

RE: TABLED R9 REZONING APPLICATIONS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 APRIL 28

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: TABLED R9 REZONING APPLICATIONS

RECOMMENDATION:

1. THAT the rezoning applications to the R9 Residential District listed in Section 2.2 of this report, which have been previously reported on, not be given favourable consideration.

R E P O R T

1.0 BACKGROUND INFORMATION:

- 1.1 On 1988 February 15 Council received a report from the Director Planning and Building Inspection recommending that Council continue to leave on the table those rezoning applications to the R9 District and those requests for area rezonings which had been tabled or held in abeyance, pending completion of the small lot subdivision review by Council. The recommendation of the Director Planning and Building Inspection was adopted by Council.
- 1.2 In response to Council direction, the Director Planning and Building Inspection reported to Council on 1988 April 18 regarding the implications for pursuing further consideration of R9 rezoning applications that were submitted prior to 1988 February 15. This Department concluded that, if so directed by Council, staff would propose to report to Council on the outstanding pre-February 15 R9 rezoning applications, excluding the two tabled R9 applications that fall within the boundaries of the three area rezoning proposals. This procedure was proposed on the understanding that all R9 applications submitted following February 15 will continue to be held in abeyance pending determination of a new policy on small lot residential subdivision and that the three area rezoning requests will also continue to remain tabled. The recommendation of the Director Planning and Building Inspection was adopted at that time and this report is submitted to facilitate Council consideration of the tabled R9 rezoning applications submitted prior to 1988 February 15.



2.0 GENERAL DISCUSSION:

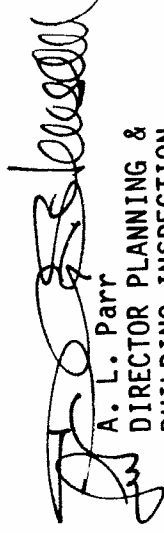
2.1 All of the subject rezoning requests are considered to fall within the context of Category "C" as referenced in the R9 Introductory Report where the site possesses sufficient area to experience two-family development under the prevailing zoning.

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2.2 All 18 of the previously reported rezoning applications to the R9 District received negative recommendations from this Department when first reported on to Council based on the previously adopted evaluation criteria for R9 rezonings. As such this Department would still recommend that the following 18 rezoning requests not be given favourable consideration:

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|-------------------------------|--------------------------------|
| 1. Rezoning Reference #122/87 | 10. Rezoning Reference #155/87 |
| 2. Rezoning Reference #127/87 | 11. Rezoning Reference #156/87 |
| 3. Rezoning Reference #134/87 | 12. Rezoning Reference #157/87 |
| 4. Rezoning Reference #135/87 | 13. Rezoning Reference #160/87 |
| 5. Rezoning Reference #138/87 | 14. Rezoning Reference #164/87 |
| 6. Rezoning Reference #141/87 | 15. Rezoning Reference #169/87 |
| 7. Rezoning Reference #142/87 | 16. Rezoning Reference #171/87 |
| 8. Rezoning Reference #144/87 | 17. Rezoning Reference #172/87 |
| 9. Rezoning Reference #151/87 | 18. Rezoning Reference #175/87 |

2.3 For the information of Council, a summary of the site specific analysis of the prevailing residential development pattern contained in each of the previously submitted reports on the individual rezoning applications is contained in the Appendix.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BW:sj

Attachment - Appendix A

APPENDIX A
PLANNING & BUILDING INSPECTION DEPARTMENT
TABLED R9 APPLICATIONS
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APPENDIX A

1. REZONING REFERENCE #122/87

ADDRESS: 7463 Nineteenth Avenue

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the northerly side of Nineteenth Avenue between Humphries Avenue and Mary Avenue contains nine lots, including one two-family dwelling. The eight remaining lots are occupied by single-family dwellings, with six on 66 ft. wide lots. The opposite block front across Nineteenth Avenue to the south contains eight lots, including one two-family dwelling. All seven remaining lots are 66 feet wide and contain single-family dwellings. The block in which the site is located, bounded by Nineteenth Avenue, Humphries Avenue, Edmonds Street and Mary Avenue includes the block front and a number of commercial properties along Edmonds Street, one of which is occupied by a single-family dwelling.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family with only minor evidence of two-family dwellings and small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

2. REZONING REFERENCE #127/87

ADDRESS: 5338 Norfolk Street

The applicant has requested rezoning in order to subdivide into two lots, presumably with frontages of 41.2 ft. on Norfolk Street. The applicant has indicated that one lot would be an L-shaped lot, eventually having access from Schou Street.

The block front in which the site is located on the south side of Norfolk Street between Royal Oak Avenue and Douglas Road contains 20 lots, including 3 two-family dwellings. Of the 17 remaining lots occupied by single-family dwellings, 11 are 59 ft. wide or greater. The opposite block across Norfolk Street to the north contains 24 lots, including 6 two-family dwellings. Of the 18 remaining lots containing single-family dwellings 4 are 33 ft. wide with 14 being 66 ft. wide. The block in which the site is located, bounded roughly by Norfolk Street, Douglas Road, Walter Place, Schou Street and Royal Oak Avenue contains 38 lots, including 3 two-family dwellings. Twenty of the 35 lots remaining are 59 ft. wide or less.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family in character, with minor evidence of small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

3. REZONING REFERENCE #134/87

ADDRESS: 7144 Eighteenth Avenue

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on Eighteenth Avenue between Nineteenth Street and Sixteenth Street contains 26 lots, including 9 which are undeveloped. The 17 remaining lots are all occupied by single-family dwellings, with 13 being 64.5 ft. wide or greater. The opposite block front across Eighteenth Avenue to the north contains 22 lots, including three which are vacant, two which are utilized for park and two two-family dwellings. Twelve of the 15 remaining lots occupied by single-family dwellings are 66 ft. wide. The block in which the site is located, bounded by Eighteenth and Seventeenth Avenues and Nineteenth and Sixteenth Streets contains 49 lots, including 12 that are undeveloped and three two-family dwellings. Of the 34 remaining lots which are occupied by single-family dwellings, 29 are 66 ft. wide.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family with only minor evidence of two-family dwellings and small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

4. REZONING REFERENCE #135/87

ADDRESS: 5916 McKee Street

The applicant has requested rezoning in order to subdivide the site into two, presumably 44.5 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the south side of McKee Street between Curragh Avenue and Buller Avenue, contains 12 lots all of which are occupied by single-family dwellings, with one dwelling developed across two lots. Nine of the 12 lots are 57 ft. wide or less. The opposite block front to the north across McKee Street contains 10 lots occupied by single-family dwellings. Six of the lots are 66 ft. wide, with all the lots being 49.5 ft. wide or greater. The block in which the site is located, bounded by McKee and Ewart Streets and Curragh and Buller Avenues, contains a total of 21 lots all of which are occupied by single-family dwellings. Fourteen of the 21 lots are 56 ft. wide or greater.

While it is recognized that the block front demonstrates significant small lot development, the existing neighbourhood character of the area surrounding the subject site is still considered to be single-family with minor evidence of small lot development. In light of this, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

5. REZONING REFERENCE #138/87

ADDRESS: 7843 Nineteenth Avenue

The applicant has requested rezoning in order to subdivide into two 36 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the northerly side of Nineteenth Avenue between Canada Way and the commercial properties along Sixth Street, contains 15 lots, including a church, a vacant lot, and two two-family dwellings. Of the 14 remaining lots occupied by single-family dwellings, nine are 60 ft. wide or greater. The opposite block front across Nineteenth Avenue to the south contains 19 lots, all of which are 50 ft. wide or greater and occupied by single-family dwellings. The block in which the site is located, bounded by Nineteenth Avenue, Canada Way, Edmonds Street and Sixth Street includes the block front and the commercial properties along Edmonds Street and Sixth Street.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family with only minor evidence of two-family dwellings and small lot development of the size proposed, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

6. REZONING REFERENCE #141/87

ADDRESS: 6637 Canada Way

The applicant has requested rezoning in order to subdivide into two 44.5 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the westerly side of Canada Way between Imperial Street and Mayfield Street contains 4 lots occupied by single-family dwellings, with widths of 55 ft. and greater. The roughly corresponding block front on the easterly side of Canada Way between the two R2 District boundaries contains 5 lots, including one two-family dwelling. The four remaining lots are 59 ft. wide or greater and are occupied by single-family dwellings. The block in which the site is located, bounded by Canada Way, Imperial Street, Gordon Avenue and Mayfield Street contains twelve lots, including one two-family dwelling. Of the eleven remaining lots occupied by single-family dwellings, six are 55 ft. wide or greater.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family with only minor evidence of two-family dwellings and no small lot development of the size proposed, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

7. REZONING REFERENCE #142/87

ADDRESS: 7474 Holly Street

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the southerly side of Holly Street between Humphries Avenue and Mary Avenue contains eight lots, including one two-family dwelling. All seven remaining lots are 66 ft. wide and are occupied by single-family dwellings. The opposite block front across Holly Street to the north contains nine lots, including three two-family dwellings. Four of the six lots occupied by single-family dwellings are 66 ft. wide. The block in which the site is located, bounded by Humphries Avenue, Holly Street, Mary Avenue and Vista Crescent contains 16 lots, including three which are occupied by two-family dwellings. All thirteen remaining lots are 66 ft. wide and are occupied by single-family dwellings.

For the information of Council, a report was previously submitted regarding a request to rezone the subject property to the R9 District (RZ 27/83), in which the Director Planning & Building Inspection recommended that the request not be given favourable consideration. The rezoning request was rejected on 1983 September 06. In view of the existing neighbourhood character of the immediate area surrounding the subject site being predominantly single-family with minor evidence of small lot development and two-family dwellings, the Planning and Building Inspection Department would maintain that no significant changes have occurred to alter its earlier recommendation and would, once again, recommend that this rezoning request not be favourably considered.

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8. REZONING REFERENCE #144/87

ADDRESS: 6505 Denbigh Street

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the west side of Denbigh Avenue between Irving Street and the commercial properties along Kingsway contains 11 lots, including two two-family dwellings. Of the nine remaining lots occupied by single-family dwellings, five are 66 ft. wide, with none the same width as those proposed for the subject site. The opposite block front across Denbigh Avenue contains 12 residential lots, including two which are occupied by two-family dwellings. Six of the ten remaining single-family dwelling lots are 66 ft. wide or greater. The block in which the site is located, bounded by Denbigh Avenue, Irving Street, Selma Avenue and Kingsway contains 21 lots, including three commercial properties along Kingsway and three two-family dwellings. Of the 15 lots occupied by single-family dwellings, nine are in the 66 ft. wide range.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family, with only minor evidence of two-family dwellings and small lot development of the size proposed, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

9. REZONING REFERENCE #151/87

ADDRESS: 7176 Nelson Avenue

The applicant has requested rezoning in order to subdivide the site into two, presumably 37.5 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on Nelson Avenue between Victory Street and SkyTrain contains 12 lots, all of which are 75 ft. wide or greater and occupied by single-family dwellings. The opposite block front across Nelson Avenue to the west contains 16 lots, including 3 which are occupied by two-family dwellings. The remainder of the lots are generally 50 ft. wide or greater and are occupied by single-family dwellings. The block in which the site is located, bounded by Dunblane Avenue, Victory Street, Nelson Avenue and the SkyTrain right-of-way contains a total of 26 lots, including five two-family dwellings. Of the 21 remaining lots, 15 are approximately 75 ft. wide.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family with moderate evidence of two-family dwellings and minor evidence of small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

10. REZONING REFERENCE #155/87

ADDRESS: 5688 Woodsworth Street

The applicant has requested rezoning in order to subdivide into two 33 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the south side of Woodsworth Street between Douglas Road and Godwin Avenue contains twelve lots, including the subject vacant lot and two lots which are occupied by two-family dwellings. Of the nine remaining lots occupied by single-family dwellings, five are 66 ft. wide. The opposite block front across Woodsworth Street to the south contains eleven lots, including one which is occupied by a small corner store and two which are occupied by two-family dwellings. Six of the 8 lots remaining which are occupied by single-family dwellings are 66 ft. wide or greater. The block in which the site is located, bounded by Woodsworth Street, Godwin Avenue, Spratt Street and Douglas Road contains a total of twenty-three lots, including four two-family dwellings and the one vacant lot. Of the eighteen remaining lots occupied by single-family dwellings, sixteen are 57 ft. wide or greater.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family, with some evidence of two-family dwellings and small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

11. REZONING REFERENCE #156/87

ADDRESS: 5192 Elsom Avenue

The applicant has requested rezoning in order to subdivide into two, presumably 38 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the west side of Elsom Avenue contains seven lots, including one two-family dwelling. All of the six remaining lots are 75 ft. wide or greater and are occupied by single-family dwellings. The opposite block front across Elsom Avenue to the west contains eight lots, all of which are occupied by single-family dwellings and are 57.7 ft. wide or greater. The block in which the site is located, bounded by Elsom and Booth Avenues and Burke and Grassmere Streets contains 15 lots, including two two-family dwellings. The thirteen remaining lots are all 60 ft. wide or greater and are occupied by single-family dwellings.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family, with minor evidence of two-family dwellings and no small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

12. REZONING REFERENCE #157/87

ADDRESS: 841 Cliff Avenue

The applicant has requested rezoning in order to subdivide into two 39.5 ft. lots for the construction of two new single-family dwellings, with a 6 ft. wide strip to be consolidated with the property located at 821 Cliff Avenue.

The block front in which the site is located on the west side of Cliff Avenue between Union Street and Dunnedin Street contains eight lots, including two two-family dwellings. The seven remaining lots are 60 ft. wide or greater and are occupied by single-family dwellings. The corresponding opposite block front across Cliff Avenue contains eight lots, of which six are occupied by two-family dwellings. The other two lots are 45 ft. wide and are occupied by single-family dwellings. The block in which the site is located, bounded by Cliff Avenue, Union Street, Duncan Avenue, Carnegie Street and Dunnedin Street contains a total of 31 lots, including six lots which are occupied by two-family dwellings. All of the 25 remaining lots are 50 ft. wide or greater and are occupied by single-family dwellings, with 21 of the lots being 60 ft. wide or greater.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family with some evidence of two-family dwellings and no small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

13. REZONING REFERENCE #160/87

ADDRESS: 5738 Woodsworth Street

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the south side of Woodsworth Street between Douglas Road and Godwin Avenue contains twelve lots, including one vacant lot and two which are occupied by two-family dwellings. Of the nine remaining lots occupied by single-family dwellings, five are 66 ft. wide. The opposite block front across Woodsworth Street to the south contains eleven lots, including one which is occupied by a small corner store and two which are occupied by two-family dwellings. Six of the eight remaining lots are 66 ft. wide or greater. The block in which the site is located, bounded by Woodsworth Street, Godwin Avenue, Sprout Street and Douglas Road contains a total of 23 lots, including the one vacant lot and four two-family dwellings. Sixteen of the 18 remaining lots occupied by single-family dwellings are 57 ft. wide or greater.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family, with some evidence of two-family dwellings and small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

14. REZONING REFERENCE #164/87

ADDRESS: 7119 Tenth Avenue

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

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The block front in which the site is located on the northerly side of Tenth Avenue contains eight lots, including one which is vacant and four two-family dwellings. The three remaining lots are 66 ft. wide and are occupied by single-family dwellings. The opposite block front across Tenth Avenue is located in New Westminster and contains ten single-family dwellings. The block in which the site is located, bounded by Tenth and Eleventh Avenues and Seventeenth and Eighteenth Streets contains a total of fourteen lots, of which four are occupied by two-family dwellings and five are currently vacant. The vacant lots are municipally owned and are considered potentially available. The five remaining lots occupied by single-family dwellings are 66 ft. wide.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family, with some two-family dwellings and no small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

15. REZONING REFERENCE #169/87

ADDRESS: 7212 Sixteenth Avenue

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the southerly side of Sixteenth Avenue contains 13 lots, including the subject vacant lot and four which are occupied by two-family dwellings. Of the eight remaining lots all are 66 ft. wide. The opposite block front across Sixteenth Avenue contains twelve lots, including four two-family dwellings. The eight remaining lots are occupied by single-family dwellings, with four having lot widths of 66 ft. or greater. The block in which the site is located, bounded by Sixteenth and Britton Streets and Sixteenth and Stride Avenues contains a total of twenty-six lots, including six two-family dwellings. All of the twenty remaining lots are occupied by single-family dwellings with widths in the 66 ft. range.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family with some two-family dwellings and no small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

16. REZONING REFERENCE #171/87

ADDRESS: 8036 Nineteenth Avenue

The applicant has requested rezoning in order to subdivide into two, presumably 31.8 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the southerly side of Nineteenth Avenue between Fourth Street and Second Street contains twelve lots, including two which are occupied by two-family dwellings. Of the ten remaining lots occupied by single-family dwellings, all are 50 ft. wide or greater, with seven being 59 ft. wide or greater. The opposite block front across Nineteenth Avenue contains Robert Burnaby Park and five lots occupied by single-family dwellings, all of which are 56 ft. wide or greater. The block in which the site is located, bounded by Eighteenth and Nineteenth Avenues and Second and Fourth Streets, contains a total of 33 lots, including three two-family dwellings, 28 are 50 ft. wide or greater.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family with minor evidence of two-family dwellings and no evidence of small lot development of the size proposed, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

17. REZONING REFERENCE #172/87

ADDRESS: 6029 Sprrott Street

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

The block front in which the site is located on the north side of Sprrott Street contains ten lots, including two two-family dwellings. All of the remaining lots are 60 ft. wide or greater and are occupied by single-family dwellings. The opposite block front across Sprrott Street contains seven lots, including two church sites. The five remaining lots are 60 ft. wide and are occupied by single-family dwellings. The block in which the site is located, bounded by Sprrott Street, Godwin Avenue, Woodsworth Street and the Trans Canada Highway contains a total of twenty lots, including two which are occupied by two-family dwellings and one which is vacant. The seventeen remaining lots are 60 ft. wide or greater and are occupied by single-family dwellings.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family, with minor evidence of two-family dwellings and no small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

18. REZONING REFERENCE #175/87

ADDRESS: 1341 MacDonald Avenue

The applicant has requested rezoning in order to subdivide into two, presumably 34 ft. lots for the construction of one new single-family dwelling, while retaining the existing dwelling.

The block front in which the site is located on the west side of MacDonald Avenue between Douglas Road and William Street contains six lots, including one two-family dwelling. The five remaining lots are occupied by single-family dwellings, with widths of 50 ft. and greater. The opposite block front to the east across MacDonald Avenue contains Kitchener School. The block in which the site is located, bounded by MacDonald Avenue, Douglas Road and William Street contains a total of fifteen lots, including one which is vacant and one which is occupied by a two-family dwelling. The thirteen remaining lots are occupied by single-family dwellings and have widths of 50 ft. or greater.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single-family, with only minor evidence of two-family dwellings and no small lot development, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.