

RE: LETTER FROM MR. VICTOR J. PARKER WHICH APPEARED ON THE AGENDA FOR THE APRIL 13TH MEETING OF COUNCIL (ITEM 4 C)  
 REZONING TO THE R2 DISTRICT AREA BOUNDED BY BOUNDARY ROAD, IMPERIAL STREET, ROYAL OAK AVENUE AND MARINE DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 APRIL 09

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING TO THE R2 DISTRICT  
 AREA BOUNDED BY BOUNDARY ROAD, IMPERIAL STREET,  
 ROYAL OAK AVENUE AND MARINE DRIVE

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Victor J. Parker, 4514 Victory Street, Burnaby, B.C., V5G 1R5.

REPORT

1.0 BACKGROUND INFORMATION:

1.1 On 1987 March 02 Council gave Final Adoption to two amendment bylaws which rezoned the area bounded by Delta Avenue, Pandora Street and Capitol Drive and the area bounded by Strawson Street, Walker Avenue, Sperling Avenue, Oakland Street and the east property line of 6565 Oakland Street from the R4 Residential District to the R2 Residential District.

Since this date, Council has received two petitions from residents of other areas of Burnaby asking for their neighbourhoods to be rezoned in order to remove the potential for two-family development and to create a situation in which the lots would cease to satisfy the technical eligibility requirements to be considered for R9 small lot development. As well, the Planning & Building Inspection Department has received a number of informal enquiries in recent weeks regarding initiating the process for area rezonings.

1.2 Appearing on the 1987 April 13 Council agenda is a letter from Mr. Victor Parker requesting that Council initiate the process for rezoning the lands bounded by Boundary Road, Imperial Street, Royal Oak Avenue and Marine Drive to the R2 Residential District, excluding those properties that are presently developed for other purposes in conformance with prevailing zoning.

2.0 GENERAL DISCUSSION:

2.1 Council has in several recent instances requested that the Planning & Building Inspection Department look into the viability of rezoning a residential area upon receipt of significant citizen petitions from area residents supporting the concept of proposed rezoning to preserve a prevailing single family residential area.

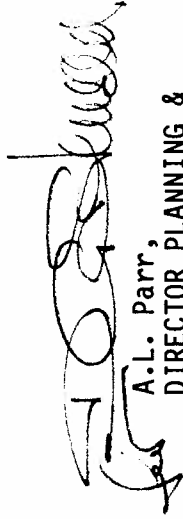
2.2 The area proposed to be rezoned in the subject correspondence represents a large portion of Burnaby, with several different zoning designations within the area. A rezoning of this magnitude would require considerable study by this Department and would represent a major policy decision by Council.

2.3 In consideration of the growing number of enquiries regarding the process for rezoning residential areas in Burnaby and the size of the area proposed for rezoning in the subject correspondence, this Department would consider it prudent to examine this request for rezoning within the larger municipal context of lot patterns and residential densities and to investigate the implications of the resident-initiated residential area rezoning process. The area rezoning proposed in the letter from Mr. Parker differs from past proposals in three respects:

- 1) The correspondence contains no evidence of resident support for the proposal;
- 2) The subject area is a large geographical area covering several neighbourhoods, and
- 3) The proposed rezoning would involve changing several residential zoning designations in the area, not just a single one which has been the case in previous area rezonings.

If directed by Council, this Department would report to Council on the appropriateness of the subject rezoning request in relation to residential area designations and rezonings after it has had sufficient time to adequately address the issue. The contents of this report have been discussed with Mr. Parker who indicated he agreed with the contents but expressed the view that Council should in the meantime observe a moratorium on new R9 rezoning applications within the area described in his letter.

This is for the information of Council.



A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BW/js