

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: DUNBLANE AVENUE/NELSON AVENUE AREA REZONING

RECOMMENDATIONS:

1. **THAT** Council authorize a bylaw to be prepared and forwarded to a Public Hearing to initiate an area rezoning to the R12 District of the 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue.
2. **THAT** a notice be sent to Dunblane Avenue and Nelson Avenue residents and property owners advising them of the results of the surveys and Council's decision.

REPORT

The Housing Committee, at its meeting held on 1996 March 26, received the *attached* staff report advising on the findings of the surveys concerning the area rezoning proposal of 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue.

Having considered the concerns of the community, that the majority of respondents voted in favour of the area rezoning (55%), and that 59% of the total number of study area residential units agree with the proposal, it is proposed that the area rezoning process proceed. It is recommended that a bylaw be prepared and forwarded to a Public Hearing for an area rezoning to the R12 District of the 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue. At the Public Hearing, residents and property owners would have further opportunity to provide input on this area rezoning.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

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

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

1996 MARCH 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: DUNBLANE AVENUE/NELSON AVENUE AREA REZONING

PURPOSE: To report on the findings of the surveys concerning the area rezoning proposal of 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue.

RECOMMENDATIONS:

1. **THAT** Council authorize a bylaw to be prepared and forwarded to a Public Hearing to initiate an area rezoning to the R12 District of the 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue.
2. **THAT** a notice be sent to Dunblane Avenue and Nelson Avenue residents and property owners advising them of the results of the surveys and Council's decision.

REPORT

1.0 BACKGROUND

At its meeting of 1994 November 28, City Council received a petition from 24 properties from the 6900 - 7100 blocks of Dunblane Avenue. The petition requested that the City rezone their 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.

In response to the petition, Council authorized staff to consult with property owners and residents in the vicinity of Dunblane Avenue to explore the desirability of undertaking an area rezoning to the R12 District. The **study area** considered for an area rezoning included the 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue. The surrounding neighbourhood was included in the survey as the **consultation area**, bounded by Victory Street to the south, Royal Oak Avenue to the west, the B.C. Hydro right-of-way (SkyTrain line) in the north and Nelson Avenue to the west (Sketch #1, *attached*). A brochure, mail-in survey, and a public meeting were held to solicit community opinion.

On 1996 January 17, staff reported the results of the community consultation process to the Housing Committee. At that time, staff reported that 60.7% of the total numbers of residential units in the study area were in favour of the proposed rezoning. Based on the results of the community consultation process and a consideration of the concerns raised during this process, staff recommended that the study area be considered for an area rezoning to the R12 District.

Following the report to Housing Committee by staff, two petitions were received by residents of Dunblane Avenue. One petition requested that the R12 District be amended to exclude the development of two-family dwellings on 30 foot lots, as the neighbourhood cannot absorb that level of additional density. This petition had 19 signatures representing 18 households. The second petition supported the rezoning of the area to the R12 District. This petition had 33 signatures representing 33 households.

Because ten signatures appeared on both of these petitions, it was determined that the substance of the issue be examined, rather than only the numbers. At the meeting of the Housing Committee of 1996 February 20, the issue was sent back to staff for review. This report presents the findings of staff.

2.0 SECOND SURVEY: METHOD

There are 44 residential properties zoned R5 and R9 in the study area, for a total of 56 residential units. This includes properties occupied by single family dwellings and two family dwellings (four of which are strata titled). The two citizen petitions were limited to properties within the defined study area, and no absent property owners were petitioned. Because of this, it was determined that only property owners and tenants living within the study area would be resurveyed by staff. The results of the original mail-in questionnaires were utilized for absent property owners and the consultation area. This results in 53 households being included in the second survey.

In order to ensure that all residents were adequately informed of the potential implications of an area rezoning to the R12 District, the survey was conducted by two staff members on a door-to-door basis. A letter was sent to all residents on 1996 February 21 advising them of the survey and inviting them to call and arrange a convenient time, day or evening, for staff to visit. All households were visited during the day, and if no one was available, were again visited in the evening. Staff attempted to contact any remaining households by telephone.

A multilingual insert was also sent with the letter which invited residents to contact the City if they required translation assistance in French, Spanish, Italian, Cantonese, Mandarin, or Punjabi. Two residents requested this assistance, one in Mandarin and one in Cantonese.

Staff reviewed the area rezoning proposal with each household, and copies of all reports to date, zoning regulations for the R5, R9 and R12 Districts, maps and photos were made readily available. Each household was asked to respond "yes," "no," or "undecided" to the area rezoning proposal, and asked if there were any outstanding issues with which they had concern.

3.0 FINDINGS OF THE SURVEY

Of the 53 resident property owners and tenants surveyed again, 49 were contacted (92.5%). Of the 49 respondents, 28 (53%) are in favour of an area rezoning to the R12 District, 16 (30%) are against, and 5 (9%) are undecided. When the responses of absent property owners are included, 33 (60%) of the respondents are in favour of the proposed area rezoning, 17 (31%) are against, and 5 (9%) are undecided.

The findings of the second survey of the study area are combined with the results of the original survey of the consultation area in the following table.

Table 1: Zoning Preference by Respondents

	Total Number of Residential Units	Number of Respondents		Support for Rezoning to R12 (out of number of respondents)		
		Owners	Tenants	In Favour	Against	Undecided
Study Area	56	43	12	33* (60%)	17 (31%)	5 (9%)
Remaining Consultation Area	49	25	4	13 (45%)	13 (45%)	3 (10%)
Total	105	68	16	46 (55%)	30 (36%)	8 (10%)

* This figure includes two "yes" responses from 3 residential units: one from the absent owner and one from the tenant. Counting only one response from these units results in 55% support for the proposed rezoning of the total number of residential units in the study area.

When reviewing the survey results of the study area only, it is evident that there is support for the proposed rezoning from the respondents: 33 of the 55 study area *respondents* are in favour of the proposed area rezoning (60%). **Thus, of the total number of residential units in the study area, 59% are in favour of the proposed area rezoning.**

Support in the remaining consultation area was divided, although the response rate was lower than in the study area: only 44% of the questionnaires were returned. Of the respondents, 13 (45%) are in favour of the proposed area rezoning, 13 (45%) are against, and 3 (10%) are undecided.

Respondents outside the study area were also asked if they are interested in further considering rezoning their property to the R12 District. Of the 29 respondents outside the study area, 13 (45%) are not interested, 8 (28%) are interested, one respondent is undecided (3%), and 7 (24%) did not answer the question.

4.0 COMMENTS RAISED IN THE SURVEY PROCESS

Comments have been received which are supportive of the proposed area rezoning. One respondent indicated that the proposal was "long overdue" in the area, while others remarked that the small lots on the west side of Dunblane Avenue helped define the character of the area, and thus should be permissible on the east side.

On the other hand, comments have been received which illustrate the primary concerns area residents have with the proposed area rezoning. A major concern is with a potential increase in on-street parking and traffic congestion. This was a particular concern for the residents along Victory Street, and although not included in the formal consultation area, four households from the south side of Victory Street have raised concerns about the increase of traffic on Victory that may result from an increase in density.

Staff have examined the potential affect of a rezoning to the R12 District on the number of households on Dunblane Avenue. There is a potential for an additional 16 households, and it is felt that seven of these are possible only in the long term as they would require the redevelopment of the group home at 5023 Victory. Thus, there is redevelopment potential for an additional 9 units over the next ten years. It is unlikely that this potential increase will significantly affect congestion.

The parking problem to which the residents refer is primarily caused by the presence of illegal fourplexes and the corresponding lack of on-site parking. In fact, the on-street parking difficulties will likely be alleviated if the study area is rezoned to the R12 District because, for example, an illegal fourplex would have the potential to be replaced with two legal two family dwellings, each with on-site parking. To ensure two family dwellings have adequate site access to accommodate on-site parking, lots less than 45' in width must have rear lane access to permit development of a two family dwelling.

A second concern is the desire to protect single family neighbourhoods. However, in the study area, 11 of 44 lots are already occupied by two family dwellings, and so cannot be considered exclusively single family. It is also likely that the design components of the R12 District will actually enhance the image of the area as single family neighbourhood, as the "box-like" side-by-side two family dwellings would no longer be permissible.

A third concern is with increased pressure on overcrowded schools and recreation centres. Any such increase in density is communicated to both the School Board and the Department of Recreation and Cultural Services, who will consider area facility and service expansions accordingly.

Lastly, there is concern regarding two family dwellings on small lots. While there were no problems expressed with small lots *per se*, there were concerns about the livability and the impact on the streetscape of this development type. It should be noted that two family dwellings on lots less than 45 feet are permissible only with a lane, and so are possible only on the east side of Dunblane Avenue.

5.0 RECOMMENDATION

Having considered the concerns of the community, that the majority of respondents voted in favour of the area rezoning (55%), and that 59% of the total number of study area residential units agree with the proposal, it is proposed that the area rezoning process proceed. It is recommended that a bylaw be prepared and forwarded to a Public Hearing for an area rezoning to the R12 District of the 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue. At the Public Hearing, residents and property owners would have further opportunity to provide input on this area rezoning.

Council has indicated that the Royal Oak Station Area will be the subject of a community planning process in the future, similar to the processes for developing the Edmonds Town Centre Plan and the Loughheed Town Centre Plan. Given the rapid change occurring in the study area, the small area involved and its location on the perimeter of the Royal Oak Study Area (Sketch #2, *attached*), it is considered appropriate to initiate this area rezoning in advance of the preparation of the larger plan. The development of more intensive ground-oriented housing may be lost if existing large lots are developed in the interim with single family housing.

The property owners and residents will be informed of the findings of the surveys and advised of Council's decision.



D.G. Stenson, Director
PLANNING & BUILDING



KSF/db

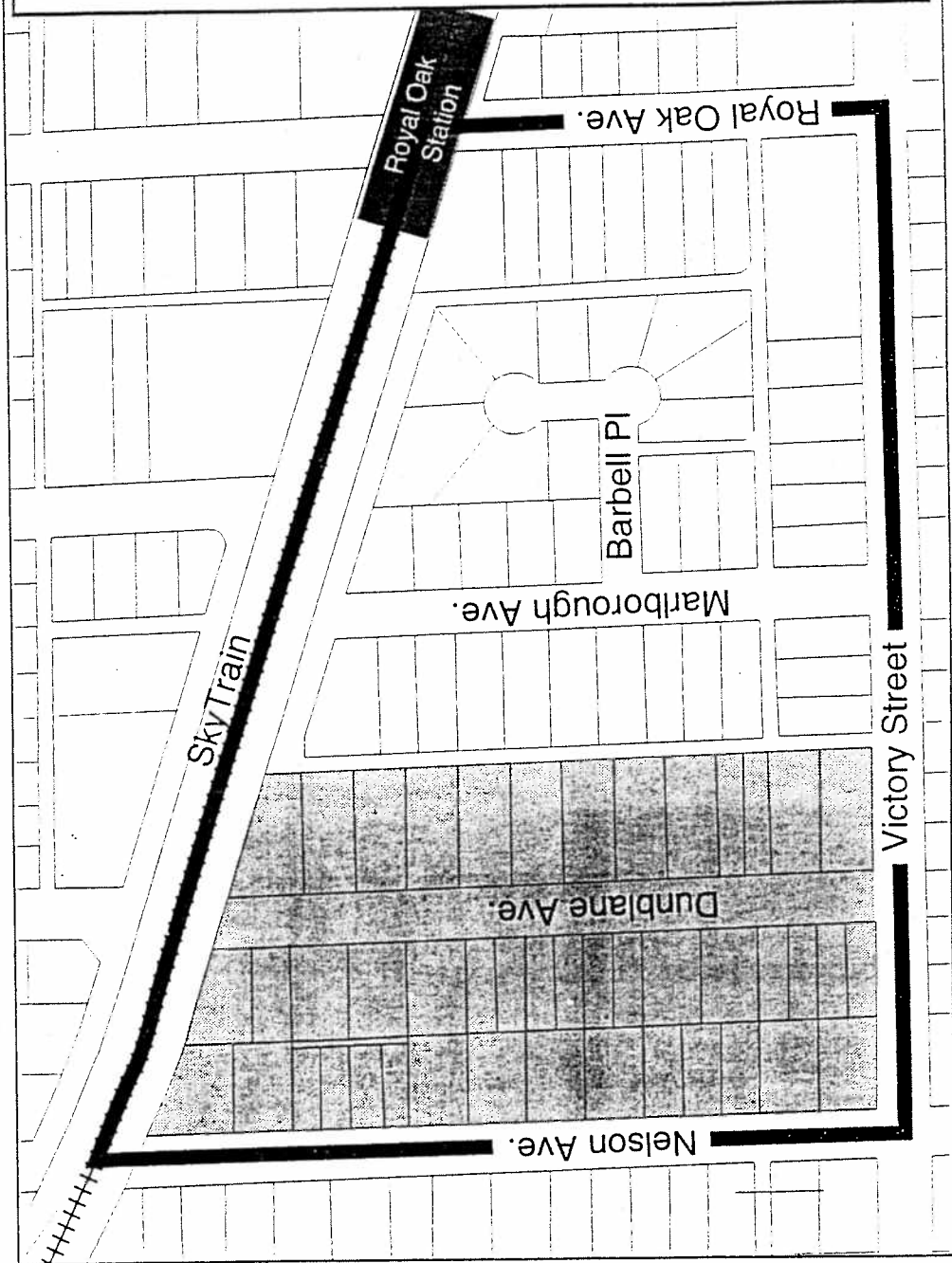
Attachment

cc: City Manager
City Solicitor
Chief Building Inspector
Supervisor Plan Checking

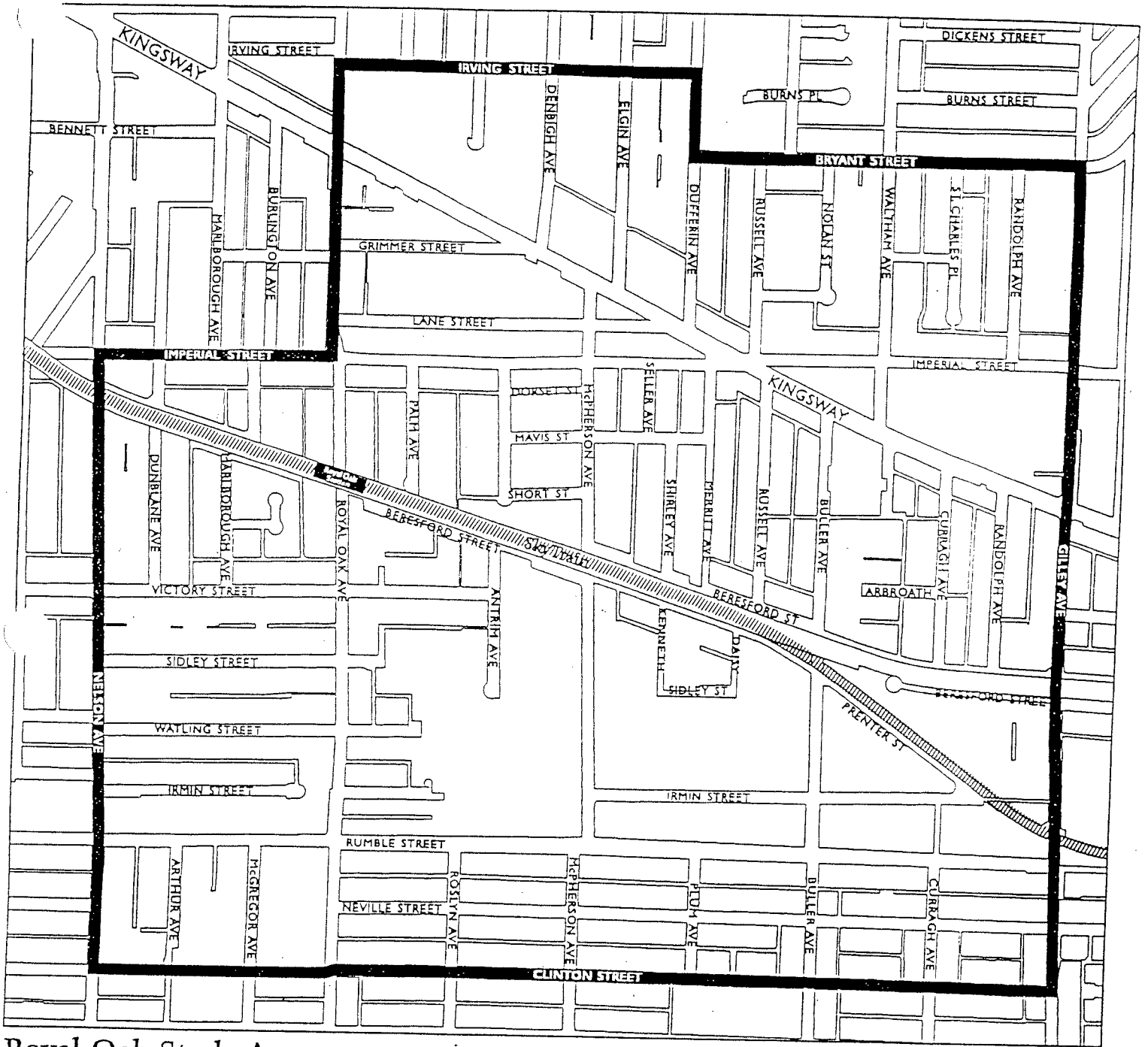
Dunblane Avenue Neighbourhood

— Consultation Area

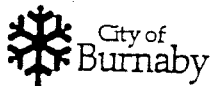
■ Study Area



Sketch #1



Royal Oak Study Area



Sketch #2

