

CITY OF BURNABY
HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Requests for Area Rezoning

RECOMMENDATIONS:

1. THAT the South Slope area, as described in this report, maintain its current zoning - R2 Residential District.
2. THAT a notice be sent to the South Slope residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

The Housing Committee, at its meeting held on 1994 July 26, adopted the attached staff report providing the findings of a questionnaire concerning an area rezoning in the South Slope.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor J. Young
Member

Councillor C. Redman
Member

<p>:COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR PLANNING & BUILDING</p>

TO: CHAIRPERSON AND MEMBERS
HOUSING COMMITTEE

1994 JULY 05

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.401

SUBJECT: SOUTH SLOPE AREA REZONING

PURPOSE: To provide the findings of a questionnaire concerning an area rezoning in the South Slope.

RECOMMENDATIONS:

1. THAT the Housing Committee make the following two recommendations to Council:
 - a. THAT the South Slope area, as described in this report, maintain its current zoning - R2 Residential District.
 - b. THAT a notice be sent to the South Slope residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

At its meeting on 1994 March 22, the Housing Committee received a petition from the owners of 128 properties in a South Slope neighbourhood 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 in order to control the bulk of houses, particularly the building height. The organizers of the petition felt that an area rezoning to the R10 District would be appropriate for this neighbourhood.

The subject South Slope neighbourhood is bounded by John Matthews Creek Ravine to the west, Gilley Avenue to the east and south, and Portland Avenue to the north. There are 154 properties zoned R2 Residential District. The majority of the houses contain a main floor and a basement.

At its meeting on 1994 April 25, Council authorized staff to send a brochure and questionnaire to the property owners and residents to determine the level of community support for an area rezoning from R2 to R10. The R10 District is more restrictive than the R2 District in terms of the regulations pertaining to the building height, gross floor area, building length, front yard setback, and the location of driveways and fences.

This report provides the findings of the questionnaire.

2.0 FINDINGS OF THE QUESTIONNAIRE

2.1 Study Area and Response Rate

There are 154 properties within the study area. On 1994 May 18, a brochure and questionnaire were sent to 158 property owners (resident owners and absentee owners) and to 18 tenants. A total of 119 questionnaires were returned. The respondents consisted of 105 resident owners, 11 absentee owners and 3 tenants. Of the owners, the response rate was 75 percent.

2.2 Support for an Area Rezoning

The findings show that there is not a clear neighbourhood consensus for an area rezoning to the R10 District. Of the 119 respondents, 60.5 percent favoured R10 zoning, while 34.5 percent favoured maintaining R2 zoning.

A breakdown of the findings by tenure is provided in Table 1 below. Of the 105 resident owners, 63 percent supported R10 zoning, while 31 percent wanted to maintain R2 zoning. Most of the 11 absentee owners did not support R10 zoning. In total, 59.5 percent of the owners favoured R10 zoning.

TABLE 1: Zoning Preference by Tenure

Zoning Preference	Resident Owners	Absentee Owners	Tenants	All Respondents
Favour R10	66 (62.9%)	3 (27.3%)	3	72 (60.5%)
Favour R2	33 (31.4%)	8 (72.7%)	-	41 (34.5%)
Undecided	6 (5.7%)	-	-	6 (5.0%)
Column Total	105 (100%)	11 (100%)	3	119 (100%)

Geographically, support for the R2 District and R10 District was randomly distributed across the neighbourhood. That is, there was not a sufficient concentration of support for R10 zoning. A breakdown of the findings by street is provided in Table 2.

TABLE 2: Zoning Preference by Street

Street	No. of Lots	No. of Respondents	Zoning Preference:		
			R10	R2	Undecided
Portland	6	4	4	-	-
McKee	16	12	4	8	-
Ewart	14	10	5	5	-
Carson	15	12	10	2	-
Patrick	38	30	22	7	1
Keith	35	28	14	11	3
Buller	8	6	6	-	-
Gilley	22	14	6	7	1
Unknown	-	3	1	1	1
Total	154	119 100.0%	72 60.0%	41 34.0%	6 5.0%

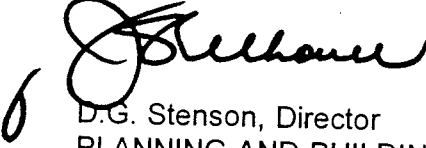
Of the 58 respondents who have owned their property for more than 10 years, 72 percent favoured R10 zoning. In comparison, respondents who have owned their property for 10 years or less were almost evenly divided in their preference for R2 or R10 zoning. That is, only 46 percent of these shorter term owners supported R10 zoning.

3.0 CONCLUSION

Of the 116 respondents who are property owners, 59.5 percent favoured the R10 District. Although a slight majority supported the R10 District, there is not a clear community consensus to proceed with an area rezoning.

As background information, the R10 rezoning proposal received 57 percent support in the Parkcrest area. However, Council decided that this level of support for a rezoning was not sufficient.

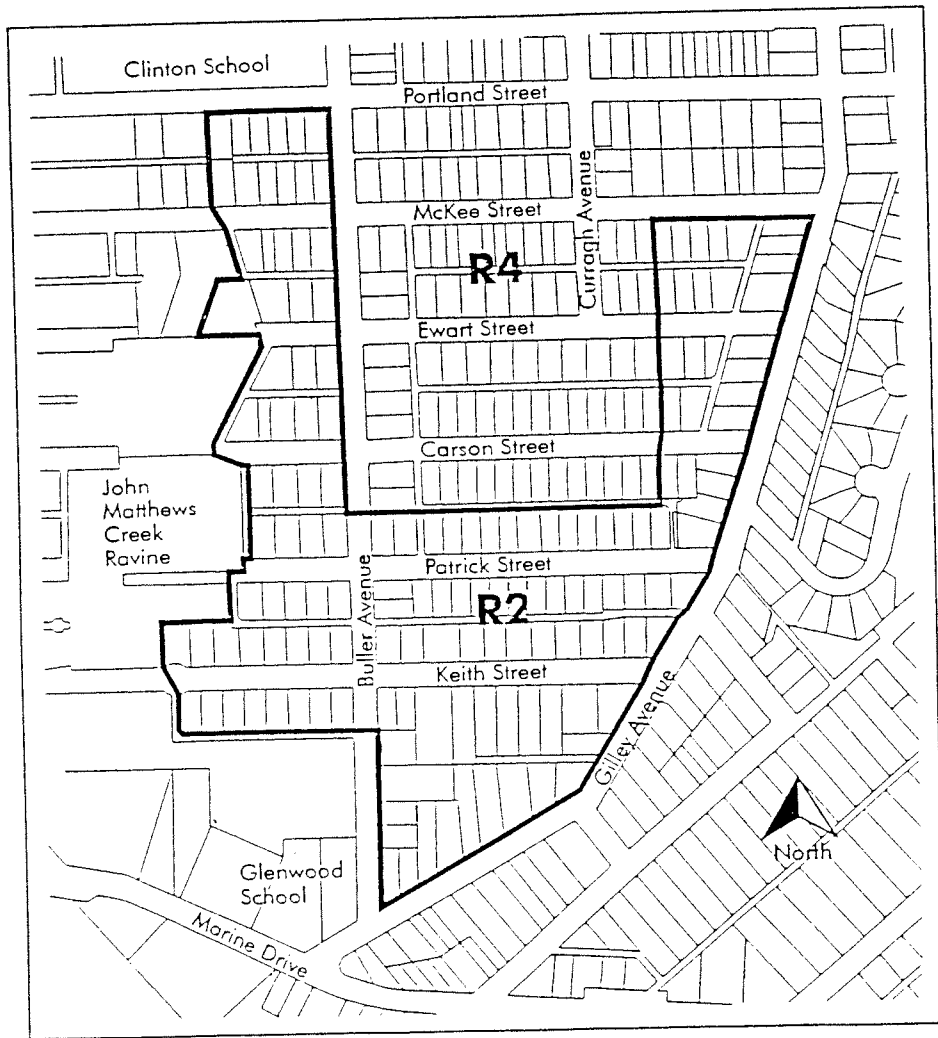
It is recommended that this area in the South Slope maintain its current zoning - R2 District.


D.G. Stenson, Director
PLANNING AND BUILDING

SL:jp

Attachment

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



South Slope Neighbourhood: Survey Area