

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: REQUEST FOR AN AREA REZONING 4300 BLOCK ALBERT STREET

RECOMMENDATION:

1. **THAT** Council initiate an area rezoning of the north side of the 4300 block of Albert Street based on the R12 District.

REPORT

The Community Planning and Housing Committee, at its meeting held on 2000 May 30, received and adopted the *attached* report outlining the findings of a questionnaire sent to residents and property owners of the north side of the 4200 and 4300 blocks of Albert Street concerning zoning options for their neighbourhood. Based on the results of the questionnaire, the Committee proposed that property owners and residents of the north side of the 4300 block of Albert Street be canvassed to determine their support for an area rezoning to the R12 District since this District was preferred by the majority of owners. Although fewer than half of the property owners from the 4200 block responded to the questionnaire, it is proposed that this block be excluded from the area proposed for the area rezoning since subdivision potential already exists under the prevailing zoning.

Respectfully submitted,

Councillor C. Redman
Chairman

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

Councillor G. Begin
Member

Councillor D. Johnston
Member

TO: CHAIR AND MEMBERS
COMMUNITY PLANNING AND
HOUSING COMMITTEE

2000 MAY 25

FROM: DIRECTOR PLANNING AND BUILDING

Our File: 16.400.30

SUBJECT: REQUEST FOR AN AREA REZONING 4300 BLOCK ALBERT STREET

PURPOSE: To provide the results of a questionnaire sent to residents and property owners of the north side of the 4200 and 4300 blocks of Albert Street concerning zoning options for their neighbourhood.

RECOMMENDATION:

1. **THAT** the Community Planning and Housing Committee recommend that Council initiate an area rezoning of the north side of the 4300 block of Albert Street based on the R12 District.

REPORT

1.0 BACKGROUND

At its meeting of March 28, 2000, the Community Planning and Housing Committee considered a report from the Director Planning and Building responding to a petition from residents and property owners on the north side of the 4300 block of Albert Street requesting an area rezoning to the R12 District. In evaluating the request, staff proposed that the north side of the 4200 block of Albert Street be included in the area considered for an area rezoning since the two blocks in question are the only two blocks on Albert Street between Willingdon Avenue and Boundary Road that have been retained for single and two family dwellings in the Hastings Street Plan (see *Attachment I*). During the discussion, the Committee requested Planning Department staff to determine if residents and property owners from the two blocks had an interest in pursuing the RM6 (Hastings Street Multiple Family Residential) District as an alternative to the R12 District.

2.0 THE STUDY AREA

The north side of the 4300 block of Albert Street consists of 10 lots. 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 house approximately 30 years old, and one newer single family house. Eight of the lots are 66 feet in width with two remaining being 33 feet in width. Since fewer than 30% of the lots on the block face have a small lot character, subdivision is not possible under the prevailing R5 District.

The north side of the 4200 block of Albert Street consists of 15 lots, 12 of which are small lots (33 feet in width). Nine of the lots have been recently redeveloped with single family homes. One lot contains a two-family dwelling in good condition while the remaining 5 lots contain older single family homes in fair to good condition. Under the prevailing R5 District, the 3 remaining larger lots could be subdivided and redeveloped with single family houses.

Both blocks have sidewalks and overhead wiring running through the back lane. Further servicing would be not required in the context of an area rezoning to either the R12 or RM6 Districts of these two blocks.

3.0 THE CONSULTATION PROCESS

In response to the Committee's request, Planning Department staff prepared a brochure outlining the main features of the R12 and RM6 Districts which was sent to residents and property owners in April. The brochure requested that residents and property owners consider the contents of the brochure and indicate on an enclosed questionnaire their zoning preference for the neighbourhood. In addition, an Open House was held at Confederation Centre on Tuesday May 9 where residents and property owners were able to learn more about zoning options for their neighbourhood before returning their questionnaire.

4.0 RESULTS OF THE CONSULTATION PROCESS

4.1 Study Area Response and Results

Of the 25 lots in the study area, property owners of 16 of the lots responded to the questionnaire (see *Table 1* below). The results of the questionnaire indicate a considerable difference in the zoning preference of property owners from the two blocks. In the 4200 block, where subdivision is permitted under the prevailing R5 District, 7 owners out of the 15 property owners on this block front responded to the questionnaire. Of these, 6 indicated they preferred the existing zoning while one owner was in favour of the RM6 District.

In contrast, in the 4300 block, 9 of the 10 property owners on the block front responded to the questionnaire, 8 of whom indicated support for a zoning change. Of these 8 owners, 2 indicated their preference for the RM6 District, 4 indicated their preference for the R12 District, and 2 property owners indicated they were in favour of either the RM6 or R12 District (the questionnaire asked residents and property owners to indicate one category only). One property owner preferred the existing R5 District.

Table 1: Questionnaire Results

	Total Properties	Number of Property Owners Responding	Zoning Preference			
			R5 District (existing zoning)	R12 District	RM6 District	Either R12 or RM6 District
4200 block	15	7	6	0	1	0
4300 block	10	9	1	4	2	2

5.0 AREA REZONING PROPOSAL

Based on the results of the questionnaire, it is proposed that property owners and residents of the north side of the 4300 block of Albert Street be canvassed to determine their support for an area rezoning to the R12 District since this District was preferred by the majority of owners. Although fewer than half of the property owners from the 4200 block responded to the questionnaire, it is proposed that this block be excluded from the area proposed for the area rezoning since subdivision potential already exists under the prevailing zoning. Moreover, 9 of the lots have newer single family homes on them making redevelopment unlikely to occur in the near future.

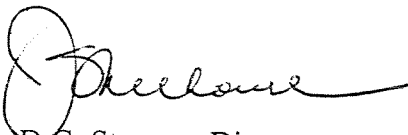
If the Committee and Council concur, it is proposed that a brochure outlining the regulations of the R12 District be sent to residents and property owners on the north side of the 4300 block of Albert Street. Residents and property owners would be asked, through a questionnaire, to indicate their support for an area rezoning to the R12 District. Prior to completing the questionnaire, an informal Open House would be held where residents and property owners could learn more about the specific regulations of the R12 District. Property owners and residents in the surrounding area (including the north side of the 4200 block of Albert Street) would be notified of the rezoning proposal and their opinions would be sought as well (see *Attachment 2*).

6.0 CONCLUSION AND RECOMMENDATION

It is recommended that a rezoning proposal based on the R12 District be sent to residents and property owners on the north side of the 4300 block of Albert Street. Residents and property owners would be requested, through a questionnaire, to indicate their support for

an area rezoning to the R12 District. An informal Open House would be held at a local venue where residents and property owners could learn more about the specific regulations of the R12 District prior to completing the questionnaire. In addition, property owners and residents in the surrounding area (the consultation area) would be notified of the rezoning proposal and their opinions would be sought.

Staff will advise residents and property owners of the north side of the 4200 and 4300 blocks of Albert Street of Council's decision concerning this report.


D.G. Stenson, Director
PLANNING AND BUILDING

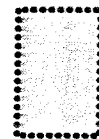
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Attachments (2)

cc: City Manager
Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services
City Solicitor
Chief Building Inspector
Supervisor, Plan Checking

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AREA PROPOSED FOR AN AREA REZONING TO THE R12 DISTRICT



CONSULTATION AREA



City of Burnaby
Planning & Building Dept
2000 May 27
ATTACHMENT 2

