

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**RE: PROPOSED ADJUSTMENT TO EXISTING R9 BOUNDARY: 8884 to 8988
15th AVENUE**

RECOMMENDATION:

1. **THAT** Council authorize staff to initiate a consultation process to determine the support for a zoning boundary adjustment to the 8884-8988 block (south side only) of 15th Avenue from the R2 District to the R9 District as outlined in this report.

REPORT

The Community Planning and Housing Committee, at its Open meeting held on 2001 August 28, received and adopted the *attached* report responding to a request for a zoning boundary adjustment for an area comprising eight lots located at 8884 - 8988 block of 15th Avenue, south side only. The purpose of the request is to permit the adjustment of the existing R9 District boundary to include the eight lots so that two of the lots can achieve subdivision potential in character with the typical lot size found in the neighbourhood.

The Committee recommended that a consultation process be initiated to determine the level of support for the zoning boundary adjustment.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor G. Begin
Member

Councillor D. Johnston
Member

<p>: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIR. PLNG. & BLDG. - CHIEF BUILDING INSPECTOR - CITY SOLICITOR</p>
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TO: CHAIRMAN AND MEMBERS August 22, 2001
COMMUNITY PLANNING AND HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE:16.400.33

SUBJECT: **PROPOSED ADJUSTMENT TO AN EXISTING R9 BOUNDARY: 8884 TO 8988 15TH AVENUE**

PURPOSE: To respond to a request for an adjustment to an existing R9 (Residential District) zoning boundary on the south side of the 8800 and 8900 block of 15th Avenue.

RECOMMENDATION:

1. **THAT** the Community Planning and Housing Committee recommend that Council authorize staff to initiate a consultation process to determine the support for a zoning boundary adjustment to the 8884-8988 block (south side only) of 15th Avenue from the R2 District to the R9 District as outlined in this report.

REPORT

1.0 BACKGROUND

A request for a zoning boundary adjustment has been received by the Planning and Building Department for an area comprising eight lots located at 8884-8988 block of 15th Avenue, south side only (see *attached* map 1). The request, made on behalf of the owner of 8988 15th Avenue (also addressed as 7643 Cariboo Road), is to include the eight lots with the R2 zoning designation within the existing R9 District boundary to so that two of the lots can achieve subdivision potential in character with the typical lot size found in the neighbourhood.

The purpose of this report is to analyze the request for a boundary adjustment and to recommend a course of action for the consideration of the Community Planning and Housing Committee.

2.0 THE NEIGHBOURHOOD

The 8800-8900 block of 15th Avenue is located in a portion of the Cariboo Heights Community Plan neighbourhood (see *attached* map 2) that was designated for R9 (Residential District) small lot single family development. The block contains a mix of houses newly developed under the provisions of the Community Plan as well as houses that were in existence at the time of the development of the Plan.

In the creation of the zoning and subdivision plan that implemented the Cariboo Heights Community Plan, the new subdivision component was zoned R9 District, which permits single family dwellings on lots with a minimum size of approximately 4,000 square feet. The existing houses located on the south-easterly portion of 15th Avenue retained their R2 (Residential District) category. Most of these existing lots are smaller (typically 4,500 to 5,500 square feet) than the minimum lot size of 7,200 square feet for the R2 District.

The subject neighbourhood is characterized by recent single family dwellings in excellent condition in the R9 zoned area, and older, but well maintained single family dwellings in the pre-existing R2 area. With the exception of overhead electrical service to the R2 lots, the subject block contains full street front servicing such as sidewalks, curb and gutters, and grassed boulevards. Armstrong Elementary School is located immediately to the southwest of the block.

To the south-east of the subject area is the 8800-8900 block of Monroe Avenue and Armstrong Avenue, which is also the subject of recent request for an area rezoning. This one block area is proposed for rezoning from the R2 to the R4 District to permit the future subdivision of six larger lots. In this case, the R4 District is being sought as it would retain existing permitted development density on larger single family lots where future subdivision is not imminent. It is expected that this area rezoning process will be the subject of a public review process in the Fall. Both areas subject to the request for an area rezoning are separated by the north side of the 8800-8900 block of Monroe Avenue where, due to existing lot size and development character, rezoning has not been supported in a previous process.

3.0 THE PROPOSAL

Currently, 17 single family lots located in the 8800-8900 blocks of 15th Avenue are zoned R9 (Residential District) while eight lots retain the pre-existing R2 (Residential District) zoning category. Of those eight lots, five have lot widths of 45 feet, which are similar to the balance of the block, one has a width of 53 feet, and the final two have widths of 84 feet and 90 feet. If the rezoning is successful, the two larger lots would achieve subdivision potential that would allow subsequent subdivision of each lot into two single family lots.

The proponent, acting on behalf of the owner of the lot located at the corner of 15th Avenue and Cariboo Road, is requesting that the existing R9 zoning boundary be adjusted to include the entire south side of 15th Avenue, up to Cariboo Road. The proponent prepared a package of information regarding the boundary adjustment which was sent to the owners of the eight lots retaining the R2 (Residential District) zoning designation. Five of the property owners indicated, through a signed letter, support for the adjustment to the zoning boundary.

4.0 ANALYSIS OF THE PROPOSAL

In 1995, City Council adopted a report which outlined review processes to be followed when considering requests for area rezoning. The report outlined three broad categories that requests for area rezoning may fall into:

- Area rezoning to preserve the character and views in a single family area;
- Area rezoning to permit infill development as part of the implementation of neighbourhood plans and housing policies;
- Refinement to zoning boundaries so that the zoning designation of the neighbourhood better reflects existing development patterns.

Each of the categories reflects a different set of considerations and therefore, involves a different review process and criteria to evaluate the proposal. The area rezoning request which is the subject of this report involves the third category. Area proposals in this category are evaluated in relation to the following criteria:

- At least 50% of the existing lots are not reflective of the current zoning category. *In the proposed area rezoning, six of the eight lots have lot widths and areas that are smaller than the minimum requirement of the R2 District.*
- The proposed zoning category better reflects existing lot development. *In the subject block, the typical lot width is 45 feet wide, which is the same as the balance of the block developed under the R9 Zoning category.*
- The rezoning involves a realignment of an existing zoning boundary. *The proposed area rezoning removes the existence of two zoning designations in this block by realigning the existing boundary.*

The proponent is proposing to adjust the zoning boundary as the existing lot size and configuration better reflects the R9 District as compared to the larger lot sizes of the R2 District. As a result, two of the eight lots would achieve subdivision potential. Considering the above analysis, the proposed area rezoning satisfies the criteria for consideration as a zoning boundary adjustment.

4.1 Relationship to Cariboo Heights Community Plan

Another consideration related to this request for a zoning boundary adjustment is its relationship to the Cariboo Heights Community Plan. As noted previously, the subject lots are in a block that is designated for Small Lot (R9) development in the Plan, but only the undeveloped portion was rezoned to the R9 category and subsequently subdivided under the R9 regulations. The proposed area rezoning of the balance of 15th Avenue is in accordance with the land use designation of the Plan.

The R9 District contains, in the introductory description, the following statement:

“This District provides for single family residential development on small lots in areas of 0.81 or more hectares (2 or more acres) that are undergoing comprehensive development or redevelopment.”

The R9 District is meant to provide comprehensively designed subdivisions rather than infill type development more commonly found in R4, R5 or R12 areas. The statement was included to prevent inappropriate development of R9 areas in established neighbourhoods on an ad-hoc basis. In the case of the proposed boundary adjustment, the addition of the eight lots are considered a consolidation with the large, comprehensively developed Cariboo Heights R9 neighbourhood, in accordance with an adopted Community Plan. Only one other R9 area in Burnaby shares a common circumstance. The Canada Way/Burris Street neighbourhood, located east of Kensington Avenue and just north of Canada Way, has areas that can be consolidated with a newly developing R9 subdivision in accordance with an adopted Community Plan.

The proposed addition of the eight lots to the R9 neighbourhood is seen as the maximum extent of the designated “R9 small lot” area as outlined in the Cariboo Heights Community Plan. The addition of this small area will define a neighbourhood with rational boundaries and similar patterns of development. It should be noted that the block of Monroe Avenue located adjacent to the subject area contains a subdivision pattern that is not conducive to the R9 District, as subdivision would not be possible and the property owners would lose potential development under the R9 regulations as compared to the prevailing R2 District regulations.

5.0 PROPOSED CONSULTATION PROCESS

If the Community Planning and Housing Committee, and subsequently Council, agree to forward this area rezoning request to a public consultation, staff will prepare a brochure and questionnaire for distribution to the residents and property owners in the subject area to obtain their opinion. As well, residents and property owners in the surrounding area (the “consultation area” as shown on Map 1 *attached*) will be informed of the proposal and invited to comment.

A public information meeting will be scheduled in a local school so that area residents can learn more about the proposal and obtain answers to questions in a convenient venue. The results of the public consultation process will be compiled and a report submitted to the Community Planning and Housing Committee for consideration and further action.

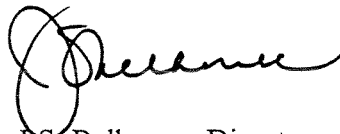
It is suggested that the public consultation process for this area rezoning request occur in tandem with the consultation process for the area rezoning process for the 8800-8900 block of Monroe Avenue (south side only) and Armstrong Avenue from the R2 District to the R4 District. Residents who live on the north side of Monroe Avenue will be asked to comment on both proposals although they are not directly the subject of either proposal.

While each area rezoning will be treated as a separate process including separate brochures and questionnaires, but referencing the other process, staff believe that having both processes occur at the same time may reduce confusion for residents in the neighbourhood. A joint information meeting will also assist residents in understanding the different area rezoning proposals. Having the public consultation occur as parallel, but separate processes, will also assist in expediting the two area rezoning reviews.

6.0 CONCLUSION

A request for a zoning boundary adjustment has been received by the Planning and Building Department for an area comprising eight lots located at 8884-8988 block of 15th Avenue, south side only. The purpose of the request is to permit the adjustment of the existing R9 District boundary to include the eight lots so that two of the lots can achieve subdivision potential in character with the typical lot size found in the neighbourhood

On the basis of the analysis in this report, it is recommended that the Community Planning and Housing Committee recommend that Council authorize staff to initiate a consultation process to determine the support for a zoning boundary adjustment to the 8884-8988 block (south side only) of 15th Avenue from the R2 District to the R9 District. It is anticipated that the public consultation component of the review could commence early in the Fall of 2001, as a separate but parallel process to the area rezoning request for the 8800-8900 blocks of Monroe Avenue (south side only) and Armstrong Avenue (north side only) located north of the subject area.

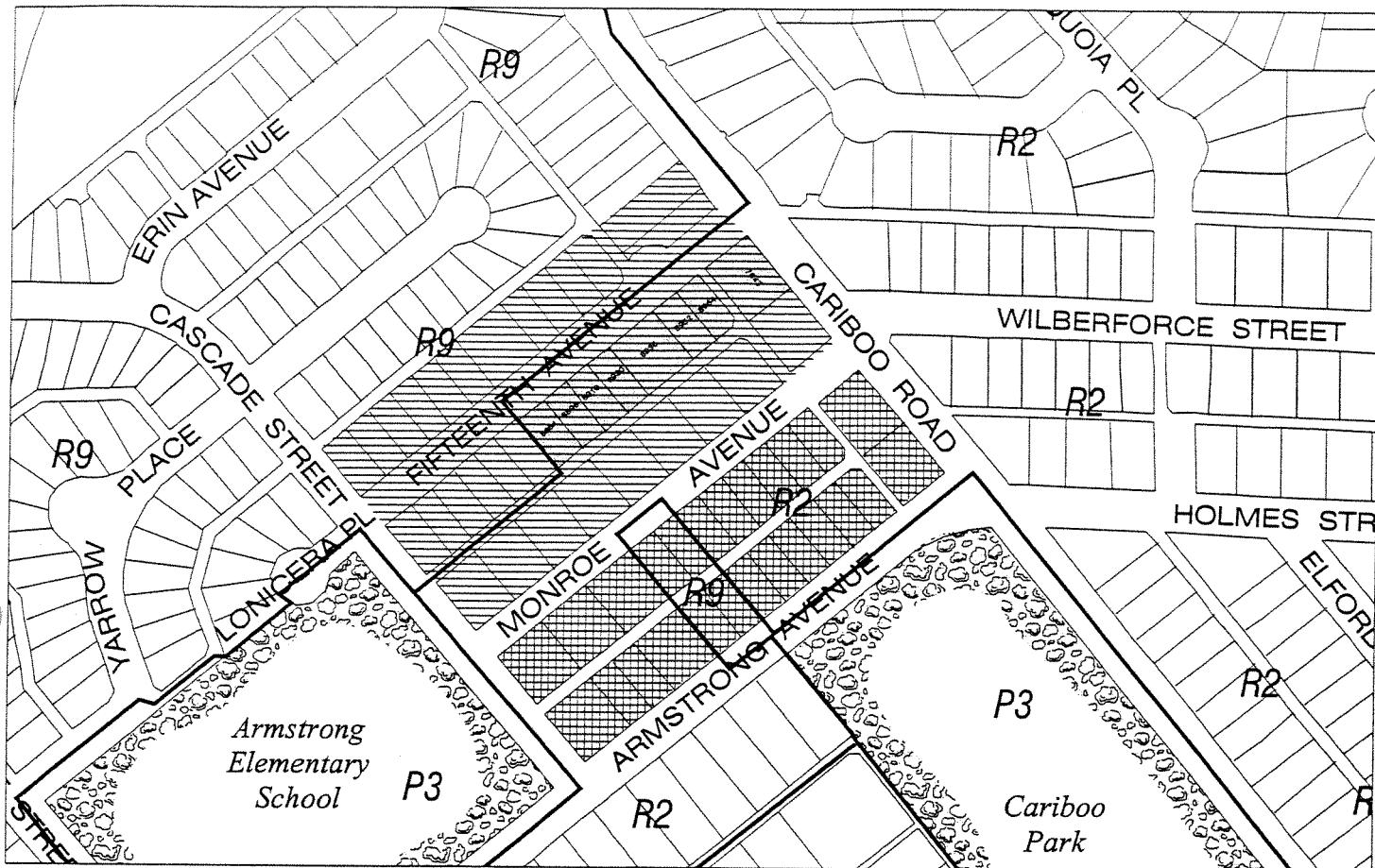


J.S. Belhouse, Director
PLANNING AND BUILDING

BG:sa



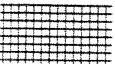
Attachments(2)

cc: City Manager
Chief Building Inspector
Director Engineering
City Solicitor



Proposed zoning boundary adjustment R2 to R9 District

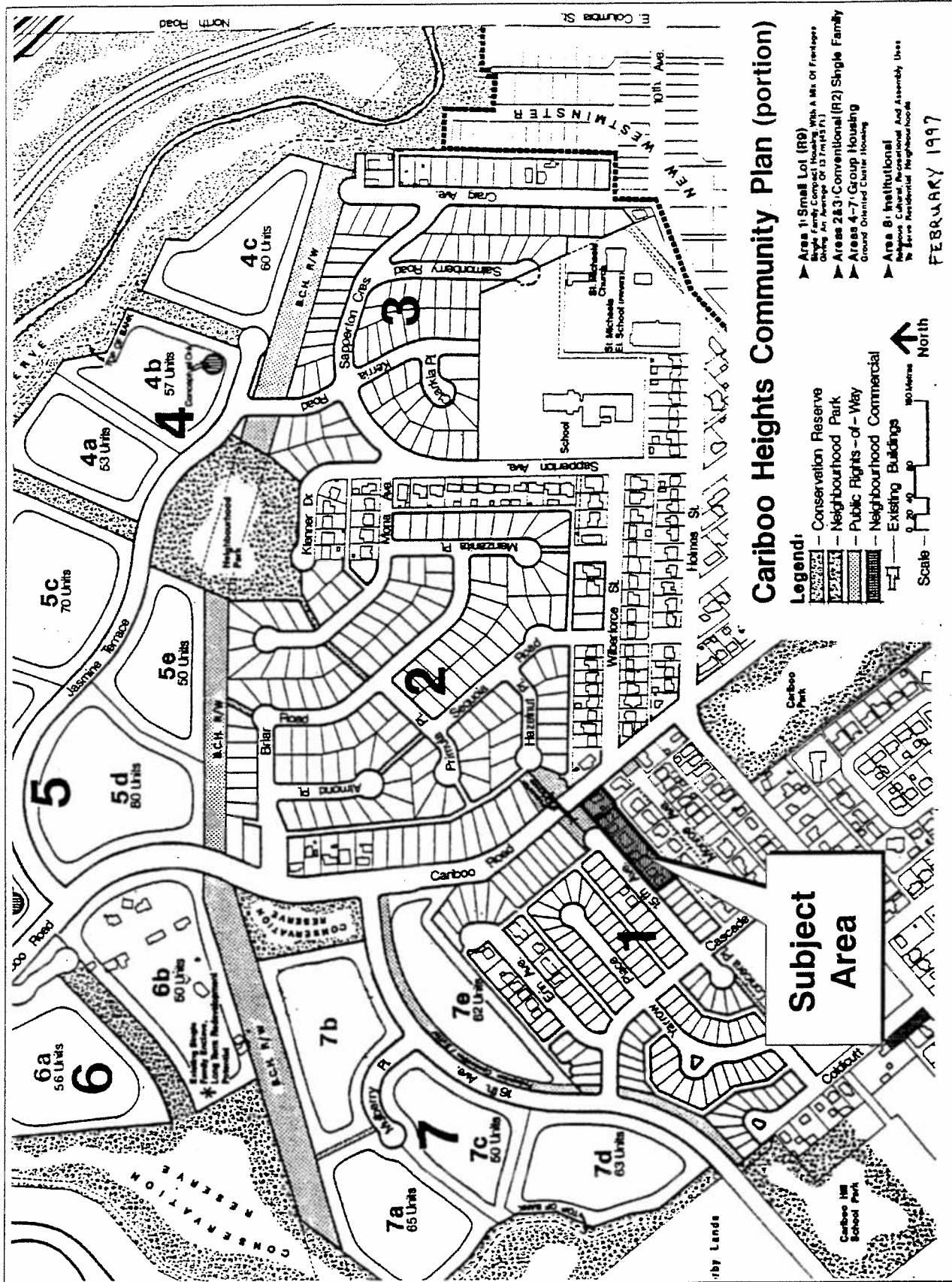


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 8884~8964 Fifteenth Avenue
 7643 Cariboo Road (8988 Fifteenth Avenue)
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 Consultation area
- 
 8800 - 8900 block Monroe/Armstrong Avenue
 subject to separate rezoning process



PLANNING & BUILDING DEPARTMENT
 2001 July
 R:\Planning Data\Rezoning Maps\15th\cariboo.map.pl

Map 1



Cariboo Heights Community Plan (portion)

- Legend:**
- ▬ Conservation Reserve
 - ▬ Neighbourhood Park
 - ▬ Public Rights-of-Way
 - ▬ Neighbourhood Commercial
 - ▬ Existing Buildings
- Area 1: Small Lot (R0)**
Single Family Compact Housing With A Mix Of Frontages
(Density: An Average Of 13.7/m² P.I.)
- Area 2 & 3: Conventional (R2) Single Family**
Ground Oriented Carrier Housing
- Area 4-7: Group Housing**
Area 4: Institutional
Area 5: Cultural, Recreational And Assembly Uses
Area 6: Institutional Neighbourhood
Area 7: Institutional Neighbourhood
- FEBRUARY 1997**

Subject Area

Scale — 0 20 40 80 Metres North