

**TO:** CITY MANAGER 1994 DECEMBER 7

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #68/94  
WESTRIDGE AREA REZONING (SEE ATTACHED SKETCH)

**ADDRESS AND LEGALS:** SEE ATTACHED SCHEDULE "A"

**FROM:** R2 RESIDENTIAL DISTRICT

**TO:** R11 RESIDENTIAL DISTRICT

**PURPOSE:** To seek Council authority to forward this rezoning to the 1995 January 24 Public Hearing.

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**RECOMMENDATIONS:**

1. **THAT** staff be authorized to bring forward for abandonment Amendment Bylaw No. 22, 1994, Bylaw No. 10,048, Rezoning Reference #22/94 a predecessor of the current rezoning application after Second Reading has been granted for this new rezoning proposal.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 January 9 and to a Public Hearing on 1995 January 24 at 7:30 p.m.
3. **THAT** the following be established as a prerequisite to the completion of the rezoning:
  - a) The approval of the Ministry of Transportation and Highways to the rezoning application.

**REPORT**

**1.0 BACKGROUND:**

- 1.1 The Westridge neighbourhood consists of 113 lots and is presently zoned R2 District (see attached sketch). At its meeting on 1993 April 5, Council received a petition requesting a zoning change to preclude the construction of

large houses that could impact existing scenic views. In response to the petition, Council adopted a resolution for staff to work with Westridge residents and owners in developing new zoning regulations for this area.

- 1.2 In January 1994, the Planning Department presented a zoning proposal (called the R11 District) to the neighbourhood to further limit the bulk of houses. The proposal would allow a property owner the choice to build either of the following house types:

- House Type A: 20 feet building height, 4,000 sq.ft. of floor area

OR

- House Type B: 25 feet building height, 3,500 sq.ft. of floor area.

The response on this R11 zoning proposal was mixed. Of the 80 respondents, 49 percent supported the proposal and 45 percent were against it. Given the insufficient support for the proposal, Council adopted the Planning Department's recommendation for an area rezoning to the R10 District as a compromise approach.

- 1.3 On 1994 June 21, a Public Hearing was held on an area rezoning of the Westridge neighbourhood from the R2 District to the R10 District. At the Hearing, one of the speakers submitted a neighbourhood petition that involved 89 of the 113 property owners. Of those owners who signed the petition, 83 percent preferred the R11 zoning proposal over the R10 zoning district. The level of support for the R11 zoning proposal was much greater in June than in January.

- 1.4 In response to the findings of this petition, Council directed staff to conduct a final survey to determine the neighbourhood's zoning preference for the R10 or R11 District. The findings of the questionnaire were presented to Council on 1994 September 6.

The questionnaire asked the property owners to indicate their zoning preference for either R10 or R11 zoning. For the 91 respondents, the findings are as follows:

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ZONING PREFERENCE	NO. OF RESPONDENTS*	%
Favour R11 zoning proposal	79	87%
Favour R10 zoning	11	12%
Neither R10 or R11	01	01%

\* Response rate: 80.5 percent

On 1994 September 6, Council adopted the recommendation to authorize the City Solicitor to prepare a bylaw to create the R11 Residential District and that it be forwarded to Public Hearing. The report also stated that an area rezoning of the Westridge neighbourhood to the R11 District would be pursued.

The text amendment to the Burnaby Zoning Bylaw creating the R11 Residential District was adopted by Council on 1994 December 5.

A copy of the R11 District regulations may be obtained at the Planning Department offices.

## 2.0 **SUMMARY:**

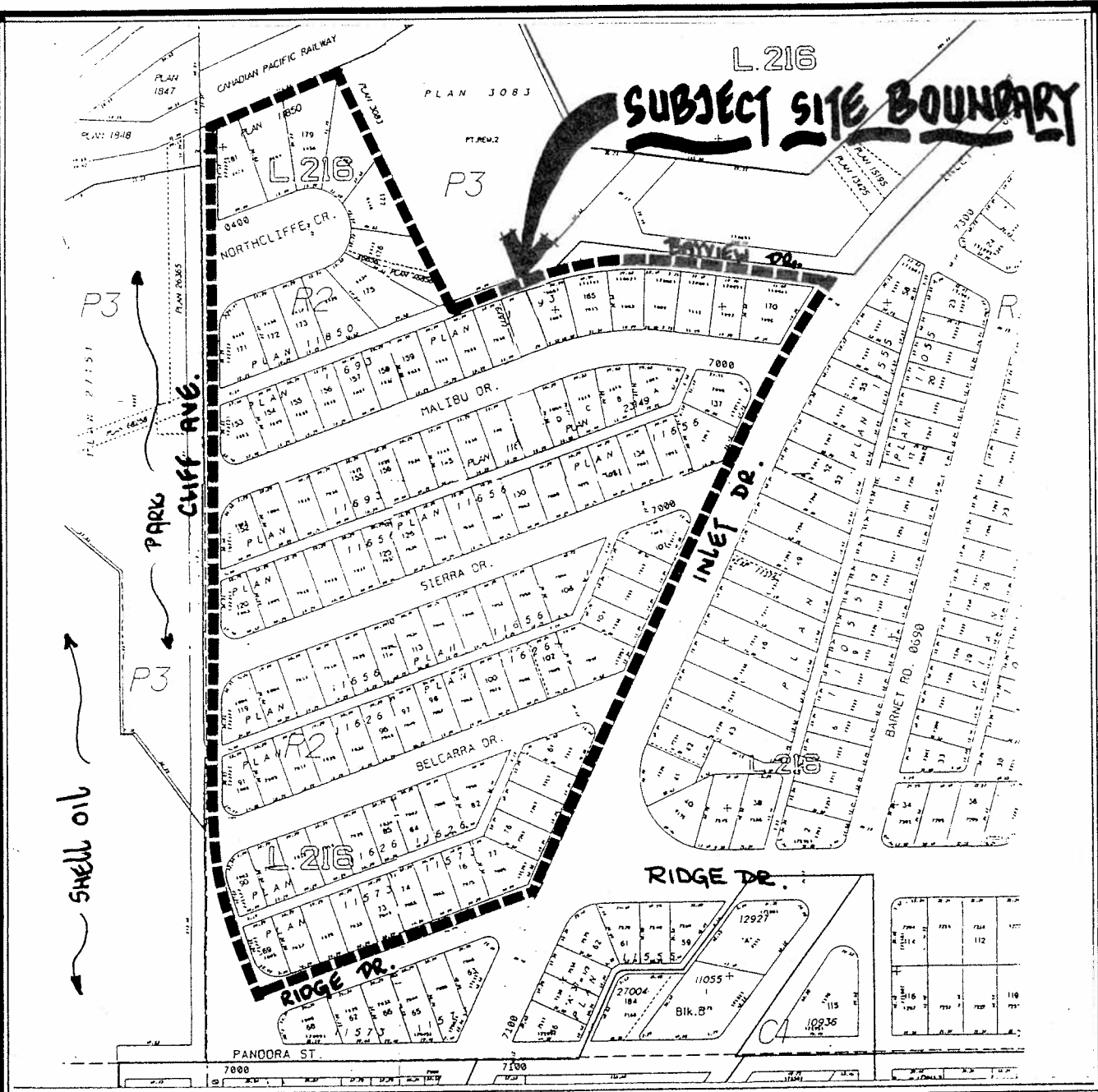
- 2.1 In light of the text amendment creating the R11 Residential District having been given Final Adoption and 87 percent of the property owners supporting the R11 zoning proposal, it is recommended that an area rezoning to the R11 District be forwarded to the 1995 January 24 Public Hearing.

  
D.G. Stenson, Director  
Planning and Building

BW:yg  
Attach.

cc: City Clerk

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Date:  
DECEMBER 1994

Scale:  
N.T.S.

Drawn By:  
J.P.C.



City of  
Burnaby  
Planning & Building Dept.

REZONING REFERENCE #68/94

SKETCH

**SCHEDULE "A"**

**REZONING REFERENCE #68/94**

1.     **410 NORTHCLIFFE CR.**  
        LOT 171, D.L. 216, GROUP 1, N.W.D. PLAN 11850
2.     **416 NORTHCLIFFE CR.**  
        LOT 172, D.L. 216, GROUP 1, N.W.D. PLAN 11850
3.     **422 NORTHCLIFFE CR.**  
        LOT 173, D.L. 216, GROUP 1, N.W.D. PLAN 11850
4.     **428 NORTHCLIFFE CR.**  
        LOT 174, D.L. 216, GROUP 1, N.W.D. PLAN 11850
5.     **434 NORTHCLIFFE CR.**  
        LOT 175, D.L. 216, GROUP 1, N.W.D. PLAN 11850
6.     **440 NORTHCLIFFE CR.**  
        LOT 176, D.L. 216, GROUP 1, N.W.D. PLAN 11850
7.     **446 NORTHCLIFFE CR.**  
        LOT 177, D.L. 216, GROUP 1, N.W.D. PLAN 11850
8.     **452 NORTHCLIFFE CR.**  
        LOT 178, D.L. 216, GROUP 1, N.W.D. PLAN 11850
9.     **458 NORTHCLIFFE CR.**  
        LOT 179, D.L. 216, GROUP 1, N.W.D. PLAN 11850
10.    **464 NORTHCLIFFE CR.**  
        LOT 180, D.L. 216, GROUP 1, N.W.D. PLAN 11850
11.    **470 NORTHCLIFFE CR.**  
        LOT 181, D.L. 216, GROUP 1, N.W.D. PLAN 11850
12.    **7002 MALIBU DRIVE**  
        LOT 152, D.L. 216, GROUP 1, N.W.D. PLAN 11693
13.    **7003 MALIBU DRIVE**  
        LOT 153, D.L. 216, GROUP 1, N.W.D. PLAN 11693
14.    **7004 MALIBU DRIVE**  
        LOT 151, D.L. 216, GROUP 1, N.W.D. PLAN 11693

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15. **7009 MALIBU DRIVE**  
LOT 154, D.L. 216, GROUP 1, N.W.D. PLAN 11693
16. **7010 MALIBU DRIVE**  
LOT 150, D.L. 216, GROUP 1, N.W.D. PLAN 11693
17. **7015 MALIBU DRIVE**  
LOT 155, D.L. 216, GROUP 1, N.W.D. PLAN 11693
18. **7016 MALIBU DRIVE**  
LOT 149, D.L. 216, GROUP 1, N.W.D. PLAN 11693
19. **7021 MALIBU DRIVE**  
LOT 156, D.L. 216, GROUP 1, N.W.D. PLAN 11693
20. **7022 MALIBU DRIVE**  
LOT 148, D.L. 216, GROUP 1, N.W.D. PLAN 11693
21. **7027 MALIBU DRIVE**  
LOT 157, D.L. 216, GROUP 1, N.W.D. PLAN 11693
22. **7028 MALIBU DRIVE**  
LOT 147, D.L. 216, GROUP 1, N.W.D. PLAN 11693
23. **7033 MALIBU DRIVE**  
LOT 158, D.L. 216, GROUP 1, N.W.D. PLAN 11693
24. **7034 MALIBU DRIVE**  
LOT 146, D.L. 216, GROUP 1, N.W.D. PLAN 11693
25. **7039 MALIBU DRIVE**  
LOT 159, D.L. 216, GROUP 1, N.W.D. PLAN 11693
26. **7040 MALIBU DRIVE**  
LOT 145, D.L. 216, GROUP 1, N.W.D. PLAN 11693
27. **7045 MALIBU DRIVE**  
LOT 160, D.L. 216, GROUP 1, N.W.D. PLAN 11693
28. **7046 MALIBU DRIVE**  
LOT 144, D.L. 216, GROUP 1, N.W.D. PLAN 11693

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29. **7051 MALIBU DRIVE**  
LOT 161, D.L. 216, GROUP 1, N.W.D. PLAN 11693
30. **7052 MALIBU DRIVE**  
LOT 143, D.L. 216, GROUP 1, N.W.D. PLAN 11693
31. **7057 MALIBU DRIVE**  
LOT 162, D.L. 216, GROUP 1, N.W.D. PLAN 11693
32. **7058 MALIBU DRIVE**  
LOT 142, D.L. 216, GROUP 1, N.W.D. PLAN 11693
33. **7063 MALIBU DRIVE**  
LOT 163, D.L. 216, GROUP 1, N.W.D. PLAN 11693
34. **7064 MALIBU DRIVE**  
LOT D, D.L. 216, GROUP 1, N.W.D. PLAN 23149
35. **7069 MALIBU DRIVE**  
LOT 164, D.L. 216, GROUP 1, N.W.D. PLAN 11693
36. **7070 MALIBU DRIVE**  
LOT C, D.L. 216, GROUP 1, N.W.D. PLAN 23149
37. **7075 MALIBU DRIVE**  
LOT 165, D.L. 216, GROUP 1, N.W.D. PLAN 11693
38. **7076 MALIBU DRIVE**  
LOT B, D.L. 216, GROUP 1, N.W.D. PLAN 23149
39. **7083 MALIBU DRIVE**  
LOT 166, D.L. 216, GROUP 1, N.W.D. PLAN 11693
40. **7084 MALIBU DRIVE**  
LOT A, D.L. 216, GROUP 1, N.W.D. PLAN 23149
41. **7089 MALIBU DRIVE**  
LOT 167, D.L. 216, GROUP 1, N.W.D. PLAN 11693
42. **7090 MALIBU DRIVE**  
LOT 137, D.L. 216, GROUP 1, N.W.D. PLAN 11656

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- 43. **7091 MALIBU DRIVE**  
LOT 168, D.L. 216, GROUP 1, N.W.D. PLAN 11693
- 44. **7093 MALIBU DRIVE**  
LOT 169, D.L. 216, GROUP 1, N.W.D. PLAN 11693
- 45. **7095 MALIBU DRIVE**  
LOT 170, D.L. 216, GROUP 1, N.W.D. PLAN 11693
- 46. **7001 BELCARRA DRIVE**  
LOT 91, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 47. **7002 BELCARRA DRIVE**  
LOT 90, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 48. **7006 BELCARRA DRIVE**  
LOT 89, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 49. **7009 BELCARRA DRIVE**  
LOT 92, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 50. **7010 BELCARRA DRIVE**  
LOT 88, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 51. **7017 BELCARRA DRIVE**  
LOT 93, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 52. **7018 BELCARRA DRIVE**  
LOT 87, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 53. **7025 BELCARRA DRIVE**  
LOT 94, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 54. **7026 BELCARRA DRIVE**  
LOT 86, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 55. **7033 BELCARRA DRIVE**  
LOT 95, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 56. **7034 BELCARRA DRIVE**  
LOT 85, D.L. 216, GROUP 1, N.W.D. PLAN 11626

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- 57. **7041 BELCARRA DRIVE**  
LOT 96, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 58. **7042 BELCARRA DRIVE**  
LOT 84, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 59. **7049 BELCARRA DRIVE**  
LOT 97, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 60. **7050 BELCARRA DRIVE**  
LOT 83, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 61. **7057 BELCARRA DRIVE**  
LOT 98, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 62. **7058 BELCARRA DRIVE**  
LOT 82, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 63. **7065 BELCARRA DRIVE**  
LOT 99, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 64. **7073 BELCARRA DRIVE**  
LOT 100, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 65. **7081 BELCARRA DRIVE**  
LOT 101, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 66. **7089 BELCARRA DRIVE**  
LOT 102, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 67. **7097 BELCARRA DRIVE**  
LOT 103, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 68. **7003 SIERRA DRIVE**  
LOT 120, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 69. **7004 SIERRA DRIVE**  
LOT 119, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 70. **7008 SIERRA DRIVE**  
LOT 118, D.L. 216, GROUP 1, N.W.D. PLAN 11656

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- 71. **7009 SIERRA DRIVE**  
LOT 121, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 72. **7010 SIERRA DRIVE**  
LOT 117, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 73. **7015 SIERRA DRIVE**  
LOT 122, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 74. **7016 SIERRA DRIVE**  
LOT 116, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 75. **7021 SIERRA DRIVE**  
LOT 123, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 76. **7022 SIERRA DRIVE**  
LOT 115, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 77. **7027 SIERRA DRIVE**  
LOT 124, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 78. **7028 SIERRA DRIVE**  
LOT 114, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 79. **7033 SIERRA DRIVE**  
LOT 125, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 80. **7034 SIERRA DRIVE**  
LOT 113, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 81. **7039 SIERRA DRIVE**  
LOT 126, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 82. **7040 SIERRA DRIVE**  
LOT 112, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 83. **7045 SIERRA DRIVE**  
LOT 127, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 84. **7046 SIERRA DRIVE**  
LOT 111, D.L. 216, GROUP 1, N.W.D. PLAN 11656

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- 85. **7051 SIERRA DRIVE**  
LOT 128, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 86. **7052 SIERRA DRIVE**  
LOT 110, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 87. **7057 SIERRA DRIVE**  
LOT 129, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 88. **7058 SIERRA DRIVE**  
LOT 109, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 89. **7063 SIERRA DRIVE**  
LOT 130, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 90. **7064 SIERRA DRIVE**  
LOT 108, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 91. **7069 SIERRA DRIVE**  
LOT 131, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 92. **7072 SIERRA DRIVE**  
LOT 107, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 93. **7075 SIERRA DRIVE**  
LOT 132, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 94. **7081 SIERRA DRIVE**  
LOT 133, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 95. **7087 SIERRA DRIVE**  
LOT 134, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 96. **7093 SIERRA DRIVE**  
LOT 135, D.L. 216, GROUP 1, N.W.D. PLAN 11656
- 97. **7005 RIDGE DRIVE**  
LOT 69, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 98. **7015 RIDGE DRIVE**  
LOT 70, D.L. 216, GROUP 1, N.W.D. PLAN 11573

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- 99. **7025 RIDGE DRIVE**  
LOT 71, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 100. **7035 RIDGE DRIVE**  
LOT 72, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 101. **7045 RIDGE DRIVE**  
LOT 73, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 102. **7055 RIDGE DRIVE**  
LOT 74, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 103. **7065 RIDGE DRIVE**  
LOT 75, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 104. **7075 RIDGE DRIVE**  
LOT 76, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 105. **7085 RIDGE DRIVE**  
LOT 77, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 106. **7201 INLET DRIVE**  
LOT 78, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 107. **7207 INLET DRIVE**  
LOT 79, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 108. **7213 INLET DRIVE**  
LOT 80, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 109. **7219 INLET DRIVE**  
LOT 81, D.L. 216, GROUP 1, N.W.D. PLAN 11573
- 110. **7235 INLET DRIVE**  
LOT 104, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 111. **7239 INLET DRIVE**  
LOT 105, D.L. 216, GROUP 1, N.W.D. PLAN 11626
- 112. **7243 INLET DRIVE**  
LOT 106, D.L. 216, GROUP 1, N.W.D. PLAN 11626

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113. **7263 INLET DRIVE**  
LOT 136, D.L. 216, GROUP 1, N.W.D. PLAN 11656

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