

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: ZONING BOUNDARY ADJUSTMENT OF 4200-4300 BLOCKS OF
BOUNDARY ROAD AND PORTION OF THE 4700 BLOCK OF SPRUCE STREET

RECOMMENDATIONS:

1. **THAT** Council initiate an area rezoning of the 4200 block of Boundary Road and a portion of the south side of the 3700 block of Spruce Street to the R5 District as outlined in *attached* Map 2.
2. **THAT** the part of the zoning boundary adjustment affecting the lots currently zoned RM3 not be pursued.

REPORT

The Community Planning and Housing Committee, at its meeting held on 1997 May 27, adopted the *attached* report outlining results of a consultation process concerning a proposed zoning boundary adjustment in the Boundary Road/Spruce Street area.

Considering the high degree of support by those with properties located on the 4200-4300 blocks of Boundary Road and the south side of the 3700 block of Spruce Street that are currently zoned R4 and R9 for a zoning boundary adjustment to the R5 District, the Committee recommended that the proposed boundary adjustment be advanced to a formal area rezoning process. Secondly, given the very strong feelings of those who feel that they would be losing development potential by a rezoning that removed their RM3 designation, the Committee recommended that this portion of the zoning boundary adjustment not be pursued at this time.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

:COPY - CITY MANAGER
- DIRECTOR PLNG. & BLDG.

TO: CHAIRMAN & MEMBERS
COMMUNITY PLANNING & HOUSING COMMITTEE 1997 MAY 22

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.22

SUBJECT: ZONING BOUNDARY ADJUSTMENT OF 4200-4300 BLOCKS OF BOUNDARY ROAD AND PORTION OF THE 4700 BLOCK OF SPRUCE STREET.

PURPOSE: To provide findings of a consultation process concerning a proposed zoning boundary adjustment in the Boundary Road/Spruce Street area.

RECOMMENDATIONS:

1. **THAT** the Housing and Community Planning Committee recommend that Council initiate an area rezoning of the 4200 block of Boundary Road and a portion of the south side of the 3700 block of Spruce Street to the R5 District as outlined in attached Map 2.
2. **THAT** the part of the zoning boundary adjustment affecting the lots currently zoned RM3 not be pursued.

REPORT

1.0 BACKGROUND

At its meeting of 1996 September 30, in response to a report from the Community Planning & Housing Committee, Council authorized staff to initiate a consultation process in the vicinity of the 4200 block of Boundary Road and the 3700 block of Spruce Street to explore the desirability of undertaking an area rezoning process to the R5 District. This was in response to a request for rezoning that originated in the neighbourhood.

This report outlines the result of the consultation process and recommends the next steps to be taken in the area rezoning process.

2.0 THE AREA

The subject area (see attached Map 1) 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 THE ZONING BOUNDARY ADJUSTMENT AS ORIGINALLY PROPOSED

The boundary adjustment as previously proposed involves two separate areas and issues. First, it was proposed that the lots in the 4200-4300 block of Boundary Road and portion of the south side of the 3700 block of Spruce Street be rezoned from the R4 or R9 category to the R5 category. If successful, this boundary adjustment would result in the potential subdivision of two 66 foot wide lots into four 33 foot wide lots and the potential subdivision of a redundant road allowance on Boundary Road. In this case, the rezoning to R5 would have no impact on the development potential or building size of the existing lots that do not have subdivision potential.

The second issue involves rezoning the existing RM3 (Multiple Family Residential) zoned lots to the R5 category. Rezoning of these lots to the R5 category better reflects the current use of these properties as as the existing character of the neighbourhood. The rezoning of the four RM3 lots on the north side of Spruce Street will mean that five lots currently zoned R5 on the north side of Spruce Street will gain subdivision potential.

4.0 CONSULTATION PROCESS

Planning Department staff sent an explanatory letter and questionnaire to all property owners and residents in the area outlined in Map 1. A second letter and questionnaire was sent about a week later. A public Open House meeting, attended by about 15 people, was held on April 17 at Cascade Elementary School. Staff also attempted to contact those who had not responded to the questionnaire by phone.

5.0 RESULTS OF THE QUESTIONNAIRE AND TELEPHONE RESPONSES

The results of the questionnaire and phone responses have been broken down into the two zoning boundary adjustment questions and into those directly affected by the proposed rezoning (the rezoning area) and the others (the consultation area).

5.1 Rezoning from R4/R9 to R5 (See Map 2)

Rezoning R4/R9 Lots to R5: The Area Subject to Rezoning

Streets	# of Lots	# of Respondents	In Favour	Against	Undecided
Boundary	14	9	8	1	0
Spruce	15	10	8	2	0
Total	29	19	16	3	0

* Two lots on Boundary are occupied by one house, and owned by one individual (considered 1 lot for the purposes of this study).

All respondents were owners, except one tenant who was previously a long-time owner.

Rezoning to R4/R9 Lots to R5: The Consultation Area

Consultation Area	# of lots	# of Respondents	In Favour	Against	Undecided
All Streets	51	24	14	5	5

5.2 Rezoning RM3 to R5 (See Map 3)

Rezoning RM3 to R5: Those Currently Zoned RM3

RM3 Lots	# of Lots	# of Respondents	In Favour	Against	Undecided
	7	5	0	5	0

Virtually all of those with a lot currently zoned RM3 wished to retain this zoning category.

Rezoning to RM3 to R5: Those Zoned R5 on North Side of Spruce

Street	# of Lots	# of Respondents	In Favour	Against	Undecided
North side of Spruce	10	7	5	2	0

Those who achieved subdivision potential through the rezoning of the RM3 lots to R5 supported the proposal.

Rezoning to RM3 to R5: Balance of Consultation Area

Consultation Area	# of Lots	# of Respondents	In Favour	Against	Undecided
All Streets	62	12	5	5	0

6.0 ANALYSIS

The following analysis is broken into the two zoning boundary adjustment areas. The first discussion refers to the rezoning of properties on the south side of Spruce Street and Boundary Road that currently have the R4/R9 designation to the R5 designation. The second discussion refers to the rezoning of the RM3 properties to the R5 designation.

6.1 R4/R9 to R5 Zoning Boundary Adjustment

There appears to be general support for this zoning boundary adjustment for those that would be rezoned from R4/R9 to R5. Of the 19 responses received by questionnaire or telephone, 16 were in support of the adjustment to the R5 category. Comments received from those not supporting the proposal expressed a desire to keep the neighbourhood the way it is or a concern about the impact of new houses on the neighbourhood. Many of those in support of the proposal noted their desire to see the redundant right-of-way (considered a neighbourhood nuisance) developed.

In talking with people at the meeting there was concern that a rezoning to the R5 District would somehow impact their development rights on their property. Staff will help mitigate this concern when a follow-up newsletter is sent to residents.

Not surprisingly, given the limited impact of this proposal, there was only a small response from the consultation area. Some people who were opposed stated that they did not like small lots. Three undecided people felt that the proposal had no impact on them one way or another.

Staff recommend, therefore, that the proposed boundary adjustment be advance to a formal area rezoning process.

6.2 RM3 to R5 Zoning Boundary Adjustment

As mentioned previously, the rezoning of the four properties on the north side of Spruce Street that are currently zoned RM3 to R5 would mean that five lots on that block face would qualify for subdivision under the small lot provisions of the R5 District.

The owners of the majority of the existing RM3 lots were opposed to the zoning boundary adjustment. Although they realized that since most of these lots were developed with relatively new single family dwellings and redevelopment was unlikely for a very long period of time, they felt strongly that it was in their best interest to retain this development potential. Some opposition to the rezoning was also received from those living on Forest Street that would be separated by a lane from the newly created small lots on the north side of Spruce Street.

Not surprisingly, those that would benefit by the rezoning supported the proposal. In addition, many of those in the area supported the zoning boundary adjustment because they felt that RM3 multiple family development would be out of character with the neighbourhood.

In this case, given the very strong feelings of those who feel that they would be losing development potential by a rezoning that removed their RM3 designation, it is recommended that this portion of the zoning boundary adjustment not be pursued at this time. Staff will, however, explore other methods by which subdivision on the north side of Spruce Street could be pursued without the need to rezone the existing RM3 sites. Following this review, staff will forward a report to the Community Planning & Housing Committee

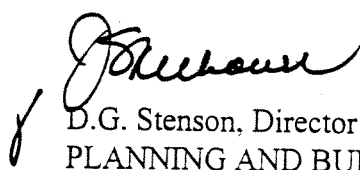
7.0 CONCLUSION

Considering the high degree of support by those with properties located on the 4200-4300 blocks of Boundary Road and the south side of the 3700 block of Spruce (attached Map 2) street that are currently zoned R4 and R9 for a zoning boundary adjustment to the R5 District, it is recommended that the proposed boundary adjustment be advanced to a formal area rezoning process.

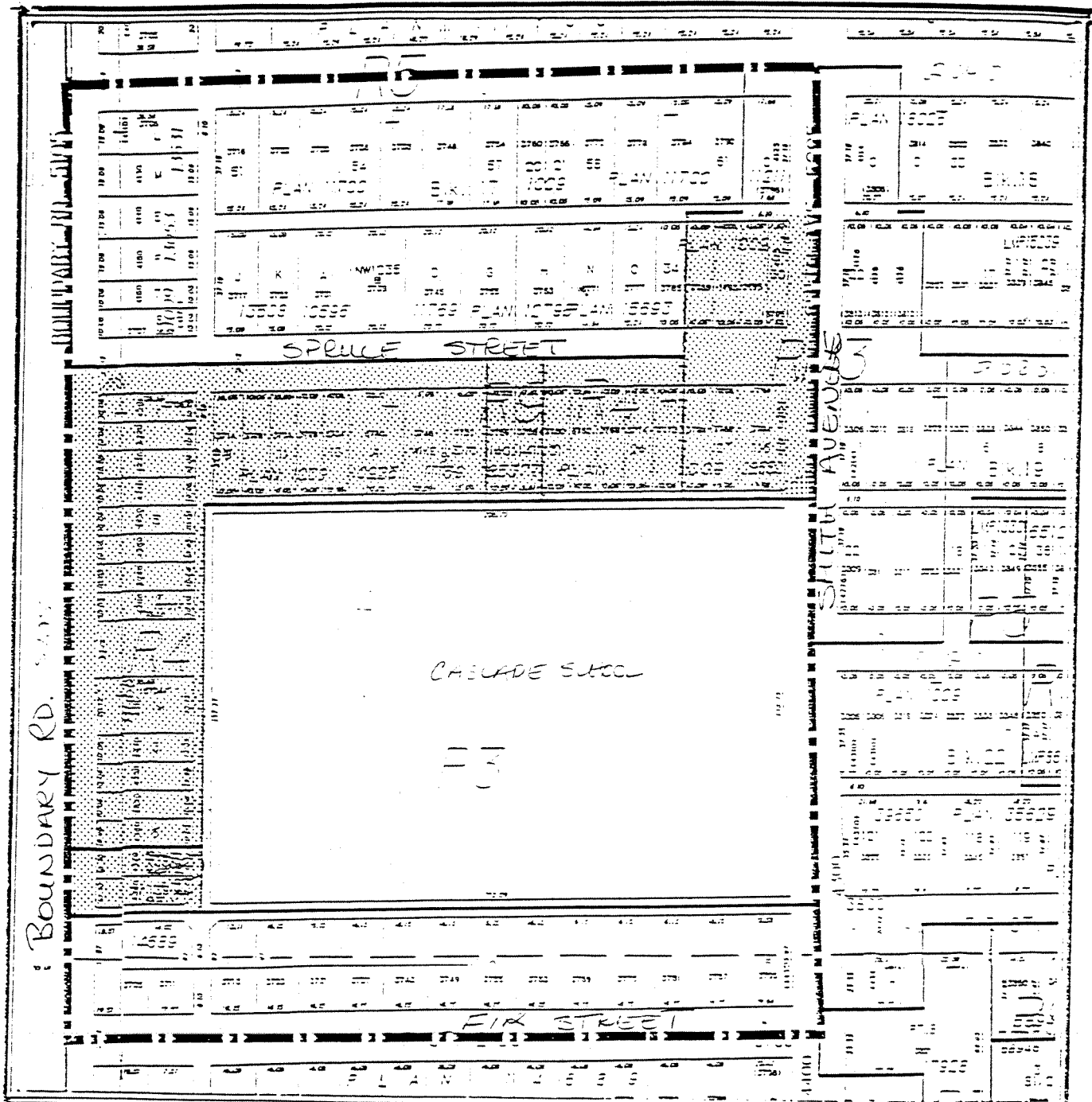
Secondly, given the very strong feelings of those who feel that they would be losing development potential by a rezoning that removed their RM3 designation, it is recommended that this portion of the zoning boundary adjustment not be pursued at this time.

Staff will, however, explore a method by which subdivision on the north side of Spruce Street might be pursued without the need to rezone the existing RM3 sites. Following this review, staff will forward a report to the Community Planning & Housing Committee suggesting another approach or recommending the no other action be taken.

Residents in the area will be informed of the Housing Committee and Council's decision on this matter by mail. If the Committee and Council decide to pursue any part of the area rezoning, the residents will also be informed of the date and time of the Public Hearing.


D.G. Stenson, Director
PLANNING AND BUILDING

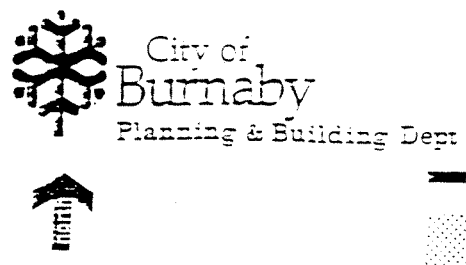
BG\ma
cc: City Manager



Date:
1996 09 19

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1:2000

Drawn By:
RBY



Original Proposed Area Rezoning

--- CONSULTATION AREA

▨ AREA PROPOSED FOR REZONING TO R5 DISTRICT

BOUNDARY ID. 5105

R5 Forest St.

PLAN 11700

PLAN 11700

SPRUCE ST.

R4/R9

M3

CASCADE SCHOOL

P3

FOR ST. 2180

Date:

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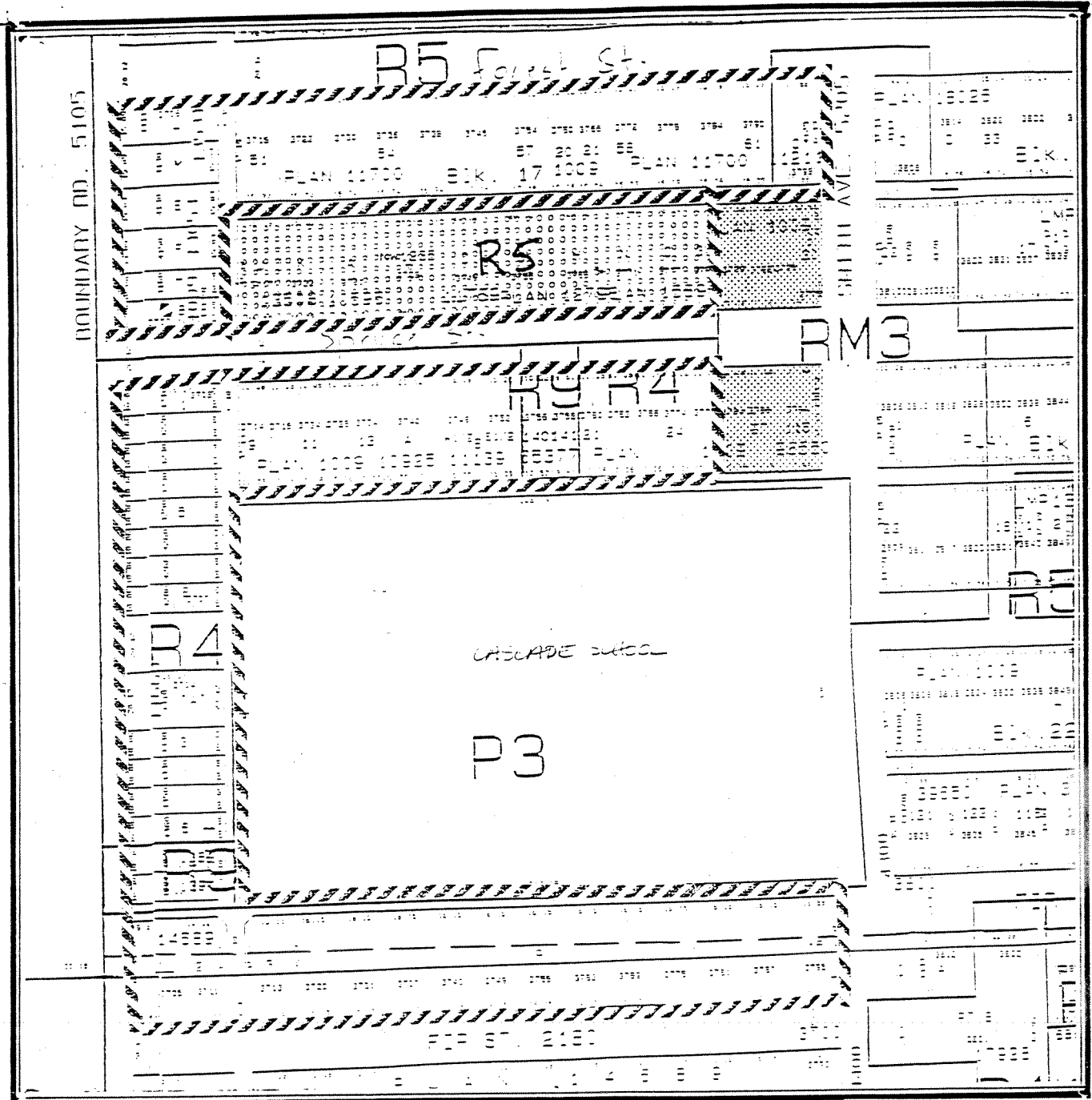
City of Burnaby
Planning & Building Dept

R4/R9 area proposed for rezoning

consultation area

Proposed Rezoning from R4/R9 to R5 District

MAP 2



Date:

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City of
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Proposed Rezoning from
RM3 to R5



RM3
area proposed for rezoning



R5 area that would receive
subdivision potential



consultation area

M.P.P. 3