

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

Re: Request for a Rezoning to the R4 District: 200 Block Ellesmere  
Avenue and 200 Block (East Side) Howard Avenue

RECOMMENDATIONS:

1. **THAT** Council not pursue this request for an area rezoning to the R4 District.
2. **THAT** a notice be sent to area residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

The Community Planning and Housing Committee, at its meeting held on 1998 September 29, received and adopted the attached report providing the results of a questionnaire concerning an area rezoning of the 200 block of Ellesmere Avenue and the east side of the 200 block of Howard Avenue. The Committee advised that a majority of residents in the subject area did not support the proposed area rezoning.

Respectfully submitted,

Councillor L.A. Rankin  
Chairman

Councillor C. Redman  
Member

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

Councillor J. Young  
Member

TO: CHAIRMAN AND MEMBERS 1998 September 16  
COMMUNITY PLANNING AND HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.27

SUBJECT: **REQUEST FOR A REZONING TO THE R4 DISTRICT: 200 BLOCK ELLESMERE AVENUE AND 200 BLOCK (EAST SIDE) HOWARD AVENUE**

PURPOSE: To provide the findings of a questionnaire concerning an area rezoning of the 200-block of Ellesmere Avenue and the east side of the 200 block of Howard Avenue.

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#### RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend to Council that this request for an area rezoning to the R4 District not be pursued.
2. **THAT** a notice be sent to the area residents and property owners advising them of the results of the questionnaire and Council's decision.

### REPORT

#### 1.0 BACKGROUND

In August of 1997, a petition was received by the Planning and Building Department signed by 9 of the 12 residents who live and own property on the 200 block of Howard Avenue (east side) and the 200 block of Ellesmere Avenue (see *attached* Map 1). The petition requested rezoning to the R4 District to allow subsequent subdivision of two lots on Howard Avenue into three lots.

Previously, 260 and 274 Howard Avenue had been the subject of a rezoning application to the R4 District in order to gain the ability to subdivide the properties into three lots. The report that analyzed the proposed rezoning concluded that it was inappropriate to rezone the subject single family residential lots on a spot zoning basis. The report detailed the history of how the broader neighbourhood was rezoned to the R2 District to avoid individual lots being rezoned to the R9 District and subdivision occurring on an ad hoc basis. On June 28, 1993, Council adopted the recommendation not to give favourable consideration to the rezoning request.

Subsequently, in March 1997, the owners of the property applied for rezoning of 260 and 274 Howard Avenue to the R5 District. Once again, City Council did not give favourable consideration to the rezoning request based on the same reasons as the previous request.

In response to the petition, on the advise of the Community Planning and Housing Committee, Council authorized staff to consult with the property owners and residents in the area to explore the desirability of undertaking an area rezoning to the R4 District.

A brochure and survey were mailed to residents and property owners in the affected area with a return date of July 6, 1998. In addition, a second notice and questionnaire were sent out at the end of July. Finally, staff attempted to telephone those who had not responded by mail in mid August.

A copy of the brochure was also sent to residents (representing 21 properties) in the adjacent area, outside of the area proposed for rezoning to the R4 District. Two residents responded to the brochure by mail and one other resident submitted her comments by telephone. Of these, two were opposed to the area rezoning and one was in support as long as he also was able to include his property in the area rezoning.

## 2.0 FINDINGS OF THE SURVEY

There are 12 properties in the study area. Eleven of the properties contain single family dwellings and one property contains a legal non-conforming strata-titled semi-detached dwelling. The questionnaire was sent to all property owners and tenants in the area. Nine completed questionnaires were returned, and a further 2 responses were received over the telephone. One tenant responded to the questionnaire. The results of the questionnaire are summarized as follows:

**Table 1**

	Total Properties	Number of Respondents	In Favour	Against	Undecided	No Response
# Of Properties	12	11* (10 properties)	3	6	2	2
% Of All Who Responded			27%	54%	18%	n/a
% Of All Properties		83%	25%	50%	17%	17%

\* includes 1 response from a tenant.

Considering the results of the questionnaire, it is apparent that there is not a general support for the proposed zoning. Of the total number of properties in the study area, only 25% of the respondents are in favour of the proposed rezoning. In addition to the original proponents who represent two properties, only one other property owner indicated support for the proposal. Fifty percent of the respondents opposed the proposal and a further 17% indicated that they were undecided. Another 2 property owners could not be contacted and their opinion is not known.

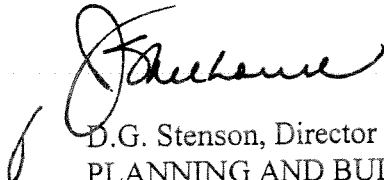
**3.0 COMMENTS INCLUDED ON THE QUESTIONNAIRE**

According to the comments included with the questionnaire, the main areas of concern with the proposed area rezoning related to the potential impact of the three new dwellings (replacing two existing dwellings) on the neighbourhood. Specific concerns related to the impact of additional cars and people in the area.

**4.0 RECOMMENDATION**

The area rezoning process was developed to allow residents in neighbourhoods a way to pursue rezoning to a higher density of single and two family development in cases where there is demonstrable support for such actions. The support is initially indicated through a petition process and then confirmed through the a questionnaire distributed by the City. The key principle underlining these area rezoning processes is there must be consensus in the neighbourhood that the area rezoning is a positive action.

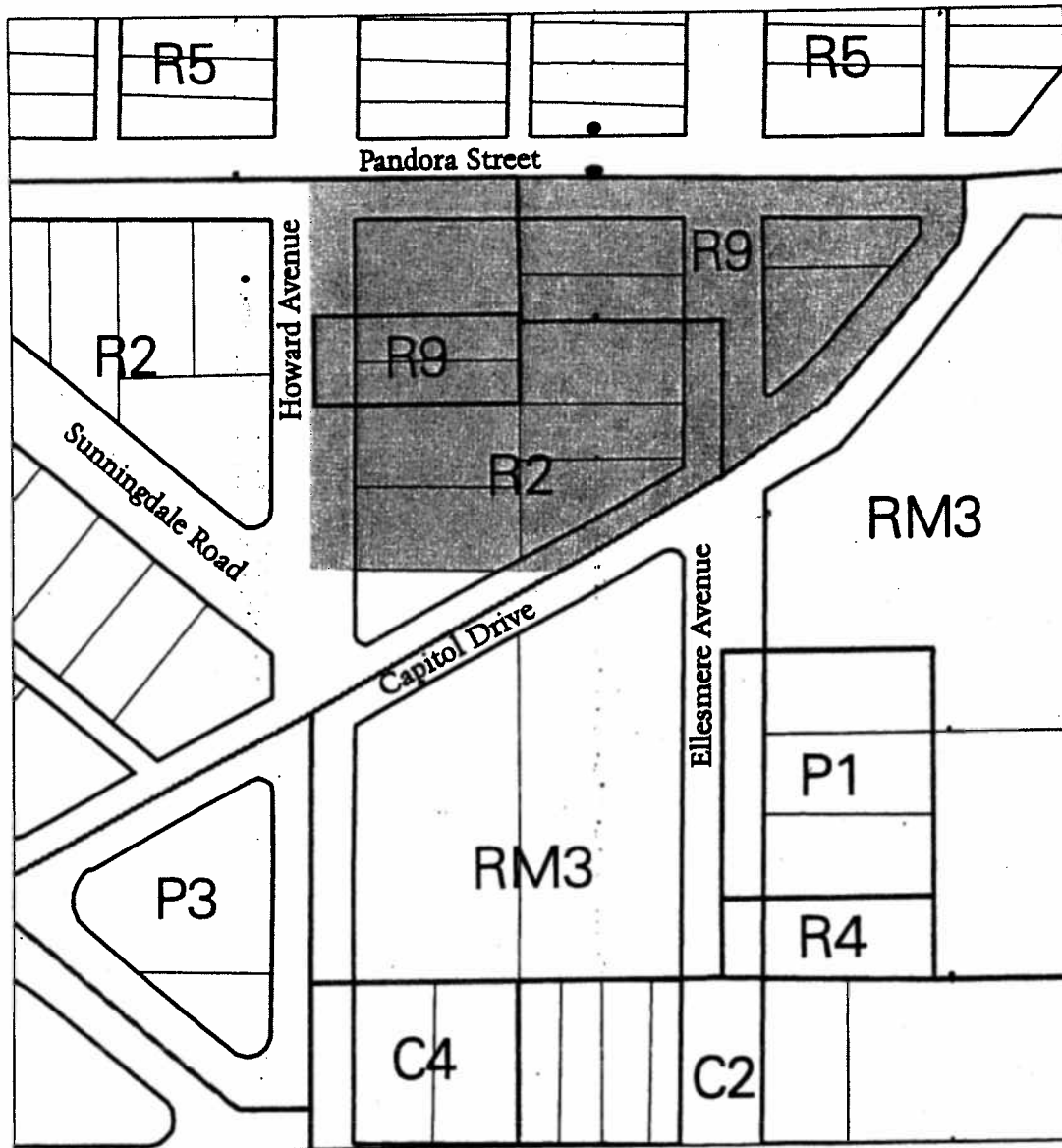
Considering that a majority of the residents who responded to the questionnaire or by telephone indicated that they did not support the proposed area rezoning, it is recommended that the Community Planning and Housing Committee recommend that Council not proceed with the proposal to rezone the subject area to the R4 District.

  
D.G. Stenson, Director  
PLANNING AND BUILDING

BG:sa

Attachment

cc: City Manager  
City Solicitor



**Subject Area**



