

TO: CITY MANAGER 1994 AUGUST 31

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.8

SUBJECT: WESTRIDGE AREA REZONING

PURPOSE: To recommend a new zoning district for the Westridge neighbourhood, based on the findings of a questionnaire.

RECOMMENDATIONS:

1. **THAT** Council authorize the City Solicitor to prepare a bylaw amending the Burnaby Zoning Bylaw to create a new zoning district (R11 Residential District), as outlined in this report.
2. **THAT** Council authorize the bylaw to be forwarded to First Reading and to a Public Hearing.

REPORT

1.0 BACKGROUND

The Westridge neighbourhood is presently zoned R2 District (see map in **Attachment A**). At its meeting on 1993 April 05, Council received a petition requesting a zoning change to preclude the construction of large houses that could impact existing scenic views. In response to the petition, Council adopted a resolution for staff to work with Westridge residents and owners in developing new zoning regulations for this area.

In January 1994, the Planning Department presented a zoning proposal (called the R11 District) to the neighbourhood to further limit the bulk of houses. The proposal would allow a property owner the choice to build either of the following house types:

- House Type A: 20 feet building height, 4000 sq. ft. of floor area
- OR
- House Type B: 25 feet building height, 3500 sq. ft. of floor area.

The response on this R11 zoning proposal was mixed. Of the 80 respondents, 49 percent supported the proposal and 45 percent were against it. Given the insufficient support for the proposal, Council adopted the Planning Department's recommendation for an area rezoning to the R10 District as a compromise approach.

On 1994 June 21, a Public Hearing was held on an area rezoning of the Westridge neighbourhood from the R2 District to the R10 District. At the Hearing, one of the speakers submitted a neighbourhood petition that involved 89 of the 113 property owners (79 percent of the owners in the subject area). Of those owners who signed the petition, 83 percent preferred the R11 zoning proposal over the R10 zoning district. The level of support for the R11 zoning proposal appeared to be much greater in June than in January.

In response to the findings of this petition, Council directed staff to conduct a final survey to determine the neighbourhood's zoning preference for the R10 or R11 District. This report presents the findings of the questionnaire.

2.0 FINDINGS OF THE QUESTIONNAIRE

On 1994 July 11, a brochure and questionnaire were sent to 113 property owners. A total of 91 questionnaires were returned by August 17, representing a response rate of 80.5 percent.

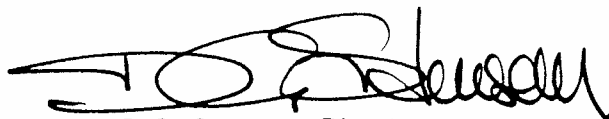
The questionnaire asked the property owners to indicate their zoning preference for either R10 or R11 zoning. The findings are as follows:

ZONING PREFERENCE	NO. OF RESPONDENTS	%
Favour R11 zoning proposal	79	87%
Favour R10 zoning	11	12%
Neither R10 or R11	1	1%

3.0 CONCLUSION

Since 87 percent of the property owners support the R11 zoning proposal, it is recommended that a bylaw to create a new R11 District be prepared and forwarded to a Public Hearing. The draft guidelines of the R11 District are outlined in **Attachment B**.

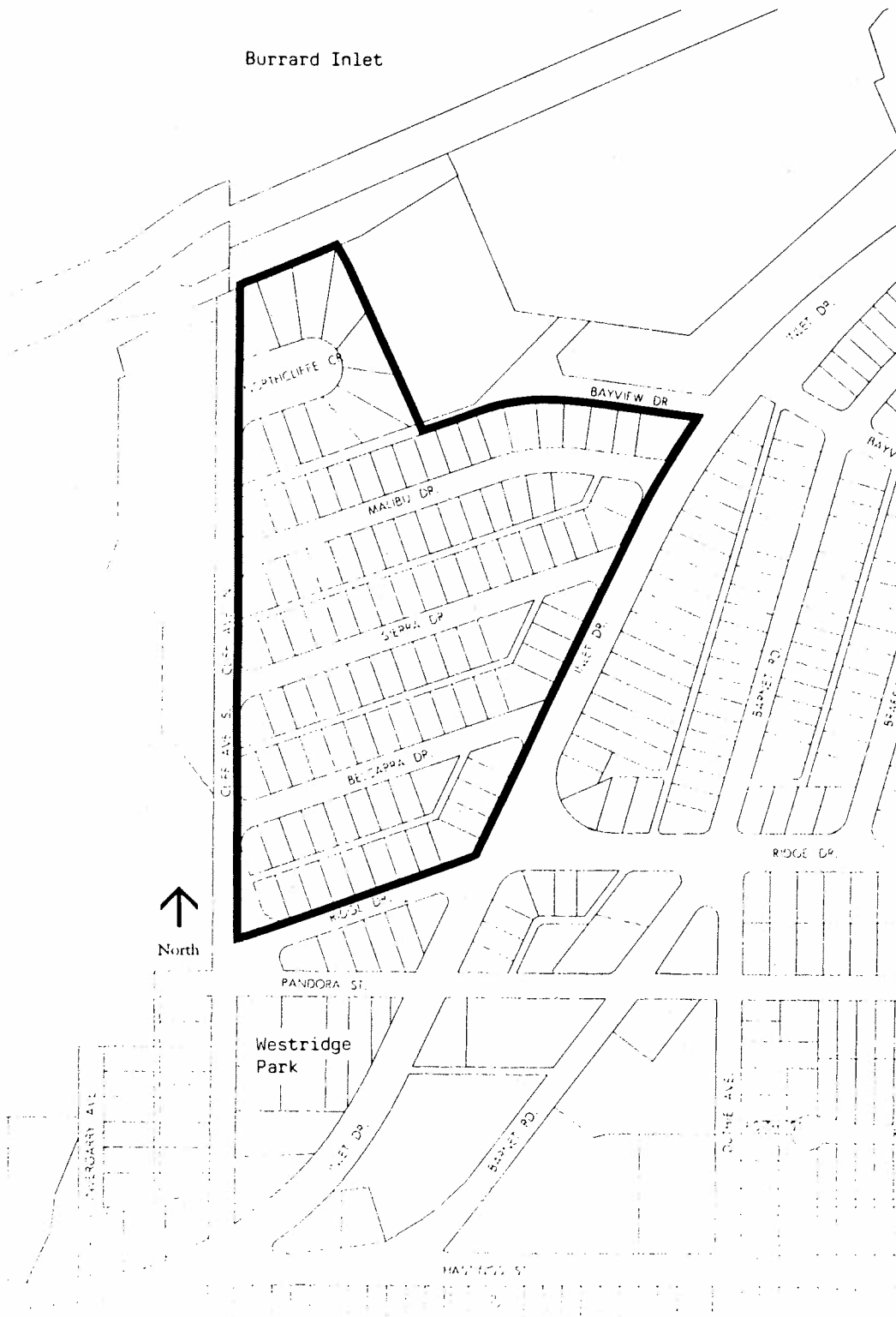
After this bylaw amendment to the Zoning Bylaw is adopted, there will be an area rezoning of the Westridge neighbourhood from the R2 District to the R11 District, which involves another Public Hearing.



D.G. Stenson, Director
PLANNING AND BUILDING

SL/jp
Attachments (2)

cc: Director Administrative and Community Services
City Solicitor
Chief Building Inspector
Supervisor Plan Checking



WESTRIDGE NEIGHBOURHOOD: PROPOSED AREA REZONING

DRAFT GUIDELINES FOR THE R11 RESIDENTIAL DISTRICT

This District provides for low-scale development in mature single family areas.

Uses Permitted:

- single family dwellings
- home occupations
- accessory buildings and uses
- group homes

Lot Area and Width:

- lot area of not less than 670 m² (7212 .1 sq. ft.)
- lot width of not less than 18.5 m (60.7 ft.)

Lot Coverage:

- not greater than 40 percent

Development Density. Gross Floor Area and Above Grade Floor Area:

- For a principal building that exists as of September 1 1994:
 - a. the lesser of a floor area ratio of 0.60 or 371.6 m² (4000.0 sq. ft.);
 - b. the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the lesser of 0.30 of the lot area or 185.8 m² (2000.0 sq. ft.)
- For a principal building that is constructed after September 1 1994 with a height of 6.1 m (20.0 ft.) or less:
 - a. the lesser of a floor area ratio of 0.60 or 371.6 m² (4000.0 sq. ft.);
 - b. the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the lesser of 0.30 of the lot area or 185.8 m² (2000.0 sq. ft.)

- For a principal building that is constructed after September 1 1994 with a height greater than 6.1 m (20.0 ft.):
 - a. the lesser of a floor area ratio of 0.60 or 325.15 m² (3500.0 sq. ft.);
 - b. the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the lesser of 0.20 of lot area + 112 m² (1205.6 sq. ft), or 209.03 m² (2250.0 sq. ft.);
 - c. the gross floor area of the second floor above grade shall not exceed 74.32 m² (800.0 sq. ft.).
- Accessory buildings on a lot: gross floor area not greater than 56 m² (602.8 sq. ft.) in total
- Where a carport or garage is detached from a principal building and located within 9 m (29.5 ft.) of the rear lot line, a maximum of 42 m² (452.1 sq. ft.) shall not be included as gross floor area; all other floor areas used for off-street parking shall be included as gross floor area, notwithstanding section 6.20 (6)(c) of the Zoning Bylaw
- A garage or carport attached to any part of the principal building: included as gross floor area and above grade floor area, notwithstanding section 6.20(6)(c) of the Zoning Bylaw

Height of Principal Building:

- For a principal building with a gross floor area of greater than 325.15 m² (3500 sq. ft.): the height shall not exceed 6.1 m (20.0 ft.)
- For a principal building with a gross floor area of 325.15 m² (3500 sq. ft.) or less, the height shall not exceed 7.62 m (25.0 ft.) for a building with a sloping roof and 6.7 m (22.0 ft.) for a building with a flat roof
- The building height is measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure, subject to the applicable exceptions in section 6.4(3) of the Zoning Bylaw
- Exception: where an addition is proposed for a principal building that exists as of September 1 1994, the height is measured from the lower of the front average elevation or the rear average elevation to the highest point of the addition; subject to the applicable exceptions in section 6.4(3) of the Zoning Bylaw

Depth of Principal Building:

- the lesser of 45 percent of the lot depth or 16.76 m (55.0 ft.)

ITEM	9
MANAGER'S REPORT NO.	49
COUNCIL MEETING	94/09/06

Front Yard:

- not less than 7.5 m (24.6 ft.) and where the average depth of the front yard of the two lots on each side exceed 7.5 m (24.6 ft.), the depth of the front yard shall not be less than that average, subject to section 6.12 (2.1) of the Zoning Bylaw

Side Yards:

- not less than 1.83 m (6.0 ft.) in width
- corner lot: the side yard adjoining the flanking street not less than 3.5 m (11.5 ft.)
- the side yard setbacks for the second floor above grade: not less than 1.83 m (6.0 ft.) on each side and not less than the sum of 7 m (23.0 ft.) for both side yards; overall width of that second floor need not be less than 9.75 m (32.0 ft.)

Rear Yard:

- not less than 9.0 m (29.5 ft.) in depth

Off-Street Parking:

- provided and maintained in accordance with Schedule VIII of the Burnaby Zoning Bylaw
- access for vehicles to all off-street parking spaces shall be provided by a lane abutting the lot; where there is no abutting lane or where access from a lane is not feasible because of an extreme grade, then access may be taken from the street

Other amendments to the Zoning Bylaw:

- In the following sections of the Zoning Bylaw, the R11 District should be referenced:

Table of Contents

Definition: accessory use

Section 5.1

Section 6.3.1

Section 6.4 (2)

Section 6.12 (2.1)

Section 6.17.1 heading

Section 6.17.1 (1)

Section 6.17.1 (2)

Section 6.20 (2)

Section 6.20 (4)

Section 6.20 (6)