

TO: CITY MANAGER 2000 July 25

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.23

SUBJECT: **Pioneer/Grafton Area Rezoning (Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2000 Bylaw No. 11100 - Rezoning Reference #00-13)**

PURPOSE: To respond to issues raised at the Public Hearing regarding the rezoning of the area bounded generally by Grafton Street, Grange Street, Pioneer Avenue to Sussex Avenue to the R12 District.

RECOMMENDATION:

1. **THAT** this report be received for information.

REPORT

1.0 BACKGROUND

During the Second Reading of the subject bylaw at the 2000 June 12 Council meeting, the following resolution was adopted:

“THAT staff prepare a report on the potential density of the proposed R12 area rezoning including the total number of units (including any potential for secondary suites) and the impact on parking in the neighbourhood.”

This report responds to this request.

2.0 ISSUES RAISED AT THE PUBLIC HEARING

2.1 Potential Number of Housing Units

The Grafton/Pioneer neighbourhood (see map 1 *attached*) is characterized by a mixture of housing types and ages, in a range of condition. Housing stock ranges from new single family dwellings, semi-detached units typically about 30 years old to older

single family dwellings. Currently, three of the seven block faces already have small lot subdivision potential under the existing zoning.

The 49 existing lots currently contain **56 units**; 14 units being semi-detached units and 42 being single family dwellings. Under the existing zoning, the development potential is **72 units**; 32 being semi-detached units and 40 being single family dwellings (including the lots in block faces that currently have subdivision potential).

Under the proposed R12 zoning, the maximum development potential if each lot is redeveloped is **152 units**, or an additional capacity of **80 units** over the existing capacity under current zoning. However, the rate and scale of redevelopment will happen incrementally over a long period of time and is dependent on numerous factors, including the age of existing buildings, the investment return of existing development and the general market preference for certain housing types. Considering the age and condition of the housing stock, about 40% of the existing buildings may be available for redevelopment within a 10 year time horizon in this area. Staff would further estimate that within 25 years, an additional **35 housing units** would be added to the area, creating a total of about **90 units**.

The R12 regulations were specifically developed to discourage secondary suites through reduced floor area on the second floor and the restriction of building form to a two storey building (i.e. no cellar permitted). The regulations affecting the R12 single family dwelling form would be essentially the same as those regulations for the existing R5 and R9 single family dwellings

2.2 Parking Issues

Concerns were raised about a potential increase in on-street parking and traffic congestion related to the higher density housing associated with the R12 District.

The subject area is located directly south of the Metrotown Town Centre precinct. Metrotown, being the primary Town Centre area does tend to attract larger volumes of vehicular and pedestrian traffic as well as over flow parking as compared to non-Town Centre areas.

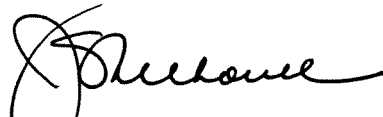
However, despite the proximity of Metrotown and the existence of apartment buildings at the south end of the subject streets, on numerous site visits staff has not experienced a shortage of on-street parking. As well, due to the nature of the street pattern, little vehicular traffic external to the neighbourhood was evident.

Currently, about one quarter of the properties (generally the oldest buildings) do not have access to convenient off-street parking at the rear of the property. Vehicles must be parked on the street.

On-site parking in the R12 District is restricted to the rear of the property where lanes are present (virtually all the properties have lanes in this area) and it is anticipated as properties redevelop, access from the lane will be improved and provide more attractive off-street parking options for residents.

3.0 CONCLUSION

This report addresses the issues raised at the Public Hearing regarding the rezoning of the Grafton/Pioneer area to the R12 District.



D.G. Stenson, Director
PLANNING AND BUILDING



BG/sla
Attachment

cc: City Solicitor
City Clerk

C:\DOCS\BEV\Pioneer Grafton Rezoning.wpd



The Sussex / Pioneer Avenue Neighbourhood



 Area where a rezoning to the R12 District is requested

 Consultation area



Map I