

ITEM 5
MANAGER'S REPORT NO. 78
COUNCIL MEETING 89/11/27

RE: AREA REZONINGS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 NOVEMBER 22

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: AREA REZONINGS

PURPOSE: To provide Council with a recommendation on the three requested area rezonings to the R3 Residential District.

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RECOMMENDATIONS:

- 1) THAT Council not give favourable consideration to the requests to rezone the area bounded by Canada Way, Goodlad Street, Fourth Street and Wedgewood Street (Area 1) and the area roughly bounded by Sperling Avenue, Walker Avenue, Griffiths Avenue and Imperial Street to the R3 Residential District (Area 2).
- 2) THAT Rezoning Reference #158/87 (Area 3) be brought forward and not be given favourable consideration at Second Reading.
- 3) THAT copies of this report be sent to the following representatives of the petitioners requesting the three subject area rezonings:
 - a) Mr. J. Revoczi
7605 Imperial Street
Burnaby, B.C.
V5E 1P3
 - b) Mr. E. Turner
7931 Elwell Street
Burnaby, B.C.
V5E 1M3
 - c) Mrs. F. McIntyre
6779 Bryant Street
Burnaby, B.C.
V5E 1S7

SUMMARY:

This report examines the appropriateness of proceeding with the three requested area rezonings in light of the recently adopted text amendments to the Burnaby Zoning Bylaw affecting small lot subdivision in the R4, R5 and R9 Residential Districts.

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R E P O R T

1.0 BACKGROUND INFORMATION:

1.1 In 1986 and 1987 Council considered a number of petitions requesting that relatively large single and two-family residential areas be rezoned to the R2 District or the R3 Residential District. The primary reason for the residents submitting these petitions was concern about R9 rezonings and inappropriate small lot subdivision in their neighbourhoods and the resultant construction of new dwellings which were felt to be out of character with the neighbourhood.

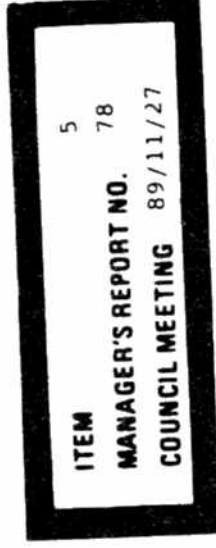
1.2 On 1987 June 01, Council received a petition from the residents of the area bounded by Wedgewood Street, Goodlad Street, Fourth Street and Canada Way (Area 1) (see attached Sketch #1) requesting that the area be rezoned from R5 Residential District to R3 Residential District. At that time, Council was informed that the Planning and Building Inspection Department would examine the subject request and report back to Council in due course.

On 1987 August 10, Council received a petition from the residents of the area roughly bounded by Sperling Avenue, Walker Avenue, Griffiths Avenue and Imperial Street (Area 2) (refer to attached Sketch #2) requesting that the area be rezoned from R5 Residential District to R3 Residential District. At that time, Council was similarly informed that the Planning and Building Inspection Department would examine the subject request and report back to Council.

On 1987 November 06, Council forwarded a rezoning application (Rezoning Reference #158/87) (refer to attached Sketch #3), involving a request to rezone the properties fronting on Imperial Street between Walker Avenue and Canada Way (Area 3) to the R3 Residential District, to a Public Hearing. This rezoning was initiated as a result of Council direction given in connection with an earlier request to rezone the larger area roughly bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street, the R5 zoning boundary abutting the properties along Leibly Avenue and the rear lot line of the properties along Imperial Street (Rezoning Reference #88/87), which received Final Adoption in an amended form on 1987 September 28. Rezoning Reference #158/87 was subsequently tabled by Council at Second Reading on 1988 January 04, in response to some resident opposition to the loss of two-family dwelling potential.

1.3 On 1988 February 15, Council received a report from the Director Planning and Building Inspection recommending a processing procedure for dealing with R9 rezoning applications and the three area rezoning requests. At that time, Council concurred in the recommended approach to not give further consideration to new R9 rezoning applications and the area rezoning requests until Council has completed its review and established its policy on small lot subdivision in the Municipality.

This procedure was amended on 1988 April 18 to allow Council to consider the outstanding pre - February 15 applications for R9, while retaining the status of the three area rezoning requests and all R9 rezoning applications submitted after 1988 February 15.



- 1.4 At the outset of the review of the policy regarding small lot subdivision in Burnaby, staff sought and received Council concurrence that the following principles and objectives were to be utilized in formulating and assessing the new small lot subdivision policy:
- 1) Improving the general knowledge and certainty of where small lot development can and cannot occur.
 - 2) Ensuring a satisfactory level of neighbourhood protection.
 - 3) Limiting and restricting small lot development to those areas having a like character.
 - 4) Ensuring a reasonable opportunity for small lot development.
 - 5) Reducing the complexity of the small lot development process.

1.5 Following a thorough review of the small lot subdivision issue, including an intensive public consultation program, allowing the public to provide input on the recommended approach to small lot development in existing residential areas, Council on 1989 July 10, adopted text amendments to the Burnaby Zoning Bylaw (Bylaw No. 9189), amending the lot area and width requirements of the R4 and the R5 Residential Districts.

In essence, the text amendments eliminated the option of infill small lot subdivision in established single and two-family residential neighbourhoods through rezoning to the R9 Residential District, while providing a formula through which small lot subdivision can occur in the R4 and R5 Residential Districts in a more consistent and rational manner. The Zoning Bylaw now states that where 30 per cent or more of the existing lots with the zoning designations R4, R5, and R9 in the block front have a width of 13.72 m (45 ft.) or less, each lot for a single family dwelling shall have an area of not less than 399.47 m² (4,300 sq. ft.) and a width of not less than 10.97 m (36 ft.). The R9 Residential District will now be utilized solely for the provision of small lots in areas of two or more acres that are undergoing comprehensive development or redevelopment in accordance with specified guidelines.

The adoption of the aforementioned text amendments to the Zoning Bylaw satisfies the above objectives and provides an appropriate and reasonable approach to dealing with small lot subdivision in Burnaby.

2.0 GENERAL DISCUSSION:

2.1 In general, requests for residential area rezonings (Council considered six such requests over a two year period) were made to Council in order to avoid what was considered inappropriate and incompatible small lot subdivision through rezoning to the R9 Residential District in a particular neighbourhood. Residents of the areas who petitioned to be rezoned to R2 Residential District or R3 Residential District generally wished to avoid any further rezoning to the R9 District in their neighbourhoods and the resultant increase in development density, as well as the perceived incompatible building bulk associated with R9 redevelopment.



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It is this Department's view that the problems related to inconsistent rezoning to the R9 District and the resultant incompatible development as it relates to the surrounding neighbourhood are adequately addressed through the above-noted text amendments to the Burnaby Zoning Bylaw. The limitation that small lot subdivision occur only on block fronts in which 30 per cent or more of the existing lots have a width of 13.72 m (45 ft.) or less will ensure that small lot subdivision occurs only where there is an existing small lot character. This requirement will also provide the increased degree of neighbourhood protection and stability which was considered important to the area residents.

In light of the general concerns and objectives of the residents who requested that their neighbourhoods be rezoned to the R3 District and the adoption of the text amendments to the Zoning Bylaw regulating small lot subdivision in Burnaby, staff would no longer consider it necessary to proceed with any of the three area rezoning requests.

2.2 For information, the number of properties with small lot subdivision potential under the amended R5 District lot area and width requirements are provided within the subject areas:

AREA 1: There are five properties of the approximately 268 lots in the area which are located on block fronts with an existing small lot character, which have small lot subdivision potential.

AREA 2: There are no properties with small lot subdivision potential.

AREA 3: There are two properties of the approximately 82 lots in the area which are located on block fronts with an existing small lot character, which have small lot subdivision potential.

Once again, it should be noted that the small lot subdivision of these properties is considered to be acceptable in terms of the most reasonable and practical method of limiting small lot development to those areas having a like character, while still ensuring a reasonable opportunity for small lot development.

2.3 In terms of residential land use goals for the Municipality, the Official Community Plan states that the residential land use allocation is intended to provide a full range of housing opportunities within each of the four major sectors of the Municipality.

In this regard, it should be noted that rezoning from R5 District to R3 District would eliminate certain options for ground-oriented residential accommodation and narrows the range of housing opportunities in a given residential area and in the Municipality in general. More specifically, rezoning from the R5 District to the R3 District would eliminate semi-detached or duplex dwellings and boarding, lodging or rooming houses as permitted uses in the affected areas. The elimination of these housing options is generally not considered to be consistent with the objectives of the Official Community Plan.

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3.0 CONCLUSION:

3.1 In light of the recent adoption of the text amendments to the Burnaby Zoning Bylaw regulating small lot subdivision in the Municipality, which addressed the issue of R9 rezoning in stable residential neighbourhoods and the adopted goal of providing a full range of housing opportunities throughout Burnaby, it is considered no longer necessary to pursue the rezoning of the subject Areas 1, 2 and 3 to the R3 Residential District. This would be procedurally accomplished through Council approval of the recommendations that Council not give favourable consideration to the requests to rezone Area 1 and Area 2 to the R3 Residential District and that Rezoning Reference #158/87 (Area 3) be brought forward and not be given favourable consideration at Second Reading.

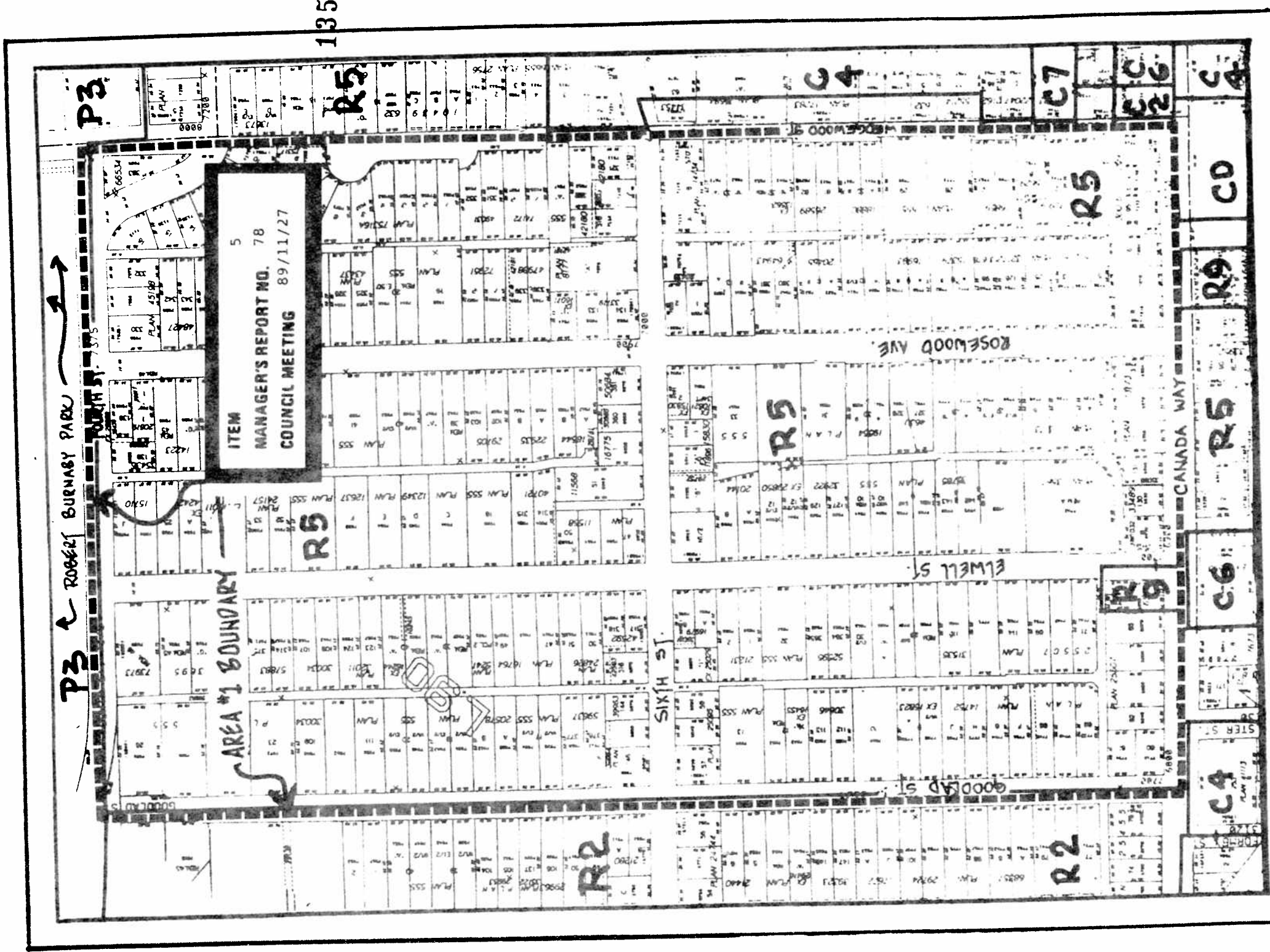
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Attachments

Mr. A. L. Parr

Mr. A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION




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Date
October 1989

Scale
N.T.S.

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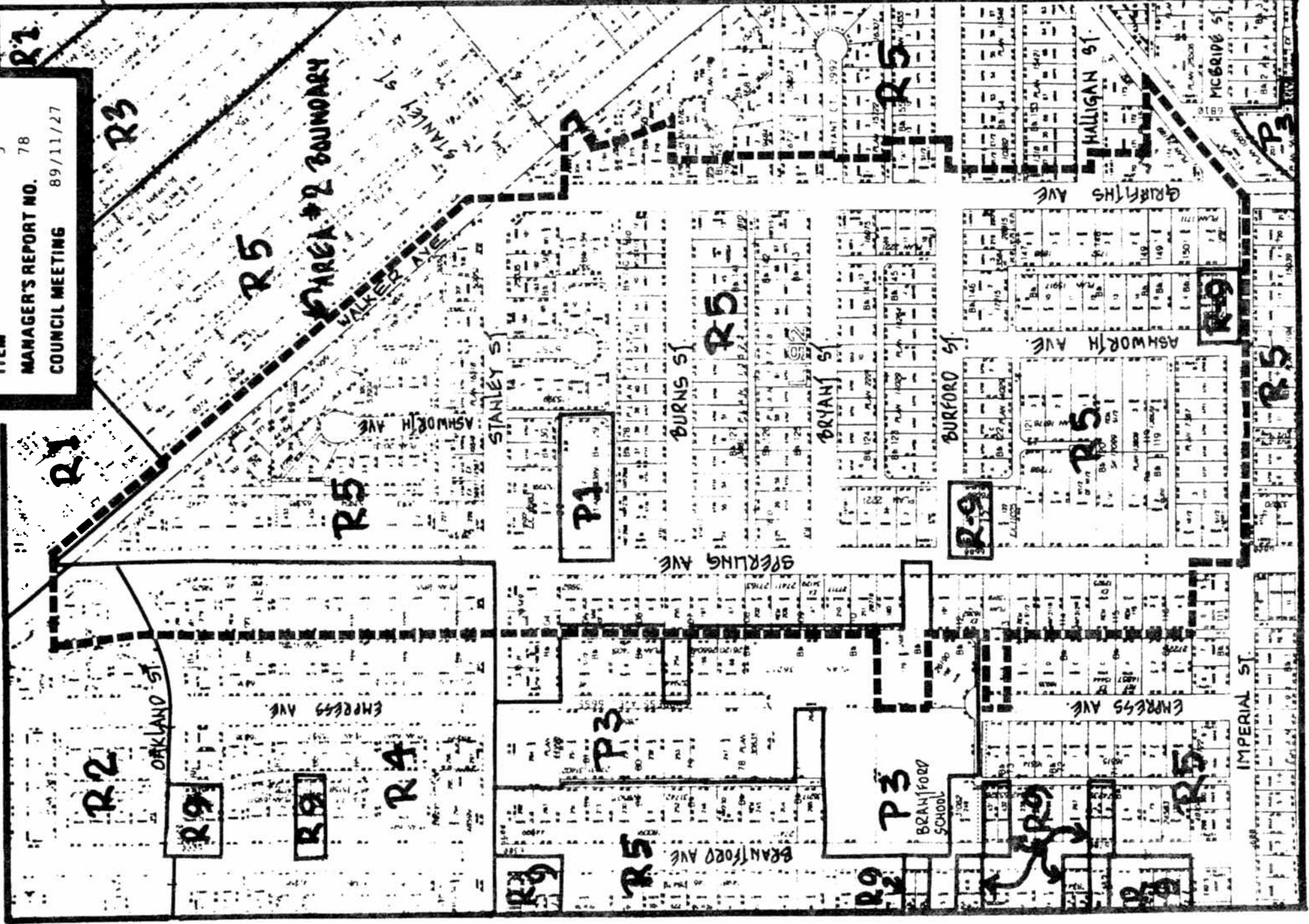
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BURNABY
 Planning &
 Building Inspection
 Department

AREA #1.



SKETCH #1.

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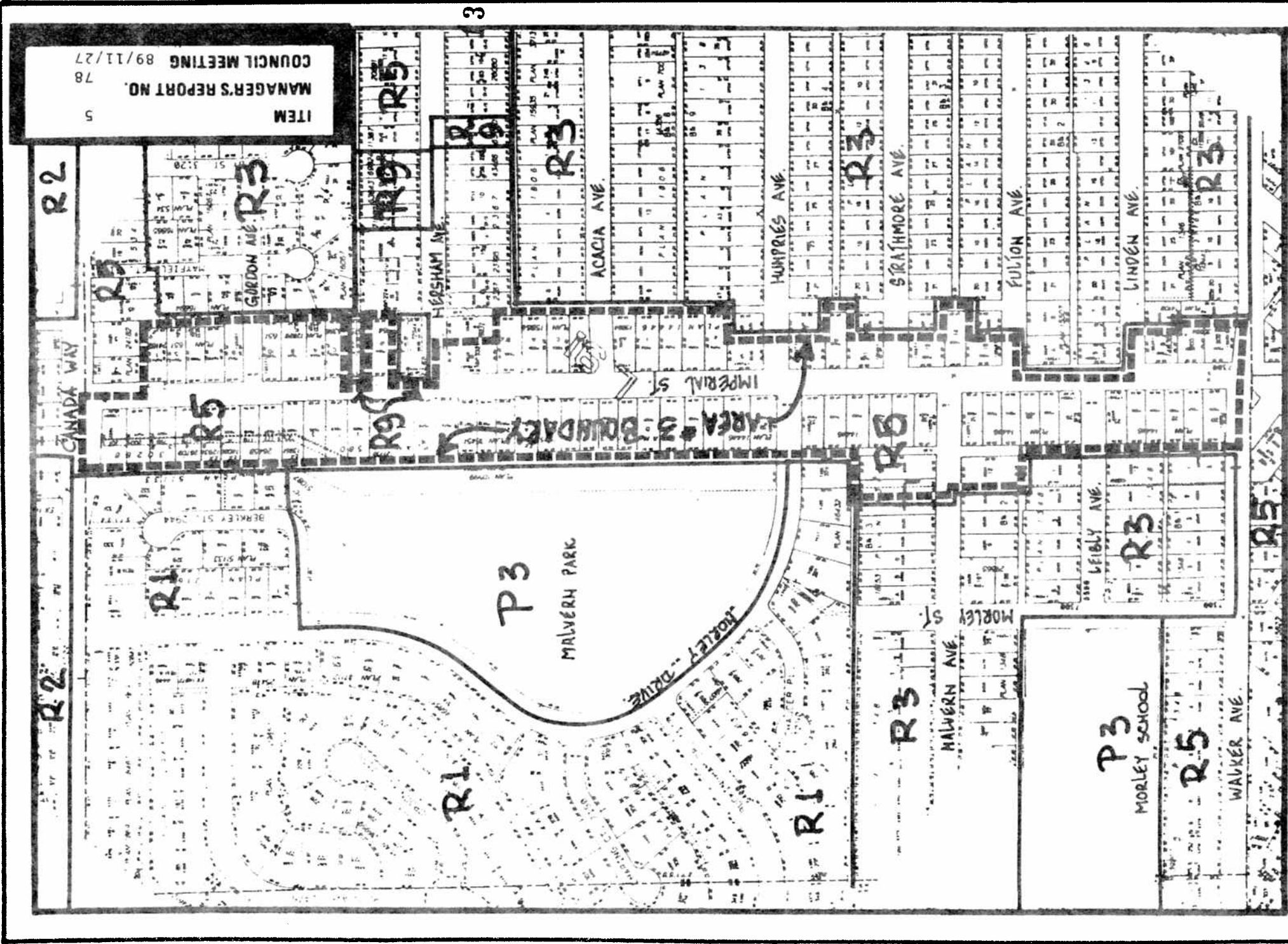
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AREA #2.



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SKETCH #2.



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SEP 23 1989
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Department

AREA #3

R.Z. # 158/87



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