

TO: ACTING MUNICIPAL MANAGER 1992 April 29

FROM: DIRECTOR PLANNING AND BUILDING Our File: 02.240

SUBJECT: ZONING REGULATIONS AFFECTING SINGLE FAMILY RESIDENCES,  
SIZE OF ACCESSORY BUILDINGS.

PURPOSE: To respond to concerns raised by Ms. V. Brandlmayr about the  
regulations affecting the maximum size of accessory buildings.

---

**RECOMMENDATION:**

1. THAT a copy of this report be sent to:

Ms. Vicky Brandlmayr  
4314 Portland Street  
Burnaby, B.C.

**R E P O R T**

**1.0 BACKGROUND**

At its meeting of 1992 April 06, Municipal Council heard a delegation from Ms. Vicky Brandlmayr of 4314 Portland Street who expressed concern about the regulation in the Zoning Bylaw that limited the size of accessory buildings in single and two family areas to 602 sq. ft. Ms. Brandlmayr wished to construct an accessory garage with an area of 750 sq. ft., which is 150 sq. ft. more than the maximum floor area allowed under the Zoning Bylaw.

**2.0 NEW REGULATIONS AFFECTING SINGLE FAMILY DWELLINGS**

In December of last year, Municipal Council adopted an amendment to the Burnaby Zoning Bylaw affecting the bulk and size of single family residences. The purpose of this bylaw is to allow the development of single family dwellings that are more "neighbourly" in terms of existing development and, at the same time, that meet the needs of today's families.

This bylaw was adopted after a comprehensive public review process that involved four public open house meetings, a meeting with Council, a formal Public Hearing, and a special bulletin being sent to every residence and business in Burnaby. The bylaw change process was initiated to address the concern that new houses tended to be much larger and different in look as compared existing houses, and they tended to block established views.

**3.0 REGULATIONS AFFECTING ACCESSORY BUILDINGS**

Prior to December 1991, the maximum size of accessory buildings was limited to the lesser of 10 percent of the lot area or 602.8 sq. ft. of gross floor area. In order to allow the construction of accessory buildings on smaller lots, the amendments removed the maximum size based on lot size but retained the limit of 602.8 sq. ft. of gross floor area for accessory buildings. The amendment also clarified the meaning of gross floor area so that the term was considered part of development density. This means that requests for accessory buildings that are larger than 602.8 sq. ft. could no longer be approved by the Board of Variance.

ITEM	8
MANAGER'S REPORT NO.	32
COUNCIL MEETING	92/05/04

The size of accessory buildings is considered a fundamental part of the bulk of development on single family dwellings. Since the floor area of accessory buildings is not considered above ground floor area, and is considered as part of total floor area, the new amendment favours the development of detached accessory buildings over their incorporation within the principal buildings to some extent. Given this favourable treatment, there is concern that there may be a tendency to build very large outbuildings that may be bulky in size, as a way to minimize cellar development while still maximizing total developable floor area.

118

The upper limit for accessory buildings of 602.8 sq. ft. corresponds to a large two bay garage with some floor space left over for other uses. This size is seen to provide a reasonable balance between accessory building coverage and lot size, while preventing excessively large outbuildings.

#### 4.0 REVIEW OF NEW REGULATIONS

It is recognized that the recent comprehensive bylaw change may be subject to further fine-tuning as a result of experience with the new bylaw. As part of the bylaw adoption process, staff noted that the bylaw would be monitored for some time to determine its effect, and changes would be recommended if appropriate.

Staff believe it is important to undertake any fine-tuning of the bylaw as a whole, rather than on a piecemeal basis. It is important that the ramifications of each change on the entire bylaw be carefully considered to prevent undesired consequences. It would be appropriate then, to consider changes to the regulations affecting the size of accessory buildings at the time a fuller assessment is taken of the new regulations affecting single family dwellings.

#### 5.0 CONCLUSION


The bylaw amendments affecting single family dwellings that were adopted in December 1991 did not change the maximum gross floor area allowable for accessory dwellings. However, the bylaw clarified some ambiguous language about gross floor area and density, so that larger accessory buildings can no longer be approved by Board of Variance.

It is recognized that it is the nature of regulations such as Zoning Bylaws to define various limits that everyone must respect. Often, individuals wish to exceed such limits for various reasons. However, it would be contrary to the purpose of a Zoning Bylaw of setting the benchmark standard for all if its regulations were relaxed on a case by case basis.

The new bylaw affecting single family dwellings has only been in place for about five months and as such, a sufficient number of dwellings have not yet been constructed to recommend whether any amendments to the new bylaw should be made. It is expected that such a review will be appropriate at the end of this year.

ITEM	8
MANAGER'S REPORT NO.	32
COUNCIL MEETING	92/05/04

When this review is commenced, the issue of the maximum size of accessory buildings will be considered, especially in relation to larger lots or zoning categories that contain larger lots. This review will also be mindful of the original objectives of the changes to single family regulations.

  
A.L. Parr, Director  
PLANNING AND BUILDING

  
BG/mm

cc: Chief Building Inspector