

CITY OF BURNABY

HOUSING COMMITTEE

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*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: Rezoning Application for 2271 Dorman Drive  
(Rezoning Reference #03-9)**

**RECOMMENDATIONS:**

1. **THAT** Council deny the request to rezone 2271 Dorman Drive from R2 Residential District to R1 Residential District.

REPORT

Council, at the Open Council meeting held on 2003 April 07, referred the *attached* rezoning application for 2271 Dorman Drive to the Housing Committee for review. The purpose of the rezoning was to seek approval for a single family dwelling with greater square footage than that which is permitted in the R2 Residential District. Staff had recommended against an R1 spot rezoning in light of the character of the existing neighbourhood.

The Housing Committee, in considering the matter, requested that staff review the R2a District zoning category, with a desire to increase flexibility in acquiring the R" a" designation where sufficient area exists but where there is insufficient lot width. It is noted that the subject property has insufficient width to qualify for a rezoning to the R2a District. A change in the R2a criteria could potentially provide a property owner with greater floor area than that permitted by the prevailing R2 zoning.

In consideration of the request, all R" a" categories were reviewed, with a subsequent recommendation from the Housing Committee to Council that the minimum lot width for consideration of R2a rezoning be reduced to 40% larger than the prevailing R2 District minimum lot width. The Housing Committee report was adopted by Council on 2004 March 22. This reduction in the minimum width will still not allow the property located at 2271 Dorman Drive to qualify for a development under the new R2a District as it still lacks the necessary lot width.

COPY - CITY MANAGER  
- DIRECTOR PLANNING & BUILDING

The Housing Committee, at its Open meeting held on 2004 March 23, completed its review of the rezoning request for 2271 Dorman Drive. In light of the abovenoted information, the Committee requested that Council deny this rezoning request.

Respectfully submitted,

Councillor C. Redman  
Chair

Councillor D. Johnston  
Vice Chair

Councillor C. Jordan  
Member

CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #03-9  
2003 MARCH 17

ITEM #9

1.0 GENERAL INFORMATION

- 1.1 Applicant: Mark Keserich  
7135 Halifax Street  
Burnaby, B.C. V5A 1M1
- 1.2 Subject: Application for the rezoning of:  
Lot 270, D.L. 136, Group 1, NWD Plan 59268
- From: R2 Residential District
- To: R1 Residential District
- 1.3 Address: 2271 Dorman Drive
- 1.4 Location: The subject site is located on the west side of Dorman Drive between Montecito Drive and Montclair Street (see attached sketch)
- 1.5 Size: The site is rectangular in shape with an area of 1,115.6m<sup>2</sup> (12,008.9 sq. ft.), a width of 24.38m (80 ft.) and a length of 45.76m (150 ft.)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single family dwelling with a greater gross floor area than that permitted by the current zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is occupied by a moderate size single family dwelling. The site is surrounded in all directions by similar dwellings, which are generally moderate to large in size and well kept. The subject site appears in the neighbourhood to be of a similar size to the adjacent properties. The immediate area around the subject site appears to be a stable neighbourhood. Vehicular access is available to the site from Dorman Drive, which is constructed with curbswalks and from Gibson Street, which is constructed to an interim standard.

3.0 GENERAL DISCUSSION:

- 3.1 The applicant has submitted the rezoning application in order to be permitted to demolish the existing dwelling and construct a single family dwelling with a greater square footage than that which is permitted under the prevailing R2 Residential District zoning. The density of development in the R2 Residential District permits the lesser of a floor area ratio of 0.60 or 440m<sup>2</sup> (4736.3 sq. ft.) of gross floor area. In this case the maximum 440m<sup>2</sup> (4736.3 sq. ft.) of gross floor area would be applicable.

As previously noted, the site has a lot area of 1,115m<sup>2</sup> and a lot width of 24.38m. The R1 District requires a lot area of 890m<sup>2</sup> and a lot width of 24.38m, therefore, an application is able to be considered for rezoning to the R1 Residential District.

- 3.2 In May 1987 Council adopted Bylaw #8737, a series of amendments to the text of the Burnaby Zoning Bylaw primarily directed toward controlling the bulk of single and two family dwellings in the residential districts. In August 1987 Council adopted Bylaw #8772 which involved the establishment of certain residential zoning designations with a "a" suffix (R1a, R2a, R3a, R4a R5a and R9a). The key feature of these residential zoning sub categories is that the maximum gross floor area is limited only by the Floor Area Ratio (0.6) and not by the maximum gross floor area in each zoning district. After a number of concerns arose from the initial use of the R"a" zoning sub - category, Council amended the Zoning Bylaw in 1988 to establish a minimum lot area and width for the R"a" zoning categories which is 150% of the minimum lot area and width requirements for the R district category to which the "a" designation would apply. In the case of the R2"a" zoning district, a lot area of 1,000m<sup>2</sup> (10,764.2 sq.ft.) and a width of 27.5m (90.2 ft.) is required.

The bylaw amendments adopted in May 1987 have served Burnaby well in terms of controlling the building bulk permitted in single and two family residential area and maintaining the livability and stability of the established residential neighbourhoods, as well as attempting to control the balance between the construction of larger dwellings and more compact or moderately sized dwellings in order to provide a broad range of opportunities in the housing stock.

Similarly, the text amendments adopted in connection with the R"a" zoning districts have provided a useful method for consideration of requests for larger single family dwellings on exceptionally larger lots, while including a mechanism to ensure that the proposed dwelling is compatible with the surrounding residential area. Rezoning to an R"a" district require significant staff and Council time relative to standard building permit applications and were designed to be the exception in terms of both the regulatory requirements and process to be utilized for applications for single family dwellings.

- 3.3 Rezoning to the pertinent R" a' zoning sub-category, with the utilization of Council adopted design guidelines, Planning assessment of the proposed dwelling in terms of its compatibility with the surrounding neighbourhood, presentation of the development plan at the Public Hearing and the owner executing a Section 219 Covenant limiting the development of the property to that presented as part of the rezoning has been the standard method for consideration of requests for greater gross floor area, provided that the lot has the required area and width.

In this case, the subject site has the required lot area but does not meet the required minimum lot width to apply to rezone to the R2" a" zoning district. It is important to note that a primary concern expressed during the significant public input aspect of the process involving the amending of the Zoning Bylaw to implement the bulk housing regulations was related to the effect of any regulations which permit a gross floor area , solely based on lot size, without recognizing the implications of lot width. This concern was expressed by residents of areas in which there are lots with a large area, but narrower frontages.

- 3.4 The zoning of single and two family residential neighbourhoods provides stability and certainty to residents and owners in terms of land use, property size, development density and building bulk. The "spot zoning" of single, isolated residential properties to a different residential zoning category in order to increase development rights is considered to increase instability and decrease certainty in established neighbourhoods and to disrupt the character of residential neighbourhoods.

4.0 **CONCLUSION:**

The spot zoning of the subject property to permit the construction of a greater square footage than that permitted by the current R2 zoning of the area is considered inadvisable from a policy viewpoint. The consideration of requests to permit greater square footage than that permitted by the prevailing zoning are appropriately dealt with through applications to the pertinent R" a" zoning category, provided the site has the required lot area and width. In light of the above, this Department can not support this rezoning request.

5.0 **RECOMMENDATION:**

1. THAT Council not give favourable consideration to this rezoning request.

  
SW:gk  
Attach

February 28, 2002

To: Planning Department  
Burnaby Municipal Hall

Re: Letter of intent of rezoning

We are writing this letter to convey our intent to apply for rezoning of our property at 2271 Dorman Ave. Although the property is currently being rented out, our intent is to demolish the existing house and to rebuild. Currently, it is a single-family dwelling, and the house we intend to build would also be a single-family dwelling. The property currently falls under R2 zoning, and we would like to apply for rezoning to R1 for a number of reasons.

First of all, our property is very large (80' x 150'), much larger than the average lot sizes found in R2 zoned areas. Given the large size of the property, and to accommodate our large family, we would like to build a home 1000 sq. ft. larger than the maximum 4736 sq. ft. entitled under R2 zoning. My wife and I have two adult children and one soon-to-be adult child who will be continuing to live at home, but are requesting larger living spaces. I also have parents nearing their 70's who will inevitably be coming to live with us in the near future.

Another reason for building a larger home has to do with our culture. For example, it is the tradition of our Eastern European heritage and religion to celebrate Saints Days. This is a special day in which we celebrate the life of our family's protector saint. We have thirty or more extended family members and friends over for a sit-down dinner and celebration each year. As you can imagine, annual celebrations such as this require large living and dining spaces.

We want to be clear that the home that we wish to build on this property would be built to suit the family-oriented neighborhood in which it is located. Care will be taken that our home will be built with both class and with character.

In order to ensure that our neighbours wishes and concerns are taken into account, we have had initial talks with our surrounding neighbours. Thus far, we have their support for our rezoning wish.

We look forward to having our application for rezoning considered. Should you have any questions or concerns, please contact us at home at (604) 421-3161, or on my cellular phone at (604) 781-5129.

Sincerely,

Mark Keserich





