

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: REZONING OF 4200 - 4300 BLOCKS BOUNDARY ROAD AND
PORTION OF 3700 BLOCK SPRUCE STREET

RECOMMENDATION:

1. **THAT** Council direct staff to initiate a consultation process in the vicinity of the 4200-4300 blocks of Boundary Road and the 3700 block of Spruce Street to explore the desirability of undertaking an area rezoning to the R5 (Residential District) category.

REPORT

The Housing Committee, at its meeting held on 1996 September 24, adopted the *attached* report responding to a request for an area rezoning of the 4200 and 4300 blocks Boundary Road and a portion of the 3700 block Spruce Street. Staff advised that the proposed rezoning of the 4200 and 4300 blocks of Boundary Road and the south side of the 3700 block Spruce Street meets all the criteria to be regarded as an area rezoning involving realignment of existing zoning boundaries. In addition, staff proposed that the owners of the lots currently zoned RM3 (Multiple Family District) on the north east and south east corners of Spruce Street be contacted to determine if they wish to be included in the area rezoning process. Staff concluded by advising that once the results of a neighbourhood survey are obtained, a further report will be prepared for consideration by the Housing Committee.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

COPY - CITY MANAGER
- DIRECTOR PLNG. & BLDG.

TO: CHAIRMAN AND MEMBERS
HOUSING COMMITTEE

1996 SEPTEMBER 18

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400.22

SUBJECT: **REZONING OF 4200 - 4300 BLOCKS BOUNDARY ROAD
AND PORTION OF 3700 BLOCK SPRUCE STREET**

Purpose: To report to Council on the area rezoning of two block faces in the vicinity of Cascade Elementary from the R4/RM3/R9 District to the R5 District to better reflect existing development.

RECOMMENDATION:

1. **THAT** the Housing Committee recommend that Council direct staff to initiate a consultation process in the vicinity of the 4200-4300 blocks of Boundary Road and the 3700 block of Spruce Street to explore the desirability of undertaking an area rezoning to the R5 (Residential District) category.

R E P O R T

1.0 BACKGROUND

In April of 1995, Council adopted a report of the Housing Committee that discussed a variety of review process that would be followed when considering requests for area rezoning. One of the categories discussed in the report involves the amendment to existing zoning boundaries where the existing zoning of the site (or area) does not reflect the actual development pattern.

Planning staff has now received two inquiries from owners of property in the 4200-4300 block Boundary Road and the south side of the 3700 block Spruce Street (Map 1) requesting that the City consider pursuing an area rezoning process to rezone the properties from the R4/R9 (Residential District) category to the R5 (Residential District) category. The two properties represented by the owners that have requested an area rezoning would gain subdivision potential through the area rezoning. A redundant City right-of-way located on Boundary road could also be subdivided into two lots if the rezoning is successful.

Further, staff has also received a request from an owner of a lot in the north side of the 3700 block of Spruce Street requesting that the four lots on Spruce Street and Smith Avenue with the zoning designation RM3 (Multiple Family Residential) be also included in the area rezoning application, considering that these narrow lots are developed with single family dwellings. A rezoning of these lots would mean that 5 lots in the north side of 3700 Spruce that currently have R5 (Residential District) zoning would have subdivision potential.

2.0 THE AREA

The subject area involves one block located on the western boundary of Cascade School and the northern side of Cascade School. The lots are currently zoned R4 (Residential District) and R9 (Residential District). The R4 (Residential District) category permits lots with a minimum width of 36 feet and a minimum area of 4,300 square feet in areas with a small lot character. The R9 (Residential District) category permits lots with a minimum width of 40 feet and a minimum area of 4,000 square feet.

At the east end of Spruce Street there is a small area (3 lots) with the zoning designation RM3 (Multiple Family Residential). These lots are developed with two older single family dwelling in fair condition, and one new single family dwelling. The block face on the north side of Spruce Street contains a mixture of lots with widths of 50 feet, 66 feet and five lots with width ranging from 26 feet to 33 feet with the R5 (Residential District) and RM3 (Multiple Family Residential District).

The properties immediately to the north are zoned R5 (Residential District). Those to the east are zoned a mixture of R4, R5, R9 (Residential District) and RM3 (Multiple Family Residential). Most properties are developed with single family dwellings on small lots, typically with a width of 33 feet.

3.0 ANALYSIS OF PROPOSED AREA REZONING

The following criteria were established to form the basis of evaluation of an area rezoning request involving an amendment to existing zoning boundaries where the existing zoning of the area does not reflect the actual lot development pattern,

- ▶ at least 50% of the existing lots are not reflective of the current zoning category (ie. non-conforming);
- ▶ that the proposed zoning category better reflects existing development;
- ▶ that the rezoning involves a realignment of existing zoning boundaries.

Of the 30 lots with a current zoning designation of R4 and R9 (Residential District), 26 (86%) of the lots have a width of about 33 feet, which is 3 feet less than the minimum 36 feet required under the prevailing R4 (Residential District) zoning and the 40 feet required under the prevailing R9 (Residential District) zoning. The remaining four lots include two lots that have a width of 66 feet, and would be eligible for subdivision under the R5 (Residential District) category and two lots that are about 50 feet wide. The City right-of-way that Council has authorized staff to close is 66 feet wide, and therefore, if the rezoning is successful, could result in the creation of two 33 feet wide lots. It is clear that the proposed R5 (Residential District) zoning District better reflects existing development patterns than the current R4 (Residential District) designation.

The proposed rezoning to the R5 (Residential District) category essentially reflects a realignment of the existing zoning boundary to the south end of Cascade School.

4.0 THE RM3 (MULTIPLE FAMILY DISTRICT) LOTS

As mentioned previously, a resident of the north side of Spruce Street has enquired about the possibility of rezoning the RM3 (Multiple Family District) properties on his street so that the balance of the street would qualify for small lot subdivision potential. Three of the four lots are developed with single family dwellings in fair to new condition, while the fourth lot contains an old house. Considering the small size of the lots and the small potential for redevelopment in the foreseeable future, the owners of the lots may be amenable to rezoning. Therefore, as a related effort, staff are suggesting that the owners of the lots with the zoning designation RM3 (Multiple Family District) be contacted and asked their opinion about rezoning to the R5 (Residential District) to better reflect existing development and future development potential.

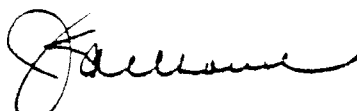
The owners of the RM3 (Multiple Family Residential) District lots to the south should also be contacted and asked for their opinion of rezoning to the R5 (Residential District) category. Redevelopment under the RM3 (Multiple Family District) category is unlikely in the foreseeable future due to the location of a new single family dwelling in the most central of the three lots.

5.0 CONCLUSION

The rezoning of the 4200-4300 blocks of Boundary Road and the south side of the 3700 Spruce meets all the criteria to be regarded as an area rezoning involving realignment of existing zoning boundaries. In addition, it is suggested that the owners of the lots currently zoned RM3 (Multiple Family District) on the north east and south east corners of Spruce Street be contacted to determine if they wish to be included in the area rezoning process.

If the Housing Committee and Council agree, staff will prepare an information brochure and questionnaire regarding the proposed area rezoning that will be sent to residents in the affected area and the directly surrounding neighbourhood as shown in Map 1.

Once the results of the neighbourhood are obtained, staff will prepare a report to the Housing Committee. If there is enough support from the area residents and property owners, staff will recommend that a bylaw to rezone the affected area to the R5 (Residential District) category be commenced.



D.G. Stenson, Director
PLANNING AND BUILDING

