

TO: CITY MANAGER 1992 NOVEMBER 23
FROM: ACTING DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #43/92
2609 PHILLIPS AVENUE (see attached sketch)

PURPOSE: To respond to the concerns raised at the Public Hearing for
Rezoning Reference #43/92, as requested by Council.

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RECOMMENDATION:

- 1) THAT Council receive this report for information purposes.

R E P O R T

1.0 BACKGROUND INFORMATION:

- 1.1 On 1992 October 27, the Public Hearing was held for Rezoning Reference #43/92, which involves a request to rezone the subject property from R2 Residential District to R2a Residential District in order to permit the retention of a single-family dwelling with a greater square footage than that currently permitted.

At the Public Hearing, a number of issues were raised regarding the rezoning and when the Bylaw was advanced for Second Reading on 1992 November 02 Council requested a report on these issues. The Bylaw received Second Reading on 1992 November 09.

This report is in response to that request.

2.0 GENERAL DISCUSSION:

- 2.1 One suggestion raised at the Public Hearing was that the property should have been subdivided into 2 lots rather than allowing a large home to be constructed. The minimum lot area required in the R2 Residential District is 670 m² (7,212 sq.ft.), therefore a minimum of 1,340 m² (14,424 sq.ft.) is required to create two R2 District zoned lots. The subject site has an approximate lot area of 1,057 m² (11,385 sq.ft.) and is therefore not eligible for subdivision under existing zoning.
- 2.2 Questions were raised at the Public Hearing regarding whether the rezoning permits additional building bulk on the site or an additional number of people to occupy the single-family dwelling. The number of permitted occupants of a single-family dwelling in the R2 and R2a Residential Districts are governed by the permitted uses in these zones which are; single-family dwellings, home occupations, accessory buildings and uses and group homes, which are each defined in the Burnaby Zoning Bylaw. The number of permitted occupants does not change when a property is zoned from R2 Residential District to R2a Residential District.
- With regard to building bulk, in this case, the additional square footage beyond that currently permitted has already been developed. The additional square footage is an area authorized as crawl space on the Building Permit plans, which has been excavated and finished as liveable cellar space. Therefore, no additional building bulk or changes to the building envelope are involved in this rezoning.

2.3

An additional concern raised at the Public Hearing was that of a precedent being set in the neighbourhood if the rezoning proposal is approved. In terms of the zoning requirements for, and Council policies regarding rezoning to the R"a" Residential Districts, the possible approval of the rezoning of the subject property to the R2a District does not alter Council requirements or policies in any manner. There are a number of other private properties within the area surrounding the subject site which are eligible to be rezoned from R2 District to R2a District (see attached sketch). The eligibility of properties to be rezoned to an R"a" District has, however, not changed since a text amendment to the Zoning Bylaw was given Final Adoption by Council in 1988 and each request for rezoning is considered on its own merits by both staff and Council.

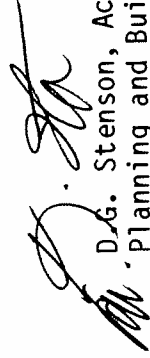
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This is for the information of Council.

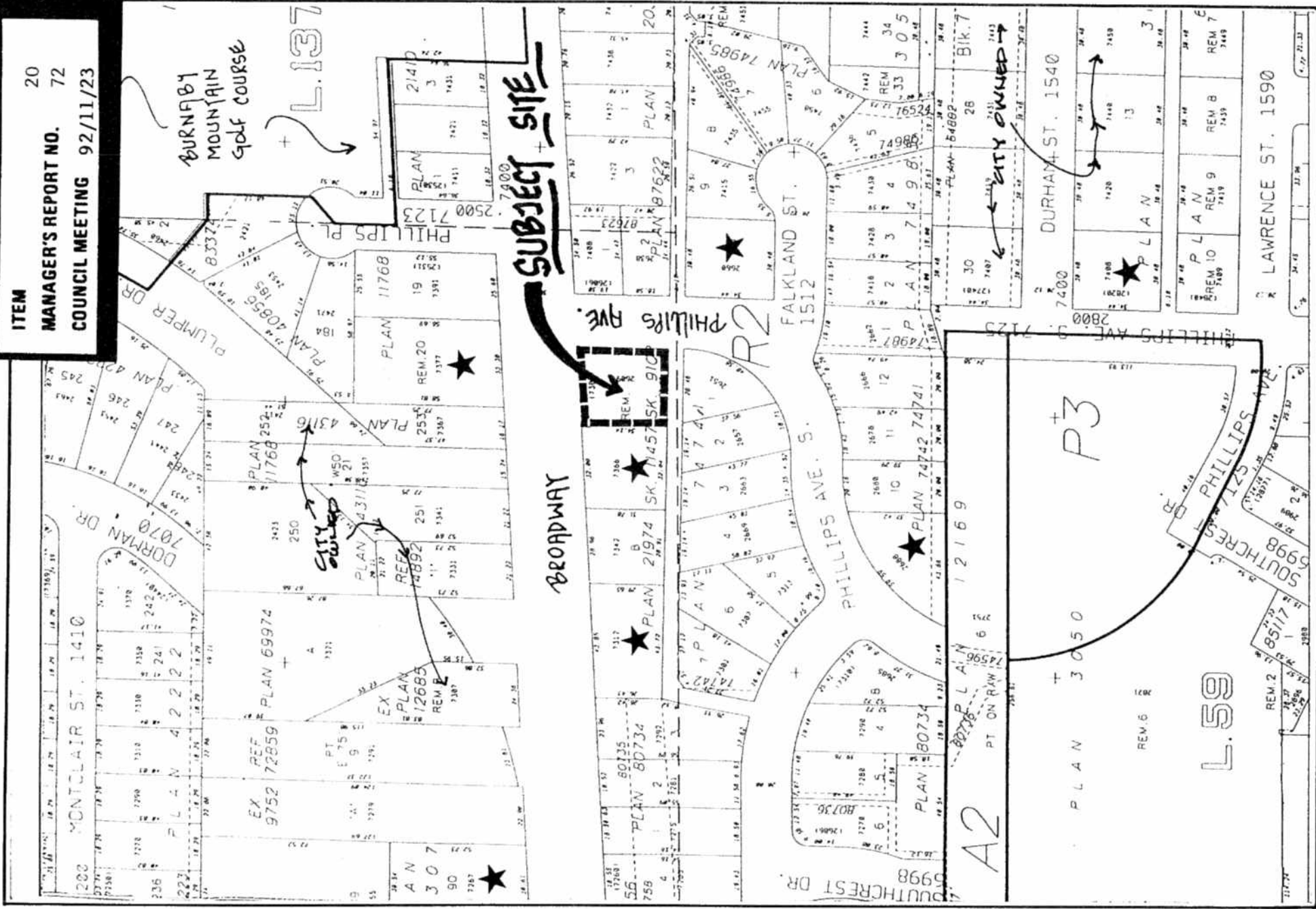


BW:yg

Attach.


D.G. Stenson, Acting Director
Planning and Building

ITEM 20
 MANAGER'S REPORT NO. 72
 COUNCIL MEETING 92/11/23



Date:

NOVEMBER 1992

Scale:

1:2000

Drawn By:

J.P.C.



City of
 Burnaby

Planning & Building Department

North

REZONING REFERENCE # 43/92 169

***-PROPERTIES ELIGIBLE TO BE REZONED TO "R20" RESIDENTIAL DISTRICT**

