

RE: AREA BOUNDED BY CANADA WAY, GOODLAD STREET,
FOURTH STREET AND WEDGEWOOD 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 SEPTEMBER 16

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: AREA BOUNDED BY CANADA WAY, GOODLAD STREET,
FOURTH STREET AND WEDGEWOOD STREET

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RECOMMENDATION:

1. THAT Council authorize the advancing of a rezoning application for the subject area from R5 Residential District to R3 Residential District and direct that a rezoning bylaw be prepared and advanced for First Reading on 1987 September 28 and to a Public Hearing on 1987 October 20 at 7:30 p.m.

REPORT

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 subject area to the R3 Residential District. While there is a number of existing two-family dwellings in the area, the subject area is considered 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 dwelling 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 June 01, 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 25-35 years old range with a number of older homes throughout the area. The individual residential properties possess lot widths that range between 12.19 m (40 ft.) and 61.46 m (201.6 ft.), with the majority being in the 50 ft. range. The area is generally bounded by Fourth Street, Wedgewood Street, Goodlad Street and Canada Way, which is classified as a Primary Arterial in the 1979 Comprehensive Transportation Plan (refer to attached sketches #1, 2 and 3). The area to the south consists of the Edmonds Street and Sixth Street commercial strip, as well as a residential area relatively similar to the subject area in terms of housing stock and the prevailing lot pattern. To the east of the subject area is Robert Burnaby Park, while to the north there is an R2 Residential District zoned area, including a recent major municipal subdivision. Across Canada Way to the west is an area that was the subject of another recent area rezoning, which is on this agenda for Third Reading, as well as another higher density residential area closer to Edmonds Street. The majority of the roads within the subject area are constructed to an interim standard.

4.0 GENERAL DISCUSSION:

- 4.1 The subject area is located within a relatively large R5 zoned band 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 265 residential properties are located within the subject area. The properties located at 7972, 7978, 7986 and 7996 Goodlad Street are municipally owned, in a natural state and intended to be maintained as open space.

Of the 265 residential properties, 70 lots or 26.4% 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 1, 2 and 3). There are currently 32 two-family dwellings in the subject area, including 8 which are legally non-conforming. This includes 6 two-family dwellings, as well as a single-family dwelling developed across the properties located at 7742 and 7762 Elwell Street. The remaining residential lots accommodate 217 single-family residences and account for 81.8% of the total residential properties in the area. Nineteen lots are currently vacant, including the recent 16 lot municipal subdivision at the corner of Fourth Street and Wedgewood Street.

ITEM	9
MANAGER'S REPORT NO.	57
COUNCIL MEETING	87 09 21

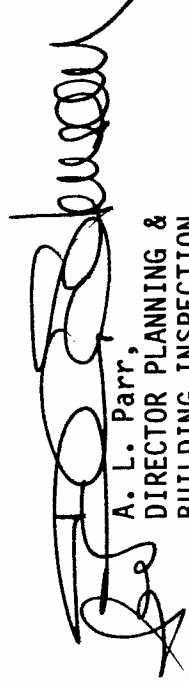
- 4.4 Consistent with the policy of Council as implemented through the Zoning Bylaw, residential accommodation of varying types and densities is to be provided in the Municipality and located in areas where complementary services and amenities required by its residents may be readily available. While 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.
- 4.5 As was previously noted, a petition from area residents was presented to Council at the regular Council meeting of 1987 June 01 which requested Council to consider rezoning the subject area from the R5 Residential District to the R3 Residential District. Of the 191 households reached by the residents circulating the petition, 166 or 86.9% were in favour of rezoning to the R3 Residential District.
- It should be noted that the area proposed by area residents does not include the 6 lots located along Canada Way between Wedgewood Street and Rosewood Avenue. However, this Department would consider it appropriate to include these 6 properties, as the lots would be considered part of the subject area, as defined by Canada Way and the commercially zoned properties along the northerly side of 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 8 existing legally conforming two-family 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.

AREA BOUNDED BY CANADA WAY, GOODLAD STREET,
FOURTH STREET AND WEDGEWOOD STREET
1987 SEPTEMBER 16 PAGE FOUR

ITEM	9
MANAGER'S REPORT NO.	57
COUNCIL MEETING	87 09 21

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 pursue towards preserving the neighbourhood's stability and character, involving presentation to a public hearing. 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.

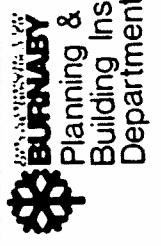
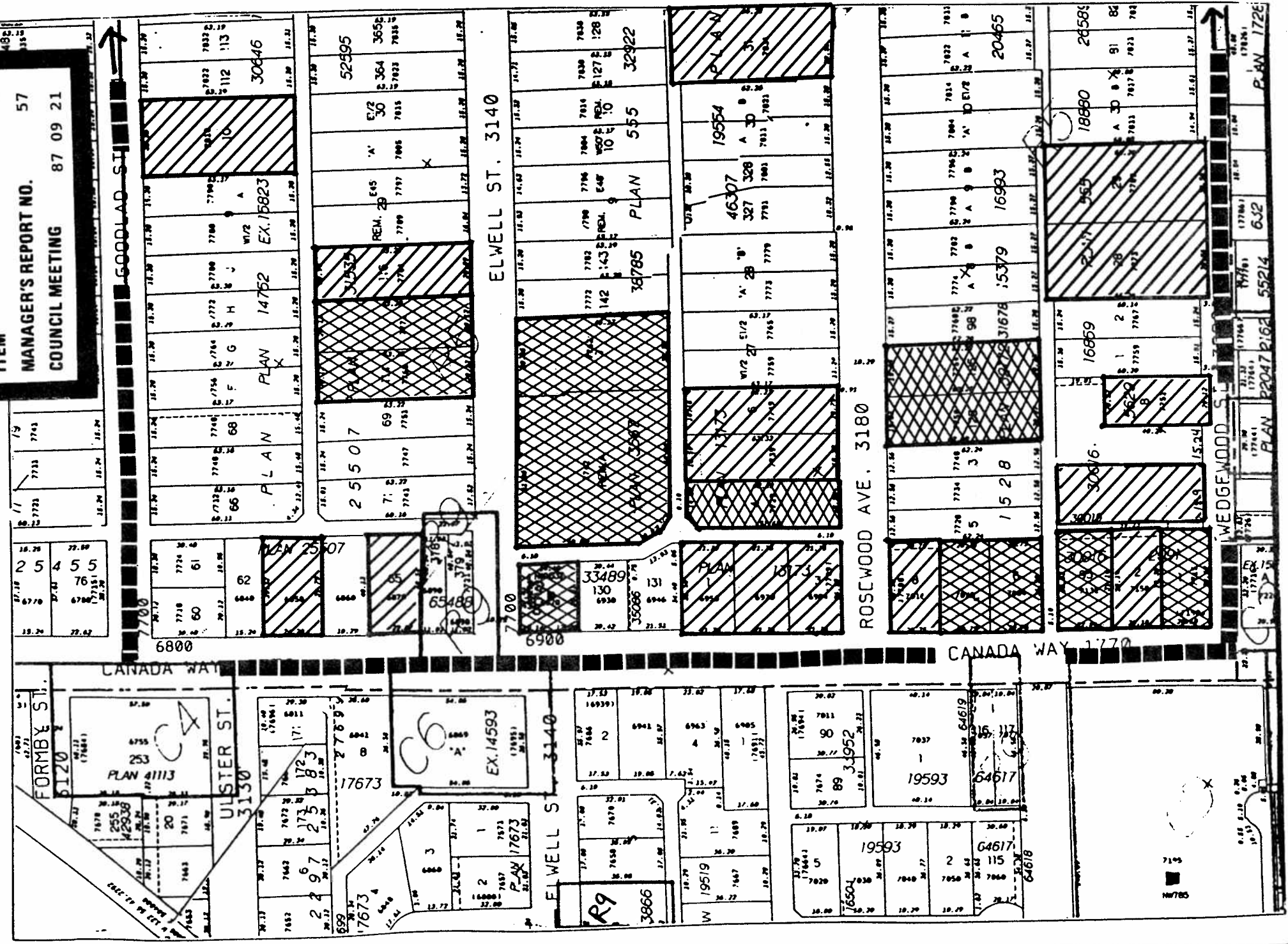


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

BW/ds

Attach.

ITEM 9
 MANAGER'S REPORT NO. 57
 COUNCIL MEETING 87 09 21



Date: 1987 August

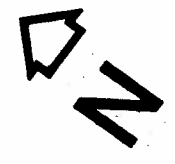
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Drawn By:

Subject Area

Two-Family Dwellings

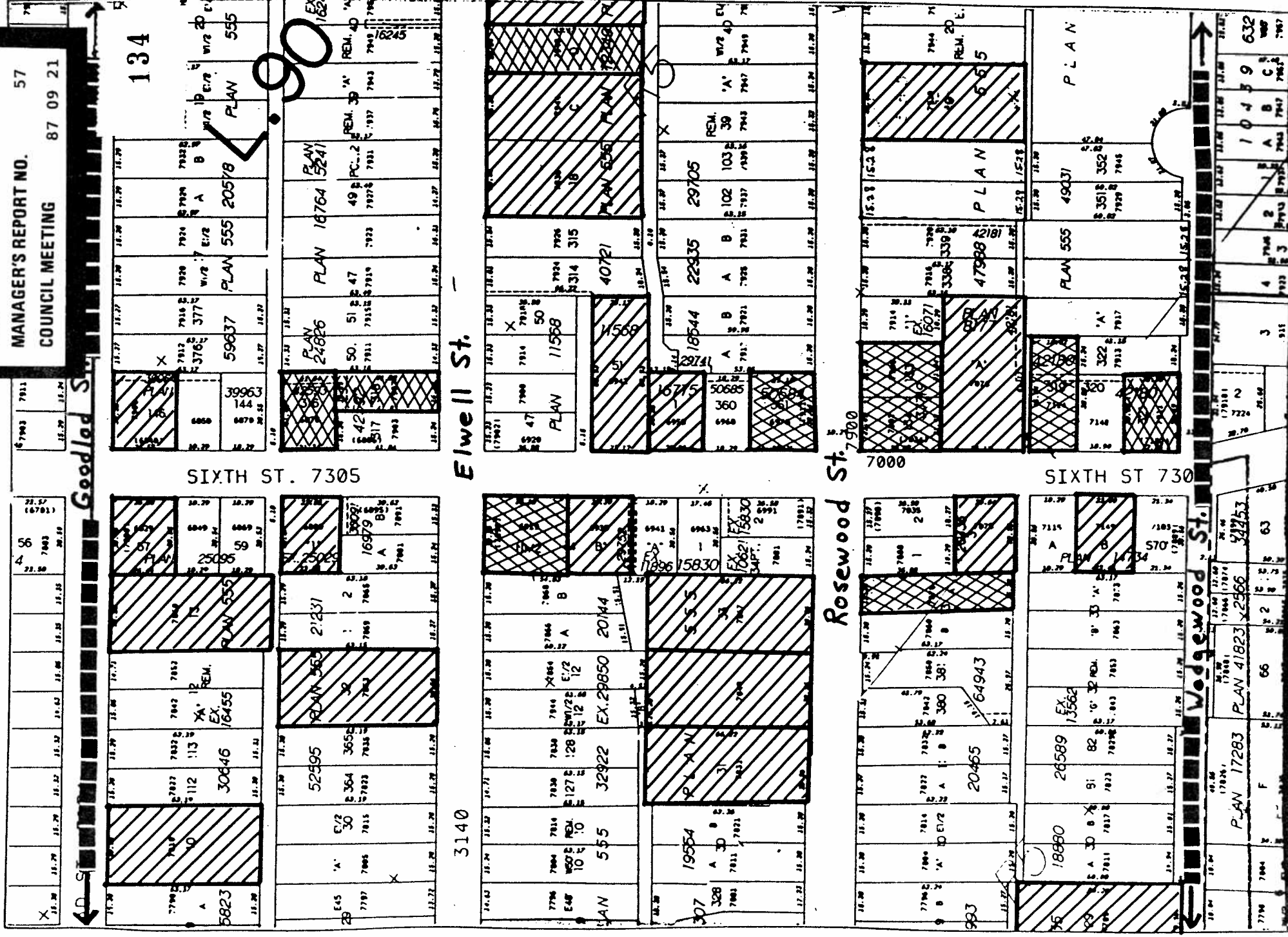
Two-Family Dwelling Potential



133

Sketch #1

ITEM 9
 MANAGER'S REPORT NO. 57
 COUNCIL MEETING 87 09 21



Date: 1987 August

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Drawn By:

Subject Area

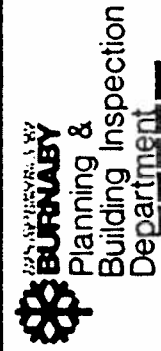
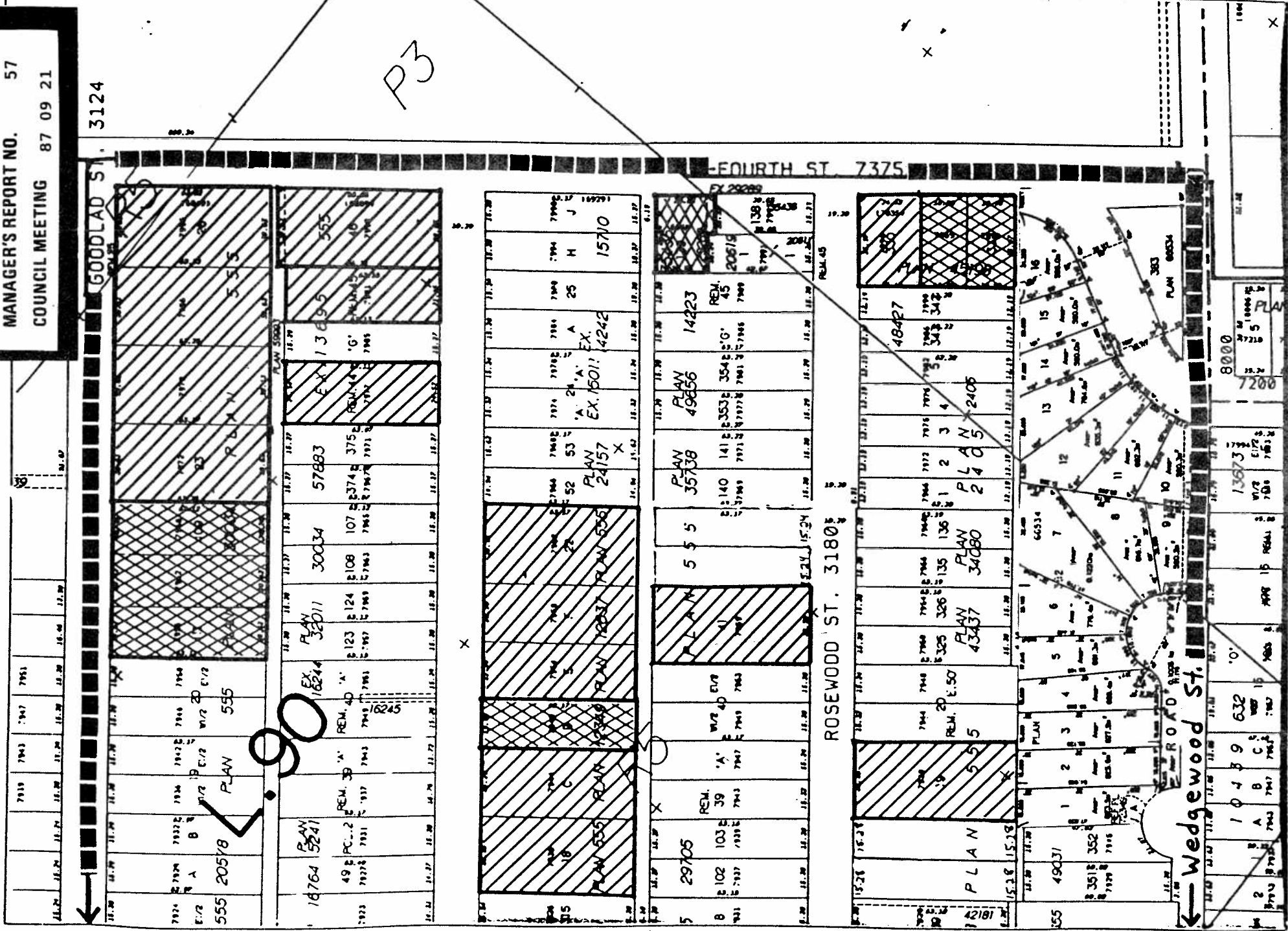
Two-Family Dwellings.

Two-Family Dwelling Potential



Sketch #2

ITEM 9
 MANAGER'S REPORT NO. 57
 COUNCIL MEETING 87 09 21



Date:
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Drawn By:

Subject Area

Two-Family Dwellings

Two-Family Dwelling Potential

135

Sketch #3

