

TO: CITY MANAGER

1996 SEPTEMBER 25

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.300

SUBJECT: BUILDING HEIGHT IN THE R10 DISTRICT

PURPOSE: To amend the Burnaby Zoning Bylaw to incorporate a new method of measuring building height in the R10 District.

RECOMMENDATION:

1. **THAT** the City Solicitor be authorized to prepare a text amendment to the Burnaby Zoning Bylaw to incorporate a new method of measuring building height in the R10 District, as outlined in this report.

R E P O R T

1.0 BACKGROUND

As a result of recent area rezoning processes in neighbourhoods in the south slope, an adjustment to the method of measuring building height is being proposed for the R10 District. During the consultation process in these neighbourhoods, a number of residents indicated that they generally support restrictions to limit the bulk of new houses, but are concerned that R10 zoning as currently applied to sloping lots would limit their options in terms of redevelopment or additions to existing houses. In particular, on lots where there is a drop in grade of about 5 feet through the depth of the house, new houses would most likely be limited to one storey and a cellar.

In response to the concerns raised, the Housing Committee requested staff to review approaches that could be used to better account for sloping lots. As a result of this review, Council, at its meeting on 1996 May 2, approved the recommendation of the Housing Committee that a new method of measuring building height, based on a sloping building envelope, be explored for the R10 District and that as a first step, residents and property owners in the South Slope area west of Patterson be consulted on the proposed new method.

Residents from Neighbourhoods 2, 3 and 4 (see *Figure 1*) in the South Slope west of Patterson were asked to indicate their support for an area rezoning to the R10 District based on the proposed new method of measuring building height. As outlined in the Housing Committee report to Council on 1996 September 9, the survey results from these neighbourhoods indicated a general level of support for the area rezoning. However, since residents were asked to indicate their support for the rezoning based on the proposed new method of measuring height, a text amendment to the R10 District would be required before proceeding with an area rezoning of these neighbourhoods.

2.0 THE PROPOSED TEXT AMENDMENT

As part of the review of methods to better account for sloping lots in the R10 District, planning and building department staff met with staff from the Districts of North and West Vancouver and the Cities of Coquitlam and White Rock. Designers familiar with the zoning bylaws of these municipalities were also consulted. As a result of this review, a method of measuring building height based on a sloping building envelope has been proposed for the R10 District. This method would use the average elevations at both the front and rear of the house to determine height. Currently building height is determined using the lower of the front or rear average elevation of the house.

A sloping building envelope is created using a building height base line and a maximum building height line that follows the slope of the lot. An average elevation is determined at the front and rear of the house and the building height base line is drawn longitudinally through the base of the house to join the two elevations. A maximum building height line is drawn parallel to the building height base line to represent the maximum height permitted for the house. These two lines serve to create a sloping building envelope into which the house must fit (see *Figure 2*).

Since this method of measuring height follows the slope of the lot, it would allow for houses to be built with one and a half storeys above grade and a cellar that is mostly below grade and still remain within the R10 maximum height of 24.9 feet. The proposed method for measuring height would result in no increase in height on a flat lot. However, on a more sloping lot the proposed method would result in a slight increase in height over what is permitted using the current method of measuring height (see *Figure 3*).


3.0 CONSULTATION WITH EXISTING R10 NEIGHBOURHOODS

Since a text amendment to the R10 District would apply to existing R10 neighbourhoods, an Open House was held on 23 September to inform residents from these neighbourhoods about the proposed amendment. Advertisements were taken out in the local newspapers to advertise the Open House and proponents of the area rezoning process from each of the existing R10 neighbourhoods were invited by letter to attend the Open House.

A small number of residents attended the Open House and 3 calls were received by staff about the proposed text amendment. Since the proposed method of measuring building height would have a minimal effect on flat lots, response to the proposed amendment was generally favourable or neutral.

4.0 RECOMMENDATION

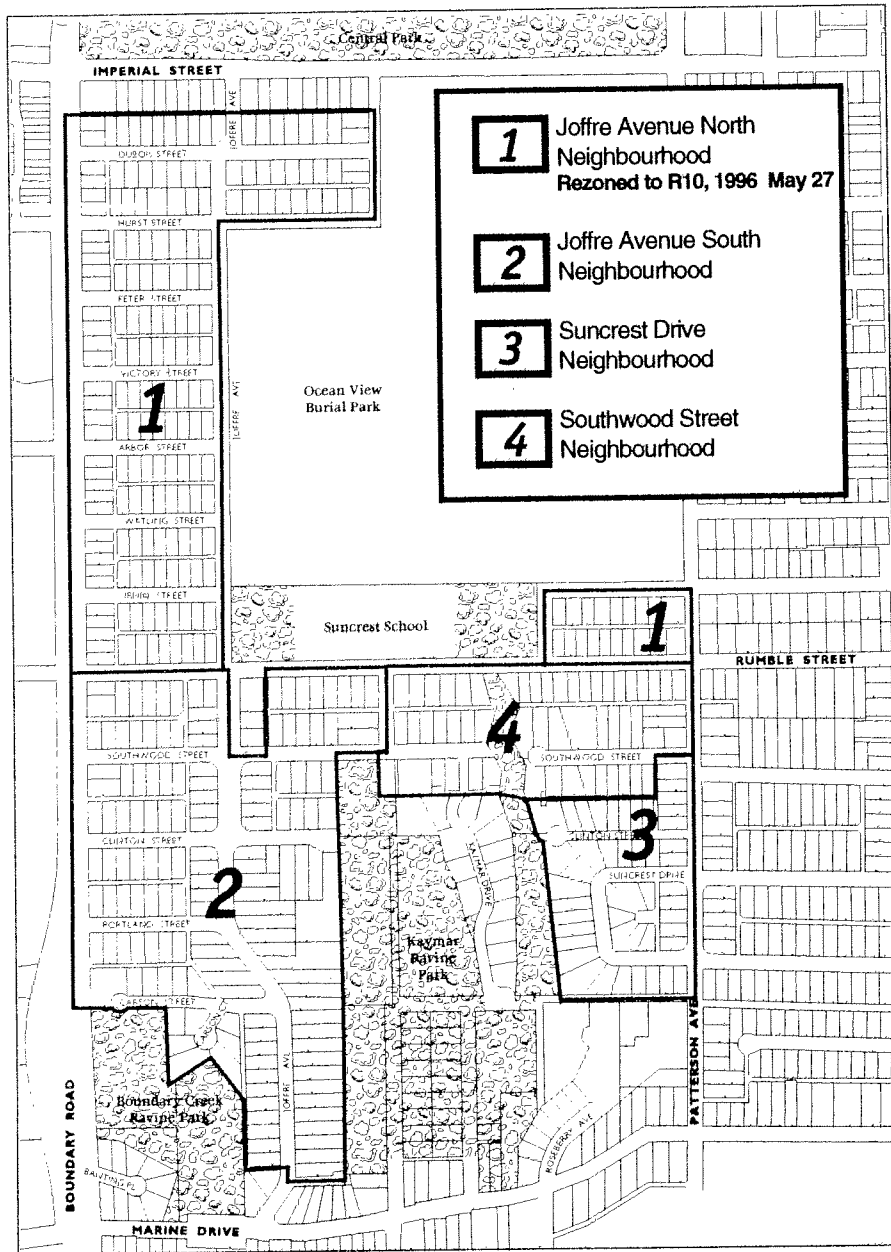
As a result of recent area rezoning processes in the south slope, a text amendment to the R10 District is being proposed to incorporate a new method of measuring building height as described in this report. The proposed method would better account for sloping lots. It is therefore recommended that Council authorize the City Solicitor to prepare an amendment to the Burnaby Zoning Bylaw to incorporate a new method of measuring building height in the R10 District.


for D.G. Stenson, Director
PLANNING & BUILDING



MMdb
Attachments

cc: City Solicitor
City Clerk
Chief Building Inspector



Date:

Scale:

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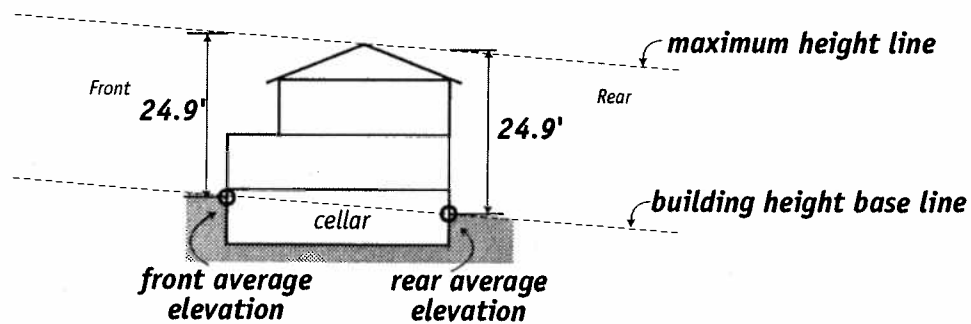
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South Slope Area west of Patterson Avenue

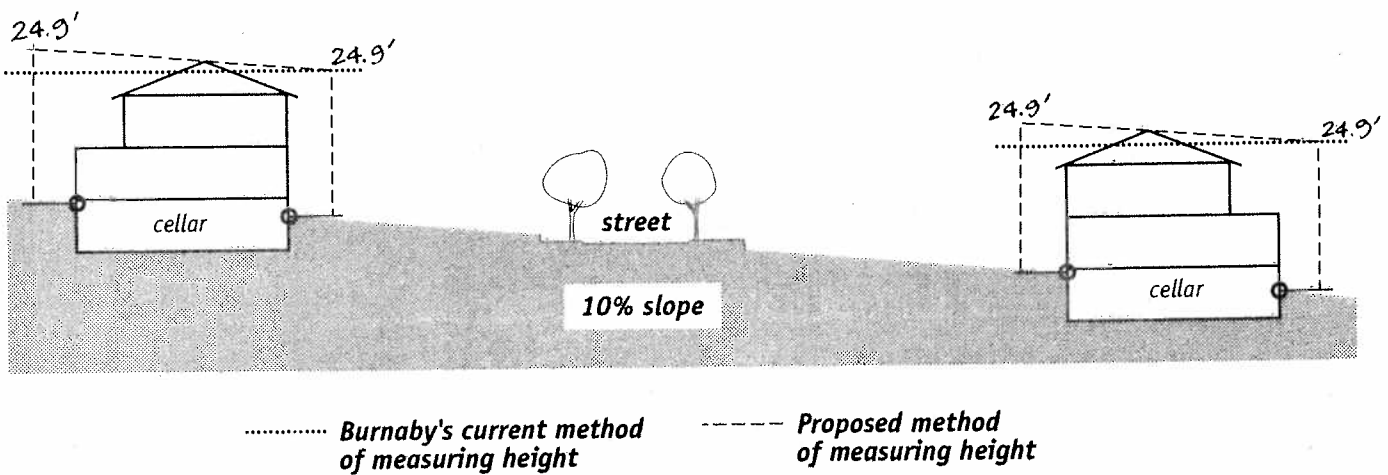
Figure 1

Proposed Method of Measuring Height in the R10 District Sloping Building Envelope



1. Elevations are taken at the front and rear of the house.
2. A line is drawn to connect the front and rear average elevations. This line is called the Building Height Base Line.
3. Another line would be drawn parallel to building height base line to represent the maximum height permitted for the house.
4. The building height base line and maximum height line create a sloping building envelope.

Proposed Method of Measuring Height in the R10 District Compared to Current Method



A sloping building envelope would allow for one and a half storeys above grade unless there is a very severe slope.

A portion of the house would be slightly higher than what is permitted using the current method of measuring building height.