

ITEM 17  
MANAGER'S REPORT NO. 44  
COUNCIL MEETING 87/06/29

RE: RESIDENTIAL BULK STANDARDS  
DISTRICT DESIGNATIONS TO PERMIT DWELLINGS ON  
LARGER LOTS TO UTILIZE FLOOR AREA RATIO DENSITY CONTROL

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JUNE 24

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.240

SUBJECT: RESIDENTIAL BULK STANDARDS  
DISTRICT DESIGNATIONS TO PERMIT DWELLINGS ON  
LARGER LOTS TO UTILIZE FLOOR AREA RATIO DENSITY CONTROL

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RECOMMENDATION:

1. THAT an amendment bylaw to amend the text of R1, R2, R3, R4, R5 and R9 Districts, as outlined in this report, be prepared by the Solicitor and presented for First Reading on 1987 July 13 and submitted to a Public Hearing on 1987 July 28.

R E P O R T

1.0 BACKGROUND

On 1987 May 25 Council adopted Bylaw #8737, a series of amendments to the text of the Burnaby Zoning Bylaw primarily directed toward controlling the bulk of single- and two-family dwellings in the Residential Districts. The essential density controls involve revised height regulations and the introduction of a maximum Floor Area Ratio, together with a specified maximum gross floor area in each of the zones (R1 through R5, plus R9).

In the course of considering these text amendments, Council received a staff report to the Housing Committee which, among other things, proposed that as a further step in implementing the bulk regulations a further set of amendments be introduced to make it possible for the owners of larger lots in each of the affected Districts to obtain approval for dwellings exceeding the stated maximum gross floor area limits, but still subject to the maximum 0.6 Floor Area Ratio.

2.0 PROPOSED ZONING DESIGNATION APPROACH

The proposal envisions the creation of certain residential zoning designations having an "a" suffix (R1a, R2a, R3a, R4a, R5a, R9a). The key feature of districts having such a designation is that the maximum gross floor area would be limited by the Floor Area Ratio only, and not by the maximum G.F.A. stipulated in the present zoning.

Under this approach, the R1a, R2a, R3a, R4a, R5a and R9a District designations would have regulations and conditions identical to those of the R1, R2, R3, R4, R5 and R9 Districts respectively, except that:

1. the minimum lot area for lots having an "a" designation would be equal to 110% of the minimum lot area for the respective R zones, and
2. development density would not be limited by a maximum gross floor area, but only by the 0.6 Floor Area Ratio.

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This provision will make it possible for the owner of a larger lot in one of the single- or two-family Residential Districts to make application for re-zoning in the event that he wished to develop the lot to an extent greater than the present maximum floor area specified for the zone.

Council, in considering the rezoning application, would receive a staff report on the proposal and staff recommendations taking into consideration the nature of the surrounding properties, their present and potential future development, the character of the area, and any peculiar local conditions that might pertain to the siting of a large building form on the lot.

If, upon receipt of the staff report, Council favoured advancing the request for further consideration, staff would be directed to work with the applicant toward a suitable plan of development demonstrating an appropriate design response and respecting local siting factors. Upon submission of such a plan, suitable for submission to a Public Hearing, staff would provide a further report recommending preparation of a Bylaw for First Reading, and advancement to a Public Hearing, with all the normal provisions for notice. Following the Hearing, the normal procedure for further Readings, upon fulfilment of the prerequisite conditions, would apply.

In order to ensure that the particular suitable development proposal put forward by the applicant is in fact observed in the construction that finally takes place, it is imperative that the building proposal be linked to the property by some effective means once the "a" designation is in place. It is recommended that this be achieved by making it a prerequisite condition of zoning that the owner enter into a Covenant registered under Section 215 of the Land Title Act, certifying that the land shall be developed only in accordance with the plans submitted.

This procedure will allow Council to properly exercise discretion in considering larger residential developments, in line with the discretion that is always employed in making zoning decisions, and following suitable opportunity for public input.

### 3.0 EXAMPLE

As an illustration, one might consider a lot in an R2 District, having an area of say 10,000 square feet. The stated minimum lot area for this zone is 7,212 square feet, and the maximum permitted gross floor area for a single family dwelling is 4,736.3 square feet. (In addition, an off-street parking area of up to 452.1 square feet and open balconies or sundecks up to a maximum of 8% or 378.9 square feet are permitted).

With the benefit of R2a zoning, however, based on a suitable plan of development, a potential of 6,000 square feet of gross floor area would be permitted on the 10,000 square foot lot, plus the 452.1 square foot parking area and up to 480 square feet of open balconies or sundecks. On completion of a successful application for rezoning, and subject to adherence to the suitable plan of development, approval could be given for a single-family dwelling which in this example could exceed the nominal maximum gross floor area permitted in the R2 zone by up to 1,263.7 square feet.

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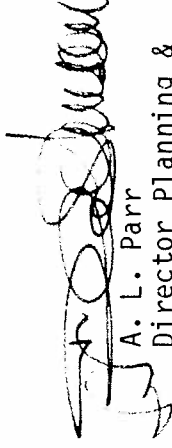
4.0 CONCLUSION

The initial step in this process, should Council agree to make provision for larger dwellings on the larger lots, is to prepare and introduce the necessary text amendments. It is proposed that these be submitted to the next scheduled Public Hearing (1987 July 28 at 19:30 h). Following adoption of the text amendments, it will be possible for Council to consider applications for rezoning to the "a" designated categories in the R1 through R5 or R9 zones, which would be reported in the next group of rezoning applications and succeeding groups.

*Amf*

DGS:1f

cc: Municipal Solicitor  
Chief Building Inspector

  
A. L. Parr  
Director Planning &  
Building Inspection

