

TO: CITY MANAGER

1998 JUNE 17

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: REZ 98-17

**SUBJECT: REZONING REFERENCE #98-17
FRANCES/ELLESMERE/HOLDOM AREA REZONING
(See Attached Sketch)**

Addresses
and Legals: See attached Schedule "A"

From: R4 Residential District

To: R12 Residential District

Applicant: City of Burnaby

PURPOSE: To seek Council authority to forward this rezoning application to Public Hearing on 1998 July 28.

RECOMMENDATION:

1. **THAT** a rezoning bylaw be prepared and advanced to First Reading on 1998 July 13 and to a Public Hearing on 1998 July 28 at 7:30 p.m.

R E P O R T

1.0 REZONING PURPOSE:

- 1.1 The purpose of the proposed bylaw amendments is to permit the development of single family and two family dwellings on small lots in the subject area.

2.0 BACKGROUND INFORMATION:

2.1 Neighbourhood Characteristics

The area proposed for rezoning consists of fourteen (14) legal properties which are currently zoned R4 Residential District. The area is bounded by Holdom Avenue and Howard Avenue, Frances Street and the commercial developments on the south side of Hastings Street.

There are a mix of small to moderate sized, older and larger sized, newer single-family dwellings, with most being of the moderate sized, older variety. Most of the lots in the subject area are 20 m (66 feet) wide.

2.2 Area Rezoning Proposal

The R12 Residential District permits single family dwellings on lots at least 30 feet in width and 3,300 sq.ft. 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.

A brochure and survey were mailed to residents and property owners in the affected area with a return date of 1998 April 20. In addition, an information meeting was held at Capitol Hill Elementary School on 1998 April 15 where seven (7) people attended.

The survey was sent to all property owners and tenants related to the 14 single-family dwellings in the area. Ten completed questionnaires were returned, and a further 3 responses were received over the telephone. A response was not received from one absentee property owner despite repeated attempts to locate him. No tenants responded to the questionnaire.

The results of the questionnaire are summarized as follows:

Table 1

	Total Properties	Number of Respondents	In Favour	Against	No Response
# of Properties	14	13	10	3	1
% of all who responded			77%	23%	0%
% of all properties		93%	71%	22%	7%

The results were reported to the Community Planning & Housing Committee on 1998 May 26. At that time the Community Planning & 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 Community Planning & Housing Committee on 1998 June 01.

3.0 DISCUSSION:

- 3.1 When considering the survey results, it is apparent that there is support for the proposed zoning. Of the total number of property owners in the study area, owners representing 71% of the properties are in favour of the proposed rezoning and 22% opposed, with 1 property owner who could not be contacted.
- 3.2 The Traffic Division, Engineering Department, advises that additional driveway crossings should be minimized onto Holdom Avenue. The number of accesses could be limited through a covenant at the time of subdivision. Such a covenant could ensure that any subdivided lots share a common access to the properties, thus maintaining the level of accesses to the current number.

4.0 CONCLUSION:

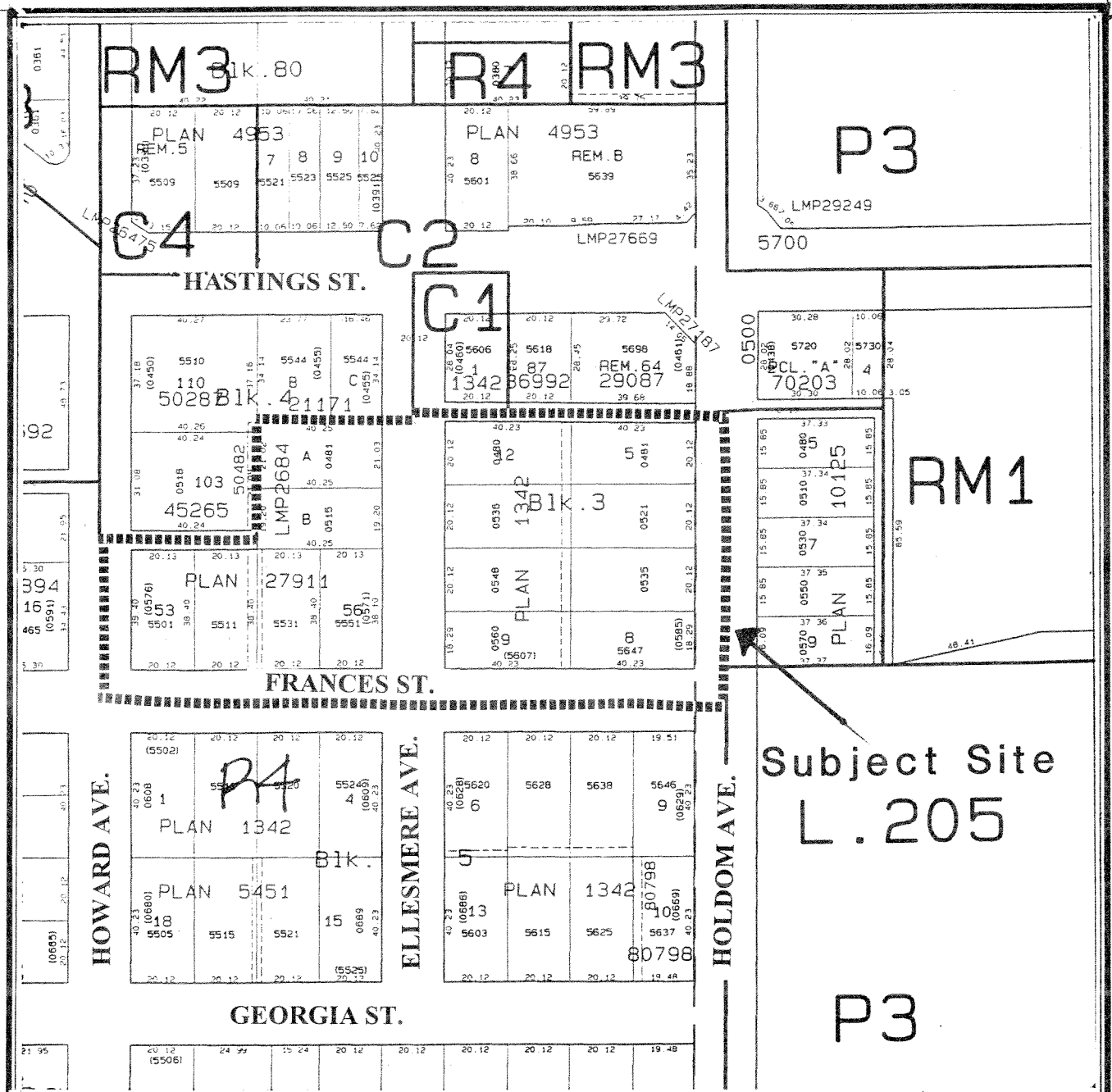
- 4.1 In light of the support of the majority of property owners, as reported to the Community Planning & Housing Committee, it is recommended that an area rezoning to the R12 District be advanced to First Reading on 1998 July 13 and to a Public Hearing on 1998 July 28.



D. G. Stenson
Director Planning and Building

BW:lf
Attachments

cc: City Clerk
Director Engineering



Date: June 1998

Scale: 1:2,000

Drawn By: BW



City of Burnaby
Planning & Building Dept



Rezoning Reference 98-17

SCHEDULE "A"

REZONING REFERENCE # 98-17

FRANCES/ELLESMERE/HOLDOM - AREA REZONING

5501 Frances Street
5511 Frances Street
5531 Frances Street
5551 Frances Street
5647 Frances Street

Lot 53, D.L. 127, Plan 27911
Lot 54, D.L. 127, Plan 27911
Lot 55, D.L. 127, Plan 27911
Lot 56, D.L. 127, Plan 27911
Lot 8, Blk 3, D.L. 127, Plan 1342

480 Ellesmere Ave.
481 Ellesmere Ave.
515 Ellesmere Ave.
536 Ellesmere Ave.
548 Ellesmere Ave.
560 Ellesmere Ave.

Lot 12, Blk 3, D.L. 127, Plan 1342
Lot A, D.L. 127, Plan LMP2684
Lot B, D.L. 127, Plan LMP2684
Lot 11, Blk 3, D.L. 127, Plan 1342
Lot 10, Blk 3, D.L. 127, Plan 1342
Lot 9, Blk 3, D.L. 127, Plan 1342

481 Holdom Ave.
521 Holdom Ave.
535 Holdom Ave.

Lot 5, Blk 3, D.L. 127, Plan 1342
Lot 6, Blk 3, D.L. 127, Plan 1342
Lot 7, Blk 3, D.L. 127, Plan 1342

