

ITEM	6
MANAGER'S REPORT NO.	57
COUNCIL MEETING	87 09 21

RE: REZONING REFERENCE NO. 88/87
PUBLIC HEARING COMMENTS
(Supp. Item 25, Report No. 45, 1987 July 13)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 SEPTEMBER 11

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #88/87
PUBLIC HEARING COMMENTS

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RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1987 July 13, Council received a report from this Department in which it was recommended that Council authorize the advancing of a rezoning application (RZ #88/87) for an area roughly bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street and the R5 zoning boundary abutting the properties along Liebly Avenue and the rear lot line of the properties along Imperial Street, but excluding an enclave along Hershaw Avenue, from the R5 Residential District to the R3 Residential District. On 1987 July 27, the area rezoning bylaw was given First Reading.
- 1.2 On 1987 August 25, the Public Hearing was held for the subject rezoning application. Significant resident interest was expressed at this time, with several residents requesting that their properties be excluded from the area rezoning.
- 1.3 On 1987 September 8 Council gave Second Reading to the subject rezoning bylaw. At this time, staff were directed to report back to Council on which properties have had representations requesting their exclusion from the rezoning. This report is in response to Council's request.

2.0 GENERAL DISCUSSION:

- 2.1 Significant resident interest was expressed at the Public Hearing for the subject area rezoning. The majority of the residents expressed their overall support for the rezoning. A number of residents also expressed their opposition to the rezoning and requested that their individual properties be excluded from the area rezoning (see attached sketches 1,2 & 3). In light of the information provided in the report of the Planning and Building Inspection Department on 1987 July 13 and continuing resident support for rezoning to the R3 District, this Department recommends that rezoning reference #88/87 be given Third Reading.

2.2 Resident opposition to rezoning to the R3 District came largely from the property owners in the Koala Court area. This area almost exclusively contains properties with two-family dwelling potential, as well as several existing two-family dwellings. A resident spokesman for this sub-area considered these properties to relate more to the area across Elwell Street to the south than to the subject area, due to the orientation of the dwellings. While it is recognized that the dwellings in the Koala Court/Noelani Place area are oriented towards Elwell Street, thus reducing the possible impact future development would have on the subject area, this sub-area is still considered to be in keeping with the general character of the subject area. Koala Court is a well established, but small cul-de-sac with single-family dwellings developed in a spacious manner on the 6 lots abutting the cul-de-sac. Rezoning properties abutting Koala Court to the R9 Residential District would be considered to create undue parking and access problems and to erode the existing character of this cul-de-sac. In light of the above, the Planning and Building Inspection Department would conclude that the properties in the Koala Court/Noelani Place area should not be excluded from the subject rezoning to the R3 Residential District.

2.3 Beyond the Koala Court/Noelani Place area, requests for properties to be excluded from the subject rezoning were made for individual properties scattered throughout the area, largely on Walker Avenue, Imperial Street and Canada Way. The Planning and Building Inspection Department would not recommend in favour of rezoning applications which would create single and two-family residential spot zones on an individual lot basis. Each of the individual properties in which a request for exclusion from rezoning to the R3 District is considered to be a part of the larger subject area and thus, should continue to conform to the prevailing zoning. In this regard, this Department would not consider it appropriate to exclude any individual properties from the subject rezoning.

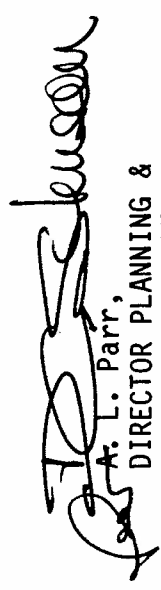
3.0 CONCLUSION:

While it is acknowledged that the dwellings in the Koala Court/Noelani Place area are oriented toward the area across Elwell Street, this Department still considers this area, as well as all the other individual properties for which there were requests to be excluded from the subject rezoning, to be part of the overall subject area. In this regard, the Planning and Building Inspection Department would not consider it appropriate to exclude any of the properties noted on Sketches 1,2 & 3 from the subject rezoning application.

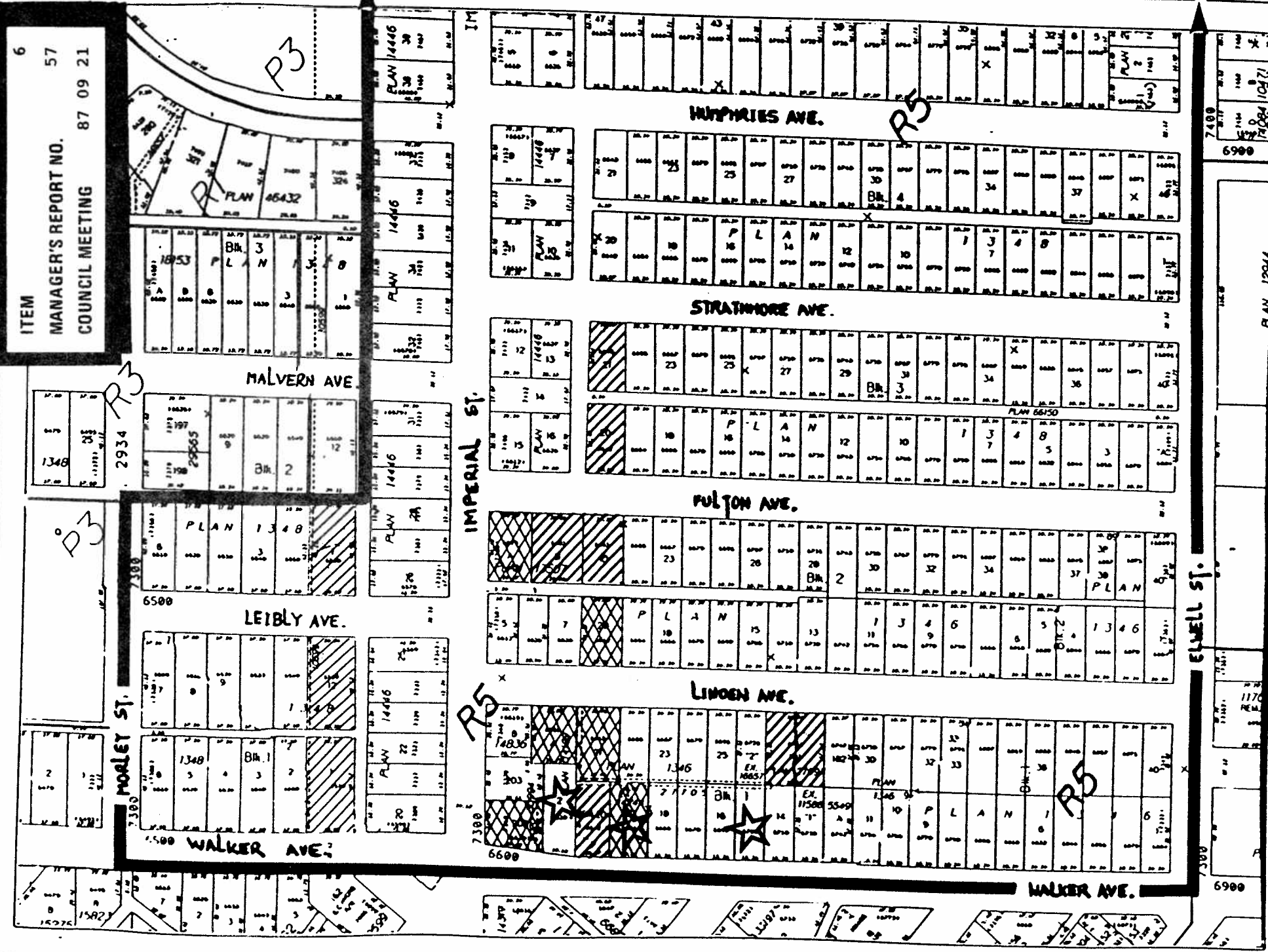
In light of the foregoing it continues to be appropriate to rezone the subject area described in Rezoning Reference #88/87 from the R5 Residential District to the R3 Residential District.

BW/ds

Attach.


L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Date:
 1987 September

Scale:
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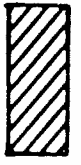


BURBABY
 Planning &
 Building Inspection
 Department

Properties Requested
 To Be Excluded



▶ Area Proposed For Rezoning



▶ Two Family Dwellings Potential



▶ Existing Two Family Dwellings

120

Sketch # 1

