

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

**RE: JOFFRE AVENUE NORTH NEIGHBOURHOOD AREA
REZONING PROCESS**

RECOMMENDATIONS:

1. THAT Council direct staff to initiate an area rezoning of the Joffre Avenue North neighbourhood, as outlined on the map in *Attachment C* of this report, from the R3 District to the R10 District.
2. THAT a notice be sent to residents and property owners in the Joffre Avenue North neighbourhood advising them of the results of the questionnaire and Council's decision.

REPORT

The Housing Committee, at its meeting held on 1996 January 23, adopted the *attached* staff report outlining the findings of a questionnaire concerning an area rezoning of the Joffre Avenue North neighbourhood.

Staff advised that considering the high response rate to the questionnaire and the fact that the majority of respondents (65.4%) support an area rezoning to the R10 District, it is recommended that a bylaw be prepared and forwarded to a public hearing to initiate an area rezoning to the R10 District.

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 JANUARY 18

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.15

SUBJECT: JOFFRE AVENUE NORTH NEIGHBOURHOOD AREA REZONING PROCESS

PURPOSE: To provide the findings of a questionnaire concerning an area rezoning of the Joffre Avenue North neighbourhood.

RECOMMENDATION:

1. **THAT** the Housing Committee recommend to Council:
 - a. **THAT** Council direct staff to initiate an area rezoning of the Joffre Avenue North neighbourhood, as outlined on the map in **Attachment C** of this report, from the R3 District to the R10 District.
 - b. **THAT** a notice be sent to residents and property owners in the Joffre Avenue North neighbourhood advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

At its meeting of 1995 June 5, Council received a petition from residents in the South Slope area generally bounded by Imperial Street, Patterson Avenue, Marine Drive and Boundary Road. The petition requested that the area be rezoned to the R10 District in order to restrict the height and bulk of new houses. The petition was referred to the Housing Committee. At its June 20 meeting, the Housing Committee recommended that the petitioners further define the neighbourhoods of concern and re-petition these areas to determine the initial level of support for an area rezoning.

The petitioners subsequently re-canvassed the area and appeared as a delegation at the Housing Committee meeting on July 25. They presented another petition which further defined the area they had requested to be rezoned. An additional 126 signatures, representing 107 properties were collected by the petitioners. In total residents of 198 properties signed either the first or second petition. There are 432 properties in the area defined by the petitioners (see **Attachment A**).

In response to the petition, Council, at its meeting on October 2, authorized staff to consult with residents and property owners to determine the level of support for an area rezoning to the R10 District. In considering the large area defined by the petitioners, it was recommended that the area be divided into four neighbourhoods based on the existing zoning, lot sizes and slopes present in each neighbourhood and that support for the rezoning be determined in each of these neighbourhoods. It was also recommended that the 4000 blocks of Irmin and Rumble Street, which were not canvassed by the petitioners, be included in the area rezoning process since the housing character of these blocks is similar to the neighbourhoods to west and south (see **Attachment B**).

The Joffre Avenue North neighbourhood, currently zoned R3, was the first neighbourhood to be surveyed. The remaining three neighbourhoods south of Rumble Street will be surveyed in January. This report provides the findings of the questionnaire distributed to the Joffre Avenue North neighbourhood at the beginning of December 1995.

2.0 FINDINGS OF THE QUESTIONNAIRE

2.1 Response Rate

There are 199 residential properties zoned R3 in the Joffre Avenue North neighbourhood (see **Attachment C**). Five of the properties have legally non-conforming two family dwellings on them. Owners occupy a unit in three of the two family dwellings, while each unit of the two remaining dwellings is currently being rented. Eleven single family dwellings are rental properties.

On 1995 December 1, a rezoning proposal and questionnaire were sent to 221 property owners and residents. Respondents were requested to return their questionnaire by December 18. To increase the response rate, a reminder notice was sent on December 19 to those who had not yet responded to the questionnaire. By 1996 January 4, 120 questionnaires had been returned. From January 4 to January 17, a telephone survey was conducted to determine the zoning preference of those who had still not responded. A further 42 property owners were contacted during this period.

Through the telephone survey and questionnaire, a total of 162 property owners and residents were contacted. The respondents consisted of 154 resident owners, 7 absentee owners and 1 renter. The response rate among the 161 property owners was 81 percent.

2.2 Results

Of the 162 respondents to the questionnaire, 106 (65.4 percent) were in favour of an area rezoning to the R10 District, 48 (29.6 percent) were opposed, and 8 (4.9 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 the Rezoning to R10		
			In Favour	Against	Undecided
Dubois Street (includes 2 Joffre Avenue addresses)	32	27	18	7	2
Hurst Street (includes 1 Joffre Avenue address)	25	20	13	5	2
Peter Street	16	13	7*	6	0
Victory Street	18	15	12	3	0
Arbor Street	16	15	12	3	0
Watling Street	16	14	9	4	1
3700 blk Irmin St.	16	9	7	1	1
4000 blk Irmin St. (includes 1 Patterson Avenue address)	9	8	5	3	0
3700 blk Rumble St.	8	4	2	2	0
4000 blk Rumble St.	10	6	5	1	0
Boundary Rd	29	25	12	11	2
Mandy Avenue	4	4	2	2	0
Address Unknown	-	2	2	-	-
Total	199	162	106** (65.4%)	48 (29.6 %)	8 (4.9 %)

* The one tenant responding to the questionnaire voted in favour of the rezoning.

** Number of properties in favour of the rezoning to the R10 District=105 (52.7% of total properties)

A breakdown of the results by tenure reveals that 105 out of 154 resident owners (68 percent) support the area rezoning while 6 out of the 7 absentee owners are opposed to the area rezoning.

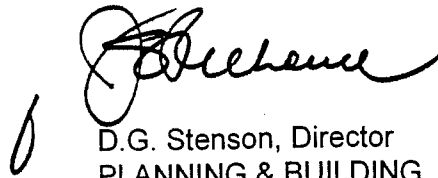
Of the 52 owners who have owned their property 10 years or less, 26 were opposed to the rezoning, 22 were in favour of the rezoning and 4 were undecided. Of the 104 owners who have owned their properties for 10 years or more, 81 were in favour of the rezoning, 8 were opposed and 3 were undecided. Five owners did not report how long they had owned their property.

Since the majority of the respondents (65.4 percent) voted in favour of the rezoning and 52.7 percent of the total number of properties agree with the proposal, it is proposed that a bylaw be prepared and forwarded to a Public Hearing.

3.0 RECOMMENDATION

Considering the high response rate and that the majority of respondents (65.4 percent) support an area rezoning to the R10 District, it is recommended that a bylaw be prepared and forwarded to a Public Hearing to initiate an area rezoning to the R10 District of the Joffre Avenue North neighbourhood. At the Public Hearing, residents and property owners would have further opportunity to provide input on this area rezoning.

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


D.G. Stenson, Director
PLANNING & BUILDING

MM\db

Attachments

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

Central Park

IMPERIAL STREET

DUBOIS STREET

HURST STREET

PETER STREET

VICTORY STREET

ARBOR STREET

WATLING STREET

IRMIN STREET

Ocean View
Burial Park



Petitioned area



City of
Burnaby

1996 01 18



north

BOUNDARY ROAD

JOFFRE AVE

JOFFRE AVE

Suncrest School

RUMBLE STREET

SOUTHWOOD STREET

SOUTHWOOD STREET

CLINTON STREET

CLINTON STREET

PORTLAND STREET

SUNCREST DRIVE

Kaymar
Ravine
Park

KAYMAR DRIVE

Boundary Creek
Ravine Park

JOFFRE AVE

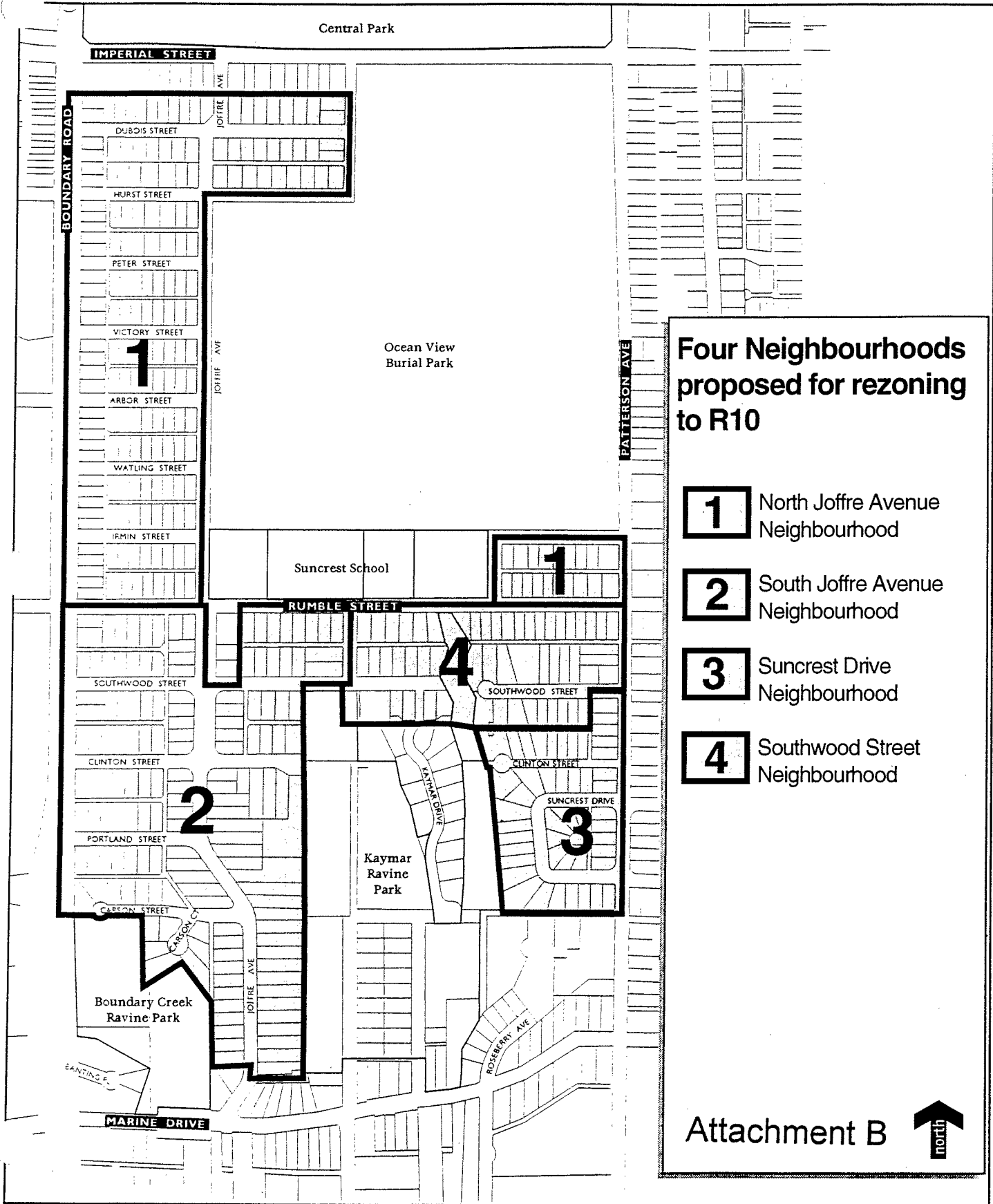
PATTERSON AVE

BANTING PL

ROSEBERRY AVE

MARINE DRIVE

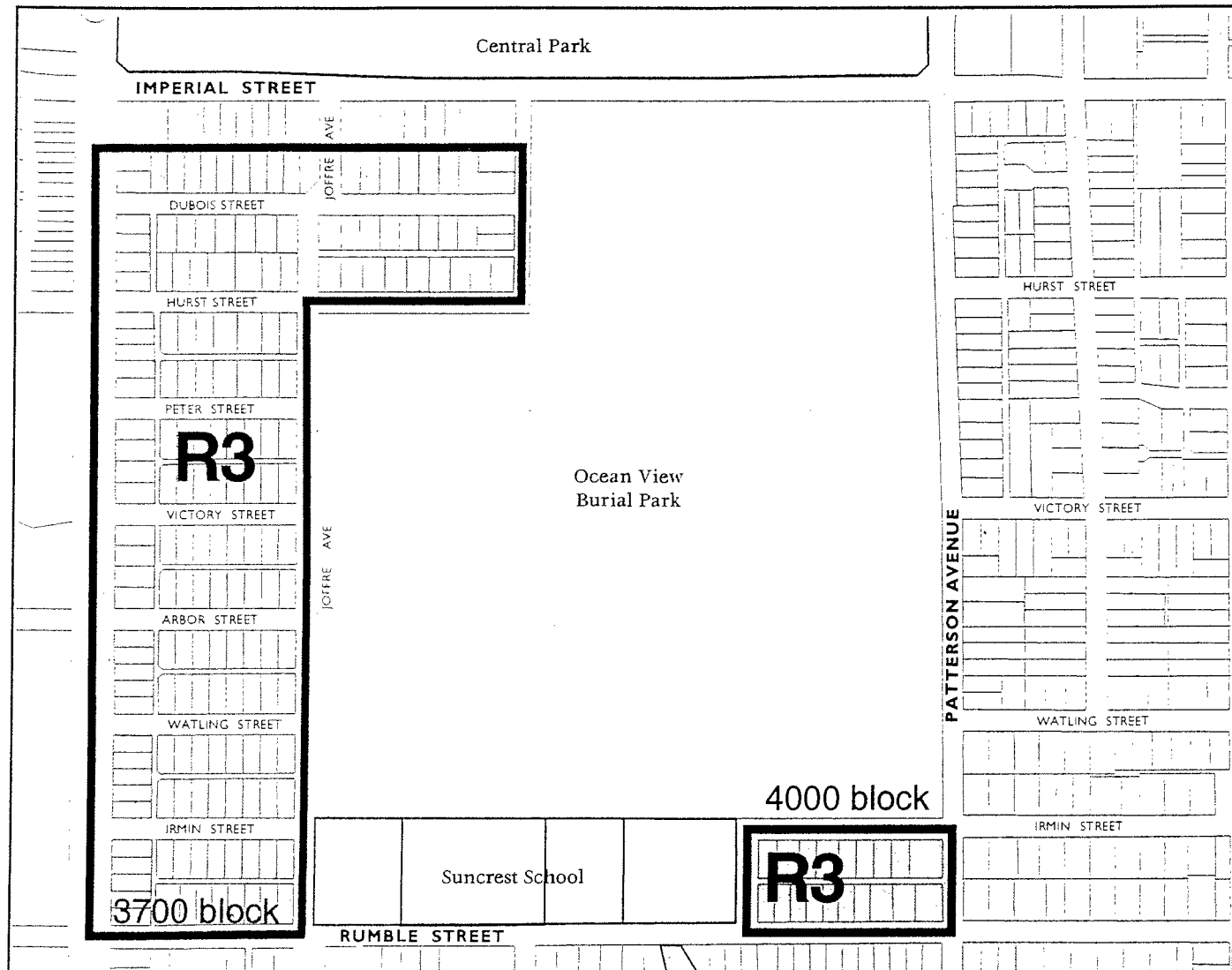
Attachment A



Four Neighbourhoods proposed for rezoning to R10

- 1** North Joffre Avenue Neighbourhood
- 2** South Joffre Avenue Neighbourhood
- 3** Suncrest Drive Neighbourhood
- 4** Southwood Street Neighbourhood

Attachment B 



BOUNDARY ROAD

Joffre Avenue North Neighbourhood



Area prosed for rezoning to the R10 District

48



City of Burnaby

1996 01 18

Attachment C