

ITEM 17
MANAGER'S REPORT NO. 35
COUNCIL MEETING 1981 07 27

RE: MR. TREVOR JONES' APPEARANCE BEFORE COUNCIL ON 1981 JULY 13 ON
REZONING REFERENCE #74/80, 4380 CARLTON AVENUE

Because this report makes reference to some points that Mr. Jones made in his letter that was received by Council on 1980 July 13, the letter is attached for convenient reference. The petitions that Mr. Jones submitted with his letter are not attached as it is not necessary for them to be brought forward on this occasion.

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1981 JULY 21st
FROM: DIRECTOR OF PLANNING
SUBJECT: Delegation/Mr. Trevor Jones
REZONING REFERENCE #74/80, 4380 Carlton Avenue

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Trevor Jones, 5375 Marguerite St. Vancouver, B.C. V6M 3K5.

INTRODUCTION:

Appearing on the 1981 July 13 Council Agenda was a letter from Mr. Trevor Jones (attached) regarding the above referenced rezoning application which requested rezoning from R4 Residential District to the R9 Residential District.

REPORT:

- 1.0 Council is advised that the subject rezoning application was considered by Council on 1981 June 01 and at that time was not given favourable consideration.
- 2.0 In response to the specific items referenced in the delegation's letter, the Planning Department submits the following information:
 - 2.1 As outlined in Item #2 of the delegation's letter, Mr. Jones stated that the R9 applications received by the Planning Department were reviewed by the end of January and that there were three to five of the 53 applications that were not proposed to be favourably recommended to Council and that his was not one of these applications.

In this regard, Council is advised that the first series of R9 applications were received by the Planning Department prior to the end of January 1981 but that the first 20 applications were not reviewed in detail until immediately prior to Council's receipt of the rezoning reports on 1981 June 01. As such, any comment by Planning Department staff prior to 1981 June 01 was made subject to final review of each application based on its own merits, and could not have indicated approval or otherwise. In addition, all applicants are advised that the final decision belongs to the Municipal

2.2 In items #4 and #5 of the delegation's letter, reference was made to letters written by some of the neighbours of the area surrounding the site favouring two homes based on the R9 designation as opposed to a two family dwelling that could be constructed on the site under the prevailing R4 zoning.

The Planning Department advises that its evaluation of each R9 rezoning application is based upon a number of important criteria that have been outlined in the R9 Introductory Report and reflect the previous analysis and consideration by Council that was undertaken prior to the introduction of the R9 Zoning District. The letters that Mr. Jones refers to were received after the rezoning application was evaluated by the Planning Department and considered by Council. Notwithstanding the Planning Department recommendation and any letters received from the neighbours, Council has the authority to advance the rezoning to a Public Hearing, or reject the application as it sees fit at the time of the departmental report.

2.3 Item #6 refers to the existence of three 33 ft. lots located in the block across the street.

The Planning Department advises that the existence of the three 33 ft. lots which are located on the north side of Fir Street on a block to the west of the site (refer to attached sketch) was known to the department and does not in itself warrant approval to the delegation's rezoning application. As outlined in the rezoning report, the Carlton Ave. frontage of the block in which the site is found is occupied by good quality single family homes with lot widths of not less than 60 ft. In addition, there are no small lots within the block nor within the adjacent block frontages (with the exception of the three 33 ft. lots referred to by Mr. Jones). The number of two family dwellings within the block and on the opposite block frontage across Carlton Ave. to the west are also minimal. As such, the creation of two small lots proposed in the rezoning was and still is considered to be inconsistent and incompatible with the prevailing character of the immediate neighbourhood.

2.4 Item #7 of the delegation's letter refers to R.Z.#63/80, #72/80 and #61/80 which were favourably considered by Council and where no small lots are located around the respective sites.

The Planning Department advises that these applications were considered on their own merits and were concluded to satisfy the intent of the R9 Zoning District. In this regard, each of these applications are located in neighbourhoods that possess a clear mixture of single family and two family dwellings such that the character of the area would not be disrupted by the introduction of two small lots.

3.0 Pursuant to the policy of Council, the applicant has the opportunity, if he so wishes to submit a further rezoning application on the subject site once 6 months from Council's consideration of the previous application has elapsed.



A. L. Parr,
DIRECTOR OF PLANNING.

~~REDACTED~~
RZ 74/80.

ITEM	17
MANAGER'S REPORT NO.	35
COUNCIL MEETING	1981 07 27

REZONING # RZ 74-80
ADDRESS 4380 CARLTON

DELEGATION

(Trevor Jones)

BURNABY COUNCIL

WE ARE UPSET WITH THE PLANNING DEPT FOR THEIR INITIAL REJECTION TO REZONE THE ABOVE PROPERTY FROM R-4 TO R-9, THE FOLLOWING IS THE BASIS OF OUR CONCERN.

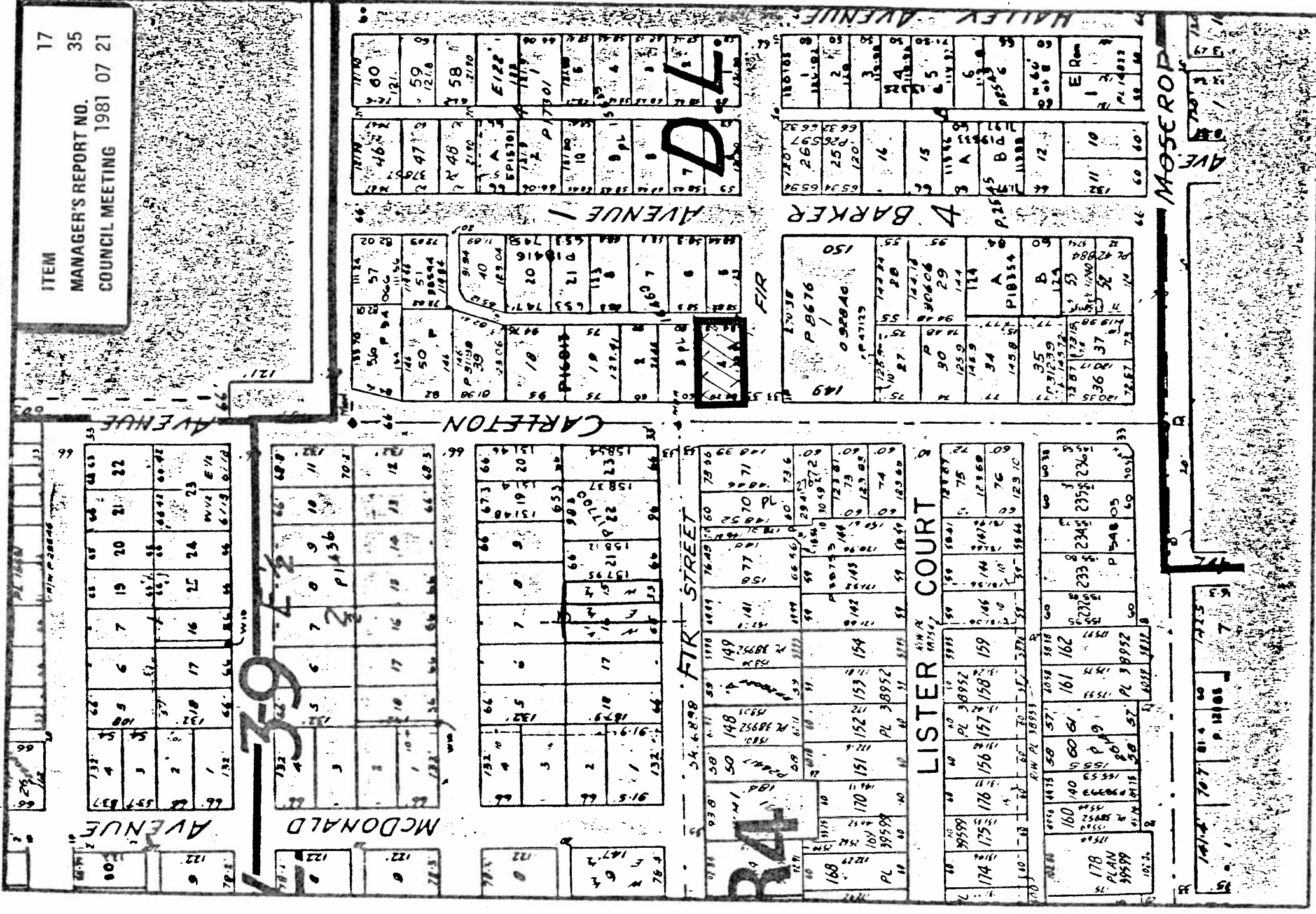
- 1) BEING BUILDERS WE SAW AN OPPORTUNITY TO BE ABCG TO PROVIDE A LOWER PRICED HOUSE IN BURNABY DUE TO R-9 REZONING, ~~FAIRLY~~ LOT COST.
WE BOUGHT 4380 CARLTON ~~BECAUSE OF~~ LOWER SUBJECT TO TENTATIVE APPROVAL FOR R-9 ZONING. WE TALKED TO THE PEOPLE AT THE DESK AND THEY SAID IT BEHEM TO MEET ALL THE REQUIREMENTS BUT IT WOULD BE UP TO MR PARR TO RECOMMEND ACCEPTANCE TO COUNCIL. NEAR THE END OF JANUARY WE HAD TO MAKE A DECISION SO WE MADE AN APPOINTMENT WITH MR PARR. THIS WAS JUST BEFORE THE FIRST R-9 REZONE COUNCIL MEETING WAS TO TAKE PLACE SO HIS DEPT MUST HAVE REVIEWED THE APPLICATIONS. HE INFORMED US THAT THERE WERE 53 APPLICATIONS IN THE FIRST GROUP AND THERE WERE ONLY 3-5 WHICH WERE NOT RECOMMENDED TO COUNCIL. HE SAID OURS WAS NOT ONE OF THE 3-5 TO BE REJECTED.
- 2) WE THEREFORE BOUGHT 4380 CARLTON FOR A FAIRLY HIGH PRICE BECAUSE IT HAS A VERY GOOD HOUSE ON ONE SIDE OF THE PROPERTY. WE ALSO AGREED TO SELL THE HOUSE ON ONE LOT TO A NIECE FOR A REASONABLE PRICE AND WE WOULD BUILD A NEW HOUSE ON THE SECOND LOT.

3) WE TALKED TO A COUNCIL MEMBER AND HE SAID INDIVIDUALLY WRITTED LETTERS, NOT A PETITION, FROM THE NEIGHBOURS WOULD HAVE A BFR IMPACT ON COUNCIL. WE HAVE LETTERS FROM THE 10 CLOSEST NEIGHBOURS AND THEY ARE 100% IN FAVOR OF TWO HOUSES RATHER THAN A DUPLEX.

- ⑤ WE SHOWED THESE LETTERS TO MR PARR AND HE SAID THE LETTERS MAKE NO DIFFERENCE TO HIM AND THAT IT IS COUNCIL WHO WOULD BE EFFECTED BY THE FEELINGS OF THE NEIGHBOURS. THE NEIGHBOURS ARE CONCERNED ABOUT HAVING A DUPLEX IN A BLOCK WHICH DOES NOT HAVE ANY AT PRESENT, IT IS ALL SINGCE FAMILY HOMES.
- ⑥ WE ALSO WOULD LIKE TO NOTE THAT THERE ARE 3-33' LOTS IN THE BLOCK ACROSS THE STREET. THE PLANNING DEPT DID NOT MENTION THEM IN THEIR REPORT AND THEY WERE NOT WELL SHOWN ON THE MAP SO WE GATHER THEY WE NOT AWARE OF THE 3-33' LOTS.
- ⑦ WHY WERE ^{RL} 63/80, ^{RL} 72/80 AND 61-80 ^{SEE ATTACHED} WHICH HAVE NO SMALL LOTS AROUND AS DOES CARLTON, RECOMMENDED? MR PARR SAID HIMSELF CARLTON WAS BORDERLINE BUT IT WOULD BE UP TO COUNCIL BECAUSE OF THE LETTERS AND THE 33' LOTS TO RECOMMEND A PUBLIC HEARING.
- ⑧ IF REJECTED OUR ONLY ALTERNATIVE IS TO RIP DOWN A GOOD HOUSE ON ONE LOT AND BUILD A DUPLEX ~~HOUSE~~ WHICH WOULD BE A TAX SHELTER MURB WHICH THE NEIGHBOURS ARE OPPOSED TO.

Amendy
T. Jones
TREASURER JONES.

ITEM 17
 MANAGER'S REPORT NO. 35
 COUNCIL MEETING 1981 07 21



Date

1981 JUNE

Scale

1:2400

Drawn By



Burnaby Planning Department

REZONING REFERENCE # 74/80



subject site

