

ITEM	12
MANAGER'S REPORT NO.	18
COUNCIL MEETING	94/03/21

TO: CITY MANAGER 1994 MARCH 16

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.003

SUBJECT: **CREST DRIVE AREA REZONING**

PURPOSE: To recommend the initiation of an area rezoning for the Crest Drive neighbourhood.

RECOMMENDATION:

1. **THAT** Council direct staff to initiate an area rezoning of the Crest Drive neighbourhood from the R2 Residential District to the R10 Residential District, as outlined in this report.

R E P O R T

1.0 BACKGROUND

At its meeting on 1993 November 15, Council received a petition from the owners of 29 properties on Crest Drive concerning an area rezoning (map in **Attachment A**). The petition requested that a survey of home owners be conducted to determine the desirability of an area rezoning from R2 to R10 Residential District.

An area rezoning to the R10 District would place greater restrictions on the bulk of houses in terms of building height, size and shape. As well, there are regulations which help to maintain the character of the streetscape.

In response to this petition, Council authorized staff to send a questionnaire to the 36 properties on Crest Drive and to the 34 properties located across the back lanes. As shown in Attachment A, the study area boundaries are Armstrong Avenue to the north, Tenth Avenue to the south, Langley Street to the west, and Cariboo Park to the east.

This report provides the findings of the questionnaire.

2.0 FINDINGS OF THE QUESTIONNAIRE

On 1994 February 7, a brochure and questionnaire was sent to 72 property owners and to 4 tenants. A total of 58 questionnaires were returned, representing a response rate of 76 percent. The respondents consisted of 51 resident owners, 5 absentee owners, and 2 tenants.

Within the whole study area, 69 percent of the respondents supported an area rezoning to the R10 District. A breakdown of the findings by location is provided in the following table:

Street	# of properties	# of respondents	Rezone to R10 district?		
			Yes	No	Undecided/ Other Zoning
Crest Drive	36	30	24	5	1
Langley Street	10	9	8	1	-
Tenth Avenue	12	9	6	2	1
Armstrong Ave.	12	10	2	5	3
Total	70	58	40	13	5
		100%	69.0%	22.4%	8.6%

There was a mixed response from the 10 respondents on Armstrong Avenue. By excluding these respondents on Armstrong Avenue in the data analysis, the findings show that there is a higher level of support for R10 zoning on the three other streets. That is, 79.2 percent of the 48 respondents on Crest Drive, Langley Street and Tenth Avenue support a rezoning to the R10 District.

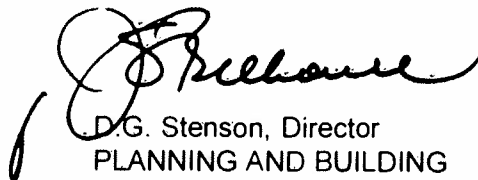
3.0 RECOMMENDATION

Based on the findings of the questionnaire, it is proposed that

- a. the 58 properties on Crest Drive, Langley Street, and Tenth Avenue be rezoned to the R10 District; and
- b. the 12 properties on Armstrong Avenue maintain its current R2 zoning since there was not sufficient support among the respondents for a zoning change to R10.

It is recommended that Council authorize staff to initiate an area rezoning in the Crest Drive neighbourhood from the R2 District to the R10 District, as shown on the map in *Attachment B*. The regulations of the R10 District are provided in *Attachment C*.

The property owners and residents of the Crest Drive neighbourhood will be sent a copy of this report and be advised of Council's decision.

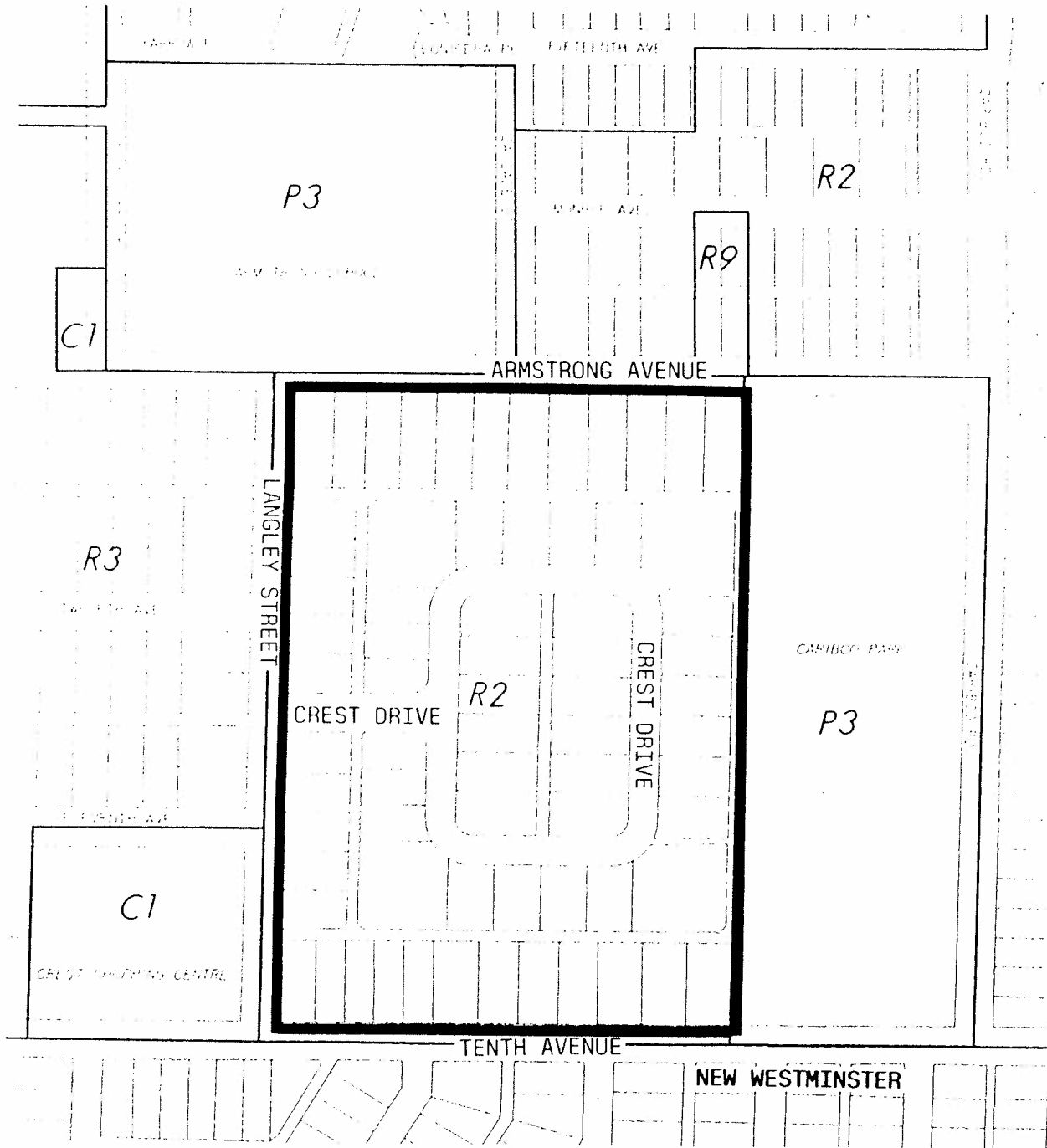

 D.G. Stenson, Director
 PLANNING AND BUILDING


 SL/jp

Attachments: 3

cc: Director Administrative & Community Services
 City Solicitor
 Chief Building Inspector
 Supervisor Plan Checking

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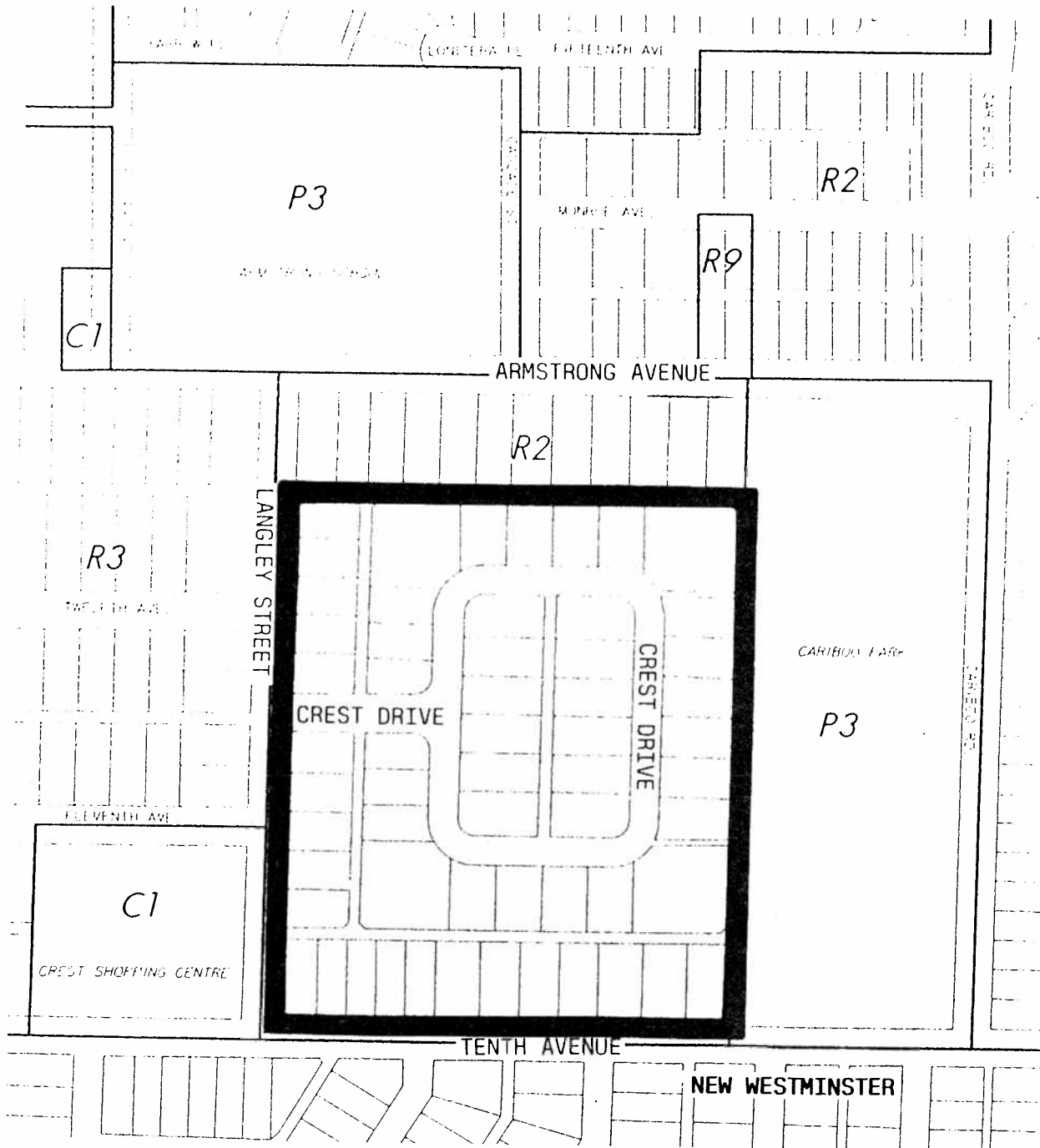


CREST DRIVE NEIGHBOURHOOD



Study area: Distribution of brochure and questionnaire (70 properties)

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CREST DRIVE NEIGHBOURHOOD



█ Proposed area rezoning from R2 District to R10 District (58 properties)

110. RESIDENTIAL DISTRICT (R10)

This District provides for low-scale development in mature single family areas with a consistent low-scale character.

110.1 Uses Permitted:

- (1) Single family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses
- (4) Group homes on lots with area not less than 800 m² (8611.4 sq. ft.)

110.2 Lot Area and Width:

Each lot shall have an area of not less than 560 m² (6028 sq. ft.) and a width of not less than 15 m (49.2 ft.).

110.3 Lot Coverage:

Lot coverage shall not exceed 40 percent.

110.4 Development Density. Gross Floor Area:

- (1) The density of development shall not exceed the lesser of
 - (a) a floor area ratio of 0.60, or
 - (b) 370 m² (3982.8 sq. ft.).
- (2) The gross floor area of all accessory buildings on a lot shall not exceed 56 m² (602.8 sq. ft.).
- (3) Notwithstanding the definition "floor area ratio" in section 3, where a detached carport or garage is located within 9 m (29.5 ft.) of the rear lot line, a maximum of 42 m² (452.1 sq. ft.) of a garage or carport shall not be included as gross floor area, but all other floor areas used for off-street parking shall be included.

110.5 Development Density. Above Grade Floor Area:

- (1) For a principal building that exists at the coming into force of this provision, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the lesser of
 - (a) 0.20 of the lot area + 112 m² (1205.6 sq. ft.), or
 - (b) 242.0 m² (2605 sq. ft.).

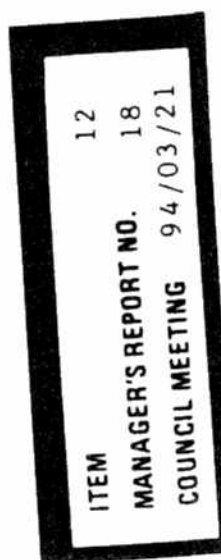
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- (2) For a principal building that is constructed after July 22, 1991, the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the lesser of
 - (a) 0.20 of the lot area + 112 m² (1205.6 sq. ft.), or
 - (b) 242.0 m² (2605 sq. ft.).
- (3) The floor area of a garage or carport attached to a principal building shall be included as above grade floor area under subsections (1) and (2).
- (4) The second floor located above any cellar, crawl space or ground surface shall have
 - (a) a floor area not greater than 50 percent of the floor area immediately below it, and
 - (b) side yard setbacks for that second floor not less than 1.5 m (4.9 ft.) on each side and not less than the sum of 7 m (23.00 ft.) for both side yards;but this section shall not be applied so as to require an overall width of less than 9.8 m (32.2 ft.) for that second floor.

110.6 Height of Principal Building:

- (1) For the purpose of this section,
 - (a) "lower average elevation" means the lesser of the front average elevation or the rear average elevation;
 - (b) "higher average elevation" means the greater of the front average elevation or the rear average elevation;
 - (c) "low side" refers to the part of the building having a face relating to the lower average elevation; and
 - (d) "high side" refers to the part of the building having a face relating to the higher average elevation.
- (2) For a principal building on a lot with a slope of less than 13 percent measured through the depth of the building:
 - (a) the height of a building with a sloping roof shall not exceed 7.6 m (24.9 ft.) as measured from the lower average elevation to the highest point of the structure;

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(b) the height of a building with a flat roof shall not exceed 5.8 m (19.0 ft.) as measured from the lower average elevation to the highest point of the structure;
 subject to applicable exceptions in section 6.4.

(3) For a principal building on a lot with a slope of 13 percent or greater measured through the depth of the building:

- (a) the height of a building with a sloping roof shall not exceed
 - (i) 7.6 m (24.9 ft.) measured from the lower average elevation to the highest point in the half of the building on the low side, and
 - (ii) 5.5 m (18.0 ft.) measured from the higher average elevation to the highest point in the half of the building on the high side,
 subject to the applicable exceptions in section 6.4;
- (b) the height of a building with a flat roof shall not exceed
 - (i) 5.8 m (19.0 ft.) measured from the lower average elevation to the highest point in the half of the building on the low side, and
 - (ii) 3.7 m (12.1 ft.) measured from the higher average elevation to the highest point in the half of the building on the high side,
 subject to the applicable exceptions in section 6.4.

110.7 Depth of Principal Building:

The depth of a principal building shall not exceed the lesser of

- (a) 45 percent of the lot depth, or
- (b) 17 m (55.8 ft.)

110.8 Front Yard:

A front yard shall be provided of not less than 7.6 m (24.9 ft.) in depth, and not less than the average front depth of the two adjacent lots on each side of the lot, subject to section 6.12 (2.1).

110.9 Side Yards:

- (1) Side yards shall be provided on each side of the building of not less than 1.5 m (4.9 ft.) in width.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.8 ft.) in width.

110.10 Rear Yard:

A rear yard shall be provided of not less than 7.5 m (24.6 ft.) in depth.

110.11 Off-Street Parking:

- (1) Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.
- (2) Access for vehicles to all off-street parking spaces shall be provided from a lane abutting the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case the Chief Building Inspector may approve access from a street.
- (3) Notwithstanding section 800.6, parking is prohibited in the area between the front lot line and the face of the building, extending from one side lot line to the other.

110.12 Fences:

- (1) Notwithstanding section 6.14(5)(b), a fence not higher than 1.8 m (5.9 ft.) may be located to the rear of the face of the principal building facing the front yard.
- (2) Notwithstanding section 6.14(5)(a), no fence shall be permitted in the area between the front lot line and the face of the building, except on a lot abutting Willingdon Avenue or Parker Street where a fence not higher than 1.0 m (3.3 ft.) is allowed. (B/L No. 9663-91-12-16)

