

ITEM	3
MANAGER'S REPORT NO.	45
COUNCIL MEETING	1982 07 26

RE: LETTER FROM BURNABY BOARD OF VARIANCE
LOT COVERAGE IN THE R9 DISTRICT

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MANAGER 1982 July 20
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: LOT COVERAGE IN THE R9 DISTRICT

RECOMMENDATIONS:

1. THAT this report be received for information purposes.
2. THAT a copy of this report be forwarded to the Burnaby Board of Variance.

R E P O R T

A. BACKGROUND:

This report has been prepared in response to a letter from the Secretary of the Burnaby Board of Variance dated 1982 July 13 concerning an apparent inequity arising from the permitted lot coverage of 35 percent in an R9 District as compared with the 40 percent allowable figure in the R4 and R5 Districts.

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B. RESIDENTIAL LOT COVERAGE STANDARDS:

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Lot coverage is the percentage of the lot which is occupied by buildings measured at ground level. Lot coverage regulations are designed to maintain a reasonable scale between lot and building areas, to prevent overcrowding and to provide for parking and usable outdoor open space. Under the Burnaby Zoning By-law the maximum permitted amount of coverage in low density residential districts is as follows:

R1	30%
R2 & R9	35%
R3, R4 & R5	40%

The R9 District has been developed to meet a need in this municipality for a residential zoning category designed to accommodate single family dwellings on smaller lots.

As the size of lots decrease, it is important that more attention be given to the details of their development to insure both good livability on the site and compatibility with the neighbourhood. It is considered that a maximum coverage standard of 35 percent will assist in meeting these objectives.

C. APPLICABILITY OF R9 DISTRICT ZONING:

There are three circumstances where small lot subdivision under the R9 regulations can occur:

- (1) Completely new small lot subdivision of undeveloped areas.
- (2) Subdivision of an existing lot of record compatible with the historic lot pattern in an already developed area.
- (3) Subdivision of an existing lot of record, which can legally experience two-family development, into two single family lots in an R4 or R5 District.

For new developments (Item 1), each lot would be required to meet the prescribed lot area and width standards of 4,000 square feet and 40 feet respectively. Development under Item (2) would follow from applications for subdivision and rezoning from the owners of larger properties which are located within a block of existing small lots of record (e.g. a 66 foot lot in a block of 33 foot lots). This would result in the creation of two R9 zoned lots that would be subject to the 35 percent coverage standard. While such lots might occasionally adjoin existing small non-conforming properties in other zoning district categories with a slightly higher permitted coverage, this is not a problem compared with the undesirable overall effects of increasing the allowable lot coverage in the R9 District. As an example, on a 33 foot x 120 foot lot, the application of the 35 percent coverage would permit 1,386 square feet of building floor area at ground level on the property which, with a second storey would provide an overall total of approximately 2,400 square feet (allowing for a garage or carport).

The R9 District category has been most commonly used to date in the subdivision and rezoning of two family sized properties in the R4 and R5 designations into two single family lots (Item 3 above). In this case, the total potential floor area which could be achieved from the two R9 lots would exceed the amount available for a two family dwelling, where the existing allowable floor area per unit is 1,247 square feet.

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The total minimum lot area required for a two-family dwelling is 8,611 square feet in an R4 District and 7,212 square feet in an R5 District. Thus, an R9 rezoning would provide two single family lots of 4,305 square feet (from R4) and 3,606 square feet (from R5). A comparison of approximate resulting residential floor areas is shown below.

<u>District</u>	<u>Floor Area (sq. ft.)</u>	<u>Coverage</u>
R4	2,494 (2 x 1,247)	28.9
R5	2,494 (2 x 1,247)	34.6
R9 (rezoned from R4)	5,200 (2 x 2,600)	35.0
R9 (rezoned from R5)	4,200 (2 x 2,100)	35.0

As indicated above, the amount of floor area that can be developed in an R9 District as a result of the subdivision of a two-family sized property in an R4 or R5 Zone is considerably higher than would be attainable under these categories. Any increase in coverage would, of course, add further to this square footage and create a serious imbalance in densities between the R9 zoned sites and the adjacent neighbourhood areas.

A final point raised by the Board of Variance concerned the building heights of houses being constructed under the R9 category. This relates to the whole question of view obstruction (which is included in the departmental work program as a low priority item) and would form a part of such a study.

This is for the information of Council.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RBC/mcb

cc: Chief Building Inspector
Assistant Director - Long Range Planning & Research