

CITY OF BURNABY
HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Garden Village Area Rezoning Process

RECOMMENDATION:

1. THAT a zoning proposal based on the R10 Residential District be sent to the Garden Village neighbourhood for review.

R E P O R T

The Housing Committee, at its meeting held on 1995 April 25, adopted the attached staff report outlining a zoning proposal for the Garden Village area based on the R10 Residential District.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

:COPY - CITY MANAGER
- DIR. REC. & CULT. SERV.
- CHIEF BUILDING INSPECTOR

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

1995 APRIL 20

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400.4

SUBJECT: **GARDEN VILLAGE AREA REZONING PROCESS**

PURPOSE: To recommend that a zoning proposal based on the R10 Residential District be sent to the Garden Village neighbourhood for review.

RECOMMENDATION:

1. **THAT** the Housing Committee make the following recommendation to Council:
 - a. **THAT** a zoning proposal based on the R10 Residential District be sent to the Garden Village neighbourhood for review.

REPORT

1.0 BACKGROUND

At its meeting in May 1994, the Housing Committee received a petition signed by the owners of 124 properties in the Garden Village area (map in **Attachment A**). The petition requested a change in zoning in order to limit new houses to one storey and a basement. In response to the petition, a questionnaire was sent to the property owners and residents in October 1994. The purpose of the questionnaire was to obtain general opinions on how development should be regulated in this neighbourhood.

The findings of the questionnaire revealed an insufficient level of support to limit new houses to one storey and a basement. However, the findings did indicate that there was some support to change the current R2 District zoning to limit the bulk of houses to a greater extent. Based on these results, Council at its meeting on 1995 January 16, authorized staff to undertake a review of the R10 and R11 zoning regulations with a group of property owners as a first step in the area rezoning process.

2.0 CONSULTATION WITH A GROUP OF PROPERTY OWNERS

In April 1995, three meetings took place with a group of property owners, representing different areas of the neighbourhood and various viewpoints concerning development. Some members of the group wanted to maintain the current R2 zoning and other members wanted greater building bulk restrictions, but to varying limits. Between 10 and 13 owners attended each of the meetings.

The purpose of these meetings was to find out about the issues and concerns related to development in order to assist staff in preparing an appropriate zoning proposal for the neighbourhood to consider. The group reviewed the current R2 regulations, and the R10 and R11 regulations which are more restrictive in terms of the building bulk.

3.0 ZONING PROPOSAL

Based on the feedback from the working group, it is proposed that a zoning proposal based on the R10 District be sent to the neighbourhood for review. This district was specifically developed in 1991 for the Brentwood Park area. It limits the building bulk by restricting the height to 24.9 feet and by reducing the size and shape of the above grade floor area. There are also restrictions on front yard driveways for lots with lane access and fences in the front yard to maintain the existing character of the neighbourhood.

After considering the issues raised by the working group and a review of the R10 and R11 Districts, a zoning proposal based on the R10 District is recommended by staff for following reasons:

- ▶ The R10 District is a good compromise between those who want to maintain the existing R2 zoning and those who want greater restrictions on the building bulk. For about 40 percent of the lots, there would be no decrease in the permitted gross (total) floor area under R10, but there would be a greater restriction on how much of this floor area can be located above the ground.
- ▶ The R10 regulations pertaining to the above grade floor area are less restrictive than the R11 regulations. A zoning proposal based on the R10 District is more likely to obtain a higher level of support than the R11 District in this neighbourhood. Based on previous area rezoning processes, there was a strong consensus in support of a zoning proposal before an area rezoning was initiated by Council. To date, consensus has meant that a least 50 percent of the total properties agree with the proposal. For example, where 70 percent of the survey respondents agree with the rezoning and the overall response rate from the neighbourhood was 72 percent, consensus would be achieved.
- ▶ The R11 District was developed in 1994 for the Westridge area, where most of the lots are 7200 sq. ft. or larger. To help preserve scenic views, it offers an incentive to build a lower house with one storey and a basement by allowing an additional 500 sq. ft. of floor area. However, in assessing the impact of the R11 District for Garden Village where there is a mix of lot sizes, the floor area bonus is reduced or disappears for about 40 percent of the lots (those below 6700 sq. ft. in lot area). That is, there would be little or no incentive for about 40 percent of the lots in Garden Village to build a lower house with one storey and a basement.

4.0 THE NEXT STEPS

If Council supports the recommendation to forward a zoning proposal based on the R10 District for the Garden Village neighbourhood to review, the next steps in the area rezoning process are as follows:

- ▶ distribute the zoning proposal and questionnaire to residents and property owners in May. The questionnaire will determine the level of support for the current R2 zoning and the proposed R10 zoning.
- ▶ report the findings of the questionnaire to Housing Committee and to Council in June/July;
- ▶ initiate an area rezoning if there is a sufficient level of support for a zoning change (involves a Public Hearing).

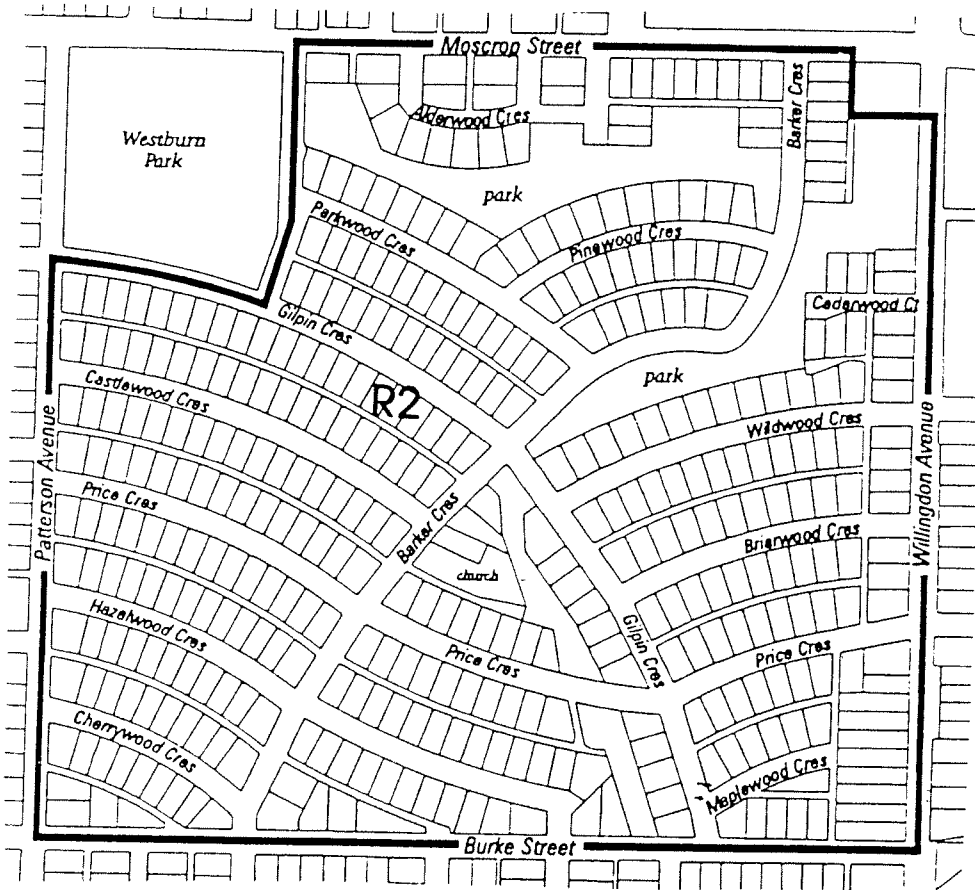
D.G. Stenson
Per D.G. Stenson, Director
PLANNING AND BUILDING

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Attachment

cc: City Manager
Chief Building Inspector

Garden Village Study Area



ATTACHMENT A

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