

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: PROPOSED AREA REZONING TO THE R12 DISTRICT 4300 BLOCK OF
ALBERT 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.
2. **THAT** a notice be sent to the residents and property owners in the subject and consultation areas advising them of the results of the questionnaire and Council's decision.

REPORT

The Community Planning and Housing Committee, at its Open meeting held on 2000 November 28, received and adopted the *attached* report outlining the findings of a questionnaire sent to residents and property owners of the north side of the 4300 block of Albert Street concerning an area rezoning to the R12 District. Given that a majority of residents who responded to the questionnaire or were contacted by telephone voted in favour of the proposed area rezoning, the Committee supported forwarding the proposal to a Public Hearing.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor G. Begin
Member

Councillor D. Johnston
Member

<p>: COPY - CITY MANAGER - DIR. PLNG. & BLDG. - CITY SOLICITOR</p>
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TO: CHAIR AND MEMBERS 2000 November 22
COMMUNITY PLANNING AND HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING Our File:16.400.30

**SUBJECT: PROPOSED AREA REZONING TO THE R12 DISTRICT
4300 BLOCK OF ALBERT STREET**

PURPOSE: To provide the findings of a questionnaire sent to residents and property owners of the north side of the 4300 block of Albert Street concerning an area rezoning to the R12 District.

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.
2. **THAT** a notice be sent to the residents and property owners in the subject and consultation areas advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

In February 2000, a petition was submitted to the City from property owners on the north side of the 4300 block of Albert Street requesting that the City rezone the block from the R5 District to the R12 District to allow for the development of single and two family houses on small lots. In response, the Community Planning and Housing Committee recommended that the neighbourhood be consulted on zoning options. The 4200 block was included in the consultation, which took place during April and May, since the north side of the 4200 and 4300 blocks of Albert Street are the only two blocks between Willingdon Avenue and Boundary Road that have been retained for single and two family dwellings in the Hastings Street Plan.

Based on the responses received during the consultation in April and May, Council recommended that residents and property owners on the north side of the 4300 block of Albert Street be consulted on the specific regulations of the R12 District and asked to indicate if they support an area rezoning to the R12 District. Council also recommended that the 4200 block be excluded from the area rezoning since this block already has subdivision potential

2.0 THE STUDY AREA

The north side of the 4300 block of Albert Street consists of 10 lots (see *Attachment 1*). Eight of the lots are 66 feet in width with the two remaining being 33 feet in width. Six of the lots contain houses that are 45 years or older but are generally in good condition. There are two lots with two-family dwellings approximately 30 years old, one single family dwelling approximately 30 years old, and one newer single family house. Since fewer than 30% of the lots on the block front have a small lot character, subdivision is not possible under the prevailing R5 District.

The block has finished sidewalks and overhead wiring running through the back lane. Further servicing would not be required in the context of an area rezoning to the R12 District.

3.0 THE CONSULTATION PROCESS

As directed by Council after its consideration of the responses received from the north side of the 4200 and 4300 blocks of Albert Street during the consultation on zoning options, a second consultation process was initiated in September. For the second consultation, a brochure explaining the proposed area rezoning to the R12 District and a questionnaire were sent to all residents and property owners on the north side of the 4300 block of Albert Street. Residents and property owners were asked to indicate their opinion of the proposed rezoning. Residents and property owners in the surrounding area including the north side of the 4200 block (the consultation area as shown on Attachment 1) were also asked their opinion of the proposed rezoning.

An information session was held at Confederation Community Centre for the Retired on Wednesday September 27, 2000. Two people attended the meeting to ask specific questions about the area rezoning.

It was requested that the questionnaire be returned in a postage-paid envelope by Friday October 6. A reminder notice was sent to those who did not respond on October 11. Finally, staff attempted to contact those who had not responded by October 20 by telephone.

4.0 RESULTS OF THE CONSULTATION PROCESS

4.1 4300 Block Albert Street Response and Results

There are 10 properties zoned R5 District in the study area, including properties containing single and two family dwellings. Responses were received from the owners of 9 properties in the area.

Of the 9 property owners who responded, 7 were in favour of the proposed area rezoning and 2 were opposed. No tenants responded to the questionnaire.

Of those who responded to the questionnaire, only one property owner provided additional comments on the proposed rezoning. The owner was opposed to the rezoning because he/she did not want the area to be more congested.

4.2 Consultation Area Comments

Brochures and comment sheets were sent to 231 residents and property owners in the area adjacent to the study area. Ten comment sheets were returned. Four of the consultation area respondents stated they were neutral or in favour of the proposed area rezoning. Of these four respondents, one stated that he/she would rather have single and two family dwellings rather than more apartment buildings.

Five consultation area respondents stated they were opposed to the area rezoning. Those opposed stated concerns that there would be more traffic, parking and noise problems in the area and less green space for children and seniors.

Another consultation area respondent stated that the 4200 block of Albert Street should be rezoned to the R12 District as a means of recognizing the number of secondary suites in the block.

Given the proximity of the subject area to the Hastings Street commercial area and adjacent apartment development, there are extra pressures placed on on-street parking capacity. If the north side of the 4300 block of Albert Street is rezoned to the R12 District, redevelopment is likely to happen gradually. While the number of people (and cars) may increase overtime, each new dwelling unit will be required to provide off-street parking. In addition, the public parking lot currently under construction at Carleton and Hastings (adjacent to the new Fire Hall No. 5) will provide 19 new public parking spaces which will assist in meeting parking demand from the Hastings Street commercial area.

5.0 CONCLUSION AND 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 that 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 were contacted 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 owners and residents will be informed of the findings of the questionnaire and advised of Council's decision.

D.G. Stenson
for D.G. Stenson, Director
PLANNING AND BUILDING

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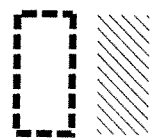
Attachment

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

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4300 block of Albert Street



Area proposed for an area rezoning to the R12 District

Consultation area



Planning & Building Dept.
 2000 November 23
 rezoning maps/r12_4300_albert_st.ai
 drawn by ren