

CITY OF BURNABY
COMMUNITY PLANNING & HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

**RE: PROPOSED AREA REZONING FOR AREA
BOUNDED BY SUSSEX AVENUE, PIONEER AVENUE,
GRANGE STREET TO GRAFTON STREET**

RECOMMENDATIONS:

1. THAT Council authorize staff to prepare a bylaw to rezone the subject area to the R12 District, and that the bylaw be forwarded to a Public Hearing, and
2. THAT a notice be sent to the residents and property owners in the subject area advising them of the results of the questionnaire and Council's decision.

REPORT

The Community Planning & Housing Committee, at its 'Open' meeting held on 2000 April 18, received and adopted the attached report outlining the findings of a questionnaire concerning a proposed rezoning to the R12 District for the area bounded by Sussex Avenue, Pioneer Avenue, Grange Street to Grafton Street. Given that over 75% of property owners responding to the questionnaire voted in favour of the area rezoning, the Committee supported forwarding the proposal to a Public Hearing.

Respectfully submitted,

Councillor C. Redman,
Chairman

Councillor G. Begin,
Member

Councillor D. Johnston,
Member

<p>CC: -CITY MANAGER -DIR. PLNG & BLDG -DIRECTOR FINANCE -DIR. ENGINEERING -CITY SOLICITOR</p>

TO: CHAIR AND MEMBERS 2000 April 12
COMMUNITY PLANNING & HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.22

SUBJECT: PROPOSED AREA REZONING FOR AREA BOUNDED BY SUSSEX AVENUE, PIONEER AVENUE, GRANGE STREET TO GRAFTON STREET

PURPOSE: To provide the findings of a questionnaire concerning an area rezoning to the R12 District for the area bounded generally by Sussex Avenue, Pioneer Avenue, Grange Street to Grafton Street.

RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend that Council authorize staff to prepare a bylaw to rezone the subject area to the R12 District, and that the bylaw be forwarded to a Public Hearing, and
2. **THAT** a notice be sent to the residents and property owners in the subject area advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

At its meeting of September 23, 1997, the Community Planning and Housing Committee considered a report from the Director Planning and Building responding to a petition for an area rezoning to the R12 District for the area bounded by Sussex Avenue, Pioneer Avenue, Grange Street to Grafton Street (see *attached* map 1). During the discussion, the Committee asked Planning Department staff to consider townhouses or other medium density ground oriented housing types for this area as an alternative to the R12 District. In May of 1998, the Committee adopted a recommendation in a report from the Director Planning and Building which concluded that since the area had undergone sporadic redevelopment to new single family development, it made sense that this pattern continue rather than introducing multiple family development in the area. It was felt that, if desired by the residents and property owners, the R12 District did offer a slightly higher density of development (single and two family houses on small lots) for the area.

Therefore, staff was directed to consult with the property owners and residents in the area to determine the level of support for advancing the rezoning of the area to the R12 District. Due to the number of requests for similar reviews, as well as the need to develop an approach to improving physical services in R12 neighbourhoods, the process was delayed to the early Fall of 1999.

This report outlines the process that was followed to obtain feedback about the proposed rezoning to the R12 District and presents the results of the consultation process.

2.0 THE AREA

The subject area is located directly north of the northern boundary of the Metrotown Development Plan. The residential lots consist of a mix of older single family houses that range from poor condition, 30 year old semi-detached dwellings in fair condition and some new single family dwellings. Eighteen of the 49 lots have widths of 30 feet or less, 6 lots have a width of about 50 feet, and the balance have a width of about 66 feet. Three of the seven block faces currently have subdivision potential under the prevailing R5 and R9 Residential Districts zoning. Approximately one half of the lots are developed with buildings with assessed values of \$50,000 and lower. It is evident that the subject area is under transition to some degree, as the older houses are replaced by larger new houses or semi-detached units.

The southern end of the subject blocks area is developed with three storey apartment buildings related to Grange Street which acts as a transitional edge to the Metrotown area. This edge will retain its existing RM3 (Multiple Family Residential) zoning designation.

The west side of Pioneer Avenue, included in the subject area, is designated under the Metrotown Development Plan for three storey apartment development. This block face, however, has been totally redeveloped with single family detached houses on small lots under the prevailing R5 zoning.

3.0 THE CONSULTATION PROCESS

In late August of 1999, a brochure explaining the proposed rezoning and questionnaire was sent to all property owners and residents in the subject area. Residents and property owners were asked to return the questionnaire to indicate their opinion of the proposed rezoning. Residents and property owners in the surrounding area (the consultation area as shown on *attached* Map 1) were also asked their opinion of the proposed rezoning.

An information session was held at the Bob Prittie Metrotown Branch of the Burnaby Public Library on Thursday September 16, 1999. Approximately 20 people attended the meeting to ask specific questions about their properties.

It was requested that the questionnaire be returned in a postage-paid envelope by September 23, 1999. A reminder was sent to those who did not respond on October 1, 1999 and a second reminder was mailed on January 5, 2000.

4.0 RESULTS OF THE CONSULTATION PROCESS

4.1 Study Area Response and Results

There are 49 properties zoned R5 and R9 in the study area, including properties containing single and two family dwellings. Responses were received from 30 properties in the area, representing 61 % of the total properties.

Of the 30 property owners who responded to the questionnaire, 23 (77%) are in favour of the proposed rezoning, 5 are opposed (17%) and 2 are undecided (6%). No tenants responded to the questionnaire.

Table 1: Property Owner Response

	Total Properties	Number of Property Owners Responding	Support for Rezoning to R12		
			In Favour	Against	Undecided
Study Area	49	30	23	5	2
% (of all properties)	100%	61%	47%	10%	4%
% (all properties responding)		100%	77%	17%	6%

Although the response to the questionnaire was only 61 % of the total properties, it is clear that a majority (77%) of those who did respond to the questionnaire support the rezoning to the R12 District. Of the five property owners who oppose the rezoning, three own properties that are 33 feet wide. Two of those opposed to the rezoning cited the lack of privacy, crowding and parking problems associated with the introduction of more housing. One of the two property owners who were undecided supports a much higher level of development density, such as high rise residential considering the proximity of the area to Metrotown.

Some of those in support of the rezoning to the R12 District commented that the neighbourhood is under pressure to redevelop, and that it made sense to permit small lot single and two family development. Two of the respondents reported that they felt that the physical service upgrades (sidewalks, street lighting) associated with new development would improve the neighbourhood.

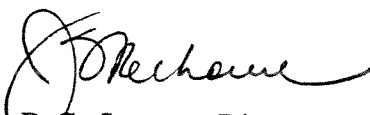
4.2 Consultation Area Results and Comments

Brochures and questionnaires were sent to 210 residents and property owners in the area adjacent to the study area. Of the six questionnaires returned, 4 of the respondents supported the area rezoning and two were opposed, mentioning concern about the increased traffic, crime and crowding that the new housing would bring to the area.

5.0 CONCLUSION AND RECOMMENDATION

Although the response rate to the questionnaire was not high (61% of properties), it is evident that among those that responded, over 75% of property owners supported the area rezoning to the R12 District. Of the five property owners who did not support the rezoning, two expressed through their comments concern about the increased traffic, pressures on available parking and other impacts of having more residents in the neighbourhood. It is realized that the location of the neighbourhood adjacent to Metrotown may also have an impact on traffic issues.

Considering the positive response of those who returned their questionnaires, staff recommend that this area rezoning to the R12 District proceed to a Public Hearing. At the Public Hearing, residents, property owners and all those having an interest in the proposed area rezoning will have an opportunity to present their views directly to Council. Staff will also advise residents and property owners of Council's decision with regards to this report.


D.G. Stenson, Director
PLANNING AND BUILDING

BG\sa



Attachment

cc: City Manager
Supervisor, Plan Checking
City Solicitor
Director Engineering
Director Finance



The Sussex / Pioneer Avenue Neighbourhood



-  Area where a rezoning to the R12 District is requested
-  Consultation area



Map I