

TO: CITY MANAGER 1999 November 02
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE:16.400.29
SUBJECT: CLINTON/NEVILLE R12 DISTRICT AREA REZONING REQUEST
PURPOSE: To seek Council's concurrence to initiate the public consultation process for a proposed R12 District area rezoning for the Clinton/Neville Street area between Royal Oak and Gilley Avenue.

RECOMMENDATION:

1. **THAT** Council authorize initiation of a consultation process to explore the desirability of an area rezoning of the 5200 - 6200 blocks of Clinton Street, Neville Street and north side of Portland Street, the 5400 - 6200 blocks of the south side of Rumble Street and the 7800 block of the east side of Royal Oak to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Ms. Jean Piovesan, 5538 Clinton Street, Burnaby, B.C.

REPORT

1.0 BACKGROUND

At its meeting of 1995 July 25, the Housing Committee received a petition from the owners of 46 properties on the 5200 to 5600 blocks of Clinton Street. The area is bounded by Royal Oak Avenue to the west and Plum Avenue to the east (Sketch #1, *attached*). The petition requested that the area be rezoned from the R5 and R9 Residential Districts to the R12 Residential District in order to allow for small lot subdivision and the potential to develop two-family dwellings on small lots. As the petitioned area was part of the Royal Oak Study Area, at its meeting of 1995 September 26, the Housing Committee advised that the request be considered in the context of the community planning process scheduled for the Royal Oak Study Area.

The Royal Oak Community Plan was adopted by Council on 1999 June 28. The plan identifies the previously surveyed area as Single and Two Family Residential Neighbourhood, and that the area may be considered as a candidate for R12 area rezoning applications in the portions of the area served by lanes. As such, staff are recommending the initiation of a consultation process to explore the desirability of an area rezoning of the 5200 - 6200 blocks of Clinton Street, Neville Street and the north side of Portland Street, the 5400 - 6200 blocks of the south side of Rumble Street, and the 7800 block of the east side of

Royal Oak to the R12 Residential District zoning category. The proposed advancement of this report to Council was discussed with the Community Planning and Housing Committee at its meeting of 1999 October 26.

2.0 REVIEW PROCESS

The petitioners have requested rezoning to the R12 District to allow subsequent subdivision of larger lots into small lots and to allow for the construction of single family houses or two family houses on the new lots.

The R12 District was developed on the basis of an area rezoning process for the Norfolk neighbourhood. This zoning district allows for single and two family dwellings on lots having an area not less than 3,300 square feet and a width of not less than 30 feet. Requests for R12 rezonings are considered for areas that are the subject of an area rezoning consultation process and approved for a rezoning change by Council. A request for the rezoning to R12 are also assessed in terms of the following considerations:

- housing character of the neighbourhood (e.g. size of the existing lots, age of houses, pace of redevelopment);
- appropriateness of the area boundaries (e.g. number of properties, land uses and character of adjacent areas);
- proposed area rezoning to R12 in the context of the City's overall residential growth management strategy and future residential growth objectives; and
- the priority to be assigned to initiating an area rezoning consultation process in the context of other area rezoning processes that are underway and other work priorities within the Planning & Building Department.

3.0 ANALYSIS OF REZONING REQUEST

In light of the considerations identified above, the following comments are provided.

The petitioned area consists of 70 lots of varying sizes. Most properties are zoned R5 Residential District, with some R9 Residential District properties. There is a mix of housing types and ages, with the housing stock in generally good condition. Of the six block fronts, two have been redeveloped with small lots, one block front has subdivision potential under the R5 District single family dwelling - small lot category, and the remaining three block fronts do not have subdivision potential under the current zoning.

The area adjacent to the petitioned area - bounded by Rumble Street to the north, Gilley Avenue to the east, and Portland Street to the south - is very similar in character to the petitioned area. The majority of the properties are zoned R5 Residential District, with some R2 Residential District properties on Portland Street and a number of R9 Residential District properties throughout. Some block fronts in this area currently have subdivision potential under the R5 District single family - small lot category while others do not.

Of the 396 properties in these areas, 167 (42%) are currently defined as small lots (i.e. lots that are 45' in width or smaller), and typical redevelopment has been comprised primarily of new homes on small lots. Nearly all properties are serviced by lanes.

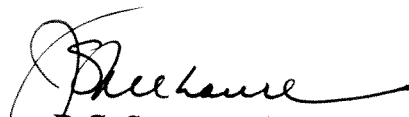
As both areas have similar characteristics and are undergoing redevelopment at the same pace, it is suggested that the study area to be explored for an area rezoning to the R12 Residential District be bounded by Rumble Street to the north, Gilley Avenue to the east, Portland Street in the south, and by the Rumble Street/Royal Oak Avenue Urban Village to the west (Sketch #2, *attached*). This area is consistent with the proposed R12 candidate area identified in the Royal Oak Community Plan adopted by Council in June 1999. As in other R12 candidate areas under review, there may be consideration of a smaller designated area depending upon the result of the public consultation process.

The proposed rezoning of the study area would have an impact on the surrounding properties in that the new zoning would permit a more intensive level of single and two family development than what is allowed under current zoning. Therefore, 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 (Sketch #2, *attached*). The School Board and the Parks, Recreation and Cultural Services Department would be informed of the proposed area rezoning.

4.0 RECOMMENDATION

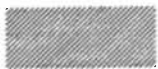
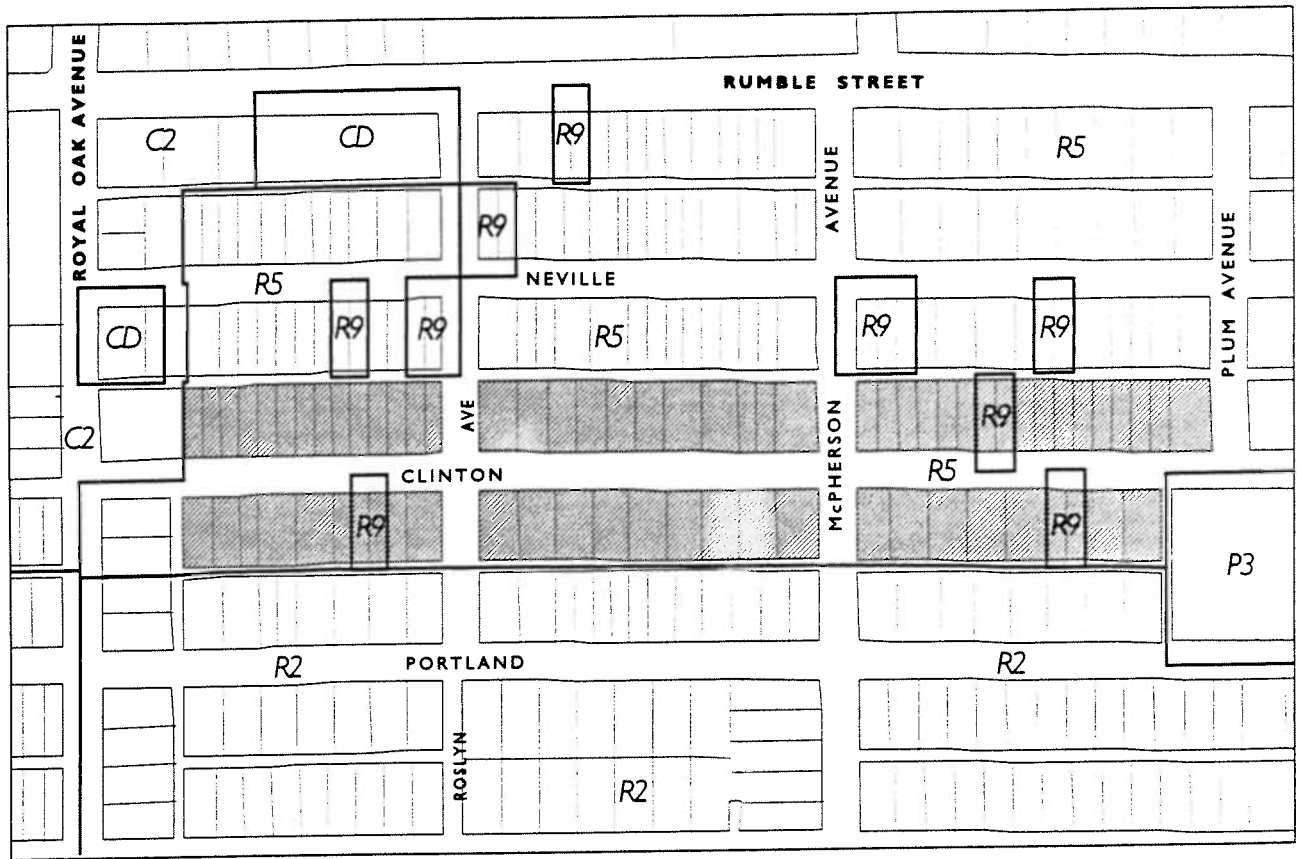
It is recommended that a consultation process be initiated to explore the desirability of undertaking an area rezoning of 5200 - 6200 blocks of Clinton Street, Neville Street and north side of Portland Street, and the 5400 - 6200 blocks of the south side of Rumble Street and the 7800 block of the east side of Royal Oak Avenue to permit more intensive single and two family development. This process would involve the dissemination of information explaining the intent of the proposed rezoning, the works and services requirements, and requesting, through a questionnaire, 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

Given that the petition requesting the R12 area rezoning process in this area was submitted in 1995 and held in abeyance until the completion of the Royal Oak Community Plan (which was completed and adopted earlier this year), it is now appropriate to pursue the public consultation process.


D.G. Stenson, Director
PLANNING AND BUILDING


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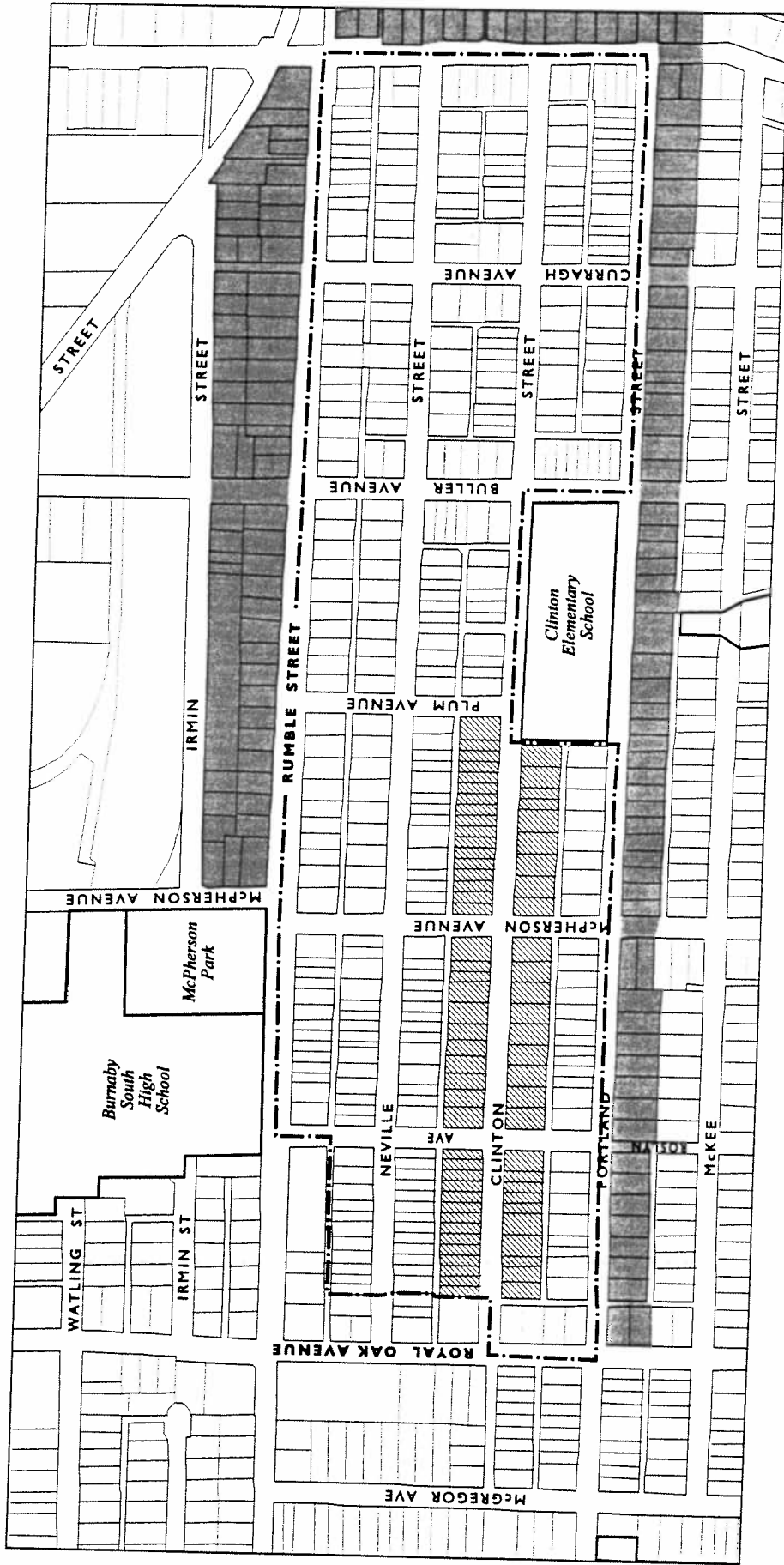
cc: Director Engineering



Petitioned Area



Sketch I



Consultation Area

Expanded boundaries of area
for consideration of rezoning to R12

Petitioned area

Sketch 2

