

RE: PETITION FROM MR. DON PELLETIER AND PETITIONERS WHICH APPEARED ON THE AGENDA FOR THE MARCH 16TH MEETING OF COUNCIL (ITEM 2 C)
AREA BOUNDED BY CANADA WAY, TENTH AVENUE AND THE R5 RESIDENTIAL DISTRICT
ZONING BOUNDARY ABUTTING THE REAR LOT LINE OF THE PROPERTIES ALONG
SIXTH STREET AND EDMONDS STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 APRIL 06

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: AREA BOUNDED BY CANADA WAY, TENTH AVENUE AND THE R5 RESIDENTIAL
DISTRICT ZONING BOUNDARY ABUTTING THE REAR LOT LINE OF THE
PROPERTIES ALONG SIXTH STREET AND EDMONDS STREET

RECOMMENDATIONS:

1. THAT Council authorize the advancing of a rezoning application for the subject area, excluding the properties at 7717 - 19th Avenue, 7772 Graham Avenue and 7890 Canada Way, from R5 Residential District to R3 Residential District, and instruct the Director Planning & Building Inspection to initiate a formal application to be considered along with the next series of rezoning applications for referral to a Public Hearing.
2. THAT a copy of this report be sent to those property owners whose names appeared on the petition presented to Council on 1987 March 16.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 At the Public Hearing of 1987 February 17 an application to rezone the property at 7787 - 15th Avenue from the R5 Residential District to the R9 Residential District (RZ#124/86) was considered (see attached Sketch #1). Some opposition was voiced by local residents at the Public Hearing and the question of the zoning of the general area was raised.
- 1.2 On 1987 February 23 Council referred all rezoning applications to the R9 Residential District which had not yet received Second Reading, including RZ#124/86, to the Planning & Building Inspection Department for more information.
- 1.3 At the regular Council meeting of 1987 March 16 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, Council directed the Planning & Building Inspection Department to report back to Council on the appropriateness of the zoning of the subject area.

2.0 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 30-40 years of age 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 30.48 m (100 ft.), with approximately 82% being in the 49 ft. to 56 ft. range. The subject area slopes generally to the southeast towards New Westminster. The area is bounded by Canada Way and Tenth Avenue, which are classified as Primary Arterials in the 1979 Comprehensive Transportation Plan, and by Sixth Street and Edmonds Street, which are classified as Major Industrial/Commercial Collectors. The areas to the north, east, and west are all relatively similar to the subject area in terms of residential single-family development, with a housing stock which is predominantly older and in moderate to good condition. New Westminster Secondary School is located to the south across Tenth Avenue. The majority of the roads within the subject area are constructed to a full standard.

3.0 GENERAL DISCUSSION:

- 3.1 The subject area is located along the New Westminster border and within a relatively large area zoned R5 in Burnaby, which permits both single-family and two-family development (refer to Sketch #2).
 - 3.2 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.).
 - 3.3 A total of 363 privately-owned residential properties are located within the subject area. The properties at 7879 - 19th Avenue and 7793 Graham Avenue are municipally-owned, with the Graham Avenue property being used as a small park. There are two churches and a self-serve gasoline station within the area. These uses are recognized by existing P1 and C6A zoning and are located at 7717 - 19th Avenue, 7772 Graham Avenue and 7890 Canada Way, respectively.
- Of the 363 residentially developed properties, 34 lots or 9.3% 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 Sketches #3 & #4). There are currently 12 two-family dwellings in the subject area, including 5 which are legally non-conforming. In addition, there is a legally non-conforming 4-suite apartment and a legally non-conforming 6-suite apartment in the area. The remaining privately-owned residential lots accommodate 349 single-family residences and account for 96% of the total residential properties in the area.

3.4 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.

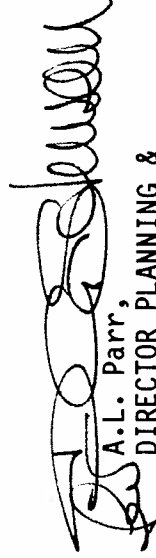
3.5 As was previously noted, a petition from area residents was presented to Council at the regular Council meeting of 1987 March 16 which requested Council to consider rezoning the subject area from the R5 Residential District to the R3 Residential District. Two hundred and twenty eight area residents signed the petition, representing 186 of the 363 residences in the subject area.

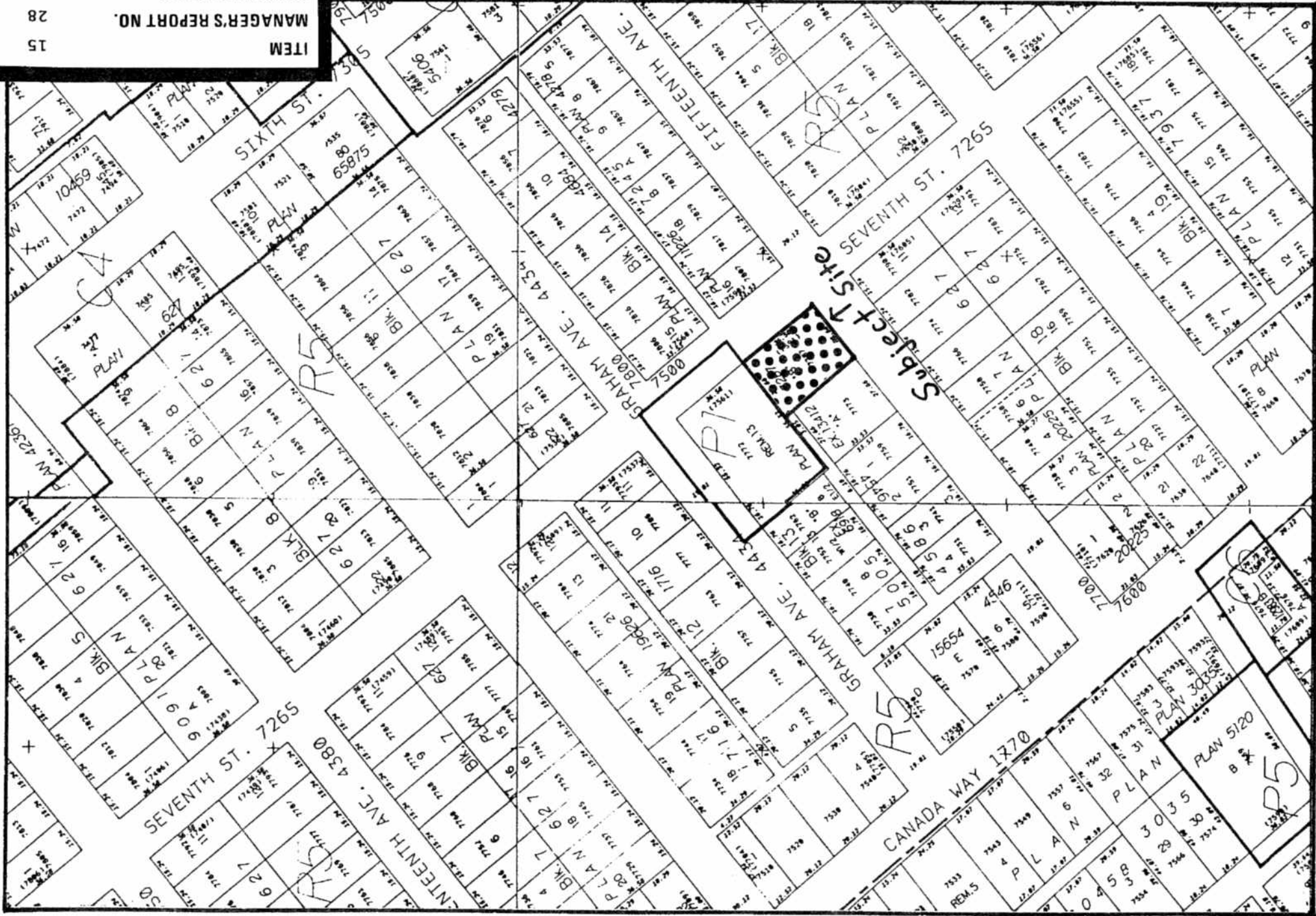
3.6 It is the intent of the R3 Residential District to preserve the basic minimum density of development in the mature single-family areas of the Municipality. At the present time, the subject area can be characterized as a single-family neighbourhood notwithstanding its prevailing zoning which permits both single-family and two-family residential uses. It is the opinion of the Planning and 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.

3.7 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 7 existing legally conforming two-family dwellings in the area. Rezoning would, however, remove 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.

4.0 CONCLUSION:

In view of the foregoing analysis, the Planning 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 in the area, and recommends that a formal application be initiated for Council consideration and advancement to a Public Hearing at the appropriate time.


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

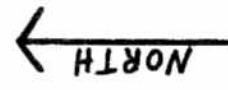


ITEM 15
 MANAGER'S REPORT NO. 28
 COUNCIL MEETING 87/04/21



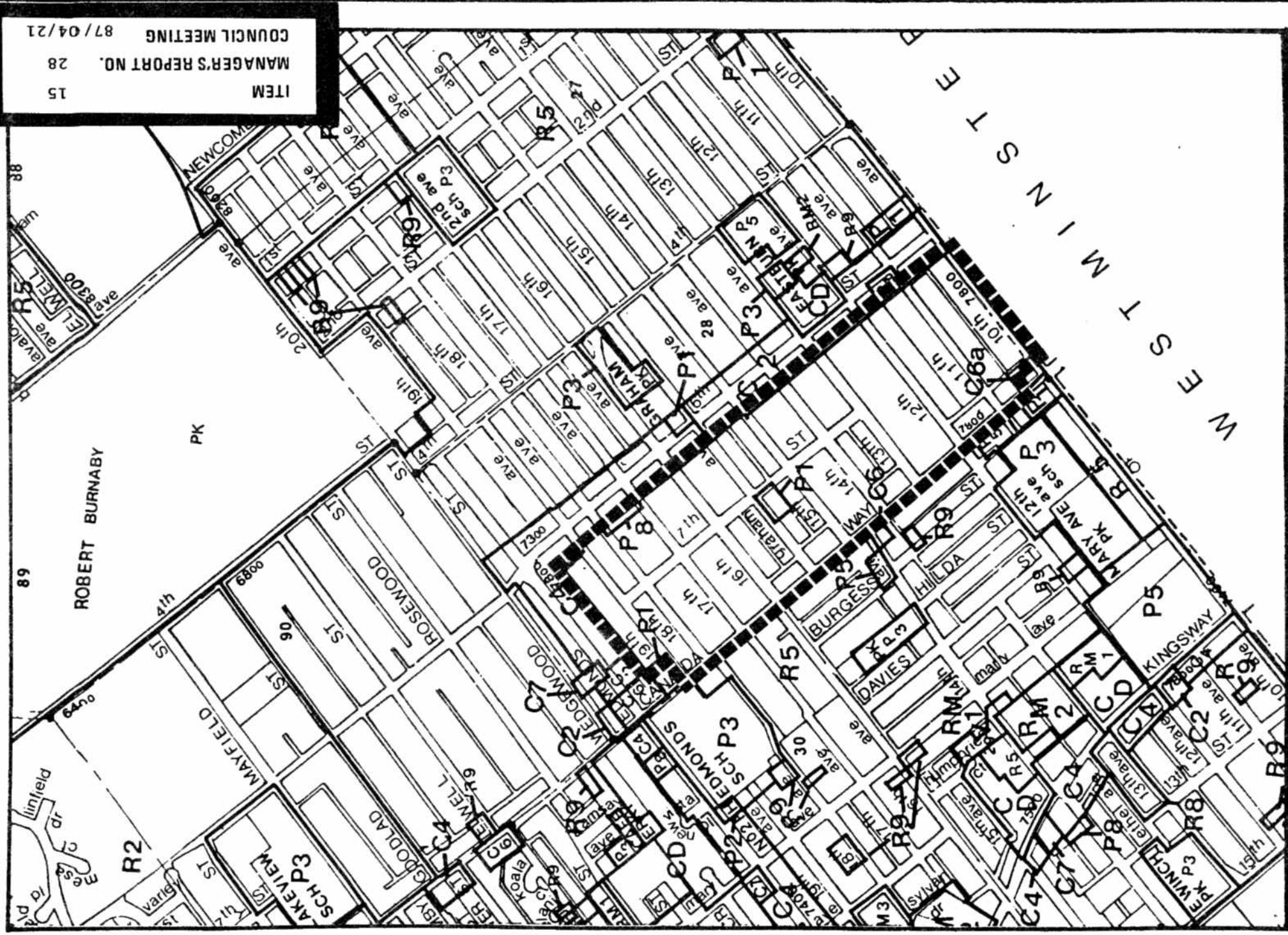
R9 REZONING APPLICATION

Sketch # 1



Date	1987 April
Scale	1:2000
Drawn By	

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Date

1987 April

Scale

1:800

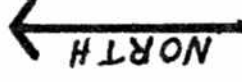
Drawn By



BURNABY
 Planning &
 Building Inspection
 Department



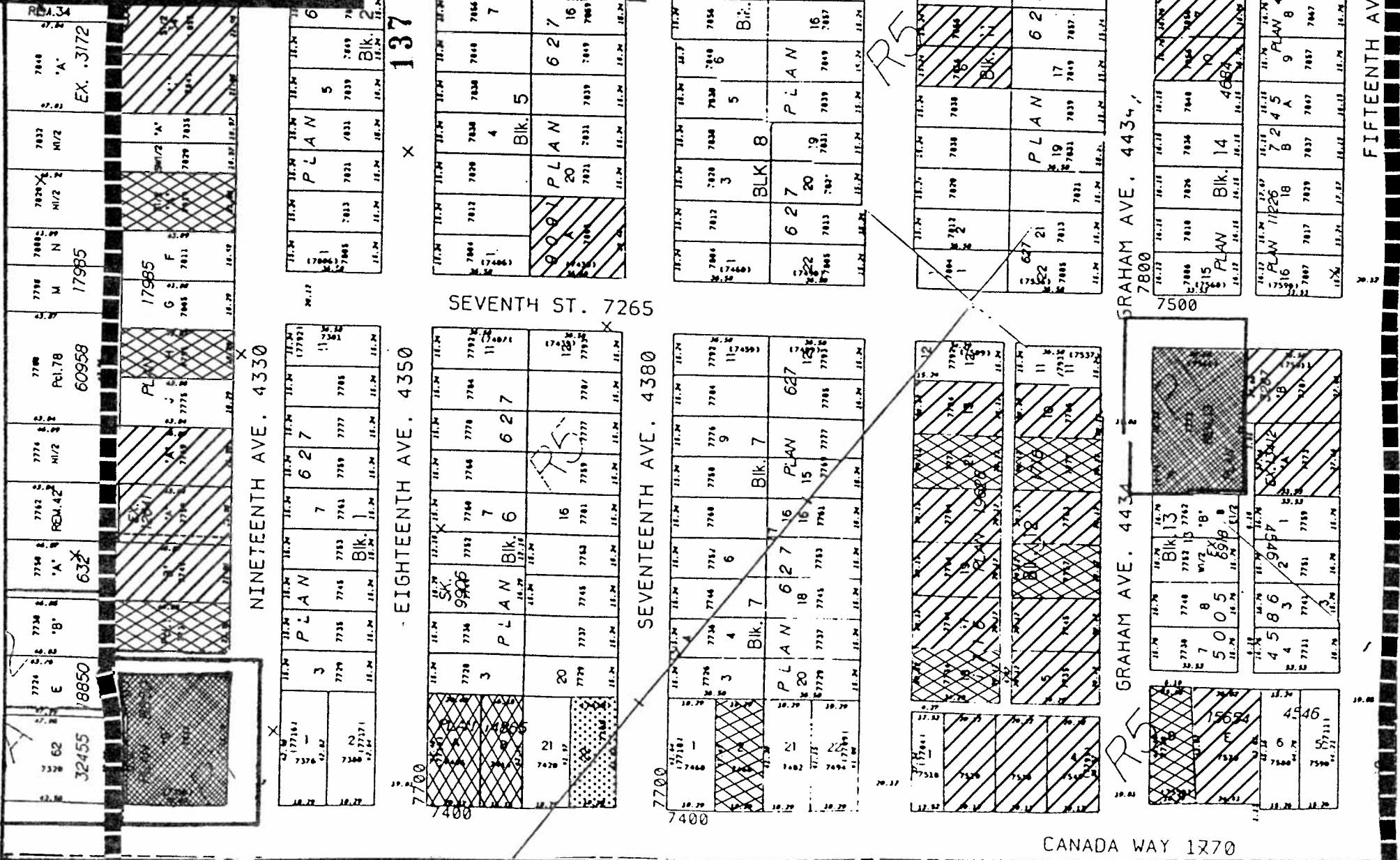
Subject Area



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Sketch#2

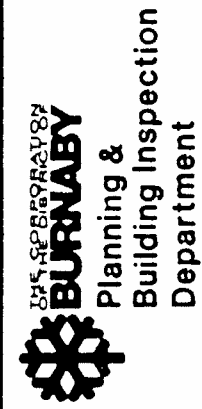
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


Date
1987 April

Scale
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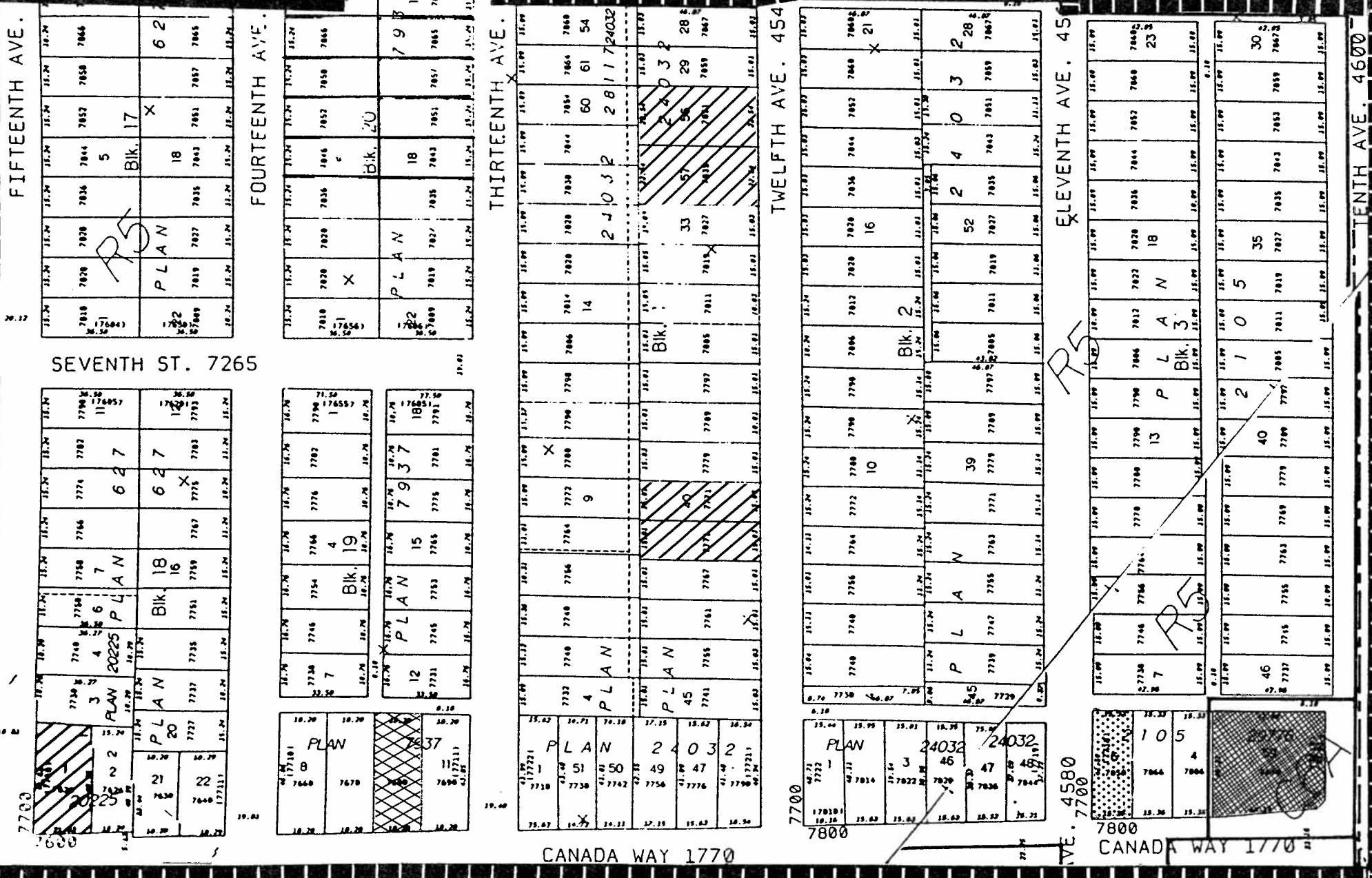


-  Properties Excluded from Subject Area
-  Non-Conforming Apartment Dwelling
-  Residential Two Family Dwelling Potential
-  Existing Two Family Dwelling



Sketch #3

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Sketch#4

THE CORPORATION OF BURNABY
 Planning & Building Inspection Department
 Properties Excluded from Subject Area
 Non-Comforming Apartment Dwelling
 Residential Two Family Dwelling Potential
 Existing Two Family Dwelling

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

