

RE: REZONING REFERENCE NO. 34/87  
1686 SPRINGER AVENUE  
(Item 29, Report No. 47, 1987 July 27)

ITEM	1
MANAGER'S REPORT NO.	49
COUNCIL MEETING	87/08/10

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JULY 31

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #34/87

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RECOMMENDATION:

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

REPORT

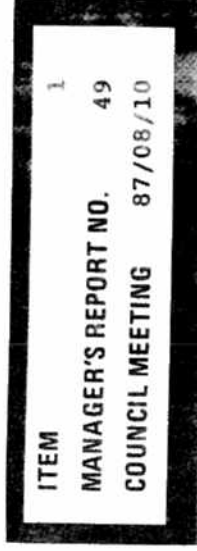
1.0 BACKGROUND INFORMATION:

- 1.1 On 1987 May 19 the Planning and Building Inspection Department submitted a report on an application to rezone the property located at 1686 Springer Avenue (refer to attached sketch) from the R2 Residential District to the R3 Residential District in order to subdivide the property. The Planning and Building Inspection Department recommended that Council not give favourable consideration to the rezoning request. The report stated that this Department does not generally recommend that Council support requests to rezone individual lots in single-family residential districts on a spot-zoning basis in order to alter the lot area and width requirements in a geographical area.

At the above-noted Council meeting, the application was referred back to staff for the purpose of investigating the possibility of the owners acquiring a portion or portions of the abutting properties so as to make possible the approval of a subdivision that satisfies the prevailing R2 zoning requirements.

- 1.2 On 1987 July 27 the Planning and Building Inspection Department submitted a second report on the rezoning application in which Council was informed that the applicant explored the possibility of acquiring land from the two abutting properties, but that it was not feasible in either case as this would result in non-conformance in terms of the R2 District side yard setback requirements as they relate to the single-family dwellings on both properties.

At the Council meeting of 1987 July 27, Council referred the application back to staff for information on the size of lots in the area and on the possibility of the applicant acquiring a portion of the Springer Avenue right-of-way.



2.0 GENERAL DISCUSSION:

2.1 As was previously noted in the rezoning report submitted to Council on 1987 May 19, the subject site has an area of 1215.9 m<sup>2</sup> (13,088.6 sq.ft.) As the R2 District lot area minimum is 670 m<sup>2</sup> (7,212.06 sq.ft.), the subject site is currently 124.12 m<sup>2</sup> (1335.8 sq.ft.) under the lot area requirement necessary under the prevailing zoning to subdivide the property into two lots. Consequently, if the site were to be subdivided into two equal sized lots, each lot would be 62.05 m<sup>2</sup> (667.9 sq.ft.) under the R2 District lot area requirements.

2.2 This Department would consider the rezoning of the subject site to be a residential "spot zoning". While it is recognized that a change in land use is not under consideration in the context of this request for rezoning, the Planning and Building Inspection Department maintains that the consistent application of single and two-family residential district lot area requirements helps to define the character of these residential areas and that the altering of these standards on an individual lot basis, represents a "spot zoning".

2.3 The following table provides a breakdown of the size of the lots in the immediate vicinity of the subject site as they relate to both the R2 District lot area and width requirements and the size of the proposed lots after subdivision of the site:

2.3.1 Block Front Containing the Subject Site: <u>Springer Avenue between Halifax Street and Braelawn Drive</u>	
Number of Lots:	19
No. of lots under the R2 minimum width requirements -	11
No. of lots under the R2 minimum area requirements -	10
No. of lots under the width of the proposed lots after subdivision - (one lot has .11 m (.36 ft.) less width, while the other two are approximately 1.1 m (3.6 ft.) under in width)	3
No. of lots under the area of the proposed lots after subdivision - (one lot has 4 m <sup>2</sup> less area, while the other two are approximately 43.5 m <sup>2</sup> (468 sq. ft.) smaller in area)	3

2.3.2 <u>Corresponding Opposite Block Front from the Subject Site</u>	
Number of Lots:	17
No. of lots under the R2 minimum width requirements -	10
No. of lots under the R2 minimum area requirements -	0
No. of lots under the width of the proposed lots after subdivision -	0
No. of lots under the area of the proposed lots after subdivision -	0

2.4 It is apparent that a significant number of the lots (21 out of a possible 36) in the area surrounding the subject site are under the R2 District lot width requirements. Council is reminded, however, that the lot size requirements for single-family residential districts are considered to be minimums and that the presence of larger lots in an area helps define the character and contribute to the quality of the residential area.

With reference to the size of the proposed lots in relation to the existing lot pattern, this Department does not consider the above information to support the subdivision of the subject site and allow the properties to remain compatible with the surrounding area. Of the 36 lots, only three are under the width and area of the proposed lots, with the smallest lot width being 3.6 ft. under the proposed lots.


2.5 This Department was also asked to comment on reducing the road width abutting the subject site in order to accommodate subdivision under the prevailing R2 zoning. If Burnaby were to entertain the possibility of selling a portion of the Springer Avenue right-of-way to the applicant in order to accommodate the potential subdivision, it would be necessary to reduce the right-of-way width abutting the site by 4m (13.2 ft.). Springer Avenue is currently constructed to an interim standard, with an abutting sidewalk on the west side of the street. Future completion of the roadway to an 11 m (36 ft.) standard, with sidewalks on both sides will require the majority of the 20.12 m right-of-way. In addition, the boulevard area behind the future sidewalk (approximately 10 ft.) is required for utilities and grading purposes. The Springer Avenue right-of-way cannot be reduced without compromising the road design standard and moving the existing sidewalk and roadway.

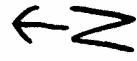
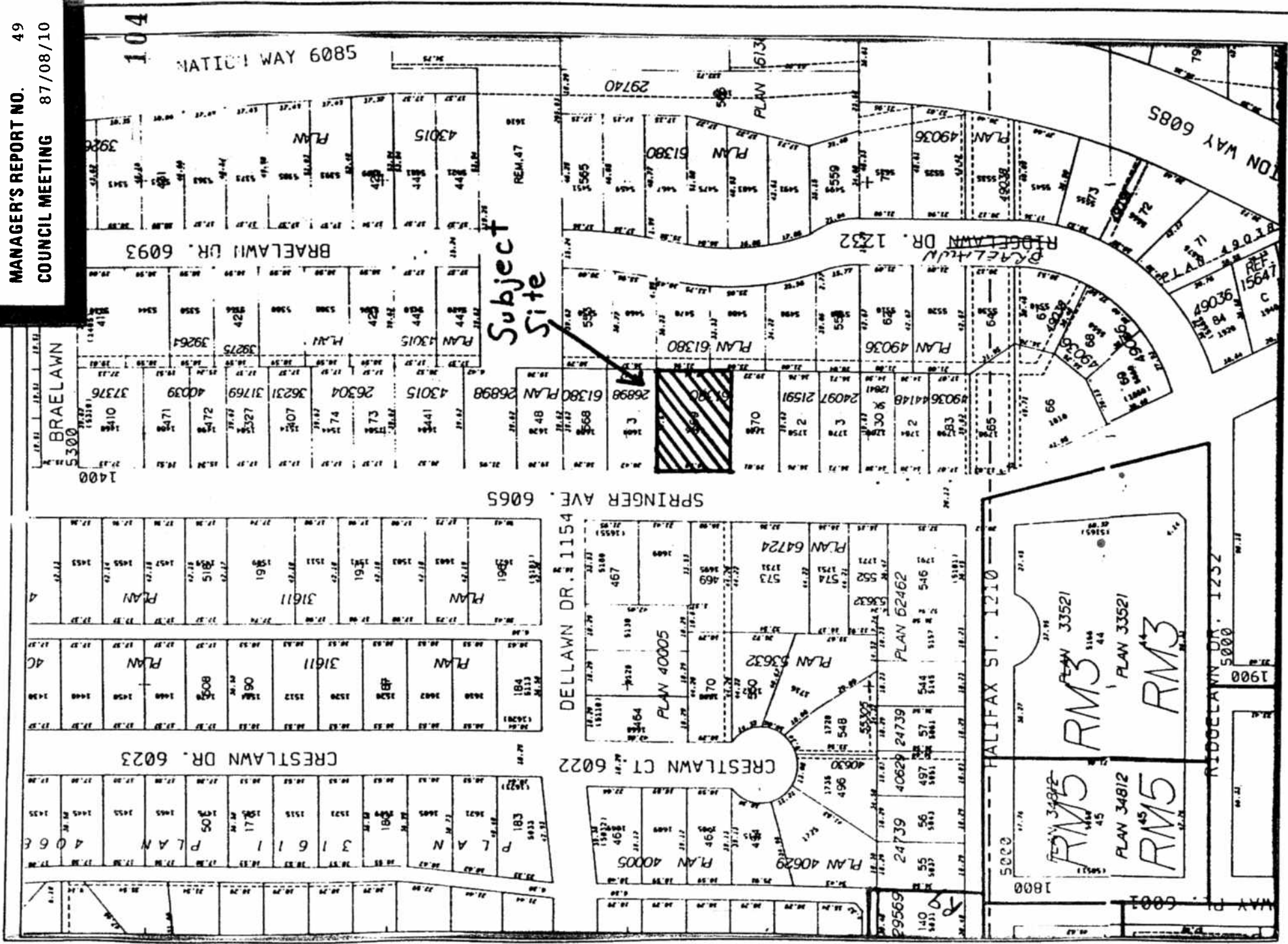
As a result, sale of a portion of the adjacent roadway to make up the area that is lacking is not a viable alternative.

3.0 CONCLUSION:

In light of the preceding information, the Planning and Building Inspection Department would conclude that the lot pattern in the immediate area surrounding the subject site does not support the concept of rezoning in order to subdivide the site into two lots. A number of the lots in the area are under the R2 District lot area and width requirements, but as was stated earlier, these are considered to be minimum requirements and do not preclude the existence of larger lots in the area. This Department considers the minimum lot area and width requirements of the single-family residential districts to be instrumental to the maintenance of appropriate lot patterns in single and two family residential areas. In light of this, the Planning & Building Inspection Department feels that spot-zoning of this site could have serious consequences throughout the Municipality from a general policy viewpoint.

The possibility of the applicant acquiring a portion of the Springer Avenue right-of-way was also discussed and it was concluded that this would be inappropriate in light of future completion of Springer Avenue and the inadvisability of reducing roadway design standards for the purpose of increasing development potential of abutting properties.

  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION



Planning &  
 Building Inspection  
 Department

Rezoning Reference # 34/87

Date:  
 1987 August

Scale:  
 1:2000

Drawn By: