

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #3/97
HOLLY/ROSEWOOD R12 AREA REZONING (See attached Sketch)

1997 FEBRUARY 25

ADDRESSES AND LEGALS: SEE ATTACHED SCHEDULE A

FROM: R5 AND R9 RESIDENTIAL DISTRICTS

TO: R12 RESIDENTIAL DISTRICT

APPLICANT: CITY OF BURNABY

PURPOSE: To seek Council authority to forward this rezoning application to Public Hearing on 1997 March 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1997 March 10 and advanced to a Public Hearing on 1997 March 25 at 7:30 p.m.
2. **THAT** a copy of this report be sent to residents and property owners within the subject study area.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of single family and two family dwellings on small lots in the 7400 blocks of Holly Street, Rosewood Street, the north side of Vista Crescent and the south side of Elwell Street.

2.0 BACKGROUND

2.1 Neighbourhood Characteristics

The area proposed for rezoning consists of 57 legal properties zoned R5 and R9 Residential District (see attached sketch). The area is bounded by Edmonds Street to the south, Elwell Street to the north, Richmond Park to the west and multiple family developments along Mary Avenue to the east. There is a mix of single family homes on small lots (33 feet in width) and single and two family dwellings on larger lots (ranging in width from 53 feet to 63 feet).

2.2 Area Rezoning Proposal

The R12 Residential District permits single family dwellings on lots at least 30 feet in width and 3,300 square feet in area. Two family dwellings, including side-by-side and back-to-front forms, are permitted on lots at least 30 feet in width if there is a lane. For lots 45 feet in width or larger, a two family dwelling is permitted without a lane. It should be noted that in the Holly/Rosewood study area, there are no lanes, therefore, the minimum lot width permitted for two family dwellings would be 45 feet.

On 1996 November 08, a rezoning proposal and questionnaire were sent to 80 property owners and renters in the study area (including absentee property owners). Those who had not responded by the requested date were sent a reminder notice and telephoned in order to ensure as many responses were included as possible. A public meeting was also held on 1996 November 19 in order to provide additional information about the proposed area rezoning.

Through the questionnaire and telephone survey, a total of 50 owners and renters were contacted. The respondents consisted of 48 property owners and 2 renters. The response rate among all property owners was 84.2% (48 of 57 property owners responded to the questionnaire). The results of the survey indicate that based on the total number of property owners, over 68% are in favour of the proposed area rezoning, 14% are against, and less than 2% are undecided.

These results were reported to the Housing Committee on 1997 January 21. At that time, the Housing Committee recommended that the area rezoning proposal be advanced and a bylaw be prepared and forwarded to a Public Hearing. Council concurred with the Housing Committee on 1997 February 03.

3.0 DISCUSSION

Rezoning to the R12 Residential District provides the potential for an additional number of households in the area, with a corresponding increased need for street and other service improvements. At the same time, benefitting property owners can expect an increase in property values resulting from development opportunities arising from the R12 rezoning. The same can also be said in the case of the subdivision of single family lots.

Staff are of the view that some cost sharing arrangement for needed infrastructure improvements should be developed for use when new single and two family development occurs on newly created lots as a result of subdivision. Some appropriate works and services could be required at the time of infill subdivision. This, and related approaches, are presently used in most municipalities in the Lower Mainland. This is felt to be particularly relevant in the case of an R12 area rezoning where a significant number of additional dwelling units can be developed in a focused area over an extended period of time.

Staff intend to research this possibility and report back to Council on the advisability and details of adopting such an approach. Mention is being made of this possibility at this time so that the individuals affected by the proposed R12 rezoning can be made aware of the potential for servicing requirements prior to the commencement of the rezoning process.

4.0 AREA REZONING OF THE 7400 BLOCK OF HOLLY STREET, ROSEWOOD STREET, THE NORTH SIDE OF VISTA CRESCENT AND THE SOUTH SIDE OF ELWELL STREET

As shown on the attached sketch, it is proposed that 57 legal properties be rezoned from the existing R5 and R9 Residential Districts to the R12 Residential District.

On 1997 January 21, the Housing Committee recommended that this area rezoning proposal be advanced and a bylaw be prepared and forwarded to Public Hearing. Therefore, it is recommended that the subject area rezoning to the R12 Residential District be advanced to the Public Hearing of 1995 March 25.

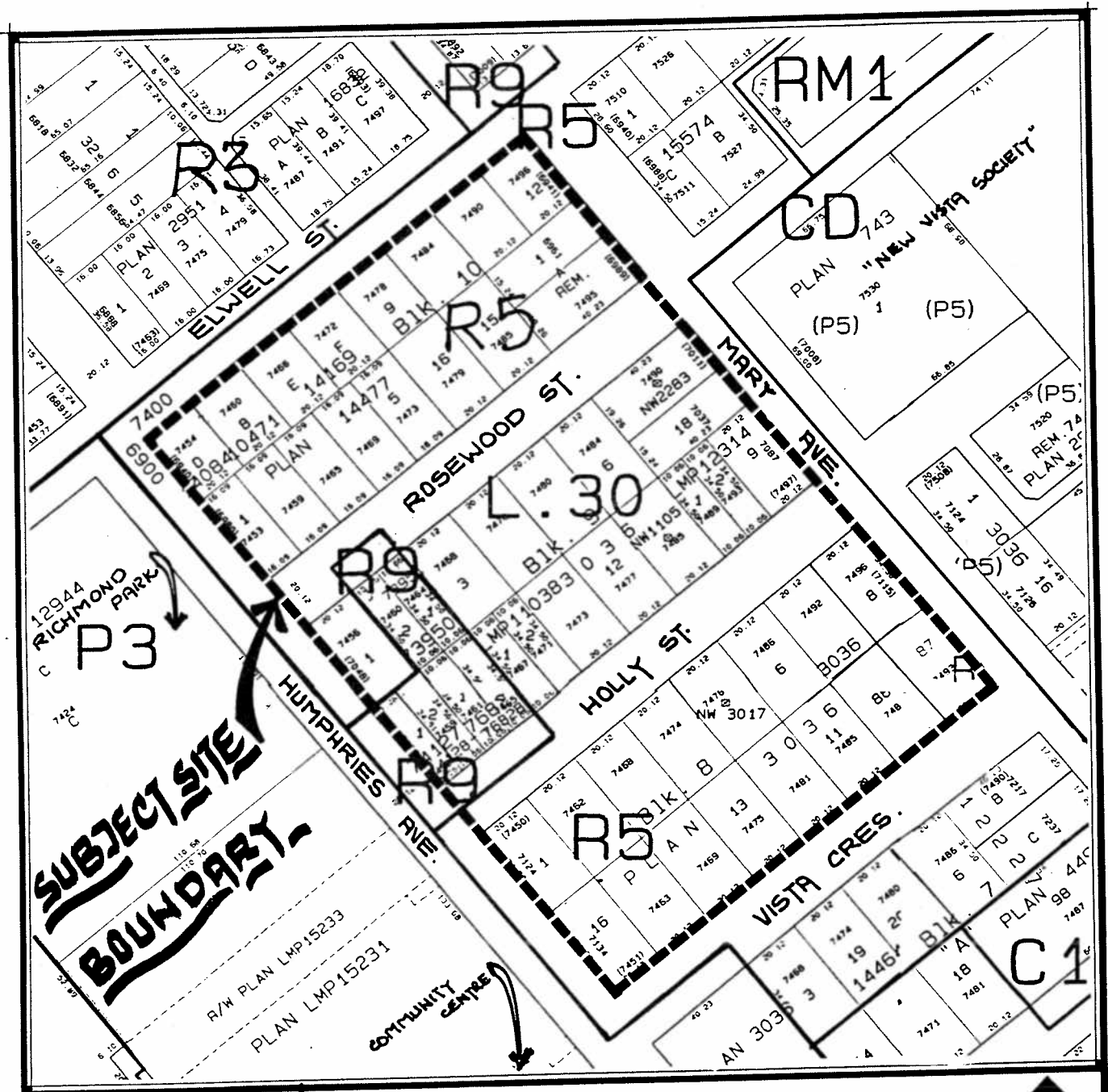


D.G. Stenson, Director
PLANNING AND BUILDING

KSF

Attach.

cc. City Clerk
City Solicitor



Date:
FEBRUARY 1997

Scale:
1:2000

Drawn By:
J.R.C.



REZONING REFERENCE # 3/97
SKETCH # 1

**REZONING REFERENCE #3/97
SCHEDULE "A"**

7454 Elwell Street
Lot D, D.L. 30, Group 1, NWD Plan 14084
7460 Elwell Street
Lot B, D.L. 30, Group 1, NWD Plan 10471
7466 Elwell Street
Lot E, D.L. 30, Group 1, NWD Plan 14169
7472 Elwell Street
Lot F, D.L. 30, Group 1, NWD Plan 14169
7478 Elwell Street
Lot 9, Block 10, D.L. 30, Group 1, NWD Plan 3036
7484 Elwell Street
Lot 10, Block 10, D.L. 30, Group 1, NWD Plan 3036
7490 Elwell Street
Lot 11, Block 10, D.L. 30, Group 1, NWD Plan 3036
7496 Elwell Street
Lot 12, Block 10, D.L. 30, Group 1, NWD Plan 3036
7453 Rosewood Street
Lot 1, D.L. 30, Group 1, NWD Plan 14477
7456 Rosewood Street
Lot 1, Block 9, D.L. 30, Group 1, NWD Plan 3036
7459 Rosewood Street
Lot 2, D.L. 30, Group 1, NWD Plan 14477
7460 Rosewood Street
Lot 2, D.L. 30, Group 1, NWD Plan 73950
7464 Rosewood Street
Lot 1, D.L. 30, Group 1, NWD Plan 73950
7465 Rosewood Street
Lot 3, D.L. 30, Group 1, NWD Plan 14477
7468 Rosewood Street
Lot 3, Block 9, D.L. 30, Group 1, NWD Plan 3036
7469 Rosewood Street
Lot 4, D.L. 30, Group 1, NWD Plan 14477
7473 Rosewood Street
Lot 5, D.L. 30, Group 1, NWD Plan 14477
7476 Rosewood Street
Lot 4, Block 9, D.L. 30, Group 1, NWD Plan 3036
7479 Rosewood Street
Lot 16, Block 10, D.L. 30, Group 1, NWD Plan 3036
7480 Rosewood Street
Lot 5, Block 9, D.L. 30, Group 1, NWD Plan 3036
7484 Rosewood Street
Lot 6, Block 9, D.L. 30, Group 1, NWD Plan 3036

7485 Rosewood Street

Lot 15, Block 10, D.L. 30, Group 1, NWD Plan 3036

7490 Rosewood Street

Strata Lot 1, D.L. 30, Group 1, NWD Strata Plan NW2283, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

7492 Rosewood Street

Strata Lot 2, D.L. 30, Group 1, NWD Strata Plan NW2283, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

7495 Rosewood Street

Lot "A" Except: North 50 ft. having a frontage of 50 ft. on Mary Avenue by full depth of lot and adjoining Lots 11 and 12, D.L. 30, Group 1, NWD Plan 7475

7459 Holly Street

Lot 2, D.L. 30, Group 1, NWD Plan 74127

7461 Holly Street

Lot 1, D.L. 30, Group 1, NWD Plan 76827

7462 Holly Street

Lot 2, Block 8, D.L. 30, Group 1, NWD Plan 3036

7465 Holly Street

Lot 2, D.L. 30, Group 1, NWD Plan 76827

7467 Holly Street

Lot 1, Block 9, D.L. 30, Group 1, NWD Plan LMP11038

7468 Holly Street

Lot 3, Block 8, D.L. 30, Group 1, NWD Plan 3036

7471 Holly Street

Lot 2, Block 9, D.L. 30, Group 1, NWD Plan LMP11038

7473 Holly Street

Lot 13, Block 9, D.L. 30, Group 1, NWD Plan 3036

7474 Holly Street

Lot 4, Block 8, D.L. 30, Group 1, NWD Plan 3036

7476 Holly Street

Strata Lot 1, D.L. 30, Group 1, NWD Strata Plan NW3017, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

7477 Holly Street

Lot 12, Block 9, D.L. 30, Group 1, NWD Plan 3036

7478 Holly Street

Strata Lot 2, D.L. 30, Group 1, NWD Strata Plan NW3017, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

7485 Holly Street

Strata Lot 1, D.L. 30, Group 1, NWD Strata Plan NW1105, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

7486 Holly Street

Lot 6, Block 8, D.L. 30, Group 1, NWD Plan 3036