

REPORT
1995 May 01

CITY OF BURNABY
HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Request for an Area Rezoning

RECOMMENDATIONS:

1. THAT a consultation process be initiated in the neighbourhood in the vicinity of Dunblane Avenue in Fall 1995 to explore the desirability of undertaking an area rezoning of the 6900 and 7000 blocks of Dunblane and the east side of Nelson Avenue to permit more intensive single and two family development.
2. THAT a copy of this report be sent to Mr. Jack Beecroft, 6992 Dunblane Avenue, Burnaby, B.C.. V5J 4G2.

R E P O R T

The Housing Committee, at its meeting held on 1995 April 25, adopted the attached staff report responding to a request for an area rezoning of the 6900 and 7000 blocks of Dunblane Avenue.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

: COPY - CITY MANAGER
- DIR. REC. & CULT. SERV.

Councillor J. Young
Member

TO: CHAIRMAN AND MEMBERS
HOUSING COMMITTEE

1995 APRIL 21

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400

SUBJECT: REQUEST FOR AN AREA REZONING

PURPOSE: To respond to a request for an area rezoning in the 6900 and 7000 blocks Dunblane Ave.

RECOMMENDATION:

1. **THAT** a consultation process be initiated in the neighbourhood in the vicinity of Dunblane Avenue in Fall 1995 to explore the desirability of undertaking an area rezoning of the 6900 and 7000 blocks of Dunblane and the east side of Nelson Avenue to permit more intensive single and two family development.
2. **THAT** a copy of this report be sent to Mr. Jack Beecroft, 6992 Dunblane Ave. Burnaby, V5J 4G2.

REPORT

1.0 PETITION FOR AN AREA REZONING

On November 28, 1994, a petition was submitted by the owners of 24 properties on the 6900 and 7000 blocks of Dunblane Avenue. This area is bounded by Victory Street to the south and the B.C. Hydro right-of-way (Skytrain line) to the north (***Attachment A***).

The petition requested that the City rezone the properties from the R5 District to the R12 District in order to allow for small lot subdivision and for the potential to develop two-family dwellings.

2.0 REVIEW PROCESS

The recently created R12 District was developed on the basis of an area rezoning process for the Norfolk neighbourhood. This new zoning district allows for single family and two family dwellings on small lots having an area of not less than 3300 sq. ft. and a width of not less than 30 feet wide. It also permits two family dwellings on small lots where lane access exists, and side-by-side two family dwellings on lots with a minimum width of 45 feet without a land.

In a separate report to the Housing Committee on this agenda, staff are recommending that rezoning applications to the R12 District be limited to lots within an area that has been the subject of an area rezoning process and approved for consideration of a zoning change by Council. Staff has also recommended that a request for R12 rezoning be assessed in terms of the following considerations:

- ▶ the housing character of the area (e.g. the size of existing lots, the age of the houses, the pace of redevelopment);
- ▶ the appropriateness of the area boundaries (e.g. the number of properties, the land uses and character of adjacent areas);
- ▶ the proposed area rezoning in the context of the City's overall residential growth management strategy.
- ▶ the priority to be assigned to the initiation of a an area rezoning process in the context of other area rezoning processes that are underway and other work priorities within the Planning and Building Department.

Requests for an area rezoning would be the subject of a report to the Housing Committee with a subsequent recommendation to Council.

If Council agrees, then a neighbourhood consultation process would be initiated to inform the residents and property owners of both the petitioned area and the surrounding neighbourhood of the options and their ramifications. Following the consultation process, the degree of support for the proposal will be determined, and the results reported to the Housing Committee and Council. If there is general support for the rezoning, then it will be recommended that a bylaw be prepared and be given First Reading and forwarded to a Public Hearing.

3.0 ASSESSMENT OF AREA REZONING

In assessing the request for R12 zoning based on the above considerations, the following comments are made:

3.1 Housing Type and Ages

The block contains a mix of housing types and ages. The west side of Dunblane Avenue has potential for further small lot subdivision, with the added potential for one new semi-detached dwelling under the proposed R12 District. The east side of the street is predominantly two family dwellings on 66 foot lots. Subdivision is not permitted under the prevailing zoning but would be under the R12 category. As well, the potential for back to front semi-detached units on small lots would be a new opportunity.

3.2 The Area Boundaries

The petitioned area included one single block only. This is usually not considered sufficient for an area rezoning process, but in this case the subject block, as well as the east side of Nelson Avenue does have a distinctive character as compared to the rest of the neighbourhood. The blocks to the east contain single family dwellings in a more homogenous neighbourhood. To the south of Victory Street is a larger neighbourhood with large single and two family lots with some evidence of small lot development.

It is obvious that the proposed rezoning of the subject area would have an impact on the surrounding neighbourhood in that the new zoning would permit a more intensive level of single and two family development than what is allowed under current zoning. Therefore, it is appropriate that the surrounding neighbourhood be informed of the proposed zoning change and that their opinion be solicited by survey. The suggested boundaries of the larger neighbourhood to be surveyed is shown on Attachment A.

Through the consultation process with the larger neighbourhood, consideration will be given to not limiting the area rezoning request to the R12 District alone, but leave the opportunity open for the introduction of another zoning category if it was felt to be more acceptable by the residents in the area. For example, if there was a strong negative reaction to an aspect of the R12 District such as back to front duplexes, then a new category could be created that omits this form of housing.

3.3 The Proposed Area Rezoning in Context of Other Planning Policies

The Mayor, in his Inaugural Address on 1994 December 5, indicated that the Royal Oak Station area (see **Attachment B**) will be the subject of a community planning process similar to the process for developing the Edmonds Town Centre Plan. This process would be comprehensive in scope and would involve the work of an advisory committee made up of citizens from the area. The level of community support for increased residential

density in this area would emerge through this process. It is Council's intention to initiate a review of the Royal Oak Station following the planning process for the Loughheed Town centre which is currently being initiated.

Normally, staff would suggest delaying the onset of an area rezoning process until the Royal Oak Station Plan area was adopted. However, in this case, given the rapid change occurring in the petitioned area as well as the east side of Nelson Ave., and the small size area involved and its location on the perimeter of the area, it is suggested that it may be appropriate to consider an area rezoning in advance of the plan. There is a concern that some potential opportunity for the development of more intensive ground oriented housing may be lost since large lots will tend to be developed with single family housing.

3.4 Priority to be Assigned to Area Rezoning Process

Staff suggest that if the Housing Committee and Council agree, the consideration of an area rezoning to permit more intensive single and two family development occur after the Norfolk area rezoning is finalized. At this point, some of the final issues surrounding the use of the R12 District will be resolved and some staff resources would be available. Considering the current work priorities of the Department and other processes that are underway, it is expected that an area rezoning of this neighbourhood could be initiated in the fall of 1995.

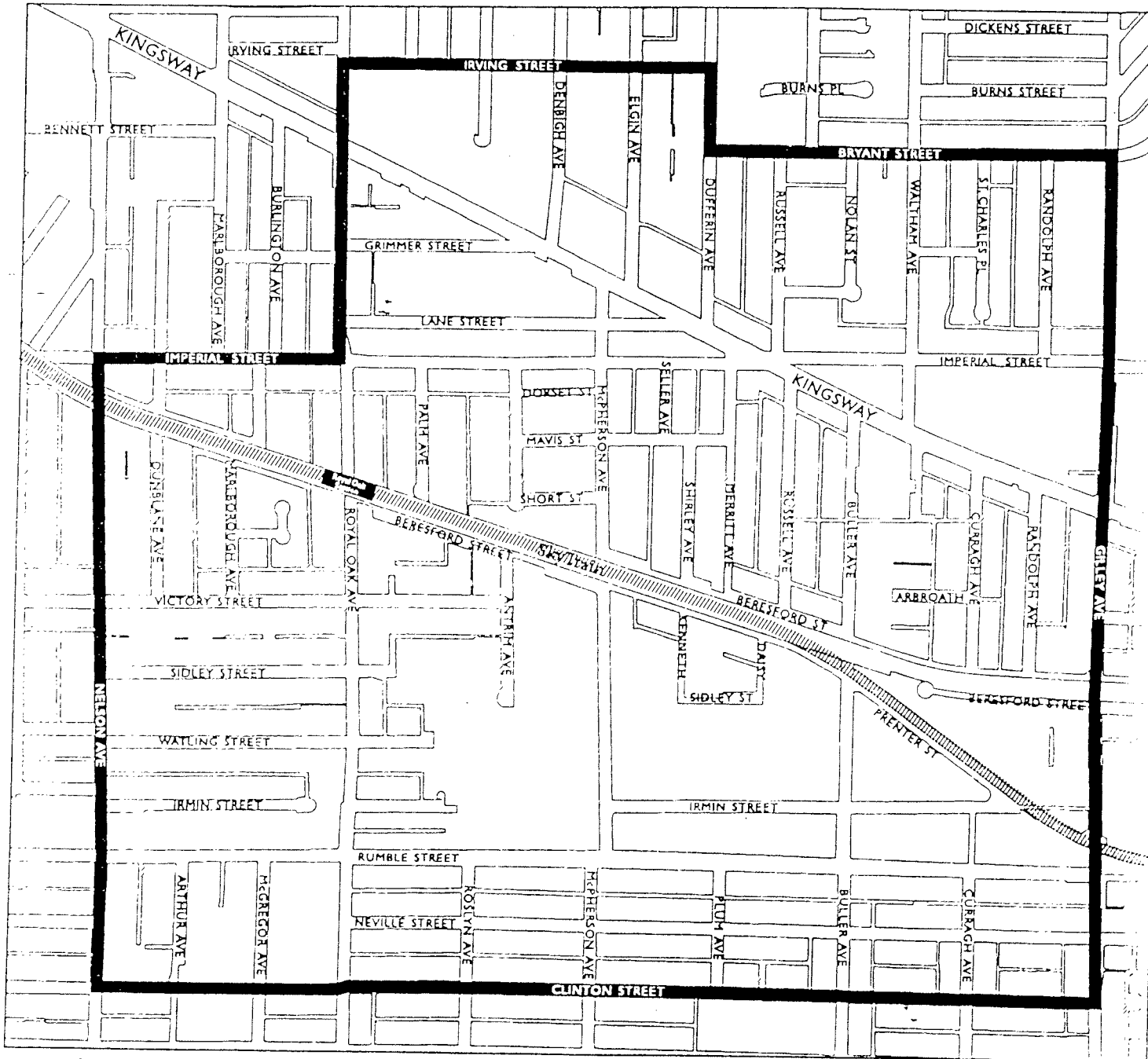
4.0 RECOMMENDATION

It is recommended that a consultation process be initiated in the neighbourhood in the vicinity of Dunblane Ave. in order to explore the desirability of undertaken area rezoning of the 6900 and 700 blocks of Dunblane and the east side of Nelson Avenue to permit more intensive single and two family development. This process should be initiated in the Fall of 1995 after the final adoption of a bylaw to rezone the Norfolk neighbourhood. This process would involve the dissemination of information explaining the intent of the proposed rezoning and requesting, through a survey, the opinion of property owners and residents both in the area proposed for rezoning but also in the surrounding neighbourhood.

B. R. Stenson

for

D.G. Stenson, Director
PLANNING AND BUILDING



Royal Oak Study Area



November 28, 1994

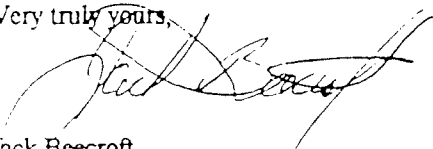
Dear Mr. Mayor and Councilors:

Enclosed, please find, a petition from the residents of Dunblane Avenue, Burnaby, B. C. along with a plot plan.

We would appreciate your consideration to our request and are looking forward to hearing from you in the near future.

If you have any questions or, if I can be of any service to you please do not hesitate to contact me at (604) 435-1381.

Very truly yours,



Jack Beecroft
6992 Dunblane Avenue
Burnaby, B. C.
V5J 4G2
Tel: (604) 435-1381

Enclosure

jb

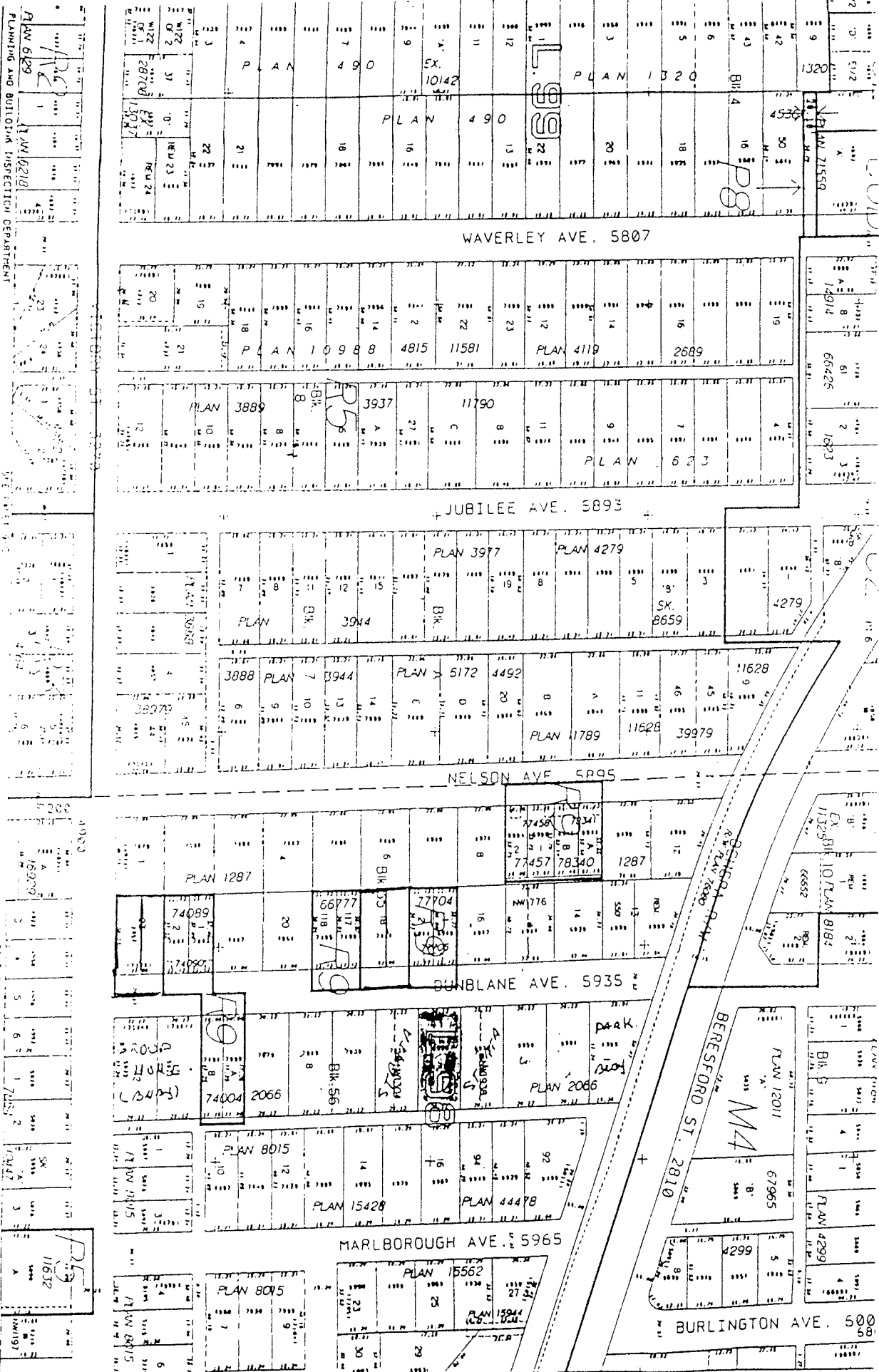
Dear Mr. Mayor and Councilors:

We, the property owners of the 6900 to 7100 block of Dunblane Avenue request that our properties be zoned from R.5 to R.12. We understand the zoning allows for either small lot subdivision, duplexes, or large lots and back to front duplexes on small lots. The west side of the street has at present ten (10) small lot properties and there are two (2) small lot properties on the east side of the street.

Enclosed, please find, a plot plan of the street.
Thank you.

Sincerely,
Dunblane Avenue Residents

<u>ADDRESS</u>	<u>OWNER</u>	<u>SIGNATURE</u>
6909 DUNBLANE AVE.	DAVIDSON, THOMAS T.	<i>T. Davidson</i>
6910 DUNBLANE AVE.	CITY OF BURNABY	
6925 DUNBLANE AVE.	BULYCH, JOHN	<i>John Bulych</i>
6932/6930 DUNBLANE AVE.	MOORE, NIRMAL S.	<i>Nirmal Moore</i>
6935 DUNBLANE AVE.	WELK, HENRY, L.	<i>H. Welk</i>
6950 DUNBLANE AVE.	KLOWATY, ANTHONY J.	<i>A. Klowaty</i>
6957 DUNBLANE AVE.	CHEUNG, SUN W.	<i>Sun W. Cheung</i>
6959 DUNBLANE AVE.	CHEUNG, SUN W.	<i>Sun W. Cheung</i>
6970 DUNBLANE AVE.	PARMAR, BALWANT S.	<i>B. Parmar</i>
6972 DUNBLANE AVE.	PARMAR, HARDEV S.	<i>H. Parmar</i>
6979/6977 DUNBLANE AVE.	CHENG, KWAI C.	<i>K. Cheng</i>
6992/6990 DUNBLANE AVE.	BEECROFT, JACK	<i>J. Beecroft</i>
6985 DUNBLANE AVE.	NG, BING C.	<i>B. Ng</i>
6989 DUNBLANE AVE.	WONG, PING	<i>P. Wong</i>
7054/7052 DUNBLANE AVE.	KOBIELSKA, MARIA	<i>Maria Kobielka</i>
7061 DUNBLANE AVE.	PAULI, WOLFGANG	
7070 DUNBLANE AVE.	ZUMPARO, NICOLA	<i>N. Zumpano</i>
7087 DUNBLANE AVE.	MANNINGS, DAVID W.	<i>D. Mannings</i>
7010 DUNBLANE AVE.	THEN, LINDA S.	<i>L. Then</i>
7012 DUNBLANE AVE.	TALBOT, JOHN M.	<i>J. M. Talbot</i>
7017 DUNBLANE AVE.	WIDJAJA, MARDI	<i>M. Widjaja</i>
7025 DUNBLANE AVE.	KLEIN, JAN	<i>J. Klein</i>
7035 DUNBLANE AVE.	CHOW, MAN S.	<i>M. Chow</i>
7080 DUNBLANE AVE.	CHEN, CHIA L.	<i>C. Chen</i>
7096 DUNBLANE AVE.	AMADIO, ROSILDA	<i>Rosilda Amadio</i>
7183 DUNBLANE AVE.	ALFONSO, EDUARDO S.	<i>E. Alfonso</i>
7187 DUNBLANE AVE.	JANG, JAMES B.	<i>J. Jang</i>
7199 DUNBLANE AVE.	C P CONSTRUCTION LTD.	<i>C.P. Construction Ltd.</i>
7019 DUNBLANE AVE.	WU, LAI M.	OWNER LIVES TAIPEI HSIEN, TAIWAN
7030/7032 DUNBLANE AVE.	CHAN, CHI F.	OWNER LIVES KOWLOON, HONG KONG



PLANNING AND BUILDING INSPECTION DEPARTMENT
 LAW 629
 LAW 6218

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