

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 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 April 27, received and adopted the attached report outlining 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. The Committee advised that approximately equal numbers of property owners were for and against the area rezoning. Considering that this does not represent a neighbourhood consensus in support of the proposed rezoning, the Committee did not support pursuing this matter further.

Respectfully submitted,

Councillor L.A. Rankin  
Chairman

Councillor C. Redman  
Member

Councillor J. Young  
Member

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

TO: CHAIRMAN AND MEMBERS  
COMMUNITY PLANNING AND HOUSING COMMITTEE

1999 March 18

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 analysed 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 advice 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.

At the Community Planning and Housing Committee meeting of 1998 October 27, staff presented a report to the Committee outlining the results of the questionnaire. Due to the lack of support for the area rezoning, (3 in favour, 6 against, 2 undecided and 2 no response) it was recommended that the rezoning not be pursued. At that meeting, the proponent of the area rezoning presented the Committee with a number of letters signed by property owners that indicated support for the area rezoning, although they may have indicated opposition to the area rezoning in the questionnaire. Because of this, the Committee requested that staff re-canvass the area. The second brochure and questionnaire were distributed in late January, with a return date for the questionnaire of 1999 February 14.

## **2.0 FINDINGS OF THE SECOND QUESTIONNAIRE**

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. Questionnaires representing 10 of the 12 properties were returned, and one response was received over the phone. The results are summarized as follows:

Table 1

	Total Properties	Number of Respondents	In Favour	Against	Undecided	No Response
# Of Properties	12	11	5	5	1	1
% Of All Who Responded			45.5%	45.5%	9%	n/a
% Of All Properties		92%	42%	42%	8%	8%

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, there is an even split (42%) between those who support and those who oppose the area rezoning.

### 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. Of the five questionnaires returned from property owners who were not in support, four contained comments that indicate a strong opposition to the area rezoning. Two of those in support of the rezoning also acknowledged a high level of neighbourhood tension around the issue, but encouraged the City to “do the right thing” and initiate the formal rezoning.

### 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 questionnaire distributed by the City. The key principle underlining these area rezoning processes is that there must be consensus in the neighbourhood that the area rezoning is a positive action. In cases where it is clear that there is a strong difference of feelings in the neighbourhood about the area rezoning and where

**Planning and Building**

**Request for a Rezoning to the R4 District:**

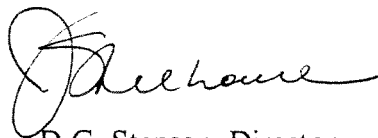
**200 Block Ellesmere Avenue and 200 Block (East Side) Holdom Avenue**

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there is not a clear majority in favour, it is concluded that neighbourhood consensus does not exist, and it is recommended that the area rezoning not be initiated by the City.

In the case of this proposal, it was found that approximately equal number of property owners supported and opposed the area rezoning, meaning that there is clearly not a neighbourhood consensus in support of the proposed rezoning. Further, according to the comments received, those who are not in support of the rezoning feel very strongly about their opinion. Considering that there is not clear neighbourhood support for this proposal, 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.

Given the closeness of the results of the questionnaire, the proponent of the area rezoning may request that the Committee direct staff to review the situation one more time. Through the results of the questionnaire and phone conversations with residents, staff are aware of an increase in the level of concern and tension in the neighbourhood with regards to the area rezoning. Staff believe that any additional activity with this request may further erode neighbourhood harmony. In addition, staff note that a number of area rezoning requests are waiting to be launched until staff resources are available. It is believed that those resources would be better utilized to initiate the public consultation process of those requests for area rezoning than to undertake a further consultation process in the subject area. Staff suggest that any further solicitation from the proponents concerning this request for area rezoning not be acted upon at this time.



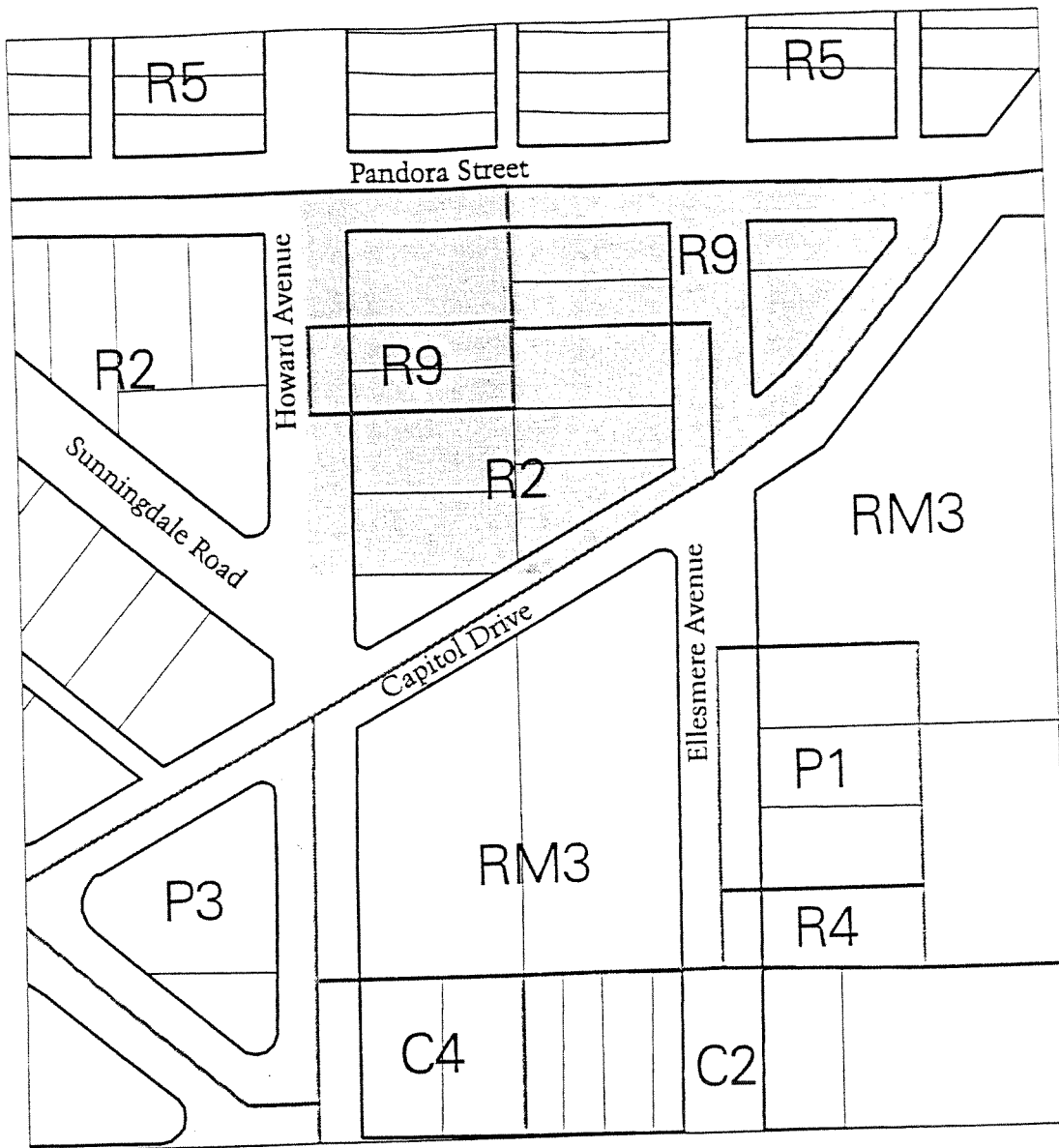
D.G. Stenson, Director  
PLANNING AND BUILDING

BG:yr

Attach.

cc: City Manager  
City Solicitor

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**Subject Area**

