

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: REQUEST FOR AN AREA REZONING - HARDWICK STREET,
WOODSWORTH STREET, SPROTT STREET, DOUGLAS ROAD

RECOMMENDATIONS:

1. **THAT** Council authorize initiation of a consultation process in the fall of 1996 to explore the desirability of undertaking an area rezoning of the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street, and the north side of Sprott Street, the 3400 - 3700 blocks of the east side of Douglas Road, and the 5600 block of the south side of Laurel Street to the R12 Residential District zoning category.
2. THAT a copy of this report be sent to Farid Mawani and Alnoor Sumar, 3425 Douglas Road, Burnaby, B.C. V5G 3P3.

REPORT

The Housing Committee, at its meeting held on 1996 April 23, adopted the attached staff report responding to a petition from the owners of 68 properties in the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street, and the north side of Sprott Street, and the 3500 - 3700 blocks of the east side of Douglas Road. The petition requested that the City rezone the properties from the R5 and R9 Districts to the R12 District in order to allow for small lot subdivision which would permit single and two family dwellings.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

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

Councillor J. Young
Member

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

1996 APRIL 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REQUEST FOR AN AREA REZONING

PURPOSE: To respond to a request for an area rezoning in the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street, and the north side of Sprott Street, and the 3500 - 3700 blocks of the east side of Douglas Road.

RECOMMENDATIONS:

1. **THAT** the Housing Committee request Council authorization to initiate a consultation process in the fall of 1996 to explore the desirability of undertaking an area rezoning of the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street, and the north side of Sprott Street, the 3400 - 3700 blocks of the east side of Douglas Road, and the 5600 block of the south side of Laurel Street to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Farid Mawani and Alnoor Sumar, 3425 Douglas Road, Burnaby, V5G 3P3.

REPORT

1.0 PETITION FOR AN AREA REZONING

On 1996 March 27, a petition was submitted by the owners of 68 properties on the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street, and the north side of Sprott Street, and the 3500 - 3700 blocks of the east side of Douglas Road. The petition requested that the City rezone the properties from the R5 and R9 Districts to the R12 District in order to allow for small lot subdivision which would permit single and two family dwellings.

2.0 REVIEW PROCESS

The recently created R12 District was developed on the basis of an area rezoning process for the Norfolk neighbourhood. This new 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 wide. 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 the existing lots, the age of the 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.

Requests for an area rezoning are the subject of a report to the Housing Committee with a subsequent recommendation to Council. If Council agrees, then a neighbourhood consultation process would be initiated to inform the residents and property owners of both the petitioned area and the surrounding neighbourhood of the options and their ramifications. Following the consultation process, the degree of support for the proposal will be determined, and the results reported to the Housing Committee and Council. If there is general support for the rezoning, then it will be recommended that a bylaw be prepared and be given First Reading and forwarded to a Public Hearing.

3.0 ASSESSMENT OF THE AREA REZONING PROPOSAL

In assessing the request for an area rezoning to the R12 District based on the above considerations, the following comments are made.

3.1 Housing Type and Ages

The petitioned area consists of 127 properties zoned primarily R5 District with some R9 District properties. There is a mix of housing types and ages, including older, small bungalows on 66' lots, new single family homes on small lots (33 feet), and a wide variety of two family dwelling types. The area is similar in character to the Norfolk neighbourhood which initiated the creation of the R12 District.

The petitioned area has significant redevelopment potential if an area rezoning to the R12 District occurs. Small lot subdivision is currently possible only on the south sides of the 5600 - 5800 blocks of Woodsworth Street and Hardwick Street. Rezoning to the R12 District would permit the subdivision of the majority of R5 District lots in this area.

3.2 Area Boundaries

The petitioned area includes the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street, and the north side of Sprott Street, and the 3500 - 3700 blocks of the east side of Douglas Road.

The 3400 block of the east side of Douglas Road and the 5600 block of the south side of Laurel Street are similar in character to the petitioned area, and show similar signs of pending redevelopment. It is suggested that the subject area to be considered for an area rezoning to the R12 District also include the 3400 block of the east side of Douglas Road and the 5600 block of the south side of Laurel Street (see Sketch #1, *attached*).

The boundaries to this suggested subject area are the Trans Canada Highway to the east, Sprott Street to the south, Douglas Road to the west, and Laurel Street and the City of Burnaby works yard to the north. Sprott Street and Douglas Road are both collector streets which support non residential traffic, and are a natural boundary to the Hardwick/Woodsworth neighbourhood. Housing on the north side of Laurel Street is homogenous, and marks a separate and distinct neighbourhood from the proposed subject area.

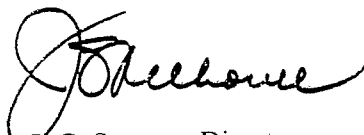
The proposed rezoning of the subject area would have an impact on the surrounding properties in that the new zoning would permit a more intensive level of single and two family development than what is allowed under current zoning. Therefore, it is appropriate that the surrounding properties be informed of the proposed zoning change to ensure that all potential interests are included in the process. The School Board, the Parks and Recreation Department, and the Ministry of Transportation and Highways would be informed of the proposed area rezoning.

3.3 The Proposed Area Rezoning in Context of Other Planning Policies and Priorities

In a separate item on this agenda, an area rezoning to the R12 District has been recommended for the Rosewood Street vicinity. It is expected that, if the Housing Committee and Council concur, the area rezoning process for Rosewood Street would commence immediately. Given this, it is considered appropriate to initiate the proposed Hardwick/Woodsworth area rezoning process following the Rosewood Street process, in the fall of 1996.

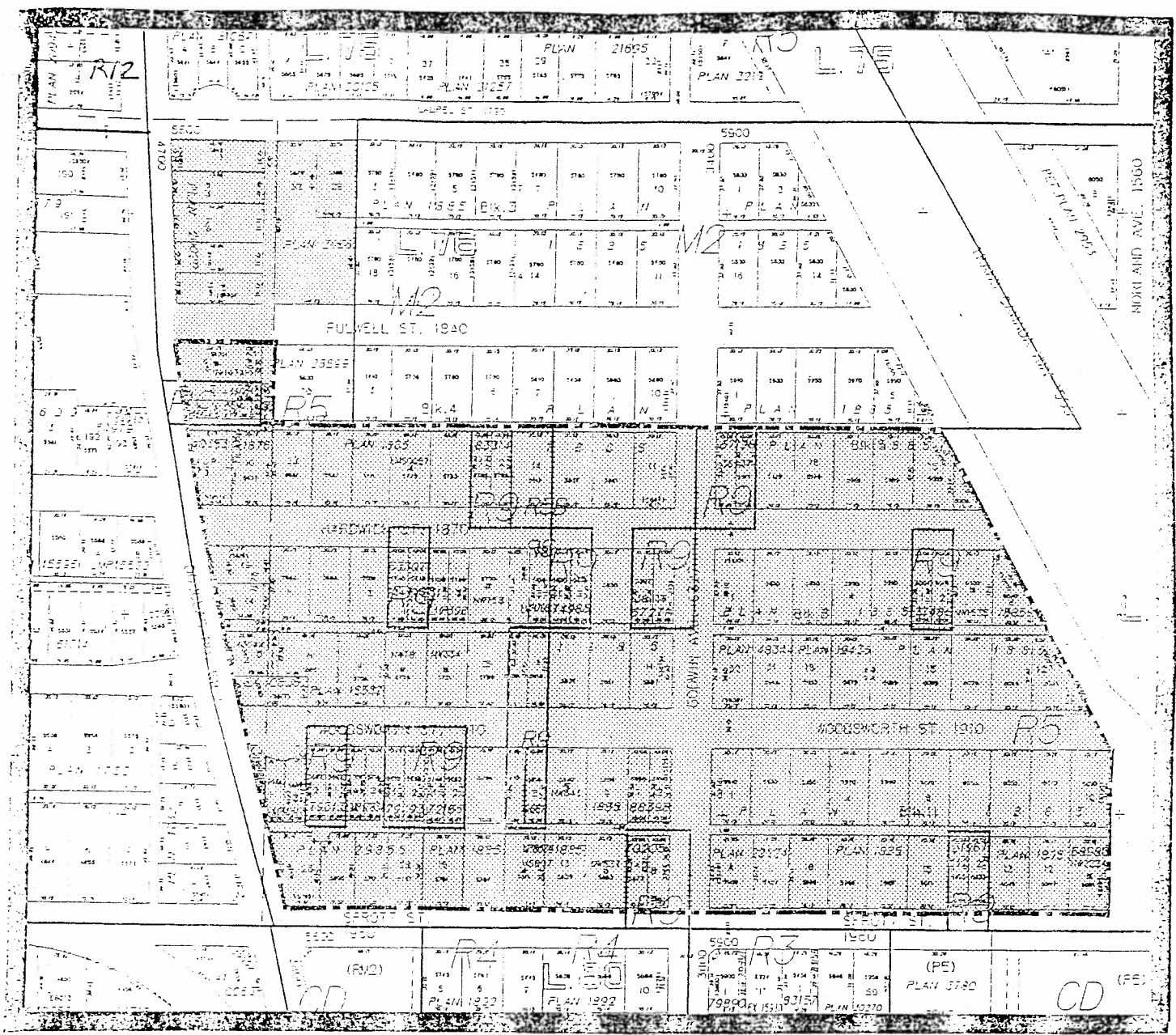
4.0 RECOMMENDATION

It is recommended that a consultation process be initiated in the fall of 1996 to explore the desirability of undertaking an area rezoning of the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street, and the north side of Sprott Street, the 3400 - 3700 blocks of the east side of Douglas Road, and the 5600 block of the south side of Laurel Street to permit more intensive single and two family development. This process would involve the dissemination of information explaining the intent of the proposed rezoning and requesting, through a survey, the opinion of property owners and residents in the area proposed for rezoning. Property owners and residents in the surrounding area would be notified of the area rezoning proposal.


D.G. Stenson, Director
PLANNING & BUILDING

KF\db

cc: City Manager



Sketch #1



Petitioned Area

Proposed Subject Area

