

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

RE: REQUEST FOR AN AREA REZONING TO THE R12 DISTRICT 7400 - 7500  
BLOCKS OF 19TH AVENUE

RECOMMENDATIONS:

1. **THAT** Council authorize staff to initiate an area rezoning consultation process of the south side of the 7400 and 7500 blocks of 19<sup>th</sup> Avenue.
2. **THAT** a copy of this report be sent to Mr. James Fiddes, 7485 Vista Crescent, Burnaby, B.C. V5E 2C9.

REPORT

The Community Planning and Housing Committee, at its Open meeting held on 2000 November 28, received and adopted the *attached* report responding to a letter and petition submitted by Mr. J. Fiddes requesting that the City consider rezoning the south side of the 7400 and 7500 blocks of 19<sup>th</sup> Avenue to the R12 District in order to allow for future subdivision of lots.

The Committee recommended that a consultation process be initiated to explore the desirability of undertaking the area rezoning.

Respectfully submitted,

Councillor C. Redman  
Chair

Councillor G. Begin  
Member

Councillor D. Johnston  
Member

: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - CITY SOLICITOR
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TO: CHAIR AND MEMBERS 2000 NOVEMBER 20  
COMMUNITY PLANNING AND HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING Our File: 16.400.30

SUBJECT: REQUEST FOR AN AREA REZONING TO THE R12 DISTRICT  
7400-7500 BLOCKS OF 19<sup>TH</sup> AVENUE

PURPOSE: To respond to a request for an area rezoning to the R12 District of the south side of the 7400 to 7500 blocks of 19<sup>th</sup> Avenue.

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### RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend that Council authorize staff to initiate an area rezoning consultation process of the south side of the 7400 and 7500 blocks of 19<sup>th</sup> Avenue.
2. **THAT** a copy of this report be sent to Mr. James Fiddes, 7485 Vista Crescent, Burnaby, B.C. V5E 2C9.

## REPORT

### 1.0 BACKGROUND

On 2000 October 15, the Planning Department received a letter from Mr. J. Fiddes regarding a request for the City to consider rezoning the south side of the 7400 and 7500 blocks of 19<sup>th</sup> Avenue to the R12 District (see *Attachment 1*). The letter contained a petition signed by 15 owners of property on the two blocks indicating their support for an area rezoning to permit future subdivision of lots.

### 2.0 THE REVIEW PROCESS

The petitioners have requested an area rezoning to the R12 District to allow for subdivision of larger lots into smaller lots and the construction of single family dwellings on the smaller or larger lots or construction of two-family dwellings on the larger lots. Since no lanes are present in the neighbourhood, two-family dwellings would not be permitted on the smaller lots.

Where no lanes are present, the R12 District allows for single family dwellings on lots having an area of not less than 3300 square feet and a width of not less than 30 feet. Requests for R12 rezoning 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 rezoning to the R12 District is also assessed in terms of the following considerations:

- ▶ the housing character of the area (e.g., the size of the existing lots, the age of the houses, the pace of redevelopment);
- ▶ the appropriateness of the area boundaries (e.g., the number of properties, the land uses and character of adjacent areas);
- ▶ the proposed area rezoning to R12 in the context of the City's overall residential growth management strategy; 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 and Building Department.

### **3.0 ASSESSMENT OF THE AREA REZONING REQUEST**

In assessing the request for an area rezoning to the R12 District, based on the above considerations, the following observations are made:

#### **3.1 Housing Character**

The subject area is located to the east of the Edmonds Town Centre on 19<sup>th</sup> Avenue between Humphries Avenue and Edmonds Community School. It consists of 15 lots on the south side of the 7400 and 7500 blocks of 19<sup>th</sup> Avenue. Thirteen of the lots are 66 feet wide and are zoned R5 District and the remaining two lots are 33 feet wide and zoned R9 District. The north side of the two blocks has been designated for mixed use low rise apartments in the Edmonds Town Centre Plan and is developed with a mix of older single and two-family dwellings and newer single family homes.

The south side blocks contain a mix of housing including two newer strata-titled two-family dwellings, two older two-family dwellings (one strata-titled) and ten single family homes ranging in age from less than 10 years old to over 50 years old. Seven of the single family lots are developed with buildings assessed at \$50,000 or lower. A new two-family dwelling is currently being constructed on one lot. There are no lanes in the neighbourhood.

There are currently no street improvements on the subject blocks. If an area rezoning to the R12 District were to proceed on these blocks, a works and service deposit

would be required at the time of subdivision approval or the issuance of a building permit worth more than \$50,000 to fund future street improvements including curb and gutter, sidewalks, street lighting, paving and boulevard trees.

### **3.2 Area Boundaries**

The subject area is located to the immediate east of the Edmonds Town Centre in an area predominantly zoned R5 District. The 7400 to 7500 blocks of Edmonds Street and the 7400 to 7500 blocks of 19<sup>th</sup> Avenue have been designated for mixed use low rise apartments in the adopted Edmonds Town Centre Plan. The lots represented on the petition back directly on lots on the 7400 to 7500 blocks of 18<sup>th</sup> Avenue, the majority of which are 33 feet in width or have subdivision potential under the prevailing R5 District. If the subject area were rezoned to the R12 District, the resulting development pattern would be consistent with that which already exists on this block (the north side of the 7400 to 7500 blocks of 18<sup>th</sup> Avenue). On the south side of 18<sup>th</sup> Avenue and further south on the 7400 to 7600 blocks of 17<sup>th</sup> and 16<sup>th</sup> Avenues, there is a mix of lot sizes with single and two family housing of varying character.

It is recommended that the boundaries of the study area consist of the two blocks represented on the petition. A rezoning to the R12 District of the south side of 7400 to 7500 blocks of 19<sup>th</sup> Avenue would provide a transition from the area designated for multi-family housing to the north and would be consistent with the existing development pattern of the 7400 to 7500 blocks of 18<sup>th</sup> Avenue to the immediate south.

### **3.3 Growth Management Objectives**

The proximity of the subject blocks to the secondary core of the Edmond Town Centre in an area designated for higher density development lends itself to a slightly higher density than the existing R5 zoning. As noted above, if these blocks were rezoned to the R12 District, they could provide a transition from the higher density development to the north and single and two family neighbourhood to the south.

### **3.4 Other Planning Processes and Priorities**

There are no other requests for R12 area rezonings that are currently being considered. Therefore, if the Committee and Council agree, the area rezoning on 19<sup>th</sup> Avenue could proceed once Council approval is received.

#### 4.0 RECOMMENDATION

It is recommended that a consultation process be initiated to explore the desirability of undertaking an area rezoning of the south side of the 7400 and 7500 blocks of 19<sup>th</sup> Avenue. This process would involve the dissemination of information explaining the intent of the proposed rezoning and requesting, through a survey, the opinion of property owners and residents in the area proposed for the rezoning. Property owners and residents in the surrounding areas would be notified of the rezoning proposal.

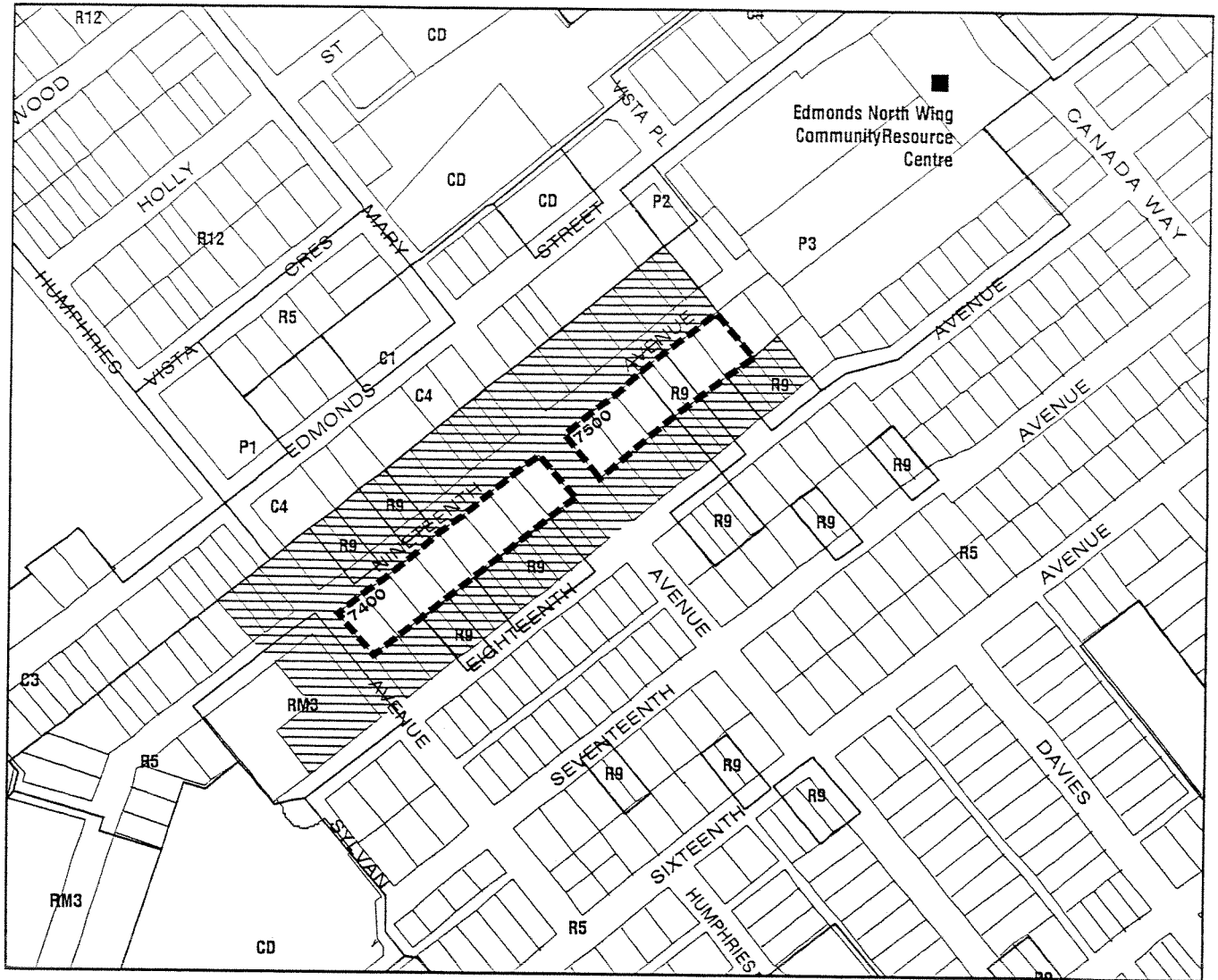
*B. Rukshin-1*  
for D.G. Stenson, Director  
PLANNING AND BUILDING

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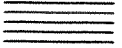
Attachment

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

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**Proposed Area Rezoning from the R5 and R9 Districts to the R12 District**

-  Proposed area rezoning
-  Consultation area



Planning & Building Dept.  
 2000 November 23  
 nineteenth ave/map.ai  
 drawn by rcn

Attachment 1