

REPORT
1996 May 06

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: REQUEST FOR AN AREA REZONING - 7400 BLOCKS OF ROSEWOOD
STREET AND HOLLY STREET

RECOMMENDATIONS:

1. **THAT** Council authorize initiation of a consultation process in the vicinity of Rosewood Street to explore the desirability of undertaking an area rezoning of the 7400 blocks of Rosewood Street, Holly Street, the north side of Vista Crescent, and the south side of Elwell Street to the R12 Residential District zoning category.
2. THAT a copy of this report be sent to Ms. Addie Kelly, 7456 Rosewood Street, Burnaby, B.C. V5E 2G5.

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 26 properties in the 7400 blocks of Rosewood Street and Holly Street. The petition requested that the City rezone the properties from the R5 and R9 District to the R12 District in order to allow for small lot subdivision which would permit single family dwellings, and further potential for 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

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REQUEST FOR AN AREA REZONING

PURPOSE: To respond to a request for an area rezoning in the 7400 blocks of Rosewood Street and Holly Street.

1996 APRIL 16

OUR FILE: 16.400

RECOMMENDATIONS:

1. **THAT** the Housing Committee request Council authorization to initiate a consultation process in the vicinity of Rosewood Street to explore the desirability of undertaking an area rezoning of the 7400 blocks of Rosewood Street, Holly Street, the north side of Vista Crescent, and the south side of Elwell Street to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Ms. Addie Kelly, 7456 Rosewood Street, Burnaby, V5E 2G5.

REPORT

1.0 PETITION FOR AN AREA REZONING

On 1996 March 18, a petition was submitted by the owners of 26 properties on the 7400 blocks of Rosewood Street and Holly Street. The petition requested that the City rezone the properties from the R5 and R9 District to the R12 District in order to allow for small lot subdivision which would permit single family dwellings, and further potential for 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.

60 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 blocks consist of 38 properties zoned primarily R5 District with some properties zoned R9 District. There is a mix of housing types and ages, including older, small bungalows, new single family homes on small lots (33 feet), and two family dwellings. 8 of 10 small lots in the petitioned area are located on the north side of Holly Street.

Only the north side of Holly Street has the current potential to subdivide (R5 Single Family Dwelling - Small category). A rezoning to the R12 District would permit the subdivision of 27 properties that would permit single family dwellings. There is no potential for two family dwellings on small lots in the petitioned area, as there are no lanes.

3.2 Area Boundaries

The petitioned area includes the 7400 blocks of Rosewood Street and Holly Street. The 7400 blocks of the north side of Vista Crescent and the south side of Elwell Street are similar in character to the petitioned area, in terms of size and age of dwellings, although they have not undergone the redevelopment evident on Rosewood Street and Holly Street. It is suggested that the subject area to be considered for an area rezoning to the R12 District also include the 7400 blocks of the north side of Vista Crescent and the south side of Elwell Street (see Sketch #1, *attached*).

The boundaries to this suggested subject area are Vista Crescent to the south, which marks the boundary of the Edmonds Town Centre Plan and is designated in the Plan as part of the Secondary Core; Mary Avenue to the east, which is dominated by a seniors' care facility and a high density multiple family development; Elwell Street to the north, which has single family dwellings zoned R3 District; and Humphries Avenue to the west, which features Richmond Park and the Eastburn Community Centre.

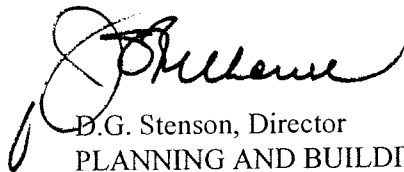
The proposed rezoning of the subject area would have an impact on the surrounding neighbourhood in that the new zoning would permit a more intensive level of single and two family development than what is allowed under current zoning. Therefore, it is appropriate that the surrounding neighbourhood be informed of the proposed zoning change. However, due to the distinct neighbourhood boundaries of the suggested subject area, the potential impacts of intensification will be felt primarily within the subject area. Thus, it may be appropriate to limit the survey to the subject area. Apprising neighbouring residents, though, will ensure that all potential interests are included in the process.

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

The Edmonds Town Centre Plan was adopted by Council on 1994 September 26 and set the stage for redevelopment in the area. As redevelopment is proceeding and an intensification of the subject area is perceived as desirable given the proximity to services and facilities, it is considered appropriate to consider the area rezoning request to the R12 District at this time.

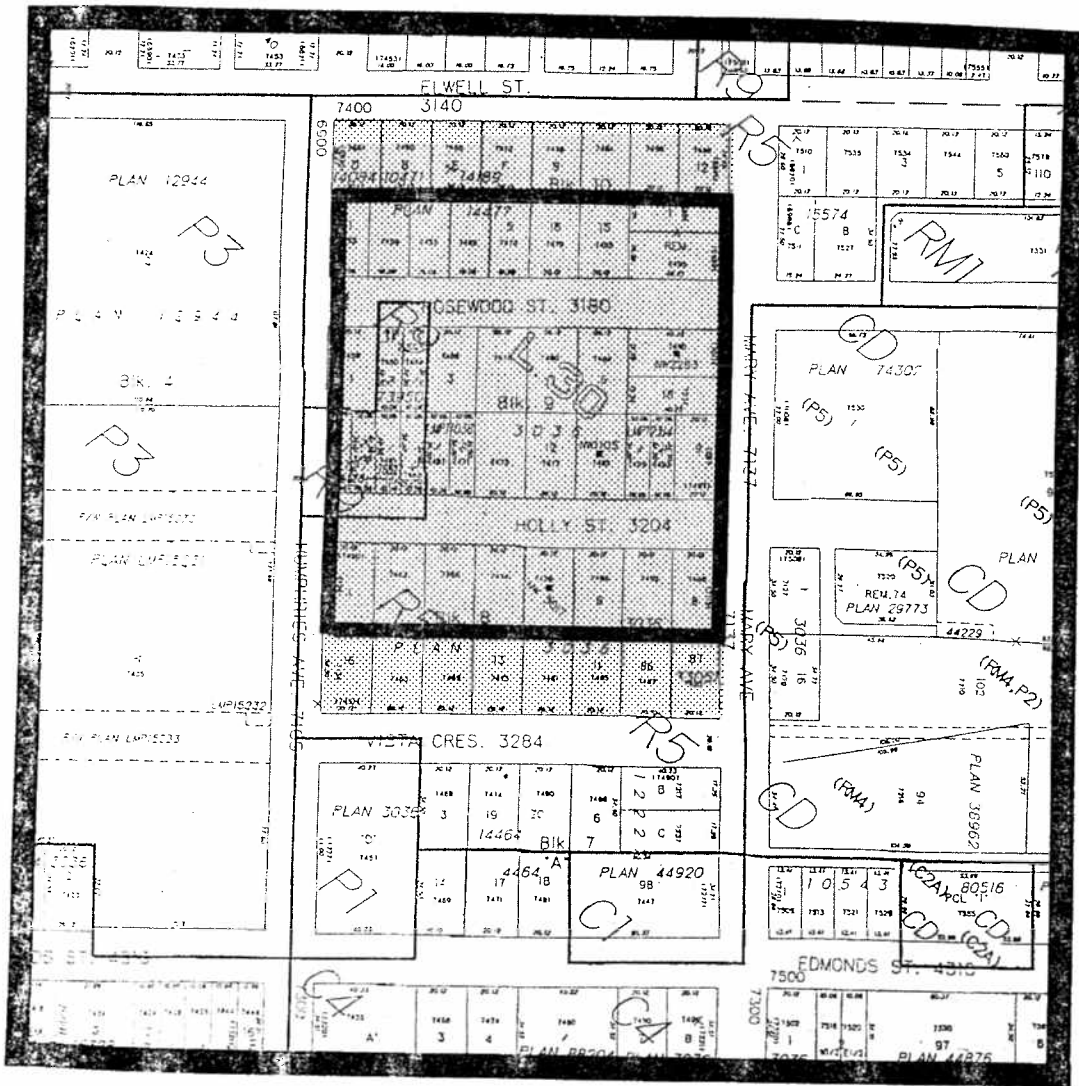
4.0 RECOMMENDATION

It is recommended that a consultation process be initiated in the vicinity of Rosewood Street to explore the desirability of undertaking an area rezoning of the 7400 blocks of Rosewood Street, Holly Street, the north side of Vista Crescent, and the south side of Elwell 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 AND BUILDING

KFVdb

cc: City Manager



Sketch #1

Petitioned Area

Suggested Study Area

