, C2, C3, C4, M1, M2, M3, M4, M5 or P5 District which has an area or width less than that required by this By-law, if such a lot was described on the official records on file in the Land Registry Office on or before 1978 January 01.
- (b) The lot area and width requirements in R4 and R5 Districts may be reduced to permit the structural modification, alteration or remodelling of an existing single family dwelling to create two dwelling units, in accordance with the following conditions.
 - (i) Where a lot was occupied by a single family dwelling on or before 1971 January 01;
 - (ii) Where the existing dwelling is located on a lot in an R4 District with an area of not less than 670 m² (7212.06 sq. ft.) and a width of not less than 18.5 m (60.70 feet);
 - (iii) Where the existing dwelling is located on a lot in an R5 District with an area of not less than 500 m² (5382.13 sq. ft.) and a width of not less than 13.5 m (44.29 feet);
 - (iv) Subject to the provisions of Section 6.5 (Conversion of Buildings) and Section 6.9 (Living Accommodation in Basements) of this By-law; and

WHEREAS the District of Burnaby has in existence many single lots of thirty-three (33) foot width which were created and in existence before the enactment of By-law No. 4742 in 1965 June 07; and

WHEREAS certain lots were created that are sixty-six (66) feet wide which is the same width as a standard road allowance. This lot size fitted into the thirty-three (33) foot lot pattern and can be subdivided to create two thirty-three (33) foot lots; and

WHEREAS the thirty-three (33) foot or small lots that exist which have an old dwelling demolished and replaced with a new dwelling do not have a section in By-law 4742 which sets out side yard, front yard, and rear yard requirements, etc.; and

WHEREAS the District of Burnaby is a maturing urban community with very expensive land values. The present large lot requirements and the very high cost of land create cost conditions for a single family dwelling held in fee simple for beyond the financial capabilities of most wage earning Canadians; and

WHEREAS the City of Vancouver has large numbers of small lots on which new and attractive dwelling units have replaced old and inefficient dwelling units:

THEREFORE BE IT RESOLVED that:

- A. The Planning Department be instructed to bring forward for Municipal Council approval a residential zoning for small lots in Residential District (R4) and Residential District (R5).
- B. Provision for subdividing larger lots in Residential District (R4) and Residential District (R5) to the new small lot zoning.
- C. Conditions as listed herein be used for consideration of:

	R4	R5
Lot Size		
Minimum width	33'	30'
Area	3600 square feet	3300 square feet
Single Family	Yes	Yes
Duplex	Not allowed	Not allowed
Height of Building	34.45'	34.45'
Side Yard		
Least	2'	2'
Sum	6'	6'
Rear Yard	24.61'	24.61'
Front Yard	19.69'	19.69'
Coverage	40%	40%

- D. Consideration of the feasibility of zero lot line for building placement.
- E. The City of Vancouver and any other urban small lot zoning be investigated.
- F. A report be ready for Municipal Council consideration by 1980 September 15.

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