

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

RE: BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 58, 1996 -  
BYLAW NO. 10489, REZONING REFERENCE NO. 47/96 (SOUTH SLOPE  
AREA WEST OF PATTERSON AVENUE AREA REZONING PROCESS)

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes.

REPORT

Council, at the regular Council meeting held on 1996 December 09, considered second reading of the subject bylaw and referred all submissions from the public hearing regarding rezoning reference no. 47/96 to the Community Planning & Housing Committee for detailed evaluation.

The Community Planning and Housing Committee, at its meeting held on 1997 February 25 adopted the *attached* report providing a summary of submissions to the 1997 November 26 Public Hearing regarding this area rezoning to the R10 District in three neighbourhoods in the South Slope area west of Patterson Avenue.

The report advised that a tabulation of the public hearing submissions indicated a decline in the level of support for the area rezoning. The report further advised that of 253 properties in the three neighbourhoods only 90 owners remained in support of the area rezoning.

Please note that second reading of the subject bylaw appears on this evenings Council agenda.

Respectfully submitted,

: COPY - CITY MANAGER  
- DIR. PLNG. & BLDG.  
- CHIEF BUILDING INSPECTOR

Councillor L.A. Rankin  
Chairman

Councillor C. Redman  
Member

Councillor J. Young  
Member

TO: CHAIR AND MEMBERS  
COMMUNITY PLANNING &  
HOUSING COMMITTEE

1997 FEBRUARY 21

OUR FILE: 16.400

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: SOUTH SLOPE AREA WEST OF PATTERSON  
AVENUE AREA REZONING PROCESS

PURPOSE: To provide a review of the submissions to Public Hearing 47/96 concerning an area rezoning to the R10 District in three neighbourhoods in the South Slope area west of Patterson Avenue.

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**RECOMMENDATION:**

1. **THAT** this report be received for the information of the Community Planning and Housing Committee.

**R E P O R T**

**1.0 BACKGROUND**

At its meeting of 1996 December 9, Council considered Bylaw 10489, South Slope area west of Patterson Avenue area rezoning. At the meeting, Council referred all submissions to the Public Hearing regarding the area rezoning to the R10 District of Neighbourhoods 2, 3 and 4 (see *Attachment A*) in the South Slope to the Housing Committee. This report provides a summary of the submissions to the Public Hearing and describes the level of support for the area rezoning based on the submissions to the Public Hearing and the results of the survey conducted in June 1996 on the area rezoning.

**2.0 SUBMISSIONS TO THE PUBLIC HEARING**

A total of 93 residents provided written and/or oral submissions to the Public Hearing for the proposed area rezoning. Sixty of the written submissions were form letters stating opposition to the area rezoning. Of the 93 residents who made submissions to the Public Hearing, 68 were in opposition to the area rezoning and 11 were in favour of the area rezoning to the R10 District. Twenty residents also signed a form letter stating they had no objection to 7933 Suncrest Drive retaining its present zoning, R2 District. Of these 20 residents, 6 had also provided written submissions stating they were opposed to the area rezoning.

Those expressing opposition to the area rezoning mainly focussed on the concern that an area rezoning to the R10 District would decrease property values. Many of those in opposition referred to letters circulated in the neighbourhood by two real estate agents opposed to the area rezoning. Other residents opposed to the area rezoning stated that the regulations of the R10 District were too restrictive and would limit their ability to renovate or rebuild their homes.

Those in favour of the area rezoning stated that an area rezoning to the R10 District would help preserve many of the desirable features of the neighbourhood. They felt that the regulations of the R10 District would still allow for a large house to be built while maintaining green space. A number of those in favour mentioned that numerous factors determine property values and felt that the information distributed by the real estate agents mentioned above was not valid.

### **3.0 SUPPORT FOR THE AREA REZONING**

The level of support for the area rezoning in Neighbourhoods 2, 3 and 4 is described below.

#### **3.1 Neighbourhood 2 - Joffre Avenue South**

In the Joffre Avenue south neighbourhood, 66 percent of respondents (81 out of 123 respondents) supported an area rezoning to the R10 District in the survey conducted in June 1996. Those in favour of the area rezoning represented 56 percent of the total number of properties in the neighbourhood (80 out of 144 properties). (Carson Court was excluded from the area proposed for the area rezoning after the June 1996 survey revealed that most owners from this block were opposed to the rezoning.)

In November 1996, 23 owners who had initially supported the area rezoning provided either written or oral submissions to the Public Hearing stating they were no longer in support of the area rezoning. As a result, the level of support for the area rezoning in Joffre Avenue south neighbourhood decreased to 40 percent (57 owners out of a total of 144 properties).

### **3.2 Neighbourhood 3 - Suncrest Drive**

In the Suncrest Drive neighbourhood, 67 percent of respondents to the June 1996 survey, (30 out of 45 respondents), supported an area rezoning to the R10 District. In terms of the total number of properties, those in favour represented 59.5 percent of all properties.

In November 1996, 3 owners who had initially supported the area rezoning in the June 1996 survey provided written submissions to the Public Hearing stating they were no longer in support of the area rezoning. Therefore, support among respondents to the survey decreased to 60 percent (27 out of 45 respondents). In terms of the total number of properties, 25 owners out of 47 properties (53 percent) supported the area rezoning after the Public Hearing in November 1996.

### **3.3 Neighbourhood 4 - Southwood Street**

In examining the results of the June 1996 survey for the Southwood Street neighbourhood, it was found that the majority of properties in the 3900 to 4000 block of Rumble and the section of Southwood Street east of the Kaymar Creek Ravine were opposed to the area rezoning. As with Carson Court mentioned above, this section of the neighbourhood was excluded from the area proposed for rezoning. The survey results in the remainder of the neighbourhood indicated that 69 percent of properties (9 out of 13 properties) supported the area rezoning.

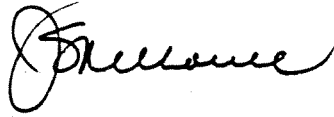
In November 1996, one owner who had initially supported the area rezoning to the R10 District provided a written submission to the Public Hearing stating opposition to the area rezoning. As a result, support for the area rezoning in this section of the Southwood Street neighbourhood decreased to 8 owners out of a total of 13 properties (61.5 percent).

## **4.0 OVERALL SUPPORT FOR THE AREA REZONING**

As a result of a number of owners who made submissions to the Public Hearing stating that they no longer supported the area rezoning, the level of support for an area rezoning to the R10 District in Neighbourhoods 2, 3 and 4 has decreased. There are 253 properties in total in Neighbourhoods 2, 3 and 4. After the Public Hearing, 90 owners remained in support of the area rezoning.

**5.0 RECOMMENDATION**

It is recommended that this report summarizing the submissions to the Public Hearing on the area rezoning of Neighbourhoods 2, 3 and 4 in the South Slope area west of Patterson Avenue be received for the information of the Community Planning and Housing Committee

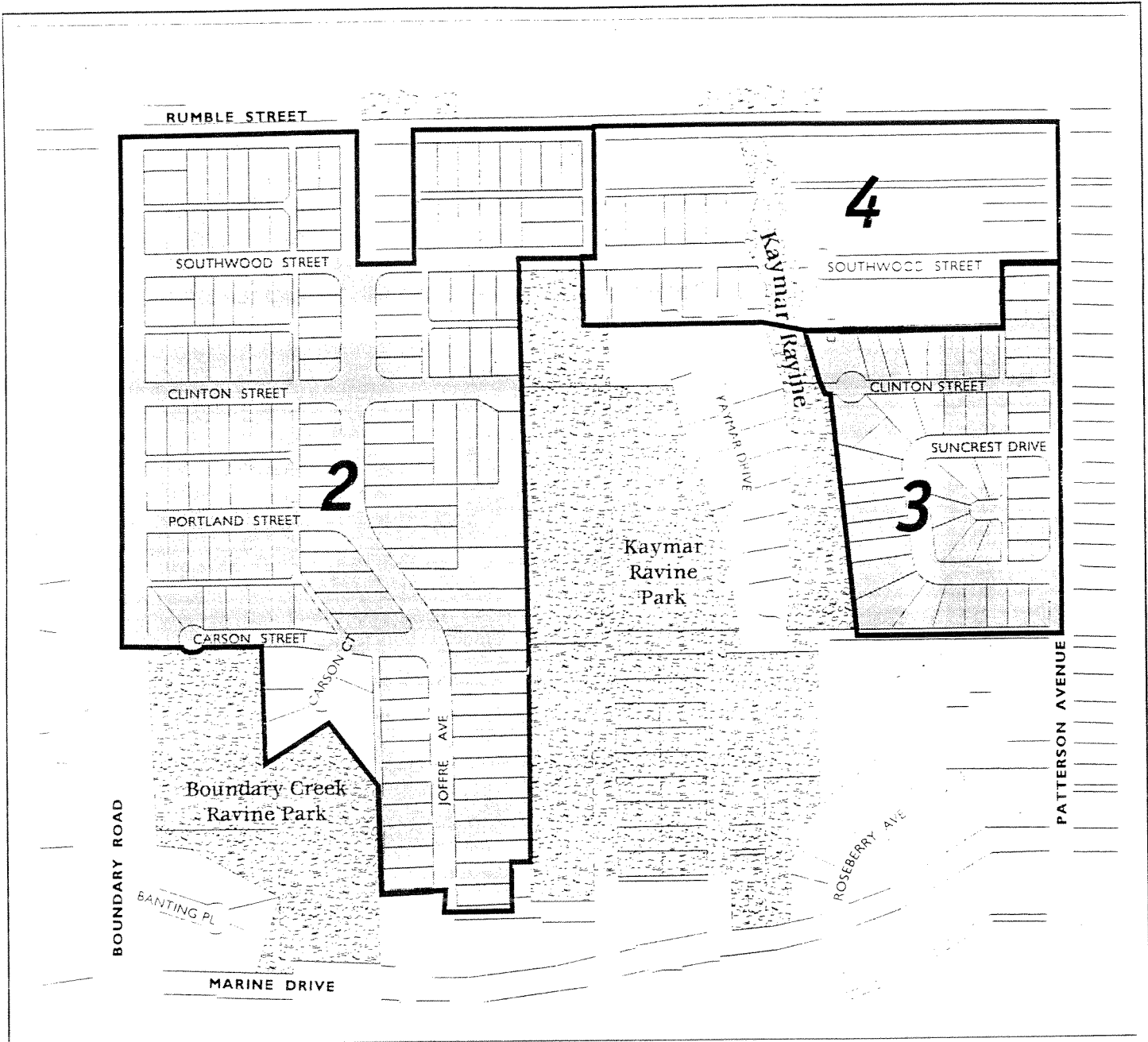


✓ D.G. Stenson, Director  
PLANNING AND BUILDING

MM\db

Attachment

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



Date:

Scale:

Drawn by:

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Area proposed for an area rezoning to the R10 District

**2** Joffre Avenue South Neighbourhood

**3** Suncrest Drive Neighbourhood

**4** Southwood Street Neighbourhood