

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Minor Refinements to the Zoning Bylaw and Zoning Boundary
Affecting Single and Two Family Areas

RECOMMENDATIONS:

1. THAT staff amend the lot area and width provisions of the R Districts in the Zoning Bylaw so that the metric units of measurement are no greater in value than the previous imperial units of measurement used before metric conversion.
2. THAT the process outlined in Section 3.0 of this report be followed when considering minor refinements to zoning boundaries where the existing zoning does not reflect actual development patterns;
3. THAT staff review the zoning bylaw regulations affecting the bulk and size of semi-detached dwelling units in the R4 and R5 Districts and report recommended changes to the Housing Committee.

R E P O R T

The Housing Committee, at its meeting held on 1995 April 25, adopted the attached staff report supporting various minor refinements to the zoning bylaw and a process to evaluate minor amendments to zoning boundaries in single and two family areas.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

: COPY - CITY MANAGER
- DIR. REC. & CULT. SERV.
- CHIEF BUILDING INSPECTOR
- CITY SOLICITOR

TO: CHAIRMAN AND MEMBERS
HOUSING COMMITTEE

1995 APRIL 18

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 12.000

SUBJECT: **MINOR REFINEMENTS TO THE ZONING BYLAW AND ZONING
BOUNDARY AFFECTING SINGLE AND TWO FAMILY AREAS**

PURPOSE: To recommend minor refinements to the Zoning Bylaw and a process to evaluate minor amendments to zoning boundaries in single and two family areas.

RECOMMENDATION:

1. **THAT** the Housing Committee recommend to Council:
 - i) **THAT** staff amend the lot area and width provisions of the R Districts in the Zoning Bylaw so that the metric units of measurement are no greater in value than the previous imperial units of measurement used before metric conversion.
 - ii) **THAT** the process outlined in Section 3.0 of this report be followed when considering minor refinements to zoning boundaries where the existing zoning does not reflect actual development patterns;
 - iii) **THAT** staff review the zoning bylaw regulations affecting the bulk and size of semi-detached dwelling units in the R4 and R5 Districts and report recommended changes to the Housing Committee.

REPORT

1.0 BACKGROUND

Planning and Building Department staff are currently completing Phase II of the Council approved process for reviewing Burnaby's housing policies. These policies ensure that residential development is directed into appropriate locations and densities in support of the overall land use strategy of the City. A report summarizing the result of the Phase II consultation process and describing preliminary approaches for a renewed strategy is expected to be on the agenda of the Housing Committee in late Spring.

Through the growth management process, staff have become aware of a number of issues and anomalies affecting development in the single and two family districts that involve minor refinements to the Zoning Bylaw or small shifts in zoning boundaries. Considering the minor nature of these issues, staff recommend that these proposed amendments be advanced prior to the final approval of the revised growth management strategy. The issues involve:

- i) The effect of the conversion of imperial values to metric values in the R Districts.
- ii) Minor amendments to zoning boundaries so that the zoning category better reflects existing development patterns.
- iii) Changes to the bulk regulations affecting semi-detached two family dwellings so that new dwellings better meet today's standards.

Each of these issues are discussed separately as follows.

2.0 THE EFFECT OF METRIC CONVERSION

In the late 1970's all imperial measurement values used in the Zoning Bylaw were converted to metric units. Typically, values used to regulate items such as lot size and width, building height and setbacks now use metric measurements followed, in brackets, by the imperial equivalents. The bracketed figures are included for convenience only and do not form part of the bylaw.

Due to the desire to round figures, in some cases staff have found that the metric units are actually larger, or more restrictive than their previous imperial measurements. For example, in the R3 and R5 Districts, the minimum area for each lot before the application of metric measurements was 6,000 square feet, as compared to 560 m² now or 6,028 sq. ft. While the difference in area is small, lots that are currently between 12,000 to 12,054 square feet in area are now not eligible for subdivision where they would have been previously.

A full listing of suggested amendments to the zoning bylaw, by zoning category, is included in Appendix 1. Considering the minor nature of these amendments, it is suggested that the Housing Committee recommend that Council direct staff to prepare a bylaw and that it be forwarded to Council for First Reading and a Public Hearing.

In addition, the City Solicitor has advised that, as a housekeeping measure, a statement should be included in the bylaw stating that the bracketed figures are included for convenience only and do not form part of the bylaw. This would clarify the intent of putting the imperial equivalents in brackets is a convenience measure only.

3.0 MINOR CHANGES TO ZONING BOUNDARIES

In 1965, most of the single family zoning categories that are currently in use were created and the zoning boundaries were geographically established. As part of this enormous task, the approximately 30,000 single and two family lots were categorized. Factors such as historic development patterns and boundaries such as major roads and natural features were used to demarcate boundaries.

Through the growth management review and enquiries by residents, staff have become aware of situations where the existing zoning of a site does not reflect the actual development pattern. In some cases this may be from changes in development patterns caused by subsequent subdivision or changes in the status of boundaries such as roads. Some resulted when zoning boundaries were drawn in the creation of the 1965 omnibus Zoning Bylaw.

For example, the subdivision pattern of single family residential lots may be primarily lots with a width of 33 feet typical of the R5 District in a zoning district with a much larger minimum width. The problem occurs when owners of some larger lots in these areas want to develop them in character with the rest of the neighbourhood but cannot due to the prevailing zoning category.

Three examples of the situation are included in Appendix 2. The first example involves an area in Capitol Hill where the lot pattern is more typical of the R5 District than the prevailing R2 District. Part of this area, the north side of the 4700 block Cambridge, is currently the subject of an area rezoning process to the R5 District.

The second example involves the east side of First Street between Wedgewood St. and Seventeenth Ave. In this case, most of the lots have a width of about 30 feet, which is more typical of the R5 District across the street rather than the prevailing R3 District with a lot width of 49.2 feet. In this case, it appears that a shift in the R5 zoning district boundary to the lane behind the subject lots could be considered.

The third example involves an area around Cascade School that is currently zoned R4 District but has lots typical of the R5 District. In this case, the two lots located at 4310 Boundary and 3740 Spruce Street cannot be subdivided even though the subdivision would be in character with the rest of the block.

The three examples presented are a sample of some of the instances where the current development pattern does not reflect the actual zoning. Staff estimate that there are about another 10 examples in the City. In all the cases mentioned, the rezoning involves a simple shift to a zoning boundary and is not a spot zoning where a new zoning category is introduced in a neighbourhood or an area rezoning where an entire neighbourhood is being rezoned to a new category. In all of the cases as well, the majority of the lots do not reflect the characteristics of the actual zoning category.

To help the Housing Committee evaluate request for shifts in zoning boundaries as described above, it is recommended that any request for rezoning be evaluated by staff considering the following criteria:

- i) At least 50% of the existing lots are not reflective of the current zoning category.
- ii) That the proposed zoning category better reflect existing lot development.
- iii) That the rezoning involve a realignment of existing zoning boundaries.
- iv) That the potentially affected residents and property owners in the neighbourhood be surveyed on their views about the proposed rezoning prior to the initiation of a rezoning process.

It is also suggested that the review process be initiated by a resident or property owner in the neighbourhood or, by the City. Following receipt of the request, staff will evaluate the request in relation to the above criteria and prepare a recommendation for the Housing Committee, who will then make a recommendation to Council for further action.

If the request for rezoning does not meet the intent of the above criteria, then it will be evaluated according to the criteria that is currently being established for area rezoning requests that will be presented to the Housing Committee at their next meeting, or, if involving a specific site, be subject to the normal rezoning process.

4.0 REGULATIONS AFFECTING SEMI-DETACHED DWELLINGS IN THE R4 AND R5 DISTRICTS

Semi-detached dwellings are permitted in the R4 and R5 Districts if certain lot width and area requirements are present. Due to changing circumstances affecting the demand and market for semi-detached dwellings, it is appropriate to consider amendments to the Zoning Bylaw regulating the bulk and size of semi-detached units.

Currently, two semi-detached units are restricted to a maximum height of one storey and 18 feet, and a maximum floor area of 1247.3 sq. ft. (plus cellar) per unit. The original purpose of these regulations was to ensure that the bulk of the semi-detached units was in character with the prevailing bulk of existing units and to prevent the illegal fourplexing of the two family units. Including four units in semi-detached units was common in the early 1970's and these units often were used as revenue properties causing concerns related to excessive parking and noise.

Since this time, semi-detached housing has become an accepted and viable alternative to single family housing. The use of strata titles has meant that residents can purchase one half of a semi-detached building and enjoy the benefits of a more affordable form of homeownership in a single family-like neighbourhood. Semi-detached housing has become common and accepted in neighbourhoods in neighbouring municipalities such as Vancouver, North Vancouver City and Coquitlam.

Staff believe that it would be appropriate to review the regulations affecting the size and bulk of semi-detached units so that they better meet contemporary standards for livability, while, at the same time, ensure that the concerns with illegal occupancy are addressed. The R12 District, for example, has attempted to do this by allowing two storey buildings but restricting the second storey to a maximum 700 sq. ft. of floor area to encourage designs with living areas on the first floor and sleeping areas on the second floor.

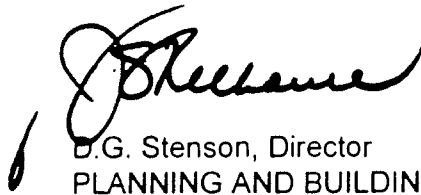
Staff will review the regulations affecting semi-detached units and report back to the Housing Committee with proposed changes to the Zoning Bylaw by the summer of this year.

5.0 CONCLUSION

The above actions reflect minor refinements to the zoning bylaw and zoning boundaries that will preserve the character of some neighbourhoods, correct anomalies and create some new opportunities for development in character with the existing neighbourhood. Similarly, the proposed changes to the rules affecting the size and shape of semi-detached dwellings reflect the need to update regulations to consider current standards.

It is recommended that the Housing Committee recommend that Council:

- i) Direct staff to amend the lot area and width provisions R Districts in the Zoning Bylaw so that the metric units of measurement are no greater in value than the previous imperial units of measurement used before metric conversion, as shown in **Attachment 1**.
- ii) Adopt the process outlined in Section 3.0 of this report when considering minor refinements to zoning boundaries where the existing zoning does not reflect actual development patterns;
- iii) Direct staff to review the zoning bylaw regulations affecting the bulk and size of semi-detached dwelling units in the R4 and R5 Districts and report recommended changes to the Housing Committee.



D.G. Stenson, Director
PLANNING AND BUILDING

BGldb

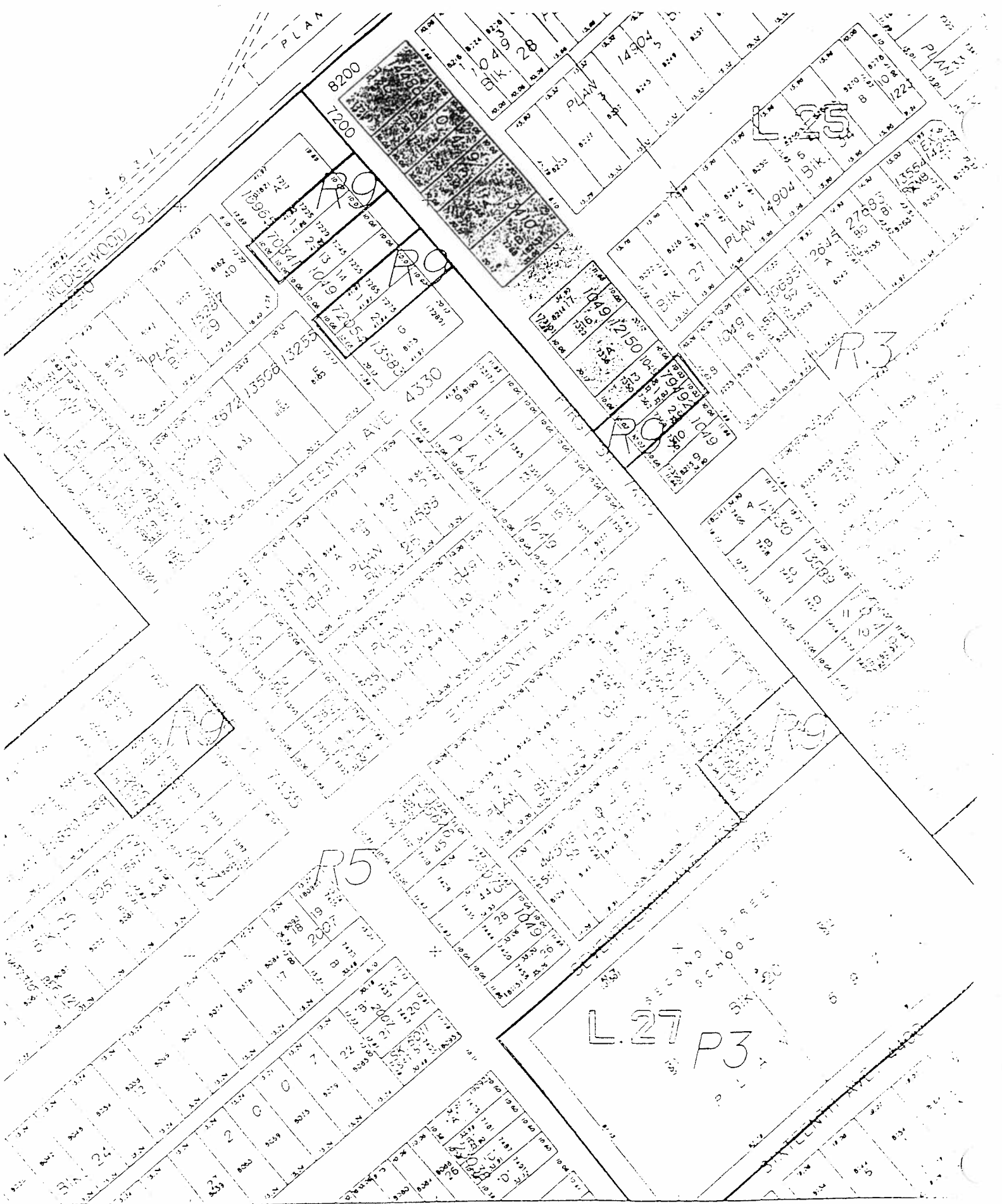
Attachment

cc: City Manager
City Solicitor
Chief Building Inspector

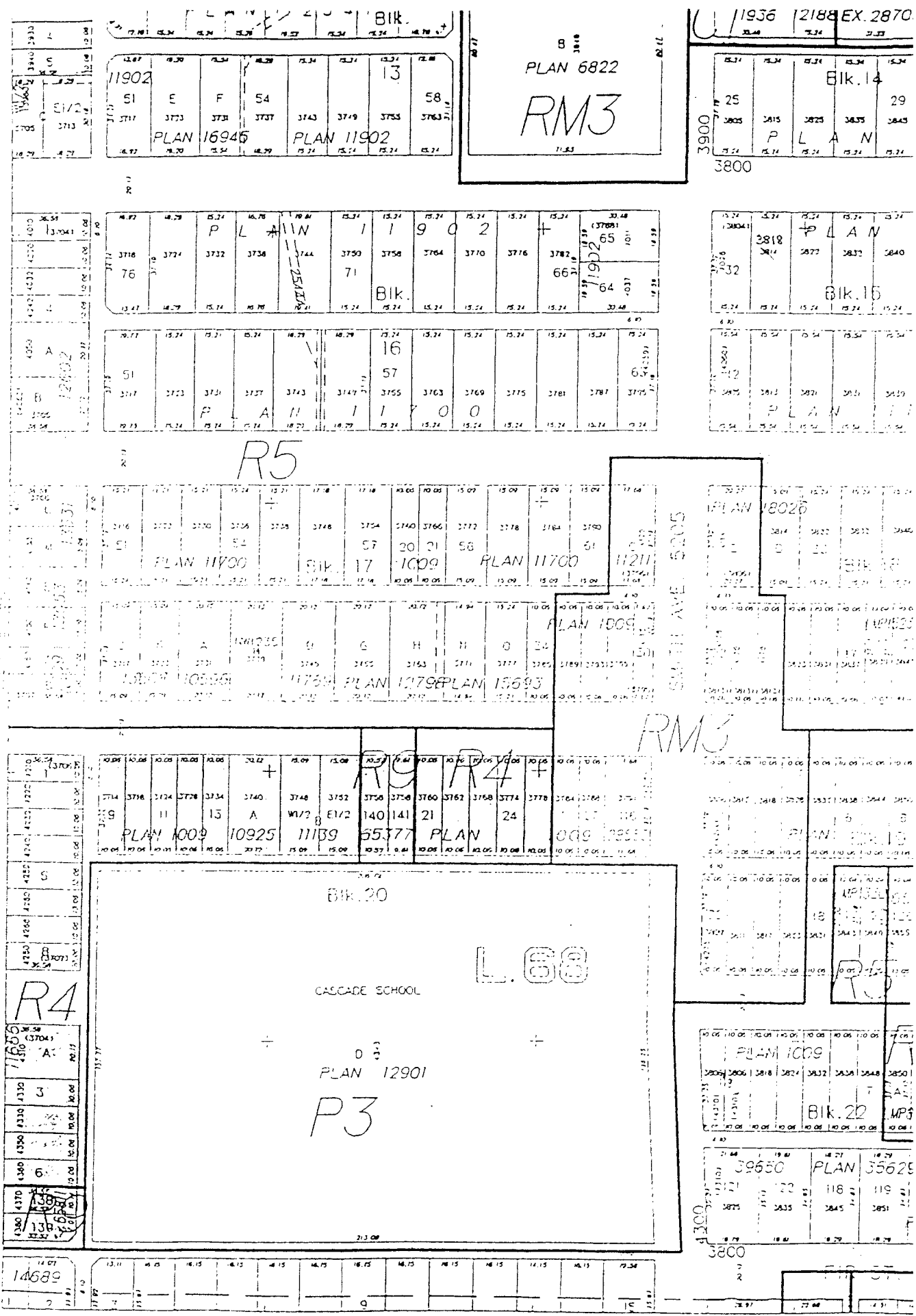
Appendix 1

	Current Regulations Metric (Imperial)	Suggested Regulations Metric (Imperial)
R1 District Lot Width	24.5 m (80.4 ft.)	24.38 m (80 ft.)
R2 District Lot Area Lot Width	670 m ² (7,212.1 sq.ft. ²) 18.5 m (60.7 ft.)	668.88 m ² (7,200 sq.ft.) 18.28 m (60 ft.)
R3 District Lot Area	560 m ² (6,028 sq.ft. ²)	557.40 m ² (6,000 sq.ft.)
R4 District (Single Family) Lot Area Lot Width	670 m ² (7,212.1 sq.ft. ²) 18.5 m (60.7 ft.)	668.88 m ² (7,200 sq. ft.) 18.28 m (60 ft.)
R4 District (Two Family) Lot Area Lot Width	800 m ² (8,611.4 sq. ft.) 22 m (72.2 ft.)	798.94 m ² (8,600 sq. ft.) 21.94 m (72 ft.)
R5 District (Single Family) Lot Area	560 m ² (6,028 sq. f.t)	557.40 m ² (6,000 sq. ft.)
R5 District (Single Family-small) Lot Area	335 m ² (3,606 sq. ft.)	334.40 m ² (3,600 sq.ft.)
R5 (Two Family) Lot Area Lot Width	670 m ² (7,212.1 sq.ft.) 18.5 m (60.7 ft.)	668.88 m ² (7,200 sq.ft.) 18.28 m (60 ft.)
R10 District Lot Area	560 m ² (6,028 sq.ft.)	557.40 m ² (6,000 sq.ft.)

R8 District	2
Existing Zoning of Proposed Group Housing Site	Minimum Amount of Lot Area to be Provided for each Dwelling Unit in a Group Housing Development
R1	890 m ² (9580.19 sq.ft.)
R2	688.88 m ² (7200 sq.ft.)
R3	557.4 m ² (6000 sq.ft.)
R4	399.47 m ² (4300 sq.ft.)
R5	334.4 m ² (3600 sq.ft.)



SEE PAGE 11-1



16
A

ENGINEERING DEPARTMENT
 SURVEY OFFICE
 U.T.M. GRID COORD. 375
 PART OF S.E.S. 12-2-1

OTHER INFORMATION EXCEPTED. CITY OF BARNETT DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OF LOT LINES OR OTHER INFORMATION SHOWN ON THIS AND PLAN OR DRAWING IS YOU DESIRE OFFICIAL INFORMATION, OFFICIAL PLANS OR OFFICIAL CHARTERS, YOU SHOULD OBTAIN SAME FROM THE LAND FILED OFFICE AT BARNETT, MISSOURI, ETC.

