

**TO:** CITY MANAGER

1995 DECEMBER 8

**FROM:** DIRECTOR, PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE 49/95  
SOUTH SLOPE (EAST OF MACPHERSON AVENUE)  
AREA REZONING TO R10

**PURPOSE:** To seek Council authority to forward this application to a Public Hearing on 1996 January 23.

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**RECOMMENDATIONS:**

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 January 8 and to a Public Hearing on 1996 January 23 at 7:30 p.m.
2. THAT the following be established as a prerequisite to the completion of the rezoning:
  - a) The approval of the Ministry of Transportation and Highways to the rezoning application.

**R E P O R T**

**1.0 GENERAL INFORMATION**

**1.1 Applicant:** City of Burnaby

**1.2 Subject:** Application for the rezoning of:

Legal: See attached Schedule "A"  
Addresses: See attached Schedule "A"

From: R2 Residential District  
To: R10 Residential District

- 1.3 The subject site is generally bounded by Ewart Street to the north, John Matthews Creek Ravine to the east, Keith Street to the south, and Macpherson Avenue to the west (see attached Sketches #1 and #2). The rezoning involves 61 residential properties.

There are three properties (5730 Ewart Street, 5727 Carson Street and 5679 Patrick Street) which are either owned by the City or are in the Parkland Acquisition Program, which are currently zoned R2 District, but are intended to be included in the John Matthews Creek Ravine Park and are not part of the subject rezoning.

1.4 **Rezoning Purpose:**

The purpose of the proposed rezoning bylaw amendment is to limit the permitted bulk and height of single-family dwellings.

2.0 **NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 The neighbourhood is primarily a 1950's subdivision zoned R2 Residential District. There is a mix of lot sizes, the majority of which are over 6000 square feet in area. The slope of the lots varies within the neighbourhood. The older houses have a main storey and a basement and range between 2000 to 2500 square feet in total floor area. There are two legally non-conforming two-family dwellings in the study area. In general, the housing character in this neighbourhood is quite homogenous.

The residential area surrounding the South Slope neighbourhood east of Macpherson Avenue consists of housing stock which is similar to the study area. However, on a number of the surrounding streets, some lots have been redeveloped with single-family dwellings greater in building bulk than the older housing.

3.0 **BACKGROUND INFORMATION**

- 3.1 At its meeting on 1995 March 21, the Housing Committee received a petition from 47 properties in the South Slope neighbourhood east of Macpherson Avenue. The petition requested that the City conduct a survey to determine if the majority of property owners would be in favour of changing the current zoning (R2 District) to the R10 District in order to maintain the low-scale character of the neighbourhood and preserve views.

In response to the petition, Council authorized staff to consult with property owners and residents to determine the level of support for an area rezoning to the R10 District. A rezoning proposal based on the R10 District was sent to property owners and residents at the beginning of October 1995. This report provides the findings of the questionnaire included with the rezoning proposal.

#### 4.0 GENERAL DISCUSSION

- 4.1 The R10 District was developed in 1991 for the Brentwood Park area. It limits the building bulk by restricting the height of a house to 24.9 feet and by reducing the size and shape of the above grade floor area. The maximum gross floor area permitted is 3,982 sq. ft. In contrast, the R2 District permits a building height of 29.5 feet and there is no restriction on how much of the above grade floor area can be located on the second storey. The maximum gross floor area permitted under the R2 District is the lesser of 60 percent of the lot area or 4,736 sq. ft. As a result, lots greater than 6,638 sq. ft. in area would be permitted less floor area under the R10 District than they would under the R2 District. In addition, new houses on sloping lots with a drop in grade greater than 5 feet (from the front to the back of the house) would be limited to one storey and a cellar under R10 zoning.
- 4.2 There are 61 residential properties zoned R2 in the South Slope neighbourhood east of Macpherson Avenue. A total of 54 property owners and residents responded to the questionnaire for a response rate of 88.5 percent. The respondents consisted of 50 resident owners, 3 absentee owners and 1 respondent who did not provide this information. Of the 54 respondents to the questionnaire, 31 (57 percent) were in favour of an area rezoning to the R10 District, 21 (39%) were opposed, and 2 (4 percent) were undecided. A breakdown of the findings by street is provided in the following table.

**Table 1: Zoning Preference by Street**

Street	No. of Lots	No. of Respondents	Support for Rezoning to R10 (out of total number of respondents)		
			In Favour	Against	Undecided
Ewart Street	20	19	12	7	-
Carson Street	15	12	7	3	2
Patrick Street	14	11	5	6	-
Keith Street	7	6	2	4	-
Macpherson Avenue	5	5	4	1	-
Address Unknown	-	1	1	-	-
<b>Total</b>	<b>61</b>	<b>54</b> <b>(88.5%)</b>	<b>31</b> <b>(57%)</b>	<b>21</b> <b>(39%)</b>	<b>2</b> <b>(4%)</b>

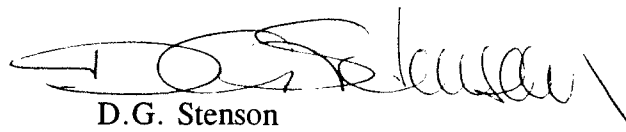
Number of properties in favour of the rezoning to the R10 District=31 (51%)

In relation to the total number of properties, 51 percent were in favour of the rezoning to the R10 District. However, in considering the high response rate and that the majority of the respondents voted in favour of the area rezoning, it is recommended that a bylaw be prepared and forwarded to Public Hearing. At the Public Hearing, residents and property owners would have further opportunity to provide input on this area rezoning.

## 5.0 CONCLUSION

A total of 54 of 61 property owners and residents from the South Slope neighbourhood east of Macpherson Avenue responded to the questionnaire on the area rezoning proposal. Of those responding, 57 percent were in favour of rezoning the area to the R10 District. Of the total number of properties in the neighbourhood, 51 percent were in favour of the proposed rezoning.

Upon receiving a report from the Housing Committee on 1995 December 4 containing the above information, Council directed staff to initiate an area rezoning of the South Slope neighbourhood east of Macpherson Avenue, as outlined in *Sketch #1*, from the R2 Residential District to the R10 Residential District. In order to proceed with the process initiated to limit the bulk of single family dwellings in the area and to seek further input on the proposed area rezoning to the R10 District, it is recommended that a rezoning bylaw be forwarded to the 1996 January 23 Public Hearing.



D.G. Stenson  
Director Planning and Building

MM/BW/gk  
Attachments

cc: City Clerk  
Chief Building Inspector

**REZONING REFERENCE #49/95  
SCHEDULE "A"**

1. **5615 Carson Street**  
Lot 12, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
2. **5627 Carson Street**  
Lot 13, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
3. **5632 Carson Street**  
Lot 21, Blk 10, D.L. 159, Grp 1, NWD Plan 13797
4. **5637 Carson Street**  
Lot 14, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
5. **5644 Carson Street**  
Lot 22, Blk 10, D.L. 159, Grp 1, NWD Plan 13797
6. **5649 Carson Street**  
Lot 15, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
7. **5656 Carson Street**  
Lot 33, Blk 10, D.L. 159, Grp 1, NWD Plan 13797
8. **5659 Carson Street**  
Lot 16, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
9. **5668 Carson Street**  
Lot 24, Blk 10, D.L. 159, Grp 1, NWD Plan 13797
10. **5671 Carson Street**  
Lot 17, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
11. **5680 Carson Street**  
Lot 25, Blk 10, D.L. 159, Grp 1, NWD Plan 13797
12. **5681 Carson Street**  
Lot 18, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
13. **5692 Carson Street**  
Lot 26, Blk 10, D.L. 159, Grp 1, NWD Plan 13797
14. **5693 Carson Street**  
Lot 19, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
15. **5707 Carson Street**  
Lot 20, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
16. **5615 Ewart Street**  
Lot 14, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
17. **5620 Ewart Street**  
Lot 2, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
18. **5627 Ewart Street**  
Lot 15, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
19. **5632 Ewart Street**  
Lot 3, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
20. **5637 Ewart Street**  
Lot 16, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
21. **5644 Ewart Street**  
Lot 4, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
22. **5649 Ewart Street**  
Lot 17, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
23. **5656 Ewart Street**  
Lot 5, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
24. **5659 Ewart Street**  
Lot 18, Blk 18, D.L. 159, Grp 1, NWD Plan 13797

Rezoning Reference #49/95

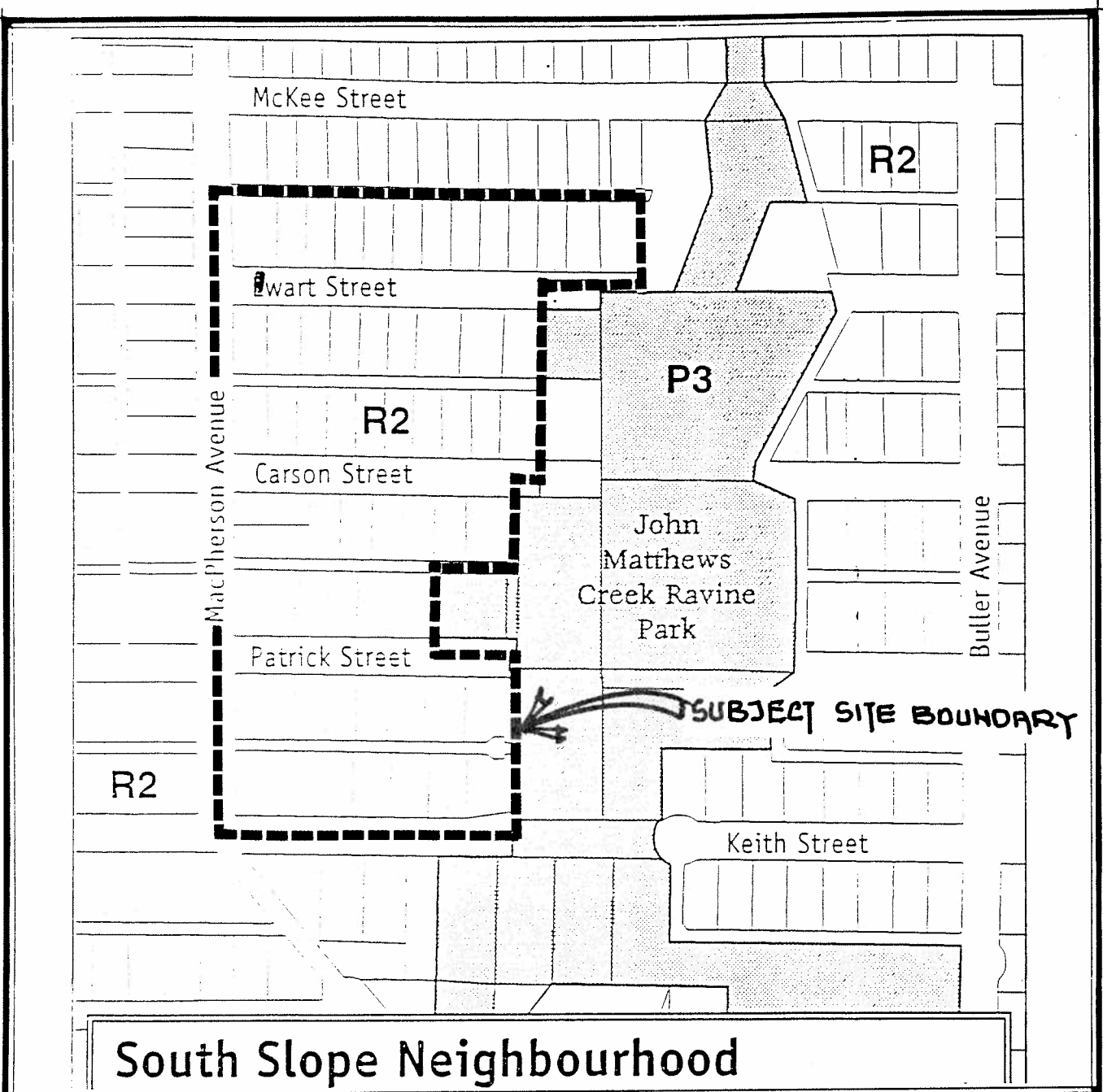
Schedule "A"

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25. **5668 Ewart Street**  
Lot 6, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
26. **5671 Ewart Street**  
Lot 19, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
27. **5680 Ewart Street**  
Lot "A", Blk 17, D.L. 159, Grp 1, NWD Plan 14034
28. **5681 Ewart Street**  
Lot 20, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
29. **5692 Ewart Street**  
Lot "B", D.L. 159, Grp 1, NWD Plan 14034
30. **5693 Ewart Street**  
Lot 21, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
31. **5705 Ewart Street**  
Lot 22, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
32. **5708 Ewart Street**  
Lot 1, D.L. 159, Grp 1, NWD Plan LMP22358
33. **5715 Ewart Street**  
Lot 23, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
34. **5727 Ewart Street**  
Lot 24, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
35. **5747 Ewart Street**  
Lot "C", D.L. 159, Grp 1, NWD Plan 16876
36. **5607 Keith Street**  
Lot "A", D.L. 159, Grp 1, NWD Plan 14550
37. **5621 Keith Street**  
Lot "B", D.L. 159, Grp 1, NWD Plan 14550
38. **5635 Keith Street**  
Lot "C", D.L. 159, Grp 1, NWD Plan 14550
39. **5649 Keith Street**  
Lot "D", D.L. 159, Grp 1, NWD Plan 14550
40. **5663 Keith Street**  
Lot "E", D.L. 159, Grp 1, NWD Plan 14550
41. **5677 Keith Street**  
Lot "F", D.L. 159, Grp 1, NWD Plan 14550
42. **5691 Keith Street**  
Lot 74, D.L. 159, Grp 1, NWD Plan 28750
43. **8090 MacPherson Avenue**  
Lot 13, Blk 18, D.L. 159, Grp 1, NWD Plan 13797
44. **8112 MacPherson Avenue**  
Lot 1, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
45. **8162 MacPherson Avenue**  
Lot 11, Blk 17, D.L. 159, Grp 1, NWD Plan 13797
46. **8228 MacPherson Avenue**  
Parcel One (BY53979E), Lot "A", D.L. 159, Grp 1, NWD Plan 12895
47. **8276 MacPherson Avenue**  
South Half Lot "A", D.L. 159, Grp 1, NWD Plan 12895
48. **5607 Patrick Street**  
Lot 16, Blk 10, D.L. 159, Grp 1, NWD Plan 11705

Rezoning Reference #49/95  
Schedule "A"  
Page 3

- 54. **5608 Patrick Street**  
Lot 16. Blk 9, D.L. 159, Grp 1, NWD Plan 11705
- 50. **5619 Patrick Street**  
Lot 17. Blk 10, D.L. 159, Grp 1, NWD Plan 11705
- 51. **5620 Patrick Street**  
Lot 17. Blk 9, D.L. 159, Grp 1, NWD Plan 11705
- 52. **5631 Patrick Street**  
Lot 18. Blk 10, D.L. 159, Grp 1, NWD Plan 11705
- 53. **5632 Patrick Street**  
Lot 18. Blk 9, D.L. 159, Grp 1, NWD Plan 11705
- 54. **5643 Patrick Street**  
Lot 19. Blk 10, D.L. 159, Grp 1, NWD Plan 11705
- 55. **5644 Patrick Street**  
Lot 19. Blk 9, D.L. 159, Grp 1, NWD Plan 11705
- 56. **5655 Patrick Street**  
Lot 20, Blk 10, D.L. 159, Grp 1, NWD Plan 11705
- 57. **5656 Patrick Street**  
Lot 20. Blk 9, D.L. 159, Grp 1, NWD Plan 11705
- 58. **5667 Patrick Street**  
Lot 72. D.L. 159, Grp 1, NWD Plan 27653
- 59. **5668 Patrick Street**  
Lot 5. Blk 9, D.L. 159, Grp 1, NWD Plan 2103
- 60. **5680 Patrick Street**  
Lot 97. D.L. 159, Grp 1, NWD Plan 42786
- 61. **5686 Patrick Street**  
Lot 98. D.L. 159, Grp 1, NWD Plan 42786

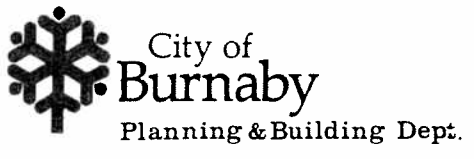


**South Slope Neighbourhood**

Date:  
**DECEMBER 1995**

Scale:  
**N.T.S.**

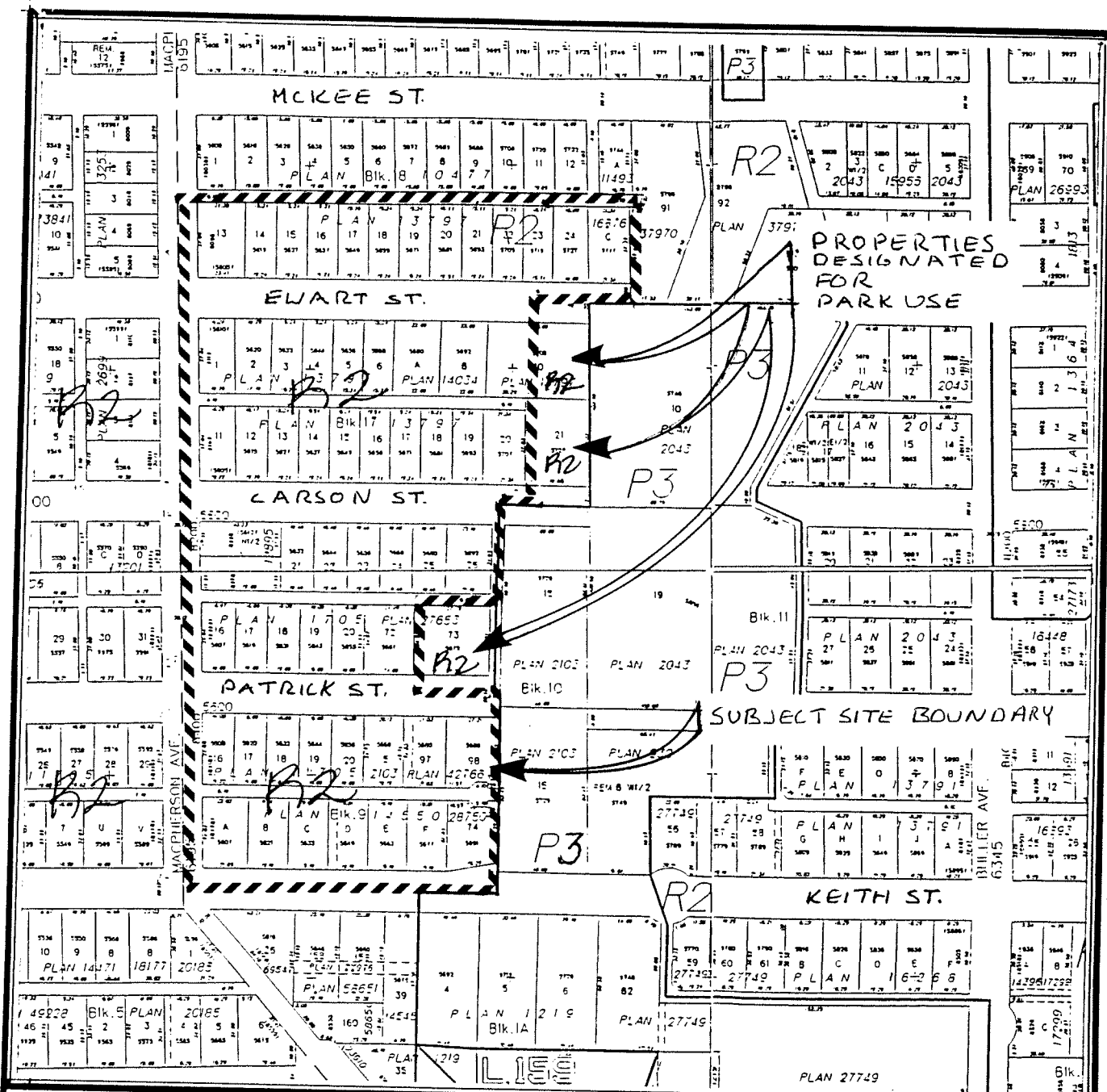
Drawn By:  
**J.P.C.**



**REZONING REFERENCE # 49/95**

**SKETCH # 1**

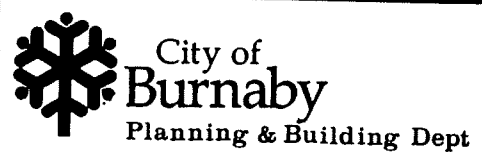




Date:  
DECEMBER 1995

Scale:  
N.T.S.

Drawn By:  
T.D.A.



REZONING REFERENCE #49/95  
SKETCH # 2

