

Re: Rezoning Reference #29/74
D.L. 173, Blk. 10, Lot 11 S $\frac{1}{2}$, Plan 1034, Group 1, N.W.D.
6483 Trapp Avenue
(Item 30, Report No. 53, August 6, 1974)

On August 6, 1974, Council tabled a report on Rezoning Reference #29/74. The additional information that Council requested at that time is contained in the following report from the Director of Planning.

RECOMMENDATIONS:

THAT Council lift from the table and reconsider Rezoning #29/74; and

THAT the recommendation of the Planning Department report of July 22, 1974 be adopted; i.e., that Council not favourably consider the application for rezoning and that Council confirm the A2 designation of the property and surrounding area as per the Big Bend Development Plan.

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PLANNING DEPARTMENT
AUGUST 14, 1974

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: REZONING REFERENCE #29/74
D.L. 173, BLOCK 10, LOT 11 S 1/2,
PLAN 1034, GROUP 1, N.W.D.
6483 TRAPP AVENUE
(See attached Sketch #1)

1.0 SUBJECT:

On 6 August, 1974, Council received correspondence from Charlotte Rozman and a report from the Planning Department concerning Ms. Rozman's application to rezone the subject property from Small Holdings District (A2) to Residential District Five (R5). At that time the matter was referred back to the Planning Department for a more specific current study on what the future of the subject area should be and what effect the subject rezoning would have on the area.

In response to this direction, the following comments apply.

2.0 BACKGROUND:

Council has dealt with the subject property and surrounding area in the past as a part of the following general considerations:

2.1 On 20 March, 1972, Council received and considered a comprehensive summary of existing and proposed landuse for the area south of Marino Drive, The Big Bend Area Study. The proposed development plan was approved by Council on 27 March, 1972. (See attached Sketch 2)

2.2 As an implementation of the development plan, Council in July, 1972 approved in principle a number of area rezonings and the resulting zoning amendment bylaw was Finally Adopted on 18 December 1972 (the subject property was among those rezoned from A1 to A2).

These undertakings have essentially established the parameters for a consideration of the subject property and the surrounding area and the position taken to date by staff has evolved from the conclusions reached in the Big Bend Study checked against present conditions in this area.

3.0 GENERAL DISCUSSION:

The Big Bend development plan designates the subject property and its surrounding area as appropriate for Small Holdings District (A2) development. This designation reflected two of the general goals and objectives that evolved in the early phases of consideration of the Big Bend Area and which were endorsed by Council in April, 1971:

- (a) the maintenance of the low density residential development along the south side of Marine Drive; and,
- (b) the preservation and further development of the major portion of the land that is presently used for agriculture plus the addition of suitable adjoining parcels, particularly in the northern section of the area.

The subject local area had previously been zoned Agricultural District (A1). However, at the time of the 1971-72 analysis, few if any 5-acre parcels existed at this location (the minimum A1 lot area). Consequently it was felt unrealistic to maintain the area in the A1 category.

At the same time it was evident that a substantially higher density of residential use would be inappropriate not only in terms of Councils' objectives for the area (as quoted above) but also because the area was not properly served with the range of facilities requisite to higher density living, i.e., an updated physical servicing grid, a mix of social service facilities (schools, developed parks, recreational facilities, etc.), or necessary associated commercial and institutional uses.

Consequently, the Small Holdings District (A2) was utilized in the area to reflect the existing configuration of primarily single-family dwellings on large lots and to restrict a rapid increase in density through redevelopment which would result in a serious outflow of municipal funds to provide services in an area of relatively low development priority within the context of Municipal-wide commitments.

Moreover, it was realized that with the evolution of the higher density residential enclaves of the Apartment Study and the pressures for intensification of densities in many of Burnaby's residential areas, the subject location allowed a unique opportunity to assure the provision of the lowest density residential component in the Municipal strategy of fostering a wide range of housing types and choices in Burnaby. The movements in the housing market since the time of the Big Bend Study further support this view. It must be noted that the amount of land within the Municipality presently zoned A2 is relatively small and the amount of land actually proposed to be reserved for A2 uses (rather than being held for future alternate uses) is even less.

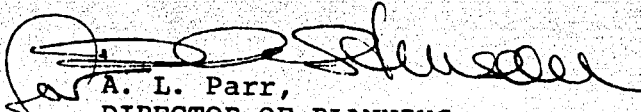
In the case of the subject area, no alternate use was assumed or proposed at the time of the Big Bend Study because the permitted A2 uses were felt to be suitable for the area over the long term as discussed above. Moreover, our present review of the area indicates that conditions have not substantially changed since the 1971-72 study, such that the conclusions and resulting designation remain valid.

While the rezoning of this single subject property will not in itself negate the Big Bend strategy, it will establish a precedent in this area for a further erosion of the low density A2 configuration which would not be desirable in terms of the future housing requirements of the Municipality and in terms of the responses available to create a viable two-family residential neighbourhood. Ms. Rozman's proposed subdivision of Lot 11 S 1/2 into two R5 lots makes the rezoning precedent even more difficult to resist because the economic gains to the property owner of both rezoning and subdivision are major. Almost every property within the designated A2 district would have potential for both rezoning and subdivision if R.Z. #29/74 is successful.

4.0 RECOMMENDATION:

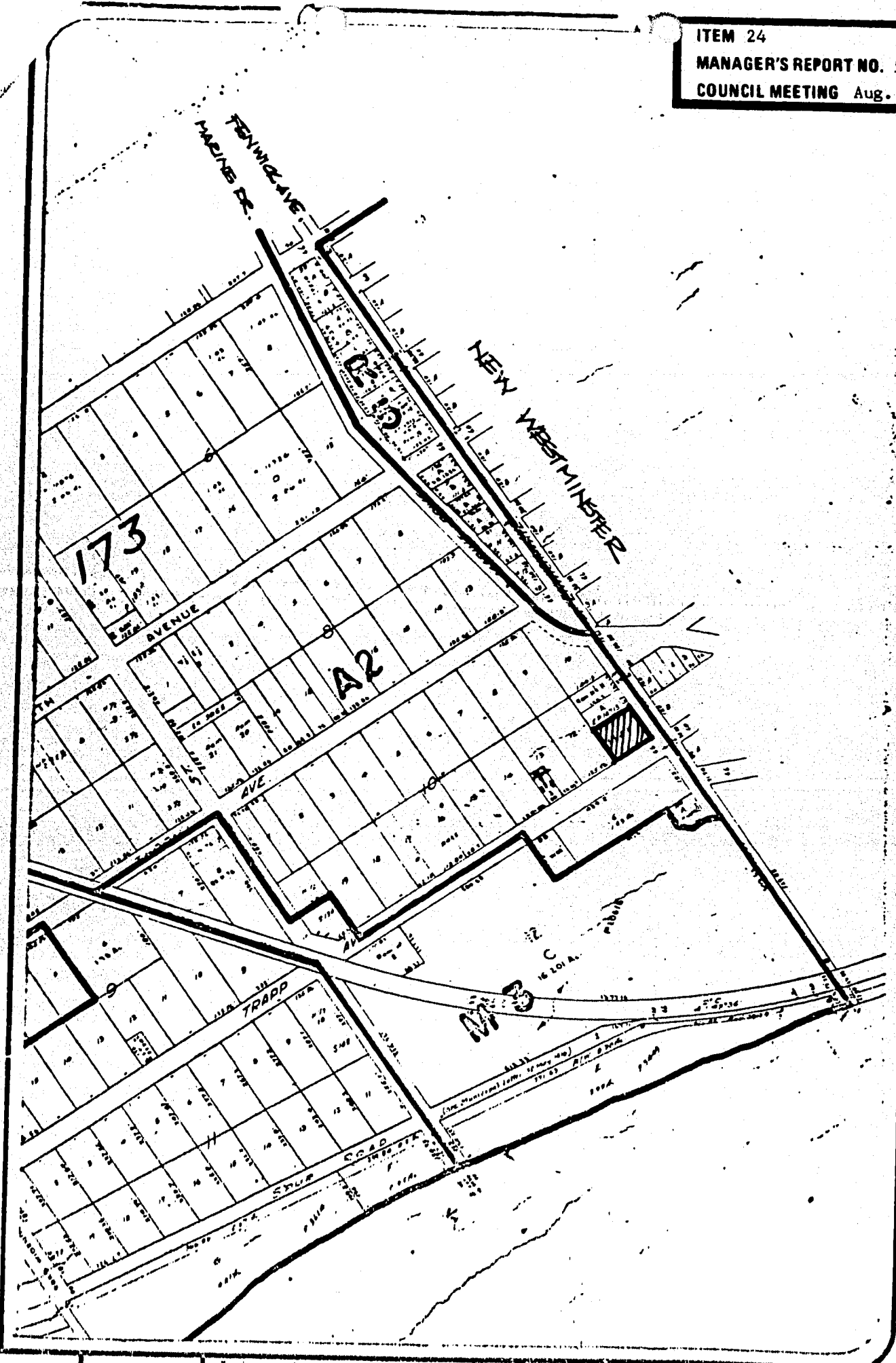
It is recommended that Council endorse the course of action as previously recommended by staff on this matter, i.e., that Council not favourably consider the subject application for rezoning and that Council confirm the A2 designation of the property and surrounding area as per the Big Bend Development Plan.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.

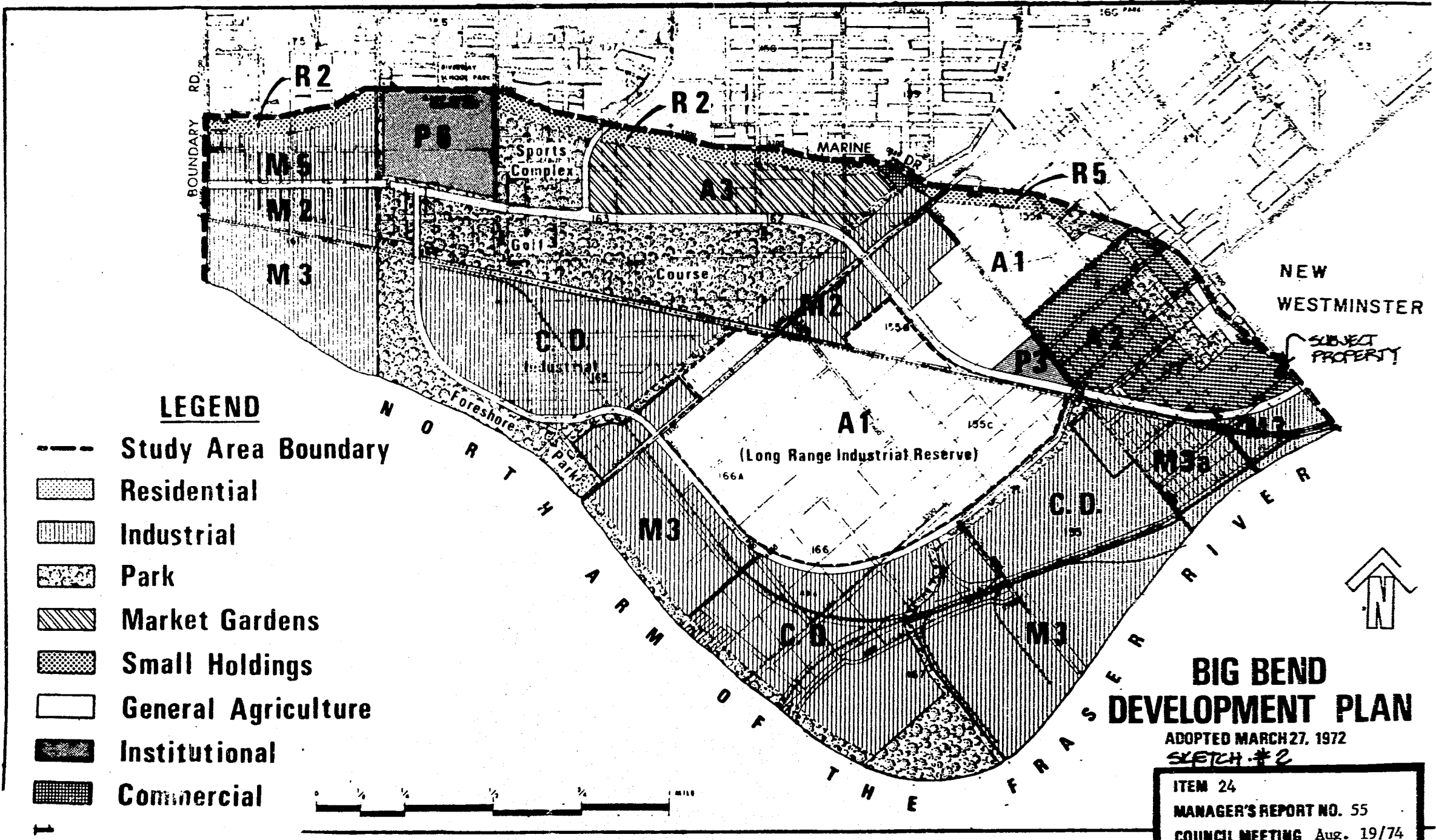
ITEM 24
MANAGER'S REPORT NO. 55
COUNCIL MEETING Aug. 19/74



SCALE	1"=400'
DRAWN	166
DATE	JULY, 74

RZ # 29/74
SKETCH # 1





LEGEND

- Study Area Boundary
- Residential
- Industrial
- Park
- Market Gardens
- Small Holdings
- General Agriculture
- Institutional
- Commercial

BIG BEND DEVELOPMENT PLAN

ADOPTED MARCH 27, 1972
 SKETCH #2

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