

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Request for Area Rezoning
8866, 8840, 8820 Monroe Avenue
and 8817, 8865 Armstrong Avenue

RECOMMENDATIONS:

1. THAT the request for an area rezoning not be pursued.
2. THAT a copy of this report be sent to the petitioners.

R E P O R T

The Housing Committee, at its meeting held on 1995 July 25, received the attached staff report in response to a request to rezone the subject properties from the R2 District to the R4 District and adopted the recommendations contained therein.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

NOTE:

On 1995 August 14 Council received the above report and subsequently referred it to the August 28 Council meeting in order that a delegation may appear on the matter.

However, the delegation has now requested to appear before the Housing Committee at its next regular meeting. It is, therefore, suggested that Council refer this report back to the Housing Committee for further review.

:COPY - CITY MANAGER
- DIRECTOR PLANNING & BUILDING

TO: CHAIRMAN AND MEMBERS 1995 JULY 20
HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400

SUBJECT: REQUEST FOR 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 District to the R4 District.

RECOMMENDATIONS:

1. THAT the Housing Committee recommend to Council that this request for an area rezoning not be pursued.
2. THAT a copy of this report be sent to the petitioners.

REPORT

1.0 BACKGROUND

At its meeting of July 13, 1995 City Council received a petition requesting an area rezoning to R4 for three Monroe Avenue and two Armstrong Avenue properties as shown in the *attached* Figure 1. Council referred the request to staff for a report. Pursuant to the Council adopted review process for area rezoning applications, this report is directed to the Housing Committee, prior to Council.

2.0 THE PURPOSE OF THE PETITION

Staff contacted the proponent to more fully determine the purpose underlying the petition. The owner of 8866 Monroe told staff that the petitioners wished to rezone to permit subdivision at some time in the future. He stated that there were not planning to pursue subdivision at this time.

It should be noted however, that the entire block faces of Monroe Avenue and Armstrong Avenue would have to be rezoned to the R4 District to permit subdivision of the five lots, in order to meet the minimum requirements of the R4 small lot regulations. Rezoning of the 5 lots alone to the R4 category would give the parcels two-family development potential but not subdivision potential.

3.0 THE NEIGHBOURHOOD

The neighbourhood is currently designated R2 (Residential District), and R9 (Residential District) and contains detached dwellings of about 20 to 25 years old in excellent condition with obvious attention to maintenance and care in landscaping. 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.

Four of the five houses that are the subject of the petition are, like the balance of the neighbourhood, in excellent condition and are of a size and character that is similar to the other houses on the block, especially those on the north side of Monroe. Staff suggest that none of these houses are ready for demolition or redevelopment. The fifth house, while being older and more modest in size, also appears to be in excellent condition.

4.0 EVALUATION OF REQUEST FOR AREA REZONING

As mentioned previously, in order to achieve subdivision potential for the subject lots, then the entire south side of Monroe and north side of Armstrong would have to be rezoned. The area rezoning is evaluated with this in mind.

The introduction of the R4 District would not involve the realignment of an existing boundary as there is currently no R4 designated development in this area. Rezoning only one side of Monroe and one side of Armstrong could be viewed as introducing a new zoning category and new development into an established single family area.

The process for evaluating area rezonings noted that when a request for rezoning does not meet the criteria for readjustment of a zoning boundary, then it will be evaluated in accordance with the criteria established for request for infill development. In this case the criteria are:

- ▶ the housing character of the area (e.g. the size of existing lots, the pace of redevelopment, the age of houses);
- ▶ the appropriateness of the area boundaries;
- ▶ the proposed area rezoning in the context of the City's land use policies;
- ▶ the priority assigned to the initiation of the area rezoning process in the context of other priorities.

It is clear that the subject area is not one that is experiencing strong pressures for change. Although some of the lots are large, they contain buildings of an age and condition that should not be ripe for redevelopment for some time. It is acknowledged however, that a rezoning to the R4 District would enhance the properties' value in view of the future subdivision potential.

Of the 23 lots contained on the Monroe Avenue and Armstrong Avenue block faces, 18 of the lots have a width of 45 feet, which is less than the standard R2 lot, with a width of about 60 feet. The subject lots typically have widths of 90 feet. Other lots in the area, including the north side of Monroe Avenue have widths of about 78 feet.


While the size of the lots that are the subject of the petition are larger than those on the same block front, they are in character with those in the rest of the neighbourhood generally, and specifically with the lots on the other side of Monroe.

If at some time in the future an area rezoning is viewed as advisable, it would make more sense to consider initiating a process that included Armstrong, both sides of Monroe and one half of Fifteenth Avenue. This area has obvious boundaries, shares a similar development pattern and is considered one neighbourhood.

As noted previously, the petitioners are requesting the rezoning to create an option to subdivide at some point in the future. Considering the significant staff time taken in pursuing an area rezoning process, the number of outstanding requests that are either in process or have not been initiated and the fact that regulations affecting single family development will probably change before this area is ready for redevelopment, staff suggest that this type of request should not be considered a priority.

5.0 CONCLUSION:

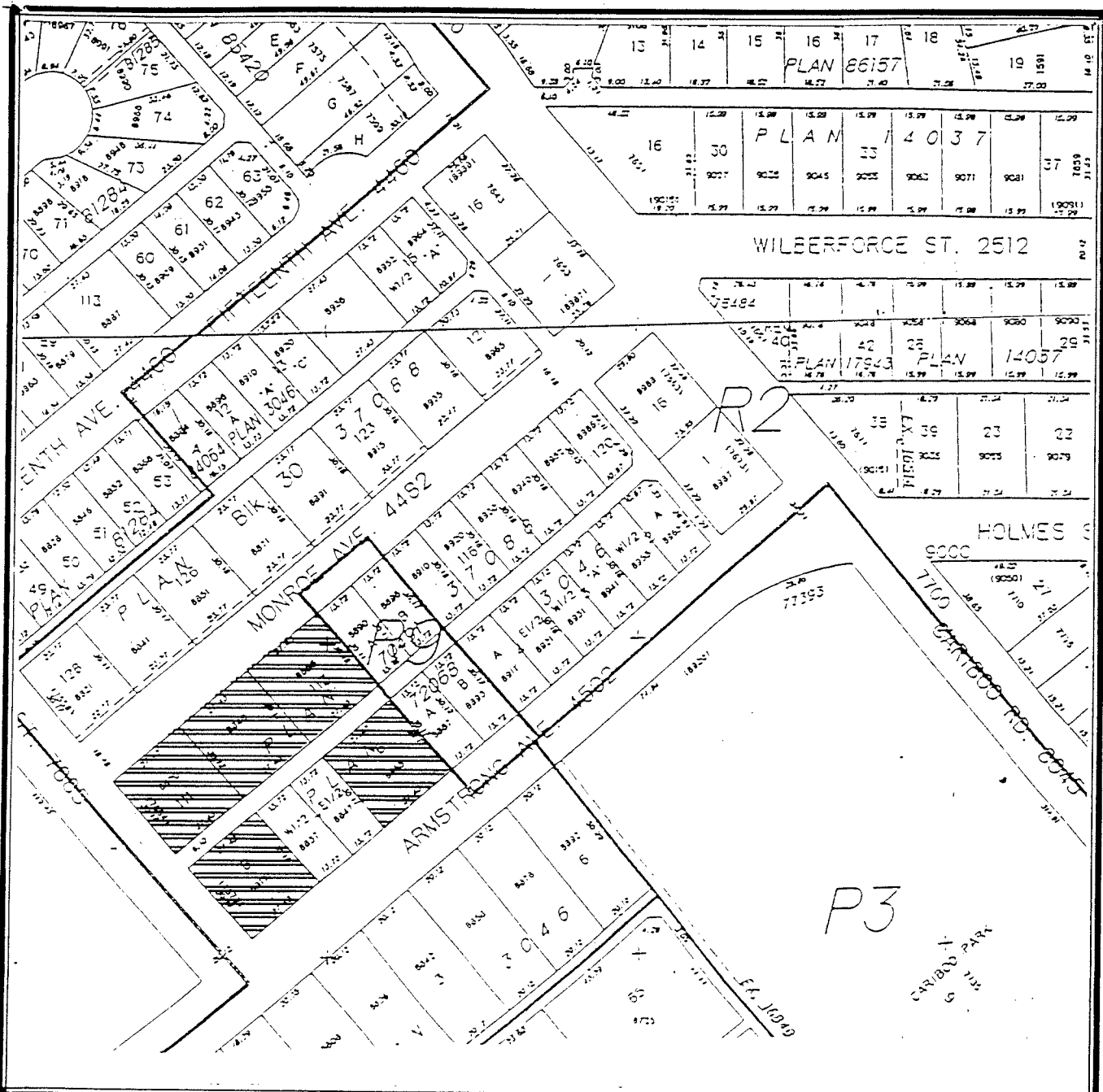
Due to the reasons mentioned above, including the stable, homogeneous character of the neighbourhood in question, the relatively young age of existing development, the lack of urgency in pursuing subdivision by the petitioners and the view that rezoning a two block face area would be construed as disruptive "spot zoning" it is recommended that this request for area rezoning not be pursued.


D.G. Stenson, Director
PLANNING AND BUILDING

BG/jp
Attachment

cc: City Manager

A:MONROE.RPT



Date:
1995 07

Scale:
1:2000

Drawn By:
PCN.



City of
Burnaby
Planning & Building Dept



PETITIONERS



NORTH

FIGURE 1

