

REPORT
1996 September 30

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: REQUEST FOR AN AREA REZONING - 5900 AND 6000 BLOCKS
OF RUMBLE STREET AND IRMIN STREET

RECOMMENDATIONS:

1. *THAT* the request for an area rezoning of the 5900 and 6000 blocks of Rumble Street and Irmin Street be denied by Council based on the reasons outlined in this report.
2. *THAT* a copy of this report be forwarded to Mr. Ed Sirney, 5989 Rumble Street, Burnaby, B.C. V5J 2C6.

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 5900 and 6000 blocks of Rumble Street and Irmin Street. Staff recommended that this request be denied as the area falls within the Royal Oak review area. Staff advised that the Royal Oak review area will be the subject of a community planning process, similar to the processes in the Edmonds Town Centre and the Lougheed Town Centre. Staff concluded by advising that the Royal Oak review process will commence shortly with the community forums scheduled for late October.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

COPY - CITY MANAGER
-DIRECTOR PLNG. & BLDG.

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

1996 SEPTEMBER 17

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400

SUBJECT: REQUEST FOR AN AREA REZONING

PURPOSE: To respond to a request for an area rezoning of the 5900 and 6000 blocks of Rumble Street and Irmin Street.

RECOMMENDATIONS:

1. THAT the Housing Committee recommend to Council:
 - a. THAT the request for an area rezoning of the 5900 and 6000 blocks of Rumble Street and Irmin Street be denied based on the reasons outlined in this report.
 - b. THAT a copy of this report be forwarded to Mr. Ed Sirney, 5989 Rumble Street, Burnaby, B.C. V5J 2C6

1.0 PETITION FOR AN AREA REZONING

On 1996 August 01, a petition was submitted by the owners and residents of 16 properties on the 5900 and 6000 blocks of Rumble Street and Irmin Street (Attachment A, *attached*). The petition requested that the City rezone the properties from the R5 District to the R12 District in order to allow for small lot subdivision.

2.0 DESCRIPTION OF THE AREA REZONING REQUEST

The petitioned area consists of 19 lots with a mix of housing types (Figure 1, *attached*). Most of the homes are between 30 and 50 years old. Three lots are 56' (17.10 m) in frontage or less, while the remainder are between 66' and 75' (20.12 m and 22.40 m). One of these houses, known as "Ryver Brae," (7530 Buller) is on the City's Heritage Inventory. A rezoning to the R12 District would permit the development of single family homes on lots at least 30' (9.15 m) in width.

3.0 REVIEW PROCESS

The R12 District was developed on the basis of an area rezoning process for the Norfolk neighbourhood. This zoning district allows for single family and two family dwellings on small lots having an area of not less than 3,300 square feet and a width of not less than 30 feet. It also permits two family dwellings on small lots where lane access exists, and two family dwellings on lots with a minimum width of 45 feet without a lane.

Rezoning applications to the R12 District are limited to lots within an area that has been the subject of an area rezoning process and approved for consideration of a zoning change by

Council.

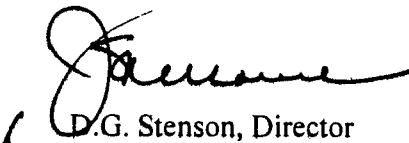
Requests for an area rezoning to the R12 District are assessed on the basis of the following considerations:

- ▶ the housing character of the area (e.g. the size of existing lots, the age of houses, and the pace of redevelopment);
- ▶ the appropriateness of the area boundaries (e.g. the number of properties, the land uses and character of adjacent areas);
- ▶ the proposed area rezoning in the context of the City's overall residential growth management strategy; and
- ▶ the priority to be assigned to the initiation of an area rezoning process in the context of other area rezoning processes that are underway and other work priorities within the Planning and Building Department.

In assessing the request for an R12 area rezoning of the 5900 and 6000 blocks of Rumble Street and Irmin Street based on these considerations, it is recommended that this request be denied as the area falls within the Royal Oak Review Area (Figure 2, *attached*). The Royal Oak Review Area will be the subject of a community planning process, similar to the processes in the Edmonds Town Centre and the Lougheed Town Centre. This process will be comprehensive in scope and will involve the work of an advisory committee made up of citizens from the area. The Royal Oak planning process will establish a framework for evaluating residential growth options in this and other Royal Oak neighbourhoods. The Royal Oak review process will commence shortly with the community forums scheduled for late October.

4.0 RECOMMENDATION

It is recommended that the request for an area rezoning to the R12 District and associated neighbourhood planning process for the 5900 and 6000 blocks of Rumble Street and Irmin Street not proceed. Future residential growth options for this and other Royal Oak neighbourhoods should occur in the context of the Royal Oak area review process.


D.G. Stenson, Director
PLANNING AND BUILDING

KF

Attachments

cc. City Manager

We the property owners of the area bounded by Rumble Street on the South, Armin Street on the North, Queen Street on the West and Commercial Avenue on the East, request that this proposition be re-zoned from R15 to R12.

Name	Address	Signature
KENNETH J. LOBO. 588-1325	6089 RUMBLE ST.	<i>K. Lobo</i>
THOMAS M. CAMPBELL 439-0909	6069 RUMBLE ST.	<i>M. Campbell</i>
EILEEN A. EASTON	6049 RUMBLE ST.	<i>E. Easton</i>
WILLIAM E. BURCHELL	6029 RUMBLE ST.	<i>W. E. Burchell</i>
ELIZABETH E. MCLAREN	6009 RUMBLE ST.	<i>Elizabeth McLaren</i>
EDDIE J. SIRNEY.	5989 RUMBLE ST.	<i>E. Sirney</i>
NANEY E. ENB. 294-6108	5969 RUMBLE ST.	<i>Thomas J. Li</i>
NICK BILHARIS	5939 RUMBLE ST.	
MING Y. CHOW. 254-4552	5929 RUMBLE ST.	<i>M. Y. Chow</i>
JOHN D. DYCK. 431-6054	5919 RUMBLE ST. + 5921	<i>Rebecca R. Dyck</i>
ASCHARI S. SIDU 431-0619	6090 ARMIN ST.	<i>Kilwood K. Sidu</i>
AURIL D. HARLEY	6070 ARMIN ST.	<i>Auril D. Harley</i>
INTL. COMMERCIAL BANK OF CANADA	6050 ARMIN ST.	
BARRY E. VAUGHAN.	6030 ARMIN ST.	<i>B. E. Vaughan</i>

Attachment A

Petition Requesting Area Rezoning to the R12 District

Submitted 1996 August 01

NAME	ADDRESS	SIGNATURES
ANGELINA ISHAKNIAN	6010 IRMIN ST.	Angela Ishaknian
PEARLE HILDEBRANDT	5990 IRMIN ST.	Pearle Hildebrandt
ALLAN F. STOREY 439-7252	5970 IRMIN ST.	Allan F. Storey
HUU D. PHUNG 872-5823	7530 BULLER AVE.	
CONRAD J. SLOT.	7540 BULLER AVE.	Conrad Slot

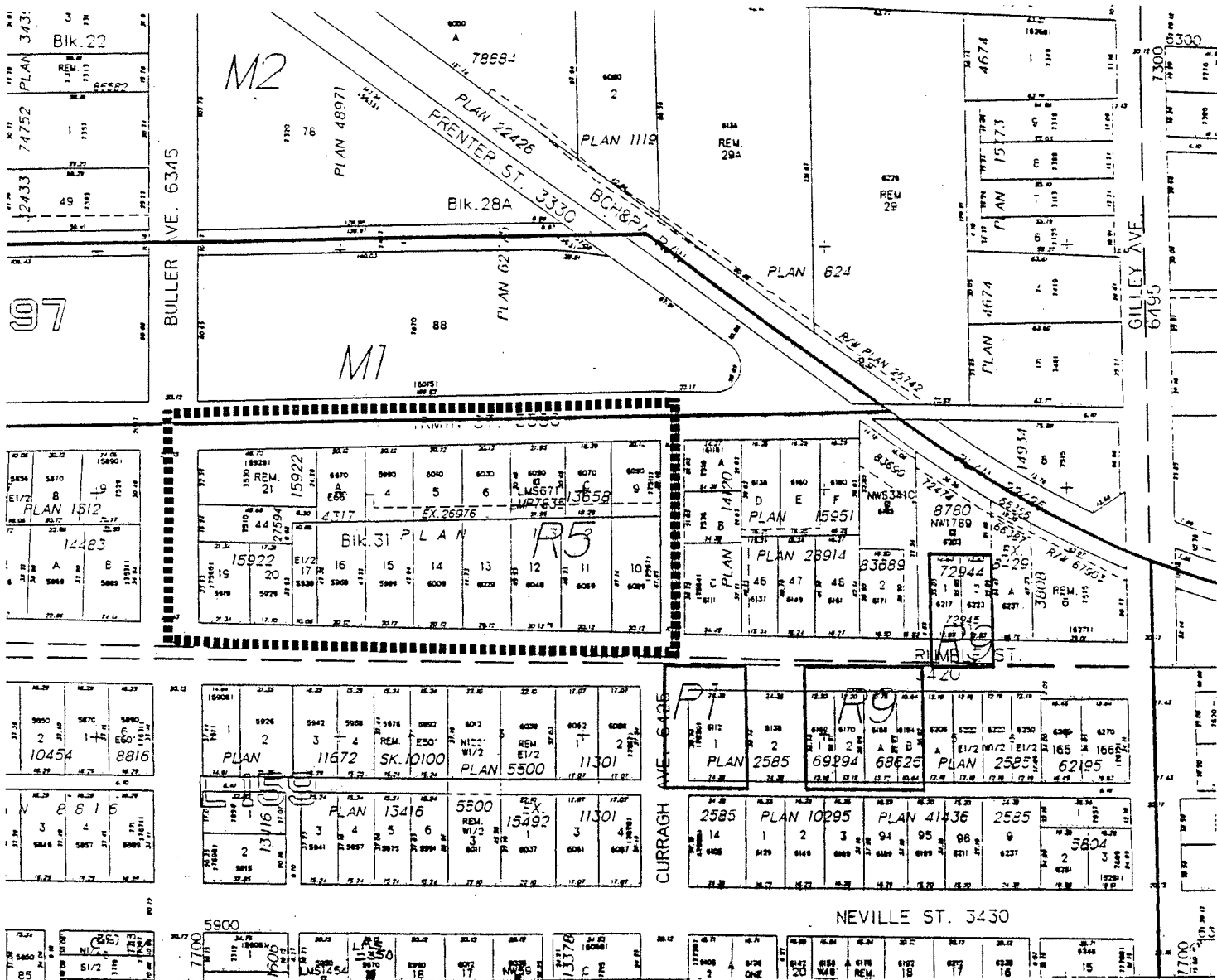


Figure 1: Area Petitioned for Rezoning to R12 District

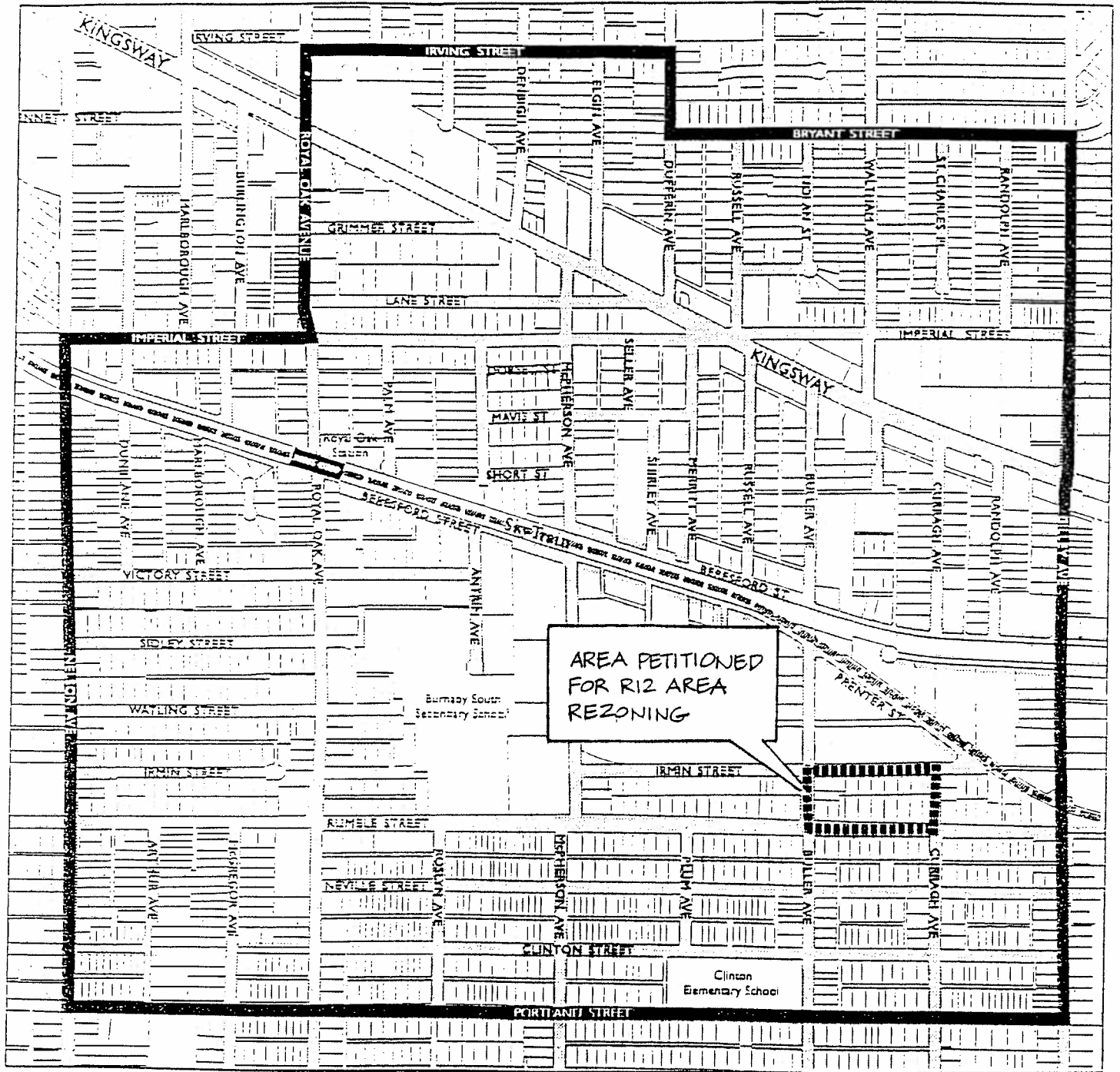


Figure 2: Royal Oak Study Area

