

RE: PROPOSED TIMETABLE FOR REPORT REGARDING
AREA DESIGNATIONS FOR SMALL LOT DEVELOPMENT

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MANAGER'S REPORT NO. 65
COUNCIL MEETING 87/10/16

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER DATE: 1987 October 21
FROM: DIRECTOR PLANNING & OUR FILE: 02.240
BUILDING INSPECTION
SUBJECT: PROPOSED TIMETABLE FOR REPORT REGARDING
AREA DESIGNATIONS FOR SMALL LOT DEVELOPMENT

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RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND

On 1987 September 21 Council requested that this Department provide information on the schedule for reporting to Council on the report designating specific areas in the Municipality for permitted small lot development.

2.0 THE REVIEW

The Planning & Building Inspection Department proposes to submit a comprehensive report on the appropriateness of small lot development in various residential neighbourhoods in Burnaby in the context of:

- i) existing zoning patterns permitting two family development,
- ii) existing settlement patterns with emphasis on identifying areas of mixed development (single, two family and small lot development),
- iii) indications of acceptance of R-9 zoning proposals in the past on a reasonably widespread basis, and
- iv) existing housing conditions, emerging development trends and available services.

3.0 PUBLIC INPUT

Following the initial determination of area designations for small lot development, staff feel that it is important that residents in the potentially affected neighbourhoods be consulted prior to any final consideration. Provision has been made for this component of the study in the preparation of the requested timetable.

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re: Proposed Timetable For Report Regarding
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4.0 ZONING TEXT AMENDMENTS

It is proposed that text amendments to the existing R-4 and R-5 District Schedules be considered that would enable the creation of new designations for application to those sub-areas identified in the process mentioned above. These new designations would permit the uses and standards currently set out in the R-4 and R-5 districts, and would, in addition, provide for creation by subdivision of smaller single family lots with minimum area and width requirements equivalent to one-half a two family lot.

This proposal would enable subdivision to create small lots to occur in those designated approved sub-areas without the necessity of a site-specific rezoning application and Public Hearing for each property as is presently required. This approach would considerably streamline the production of such small lots, reducing time and costs, while respecting the character and density potential of the designated sub-area.

These amendments would occur on the assumption that single-family and two-family areas that are not designated for small lot development will not be considered on a spot-zoning basis.

5.0 THE TIMETABLE

The attached timetable outlines the proposed schedule for the area designation review, the public input process and the Bylaw Text Amendments. This schedule recognizes the priority of this issue and available staff resources.

With respect to the proposed timetable and future R-9 applications, staff are of the opinion that they should continue to be processed on the basis of existing policy until such time as amendments are made as a result of the small lot development study.

JSB/BG/pja

Attachment


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 4
 MANAGER'S REPORT NO. 65
 COUNCIL MEETING 87/10/26

SMALL LOT DEVELOPMENT STUDY TIMETABLE	
Oct. 26	Council Report
Jan. 18	Council Report
Feb. 29	Council Report
Mar. 14	Council Report
Oct. 26	Identification of Potential Areas
Jan. 18	Public Process
Feb. 29	Prepare Text Amendments
Mar. 14	Bylaw Approval Process

