

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: REQUEST FOR AN AREA REZONING: 8866, 8840, 8820 MONROE AVENUE
AND 8817, 8865 ARMSTRONG AVENUE

RECOMMENDATIONS:

1. THAT Council authorize an area rezoning process to be initiated after considerable progress has been made on other area rezoning processes currently underway, likely in late 1996.
2. THAT the process to determine the support for an area rezoning from the R2 District to the R9 District include the entire neighbourhood where the subject properties are located, as outlined in Figure 2, *attached*.
3. THAT a copy of this report be sent to the petitioners.

REPORT

The Housing Committee, at its meeting held on 1995 November 28, adopted the *attached* staff report responding to a request from residents to rezone the subject properties from R2 District to R9 District.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

: COPY - CITY MANAGER
- DIR. PLNG. & BLDG.

Councillor J. Young
Member

TO: CHAIR AND MEMBERS,
HOUSING COMMITTEE 1995 NOVEMBER 23

FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 16.400

SUBJECT: REQUEST FOR AN AREA REZONING: 8866, 8840, 8820 MONROE AVENUE
AND 8817, 8865 ARMSTRONG AVENUE

PURPOSE: To respond to a request to rezone the above properties from the R2 to the R9 District.

RECOMMENDATION:

1. THAT the Housing Committee recommend to Council:
 - a. THAT an area rezoning process be initiated after considerable progress has been made on other area rezoning processes currently underway, likely in late 1996.
 - b. THAT the process to determine the support for an area rezoning from the R2 District to the R9 District include the entire neighbourhood where the subject properties are located, as outlined in Figure 2, *attached*.
 - c. THAT a copy of this report be sent to the petitioners.

REPORT

1.0 BACKGROUND

At its meeting on 1995 July 13, City Council received a petition requesting an area rezoning to the R4 District for three Monroe Avenue and two Armstrong Avenue properties, as shown in Figure 1 *attached*. Council referred the request to staff for a report. The petitioners subsequently appeared before the Housing Committee at its meeting on September 28 to request an area rezoning to the R9 District instead of the R4 District.

An area rezoning to the R9 District would permit the subdivision of the subject properties and would be consistent with the zoning to the northwest of the neighbourhood.

2.0 THE NEIGHBOURHOOD

The neighbourhood where the subject properties are located is currently designated R2 District and R9 District. The boundaries of the neighbourhood are Cariboo Park to the south, Cascade Street to the west, Fifteenth Avenue to the north and Cariboo Road to the east. The area to the northwest of the neighbourhood has been recently developed under R9 zoning, including most of Fifteenth Avenue, as part of the Cariboo Heights Community Plan.

The housing stock is between 20 to 25 years in age except for a few older houses toward the western end of Armstrong Avenue. While having a mix of lot sizes, most of the lots were created at the same time so that there is a homogeneity in building form. Two lots on Monroe and two lots on Armstrong were rezoned to the R9 District in 1985. In general, the housing stock is in good condition.

As background information, it should be noted that in the Cariboo Heights Community Plan, adopted in 1986 April, the R9 development was proposed primarily for the vacant City-owned lands. At that time, the Monroe Avenue and Armstrong Avenue properties between Cariboo Road and Cascade Street were excluded from the proposed R9 area because they were fully developed and the neighbourhood was considered to be very stable.

3.0 EVALUATION OF THE AREA REZONING REQUEST

Each of the subject lots has a width of 90 feet and an area of roughly 8900 square feet. Of the remaining 20 lots on the Monroe Avenue and Armstrong Avenue block faces, 18 have a lot width of 45 feet and an area of 4456 square feet, less than the standard R2 lot in both width and area.

The petitioners had originally requested an area rezoning to the R4 District to permit subdivision of the properties at some time in the future. However, in order to gain subdivision potential, the entire block faces of Monroe Avenue and Armstrong Avenue would have to be rezoned to the R4 District to meet the minimum requirements of the R4 small lot regulations. Since there is no R4 designated development in this area, this original request could have been viewed as introducing a new zoning category into an established single family area.

In re-examining potential options, the petitioners have since requested to be rezoned to the R9 District which would involve an extension of the boundaries of the R9 neighbourhood to the northwest of the five lots. A rezoning to the R9 District would permit the subdivision of the subject properties and would result in a development pattern similar to the remainder of the lots on the two block faces.

The R9 District provides for single family residential development on small lots in areas of 2 or more acres that are undergoing comprehensive development or redevelopment. The combined area of the subject properties is sufficiently large enough (just over 2 acres) to meet the area requirement of the R9 District.

The new request for R9 zoning can be assessed in terms of two options: 1) to rezone the subject properties only; or 2) to extend the boundaries of the rezoning request to include Armstrong, both sides of Monroe and one half of Fifteenth Avenue. Each of these options is discussed below.

3.1 Rezone the Subject Properties Only

If the five lots alone were considered for rezoning to the R9 District, the rezoning process could be initiated by the residents of the subject properties themselves and could follow the usual process for other citizen-initiated rezoning requests. However, if this type of rezoning were to proceed, it could be construed as disruptive spot zoning. Although the area of the subject properties is large enough to meet the area requirement of the R9 District, the rezoning of the subject properties would not take into account the views of the whole neighbourhood regarding future development in the area.

3.2 Extend Boundaries of Rezoning Request

An area rezoning to the R9 District to include Armstrong, both sides of Monroe and one half of Fifteenth Avenue would recognize the obvious boundaries of the neighbourhood containing the subject properties, as outlined in Figure 2 *attached*. This neighbourhood shares a similar development pattern (a mix of both small and large lots) as the subject properties. An area rezoning process would provide residents from the whole neighbourhood the opportunity to express their views on future development.

An area rezoning process however, would involve an initial survey of the neighbourhood and would require more staff resources. As well, a large number of the properties (32 out of a total of 42 properties) would not receive any benefit in terms of subdivision potential from an area rezoning to the R9 District.

4.0 AREA REZONING REQUEST IN THE CONTEXT OF OTHER AREA REZONINGS

If an area rezoning process were to proceed in this neighbourhood, as discussed in section 2.2 above, it would follow the area rezoning processes that have been initiated for the South Slope neighbourhood east of MacPherson Avenue, the four South Slope neighbourhoods west of Patterson Avenue, and the Dunblane Avenue area. The area rezoning process for Garden Village has yet to be completed and may require more staff time as well. Given the state of the existing housing stock, lots that would become eligible for subdivision under a rezoning would be unlikely to redevelop in the near future. Therefore, there appears to be no immediate pressure for redevelopment or rezoning.

5.0 CONCLUSION

In examining the two options discussed above, it would be more appropriate to pursue an area rezoning to the R9 District for the entire neighbourhood. The neighbourhood shares a similar development pattern as the subject properties and an area rezoning process would provide residents with an opportunity to comment on future development in the area.

Given the stable character of the neighbourhood, the intention of the petitioners to pursue subdivision at some time in future (if permitted), and the number of area rezoning processes currently underway, it is recommended that an area rezoning process to the R9 District be initiated after considerable progress has been made on the current area rezonings, likely in late 1996.

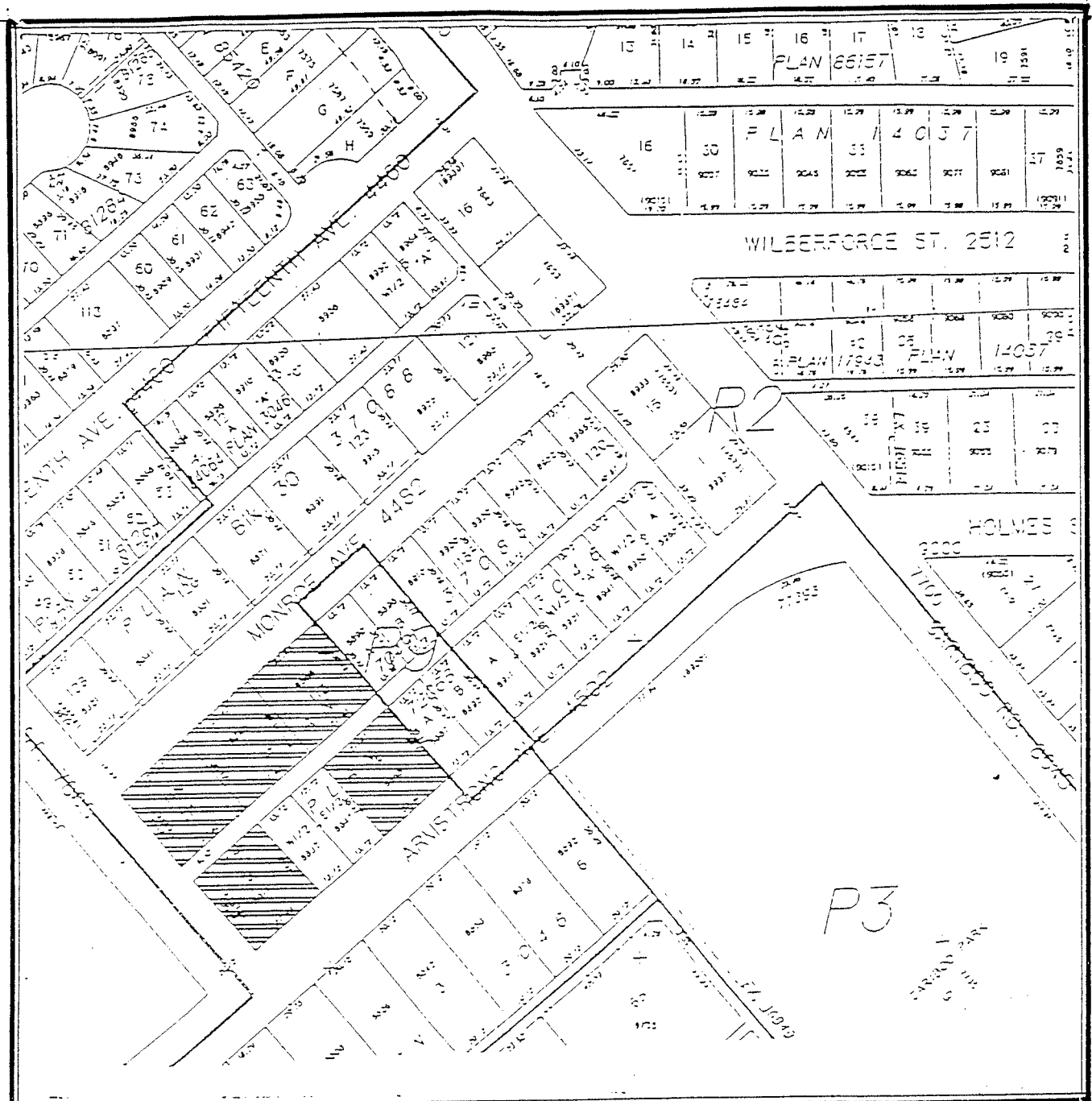

D.G. Stenson, Director
PLANNING & BUILDING

MM/jp

Attachments

cc: City Manager

A:\MONROE.RPTcc:



Date:
1995 11

Scale:
1:2000

Drawn By:
PCN.



City of
Burnaby
Planning & Building Dept



PETITIONERS



NORTH

FIGURE 1



Date:

1995 11

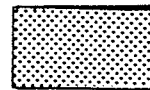
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City of
Burnaby

Planning & Building Dept



EXTENDED BOUNDARIES
OF REZONING REQUEST

FIGURE 2

