

RE: LETTER FROM MR. JANOS REVOCZI AND PETITIONERS WHICH APPEARED ON THE AGENDA FOR THE 1987 MAY 04 MEETING OF COUNCIL (ITEM 2 B) AREA BOUNDED BY CANADA WAY, ELWELL STREET, WALKER AVENUE, MORLEY STREET, THE R5 RESIDENTIAL DISTRICT ZONING BOUNDARY ABUTTING THE REAR LOT LINE OF THE PROPERTIES ALONG LEIBLY AVENUE AND THE REAR LOT LINE OF THE PROPERTIES ALONG IMPERIAL STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JUNE 17

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: AREA BOUNDED BY CANADA WAY, ELWELL STREET, WALKER AVENUE, MORLEY STREET, THE R5 RESIDENTIAL DISTRICT ZONING BOUNDARY ABUTTING THE REAR LOT LINE OF THE PROPERTIES ALONG LEIBLY AVENUE AND THE REAR LOT LINE OF THE PROPERTIES ALONG IMPERIAL STREET

RECOMMENDATIONS:

1. THAT Council authorize the advancing of a rezoning application for the subject area, excluding the properties at 6869 and 6755 Canada Way, 7578 and 7594 Imperial Street and 6628 Hersham Avenue, 7607 Elwell Street and 6875 Noelani Place, and excluding all the properties along Hersham Avenue between the lane east of Imperial Street and Elwell Street and those properties along Elwell Street between Acacia Avenue and the rear property line of 7607 Elwell Street and 6865 and 6875 Noelani Place, from R5 Residential District to R3 Residential District and direct that a rezoning bylaw be prepared and advanced for First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25 at 7:30 p.m.
2. THAT a copy of this report be sent to those property owners whose names appeared on the petition presented to Council on 1987 May 04.

R E P O R T

1.0 REZONING PURPOSE AND SUMMARY:

In light of significant resident concern over preserving the stability and character of this predominantly single-family residential area, and in view of the analysis presented in this report, the Planning & Building Inspection Department would consider it appropriate to rezone the residentially-developed lots in the subject area to the R3 Residential District, excluding properties in the Hersham Avenue vicinity which indicate a lot pattern that is more consistent with the current R5 District guidelines. The remainder of the subject area is strongly single-family in character, with a predominant lot pattern which should be protected. Rezoning to the R3 Residential District would remove the potential for two-family development and reaffirm the minimum lot size which is predominant in the area by removing the technical eligibility for R9 small lot development.

2.0 BACKGROUND INFORMATION

- 2.1 At the regular Council meeting of 1987 May 04, a petition was presented to Council from area residents requesting that Council consider rezoning the subject area from the R5 Residential District to the R3 Residential District. At that time, the Planning & Building Inspection Department was requested to report back to Council on the appropriateness of the zoning of the subject area.
- 2.2 The recommendations contained in this report arise from staff's review of the area and the concerns of the area residents regarding their desire to retain the single-family residential character of their neighbourhood.

3.0 SITE OBSERVATIONS:

The subject area is occupied predominantly by single-family dwellings, the majority of which are in good condition. The dwellings in the area are generally in the 25-40 year range with a scattering of relatively new single-family dwellings. The individual residential properties possess lot widths that range between 10.97 m (35.9 ft.) and 31.18 m (102.2 ft.), with the majority being 15.24 m (50 ft.) in width. The area is generally bounded by Elwell Street, Walker Avenue, Morley School, the B.C. Hydro transmission lines, and Canada Way, which is classified as a Primary Arterial in the 1979 Comprehensive Transportation Plan (refer to attached Sketches #1, 2 & 3). The areas to the east and west are relatively similar to the subject area in terms of single-family residential development, with regards to the prevalent lot pattern and the housing stock. The area to the south is characterized by a higher density of residence development, with a number of multiple-family residential developments and a greater incidence of small lot development, while the area to the north is occupied by Malvern Park and a stable, R1 District zoned single-family neighbourhood. The majority of the roads within the subject area are constructed to a full standard.

4.0 GENERAL DISCUSSION:

- 4.1 The subject area is located within a relatively large R5 zoned strip between Robert Burnaby Park and higher density development near Kingsway. The R5 Residential District permits both single-family and two-family development.
- 4.2 The R5 Residential District is intended to provide for the use and development of single- and two-family dwellings on smaller lots, while preserving the basic minimum densities in the mature residential areas of the Municipality. Rest homes and boarding houses (limited to not more than five patients or boarders and provided that such facilities occupy a single-family dwelling) are also permitted in this District. The following lot area and width requirements apply to single-family and two-family dwellings in the R5 District:
- (1) Each lot for a two-family dwelling shall have an area of not less than 670 m² (7212.06 sq.ft.) and a width of not less than 18.5 m (60.70 ft.).
 - (2) Each lot for a single-family dwelling shall have an area of not less than 560 m² (6027.99 sq.ft.) and a width of not less than 15.0 m (49.21 ft.).
- 4.3 A total of 390 residential properties are located within the subject area. The property located at 6755 Canada Way is utilized for a self-serve service station and car washing establishment, while the property at 6869 Canada Way is an abandoned service station.

Of the 390 residential properties, 48 lots or 12.3% of the properties are considered to have two-family dwelling development potential and could be considered under Category "C" if an application were made to rezone to the R9 District (refer to attached Sketches #4, 5 & 6). There are currently 15 two-family dwellings in the subject area, including 3 which are legally non-conforming. The remaining residential lots accommodate 372 single-family residences, and account for 95.3% of the total residential properties in the area (3 lots are currently vacant).

4.4 Consistent with the policy of Council as implemented through the Zoning Bylaw, residential accommodation of varying types and densities is to be provided in the Municipality and located in areas where complementary services and amenities required by its residents may be readily available. While effectively achieving these goals it is essential at the same time to maintain the stability and preserve the character of established single-family neighbourhoods wherever possible. This goal has become more vital in view of the number of rezoning applications to the R9 District that have been received in areas where the prevailing single-family residential character is potentially threatened through the introduction of small lots. In this regard, it is anticipated that further area rezonings to preserve neighbourhood character and stability may be appropriate to implement Municipal policy on these matters.

4.5 As was previously noted, a petition from area residents was presented to Council at the regular Council meeting of 1987 May 04 which requested Council to consider rezoning the subject area from the R5 Residential District to the R3 Residential District. Of the 343 households reached by the residents circulating the petition, 324 or 94.5% were in favour of rezoning to the R3 Residential District.

It should be noted that the area proposed by area residents does not include Area "G" as outlined in the petitioners' Summary of Survey Legend. However, this Department would consider it appropriate to include Area "G" in the subject area, as it is of similar residential character to the remainder of the subject area. It should also be noted that the area petitioned includes Area "C+" which is located across Elwell Street. The Planning & Building Inspection Department would not consider it appropriate to include Area "C+" in the subject area as Elwell Street represents a reasonable demarcation line between the homogenous single-family residential area proposed for rezoning and the higher density residential area, containing multiple-family dwellings, between Elwell Street and Edmonds Street.

4.6 It is the intent of the R3 Residential District to preserve the basic minimum density of development in the mature single-family areas of the Municipality. At the present time, the subject area can be characterized as a single-family neighbourhood notwithstanding its prevailing zoning which permits both single-family and two-family residential uses. It is the opinion of the Planning & Building Inspection Department that the development of two-family dwellings or rezoning to the R9 District would not be compatible with the existing neighbourhood character of the subject area, which is relatively stable and homogeneous, with a lot pattern that preserves the minimum density of development in this mature single-family area of Burnaby.

4.7 Council is advised that the R5 Residential District regulations for single-family development are identical with those of the R3 Residential District, such that no new non-conformity would be incurred, beyond the 12 existing legally conforming two-family

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dwellings in the area. Rezoning would remove, however, the possibility for future two-family development on those properties that presently possess such development potential. In addition, these lots would no longer satisfy the technical eligibility requirements to be considered for R9 zoning. Furthermore, the establishment of rest homes and group homes, as well as boarding, lodging and rooming houses on lots with a minimum area of 670 m² (7212.06 sq.ft.) would no longer be permitted under the proposed R3 zoning.

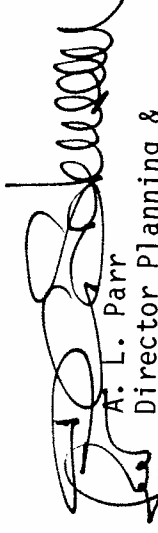
- 4.8 For the information of Council, Rezoning Reference #96/86 is a request to rezone the property located at 7584 Imperial Street from the R5 Residential District to the R9 Residential District, which received Second Reading on 1987 June 01 (refer to attached Sketch #6). In light of the intent of this subject area rezoning, which includes eliminating the potential for rezoning to the R9 District, the Planning & Building Inspection Department would consider it inappropriate and contrary to the purpose of the subject area rezoning to continue processing the above-noted rezoning application. It is therefore our intention to contact the applicant and ascertain his intentions relative to RZ#96/86; a further report on this subject will be submitted to Council prior to Second Reading of the proposed area rezoning.

Council should also be aware that Rezoning Reference #53/86 is a request to rezone the property located at 7594 Imperial Street from the R5 District to the R9 District (refer to attached Sketch #6). Rezoning Reference #53/86 is on this agenda for Reconsideration and Final Adoption.

5.0 CONCLUSION:

In view of the foregoing analysis, the Planning & Building Inspection Department is of the opinion that rezoning the subject area to the R3 District would be an appropriate course of action to take towards preserving the neighbourhood's stability and character. Rezoning would remove the potential for two-family development and would as well reaffirm the minimum lot size which currently is predominantly evident in the area by removing the technical eligibility for R9 small lot development. This Department considers that the R3 Residential District would represent a more appropriate zoning designation for the subject area and reflect the prevailing lot pattern, and recommends that a formal application be initiated.

The recommendation of this report is that the R5-zoned area described in the caption of this report, but excluding the area in the vicinity of Hersham Avenue and properties presently zoned R9, C4 or C6, be advanced for rezoning to the R3 Residential District category. With Council's concurrence, a formal rezoning application will be initiated and advanced to the 1987 August 25 Public Hearing.

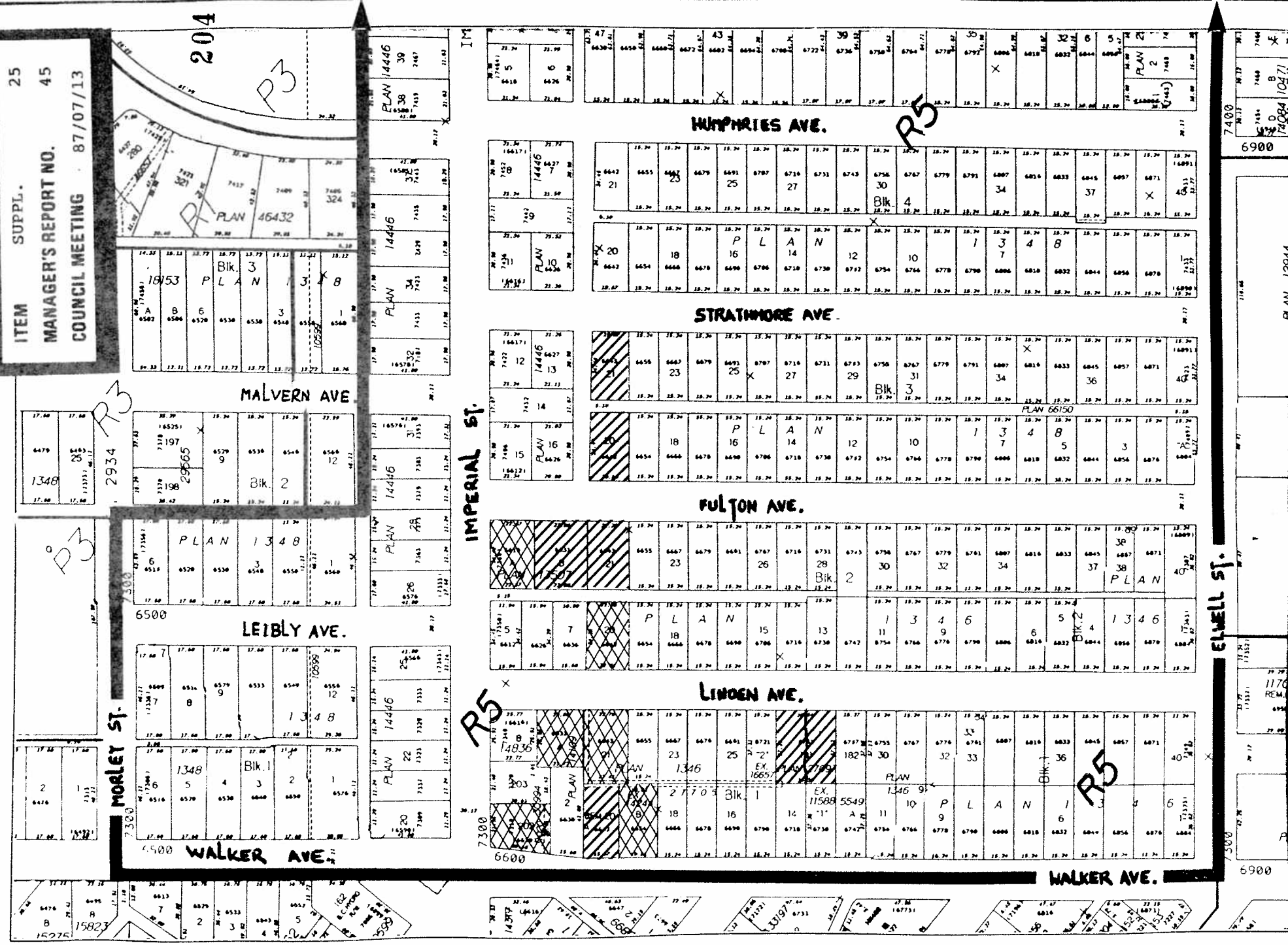


A. L. Parr
Director Planning &
Building Inspection

DGS:lf

cc: Municipal Solicitor
Chief Building Inspector

ITEM SUPPL. 25
 MANAGER'S REPORT NO. 45
 COUNCIL MEETING 87/07/13


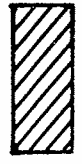



Date:
 July 1987

Scale:
 N.T.S.

Drawn By:



-  Area Proposed For Rezoning
-  Two Family Dwellings Potential
-  Existing Two Family Dwellings

Sketch # 4

ITEM SUPPL. 25
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 COUNCIL MEETING 87/07/13

PLAN 10599
 PLAN 42811

7405	7406	7407	7408	7409	7410	7411	7412	7413	7414	7415	7416	7417	7418	7419	7420	7421	7422	7423	7424	7425	7426	7427	7428	7429	7430	7431	7432	7433	7434	7435	7436	7437	7438	7439	7440	7441	7442	7443	7444	7445	7446	7447	7448	7449	7450	7451	7452	7453	7454	7455	7456	7457	7458	7459	7460	7461	7462	7463	7464	7465	7466	7467	7468	7469	7470	7471	7472	7473	7474	7475	7476	7477	7478	7479	7480	7481	7482	7483	7484	7485	7486	7487	7488	7489	7490	7491	7492	7493	7494	7495	7496	7497	7498	7499	7500	7501	7502	7503	7504	7505	7506	7507	7508	7509	7510	7511	7512	7513	7514	7515	7516	7517	7518	7519	7520	7521	7522	7523	7524	7525	7526	7527	7528	7529	7530	7531	7532	7533	7534	7535	7536	7537	7538	7539	7540	7541	7542	7543	7544	7545	7546	7547	7548	7549	7550	7551	7552	7553	7554	7555	7556	7557	7558	7559	7560	7561	7562	7563	7564	7565	7566	7567	7568	7569	7570	7571	7572	7573	7574	7575	7576	7577	7578	7579	7580	7581	7582	7583	7584	7585	7586	7587	7588	7589	7590	7591	7592	7593	7594	7595	7596	7597	7598	7599	7600
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IMPERIAL ST.

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HUMPHRIES AVE.

ACACIA AVE.

HERSHAM AVE.

ELWELL ST.



Date: July 1987

Scale: 1:2000

Drawn By:

Area Proposed For Rezoning

Two Family Dwellings Potential

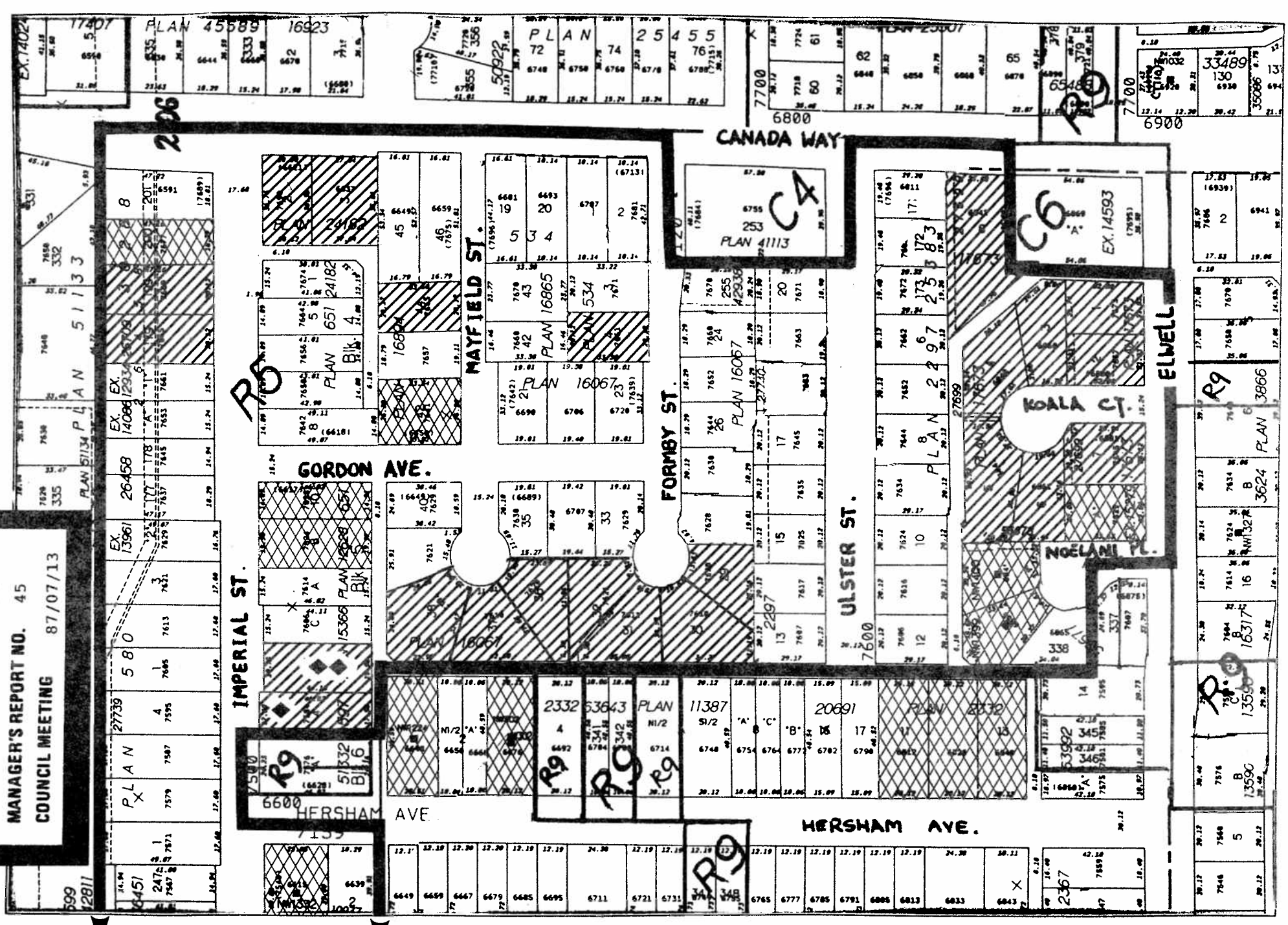
Existing Two Family Dwellings



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Sketch # 5

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Sketch #6

BURNABY
 Planning & Building Inspection Department

Note: ◆ RZ #96/86
 ◆ RZ #53/86

▲ Area Proposed For Rezoning
 ▲ Two Family Dwellings Potential
 ▲ Existing Two Family Dwellings

Date: July 1987
 Scale: 1:2000
 Drawn By: