

ITEM 22
MANAGER'S REPORT NO. 37
COUNCIL MEETING 86/06/09

RE: PETITION SUBMITTED BY TEN RESIDENTS WHICH APPEARED ON THE AGENDA FOR
THE 1986 MAY 20TH MEETING OF COUNCIL (Item 4 f)
4900 BLK PORTLAND/CLINTON STREETS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 JUNE 04
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.240
Section 101/102
SUBJECT: PETITION SUBMITTED BY TEN RESIDENTS
PORTLAND/CLINTON/NELSON AREA

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RECOMMENDATION:

1. THAT a copy of this report be sent to those residents who signed the petition referred to in this report.

R E P O R T

On 1986 May 20, Council received as correspondence a petition signed by ten (10) residents of the area in the 4900-block Portland and Clinton Streets and the 7800 and 7900-block Nelson Avenue requesting that no further rezoning or subdivision to create additional small lots be permitted in their area.

The concerns expressed by the petitioners include overcrowding, parking problems and the incidence of illegal suites which they identify with small lots. Reference is also made to the need to control illegal accommodation in the larger houses that are being built on small lots.

As Council is aware, the subject of residential bulk standards is presently under consideration. A staff report with recommendations concerning the control of single-family dwelling bulk was received by Council on 1985 October 08, and was referred to the Housing Committee. The Committee subsequently considered the report and on 1986 March 17 recommended that Council meet as a Committee of the Whole to consider both the Residential Bulk Standards for Single Family Dwellings and the R9 Zoning Category. At this time, arrangements are being made to select a suitable date for such a meeting, including a tour of R9-zoned sites.

The establishment of illegal suite accommodations in single family dwellings continues to be a matter of Municipal concern, and has been emphasized by citizens of several areas during recent Public Hearings on rezoning applications. It is certainly acknowledged that where illegal occupancies are created in excess of the density controls established by zoning, problems are produced related to excess demands on public space and services, including traffic congestion and parking concerns. While the bylaw amendments that have been proposed under the Residential Bulk Standards review will reduce the potential for excessive building volumes to be constructed on residential lots, they are not particularly directed toward controlling problems of illegal conversions within permitted single-family dwellings. Controlling such illegal land use when it occurs relies on enforcement procedures under the present bylaw, and Council's policy for some years has been that staff of the Building Inspection Division will conduct an investigation and pursue legal enforcement, where warranted, in response to a formal complaint submitted by a resident concerning illegal suite accommodations.

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Finally, with reference to the creation of small lots in this area, it is noted that the minimum lot area and width requirements for subdivision are established in the Zoning Bylaw, for the prevailing R2 and R5 zoning in the area. Any requests for rezoning to the R9 category in order to enable small lot subdivision (with lot area less than the R2 or R5 standards) would be reported to Council and, if advanced to a Public Hearing, would result in notice being given by the usual means. The purpose of such a Public Hearing is to give persons who believe their interest in land to be affected an opportunity to be heard or to present written submissions prior to Council making its decision on the rezoning bylaw; however, no further representations may be received following the termination of the Public Hearing.

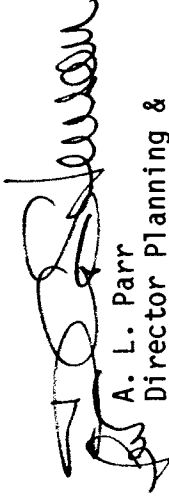
Accordingly, the residents of this area would have an opportunity to put forward their position and their concerns in the context of a Public hearing if any further applications to rezone properties in this area are received in the future.

The concern of Burnaby residents about the preservation of their neighbourhoods is noted and appreciated, and efforts will continue to be made to deal with the problems referred to by the petitioners.

This is for the information of Council.

ALP
DGS:1f

cc: Chief Building Inspector



A. L. Parr
Director Planning &
Building Inspection