

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: REQUEST FOR AREA REZONING (400 - 500 BLOCKS OF ELLESMERE
AVENUE AND THE WEST SIDE OF HOLDOM AVENUE AND THE 5500 -
5600 BLOCKS OF THE NORTH SIDE OF FRANCES STREET)

RECOMMENDATIONS:

1. **THAT** Council authorize staff to initiate an area rezoning of the 400 - 500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500 - 5600 blocks of the north side of Frances Street.
2. **THAT** a copy of this report be sent to Gerry Kedward, c/o 7290 Longacre Drive, Vernon, B.C. V1H 1H7.

REPORT

The Community Planning and Housing Committee, at its meeting held on 1997 October 28, adopted the *attached* report responding to a petition submitted by residents in the subject area requesting that the City rezone the properties from the R4 Residential District to the R12 Residential District in order to allow for small lot subdivision which would permit the development of single and two family dwellings.

The Committee recommended that a consultation process be initiated to explore the desirability of undertaking the area rezoning.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

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

Councillor C. Redman
Member

Councillor J. Young
Member

1997 October 23

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT & HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REQUEST FOR AN AREA REZONING

PURPOSE: To respond to a request for an area rezoning to the R12 Residential District in the 400 - 500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500 - 5600 blocks of the north side of Frances Street.

RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend that Council authorize staff to initiate an area rezoning of the 400 - 500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500 - 5600 blocks of the north side of Frances Street.
2. **THAT** a copy of this report be sent to Greg Kedward, care of 7290 Longacre Drive, Vernon, B.C. V1H 1H7.

REPORT

1.0 PETITION FOR AN AREA REZONING

In August 1997, a petition was submitted by residents of the 400 - 500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500 - 5600 blocks of the north side of Frances Street (see Figures 1 and 2, *attached*). The petition requested that the City rezone the properties from the R4 Residential District to the R12 Residential District in order to allow for small lot subdivision which would permit the development of single and two family dwellings.

2.0 REVIEW PROCESS

The R12 Residential District was developed on the basis of an area rezoning process for the Norfolk neighbourhood. The zoning district allows for single 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 Residential 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 Residential 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 Community Planning and Housing Committee with a subsequent recommendation to Council. If Council agrees, then a neighbourhood consultation process is 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 is determined, and the results reported to the Community Planning and Housing Committee and Council. If there is general support for the rezoning, then it is 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 this request for an area rezoning to the R12 Residential District, based on the above considerations, the following comments are made.

3.1 Housing Types and Ages

The subject area is small and comprised of 14 properties bounded by Holdom Avenue, Frances Street, Howard Avenue and the rear of the Hastings Street commercial frontage. All the properties range in frontage from 60' to 66', with the majority being 66' in width. There is one new home, although the remainder are older single family homes and at least four properties could be redeveloped at any time.

Under the prevailing zoning, redevelopment options are limited to single family dwellings, with no subdivision or two family dwelling potential (as the minimum two family dwelling lot size in the R4 Residential District is 68' frontage and 8,160 square feet). A rezoning the R12 Residential District would permit most lots to either subdivide to accommodate single family dwellings, or to permit the development of a two family dwelling on an undivided lot. Two lots in the area which have lanes, on Frances Street, would also have the option to subdivide to accommodate two family dwellings.

3.2 Area Context

The homes to the south of the study area are well maintained single family homes on 66' lots. East of Holdom are older single family homes designated for multiple family dwellings in the Apartment Study Area B plan. To the west are single and two family homes. The northern edge of the study area is the Boys and Girls Club on Howard Avenue, and the Hastings Street commercial frontage which has been designated for small scale mixed use development in the Apartment Study Area B plan.

3.3 Assessment of Proposal

The proximity to Hastings Street, with its proposed small scale mixed use development and multiple family dwellings, lends itself to the R12 form of development. Further, this could provide a transition area between the higher density development along Hastings Street with the single and two family area south of Frances Street.

Given the imminent redevelopment potential of some of the properties, coupled with study area's proximity to Hastings Street, it is suggested that the area rezoning proposal be put forth to the property owners and residents of the study area and the surrounding area for comment. As the proposed rezoning could impact on the surrounding area, 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.

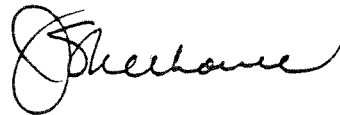
3.4 The Proposed Area Rezoning in Context of Other Planning Policies and Priorities

There are currently two R12 processes that are awaiting the consultation process, pending a resolution to the servicing issue. This area differs in both its small size and the fact that the majority of servicing (curbs and sidewalks) is already in place. Given this, and the fact that it would be relatively straightforward for staff to administer the review process in such a small area, it is suggested that this process be put to the

public consultation process as soon as staff resources permit. This is estimated to be the spring of 1998, following the review of Apartment Study Area C.

4.0 RECOMMENDATION

It is recommended that a consultation process be initiated to explore the desirability of undertaking an area rezoning in the 400 - 500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500 - 5600 blocks of the north side of Frances Street. 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

KSF

cc. City Manager

PETITION TO RE-ZONE.

WE, THE UNDERSIGNED PROPERTY OWNERS,
 ADDRESSES AS LISTED BELOW, REQUEST A ZONING
 CHANGE FROM R-4 TO RESIDENTIAL DISTRICT R-12.
 THIS DESIGNATION TO FACILITATE THE SUB-DIVISION
 OF THE PROPERTIES INTO LOTS WITH A WIDTH OF NOT
 LESS THAN 9.15M (30') AND/OR THE DEVELOPMENT OF
 TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BY-LAW 112.

	<u>Address</u>	<u>Name</u>	<u>Signature.</u>
1.	481 S. HOLDOM AVE.	DAISY J. CAUL	<u>D. J. Caul</u> 26/6/97
2.	521 S HOLDOM AVE.	GERALD/SHIRLEY EDWARD	<u>[Signature]</u> 26/6/97
3.	575 S HOLDOM AVE.	JOSEPH YEUNG/ ESTER TUNG	<u>[Signature]</u> 27/6/97
4.	420 S ELLESMERE AVE.	DANIEL W. SU	<u>RENTED - UNABLE TO LOCATE</u> OWNER. 26/6/97
5.	481 S ELLESMERE AVE.	DINKO/STANA CIRJAL	<u>NOT INTERESTED</u> 26/6/97
6.	515 S ELLESMERE AVE.	JOHN M. HINE	<u>[Signature]</u> 26/6/97
7.	536 S ELLESMERE AVE	SADRU JETHA	<u>[Signature]</u> 26/6/97
8.	548 S ELLESMERE AVE.	LARRY R/ GRACE Y SPROUL	<u>NOT INTERESTED</u> 24/6/97
9.	560 S ELLESMERE AVE.	FRANCES H/ IVAN KNEZOVICK	<u>[Signature]</u> 28/6/97
10.	5301 FRANCES ST.	FING K/NGAR C. CHAN	<u>MICHAEL CHAN (CALL)</u> 27/6/97
11.	5511 FRANCES ST.	RUDOLPH F./ KUEI-JEN H. CHANG	<u>Howard Chang</u> (CALL) 27/6/97
12.	5531 FRANCES ST.	HENRIK C. CHU/ HELEN L. FU	<u>[Signature]</u> 26/6/97
13.	5551 FRANCES ST.	GEORGE/HIROKO TSUCHIYA	<u>[Signature]</u> 26/6/97
14.	5647 FRANCES ST.	MANOJ A./ILLA M. FCPAT	<u>NOT INTERESTED</u> 26/6/97

Figure 1
Petition Submitted by Residents of
Ellesmere Avenue, Holdom Avenue and
Frances Street

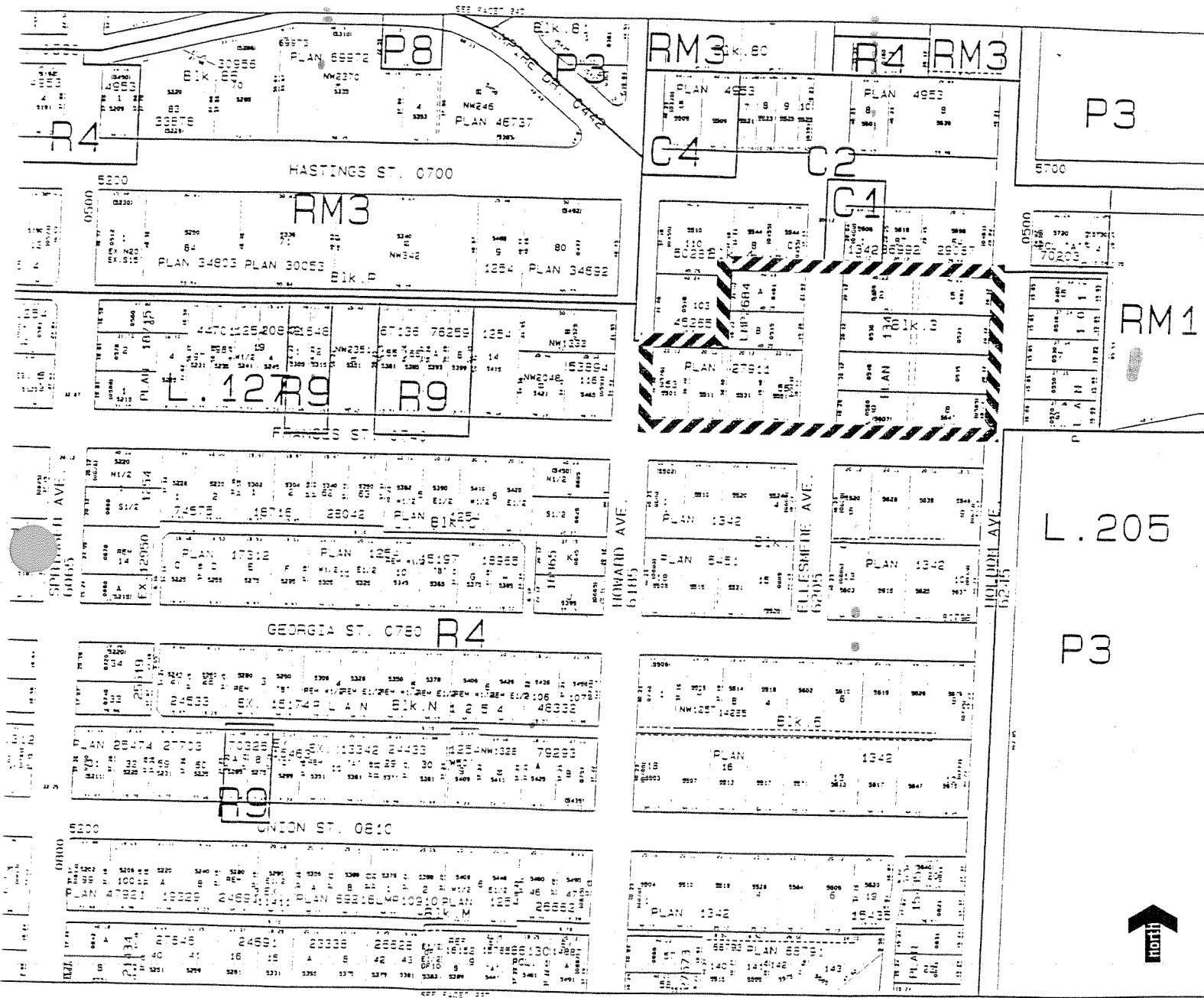


Figure 2

//// Petitioned Area

