

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

Re: Request for a Rezoning to the R12 District: South Side of the
4100 Block of Pandora Street

RECOMMENDATION:

1. **THAT** Council authorize staff to initiate an area rezoning to the R12 District and that the City Solicitor be authorized to prepare the requisite zoning bylaw for consideration of First Reading and that the bylaw be forwarded to the next appropriate Public Hearing.
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

The Community Planning and Housing Committee, at its meeting held on 1999 February 16, adopted the *attached* report providing the findings of a questionnaire concerning the proposed rezoning of south side of 4100 block of Pandora to the R12 District. Considering that a majority of residents responding to the questionnaire or by telephone supported the proposed area rezoning, the Committee recommended that Council proceed with the proposal.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIR. PLNG. & BLDG. - CITY SOLICITOR

Councillor J. Young
Member

TO: CHAIRMAN AND MEMBERS 1999 FEBRUARY 12
COMMUNITY PLANNING AND HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.25

SUBJECT: **REQUEST FOR A REZONING TO THE R12 DISTRICT: SOUTH SIDE OF
THE 4100 BLOCK OF PANDORA STREET**

PURPOSE: To provide the findings of a questionnaire concerning an area a proposed rezoning of south side of the 4100 block of Pandora to the R12 District.

RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend to Council that staff initiate an area rezoning to the R12 District and that the City Solicitor be authorized to prepare the requisite zoning bylaw for consideration of First Reading and that the bylaw be forwarded to the next appropriate Public Hearing.
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.

R E P O R T

1.0 BACKGROUND

At its meeting of September 23 1997, the Community Planning and Housing Committee received a letter from Mr. Hartley Lee regarding a request for the Committee to consider rezoning the south side of the 4100 block of Pandora Street to the R12 District (see *attached* map 1). The letter contained a petition signed by owners representing 7 of the 10 properties in the area who supported the rezoning to permit future subdivision of lots.

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 R12 District.

A brochure and survey were mailed to residents and property owners in the affected area with a return date of December 14, 1998. In addition, a second notice and questionnaire were sent out in January to those who had not responded. Finally, staff attempted to telephone those who had not responded by mail in mid January.

A copy of the brochure was also sent to about 120 residents who live in the area adjacent to the area proposed for rezoning to the R12 District.

Staff also was available at Gilmore Community School in the evening on December 8, 1998 to answer questions in person. Five people representing three of the properties attended during this time.

2.0 THE AREA

The subject area is comprised of ten lots on the south side of the 4100 block of Pandora Street. Eight of the ten lots are 66 feet wide and two lots are 33 feet wide. Nine of the ten houses were built over 40 years ago and range in condition from poor to good. One house is new. The block contains sidewalks and soft shoulders (no curbs) with overhead wiring running through the back lane. Recently, the property owners in the block successfully petitioned the City under the Local Improvement Program for a full package of servicing improvements. This project is now included in the Council approved LIP program, with improvements to be built in about two years.

To the north and east is an R5 area developed with single family houses on small (typically 33 feet wide) lots. Across Gilmore Avenue to the west are single family dwellings on standard sized lots. Directly across the lane to the south are existing three storey apartments. The subject block face is directly north of the Hastings Village Area Plan boundary.

3.0 FINDINGS OF THE SURVEY

The questionnaire was sent to all property owners and tenants in the area. completed questionnaires were returned, and a further two responses were received over the telephone.

The results of the questionnaire are summarized as follows:

Table 1: Response to Proposed Area Rezoning Questionnaire

	Total Properties	Number of Respondents	In Favour	Against	Undecided	No Response
# of Properties	10	7	6	0	1	3
% of All Who Responded			86%	0%	14%	
% of All Properties	100%	70%	60%	0%	10%	30%

Considering the results of the questionnaire, it is apparent that there is a general support for the proposed zoning. Arising from comments from the meeting at Gilmore School, staff are aware that at least one of those who did not respond to the survey is opposed to the area rezoning because of the impact that an increase in property values could have on taxes payable.

Of the approximately 120 comment sheets that were distributed to residents and property owners in the surrounding area, five were returned. Three of the comments sheets were from residents from the north side of the 4100 block area, currently developed with small lots (33 feet wide) under the prevailing R5 District zoning. All three property owners oppose the rezoning to the R12 District because of a potential increase in cars, people and noise. Specific comment was made of the lack of parking cause by the proximity of the block to surrounding apartments and commercial area. Of the two apartment residents who lives directly behind the subject area, one strongly opposed any new construction on the block because of the nuisance created by the building process.

Given the proximity of the subject area to the Hastings Street commercial area and adjacent apartment development, there are no doubt extra pressures placed on on-street parking capacity, although on numerous site visits, a parking shortage was not apparent to staff. With the exception of one new house in the subject area, the other nine lots could be expected to be redeveloped in the foreseeable future, either with two buildings (if the R12 is successful)

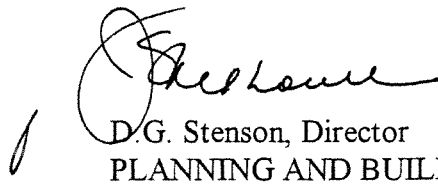
or with larger single family buildings if the property is developed under the current R5 zoning. In either case, it is probable that the number of people (and cars) in the block will increase with redevelopment, but also the capacity of the off-street parking will also increase as the new buildings will require off-street parking.

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 City distributed questionnaire. The key principle underlining these area rezoning processes is there is a 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 support the proposed area rezoning, it is recommended that the Community Planning and Housing Committee recommend that Council proceed with the proposal to rezone the subject area to the R12 District.

The property and residents will be informed of the findings of the questionnaire and advised of Council's decision and the date of the Public Hearing.


D.G. Stenson, Director
PLANNING AND BUILDING

BG:sa

Attachment

cc: City Manager
City Solicitor
Director Engineering



Proposed area rezoning R5 to R12

