

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: MONROE AVENUE AND ARMSTRONG AVENUE AREA REZONING

RECOMMENDATIONS:

1. **THAT** Council authorize staff to initiate a consultation process to determine the support for rezoning the 8800 - 8900 blocks of Monroe Avenue (south side only) and Armstrong Avenue (north side only) to the R4 District, as outlined in this report.
2. **THAT** a copy of this report be sent to:

Mr. Louis O'Connor
8866 Monroe Avenue
Burnaby, BC

Mr. Grant Feilen
8820 Monroe Avenue
Burnaby, BC

REPORT

The Community Planning and Housing Committee, at its Open meeting held on 2001 June 26, received and adopted the *attached* report responding to a petition submitted by Mr. Louis O'Connor and Mr. Grant Feilen requesting that the City consider rezoning the 8800-8900 blocks of Monroe Avenue (south side only) and Armstrong Avenue (north side only) to the R4 District to permit the future subdivision of seven larger lots into smaller residential lots.

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

COPY - CITY MANAGER
- DIRECTOR PLANNING & BUILDING
- DIRECTOR ENGINEERING
- DIRECTOR PARKS, REC. & CULT.
- CHIEF BUILDING INSP.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor G. Begin
Member

Councillor D. Johnston
Member

TO: CHAIR AND MEMBERS June 20, 2001
COMMUNITY PLANNING AND HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE:16.400.19

SUBJECT: MONROE AVENUE AREA REZONING

PURPOSE: Request for an Area Rezoning to the R4 District of the 8800-8900 Blocks of Monroe Avenue and Armstrong Avenue

RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend that Council authorize staff to initiate a consultation process to determine the support for rezoning the 8800 - 8900 blocks of Monroe Avenue (south side only) and Armstrong Avenue (north side only) to the R4 District, as outlined in this report.

2. **THAT** a copy of this report be sent to:

Mr. Louis O'Connor
8866 Monroe Avenue
Burnaby, BC

Mr. Grant Feilen
8820 Monroe Avenue
Burnaby, BC

REPORT

1.0 BACKGROUND

At its meeting of April 24, 2001, the Community Planning and Housing Committee was presented with a petition from owners of two properties located in the 8800 block of Monroe Avenue (south side only) to request a rezoning of the 8800-8900 blocks of Monroe Avenue and Armstrong Avenue (shown in Figure 1 *attached*) to the R4 District to permit the future subdivision of seven larger lots into smaller residential lots.

The neighbourhood was the subject of a previous area rezoning proposal in 1997. At that time, a larger area bounded by 15th Avenue, Armstrong Avenue, Cascade Street to Cariboo

Road was considered for an area rezoning to the R5 District. The area rezoning was not pursued due to a lack of support in the neighbourhood. Two major reasons were cited for the lack of support; firstly the fact that the R5 District would give two-family potential to the lots on the north side of Monroe Avenue, and that the neighbourhood was viewed to be a very stable area.

Four years have elapsed since the previous area rezoning was attempted. The current proposal contains two significant changes over the previous proposal: the area that is the subject of the proposal is smaller and the Zoning District (R4) requested is different. On the basis of this information, the Community Planning and Housing Committee requested that staff review the petition and report back with a suggested course of action.

2.0 THE NEIGHBOURHOOD

The 8800-8900 blocks of Armstrong and Monroe Avenue (south side only) are currently zoned R2 District and R9 District. Of the 25 lots, all but seven of the lots have a width of 45 feet and an area of 4,456 feet. Five of the lots have a width of 90 feet and an area of roughly 8,900 square feet, and 2 of the lots have a width of 85 feet and an area of about 9,000 square feet. Under the R2 District, subdivision of these lots is not possible.

The housing stock ranges from 20 to 50 years in age, and is generally in good condition and well maintained. While having a mix of lot sizes, most of the houses were built at the same time creating a homogeneity in building form.

3.0 THE REZONING REQUEST

Of the 25 properties in the subject area, the proponents received 18 signatures in support of an area rezoning to the R4 District.

The seven lots with widths of 85 feet or greater do not have the ability to subdivide under the provisions of the R2 District. If the area rezoning was successful, under the provisions of the small lot subcategory of the R4 District, each of these lots would achieve future subdivision potential with the ability to construct a single family dwelling on each new lot. It is apparent that the subdivision of the lots and the subsequent construction of the new houses would occur very slowly as the existing housing stock is in good condition with only one property having a building with an assessed value less than \$68,000. Moreover, if the lots are not subdivided they would meet the requirements for a two-family dwelling if the R4 zoning was approved.

4.0 THE CONSULTATION AND AREA REZONING PROCESS

If the Committee and Council authorize staff to pursue this area rezoning, it is anticipated that the consultation process will be initiated in the Fall. A brochure will be distributed to

property owners and residents in the area informing them of the proposed area rezoning and requesting that a questionnaire be returned indicating their opinion of the proposal. Residents in the area immediately surrounding the neighbourhood identified for rezoning would also be notified of the proposal and asked for comment. A public information meeting would also be held at a local venue so that residents could obtain more detailed information about the proposed area rezoning.

The results of the questionnaire and other comments received would be analyzed, and a report prepared for the consideration of the Community Planning and Housing Committee and City Council. If there was a majority opinion in support of the area rezoning, and Council agreed that the area rezoning was appropriate, the proposal would proceed to a formal rezoning process, including a Public Hearing.

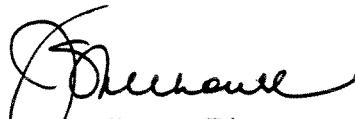
5.0 CONCLUSION

Four years has elapsed since the previous initiative to rezone the subject area to the R5 District. The proposed request for an area rezoning contains a number of substantive changes from the previous area rezoning, including:

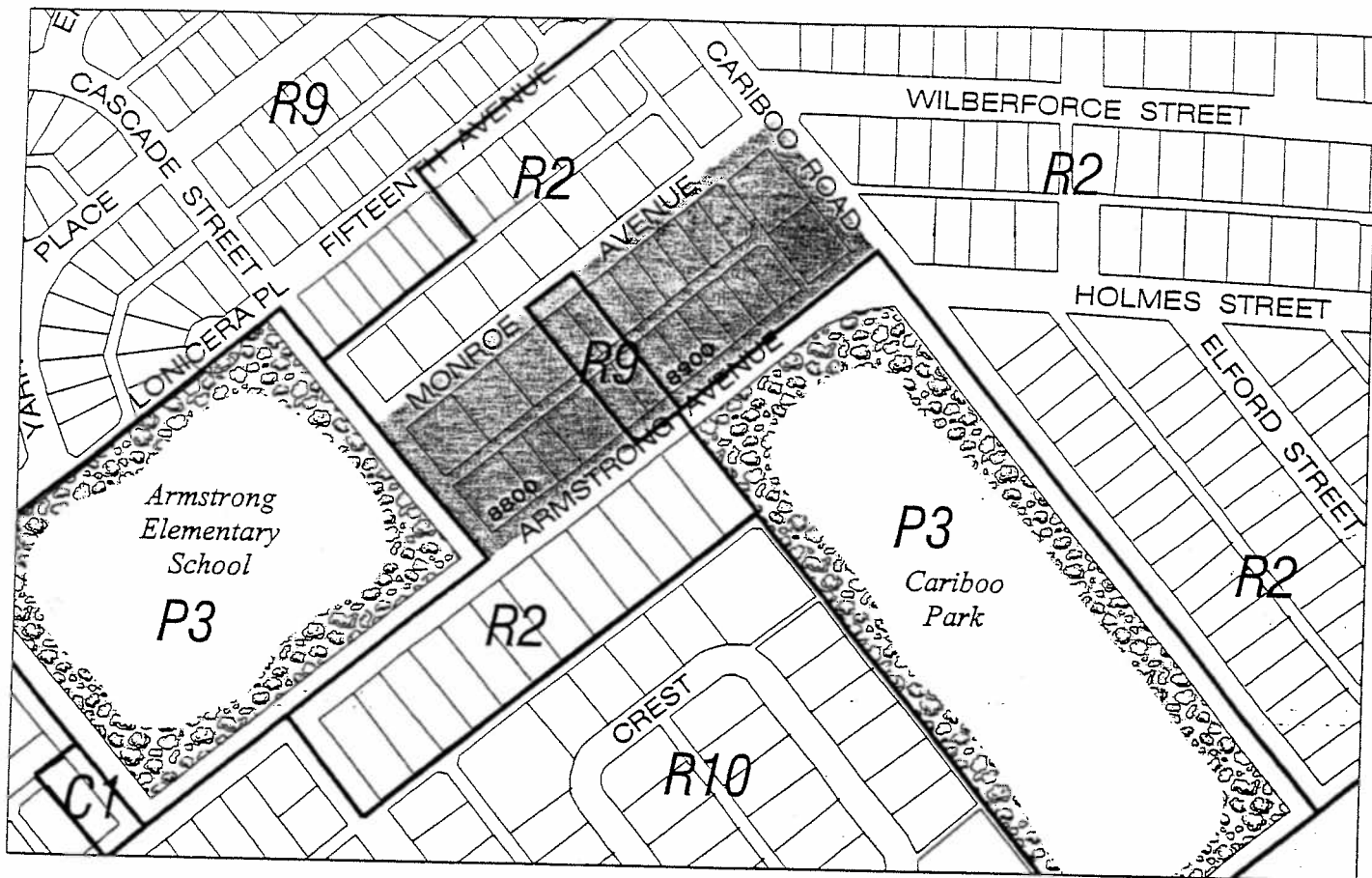
- A request for rezoning to the R4 District, which allows 7 lots to obtain subdivision potential and no new two-family potential;
- A smaller area requesting consideration for rezoning.

The proponents have submitted a petition that appears to indicate a strong support for the area rezoning, with 18 of the 25 property owners indicating support for an area rezoning to the R4 District.

Considering these factors, it is recommended that Planning Department staff be authorized to initiate an area rezoning consultation process for the 8800-8900 blocks of Monroe Avenue (south side only) and Armstrong Avenue to the R4 District to determine if there is support for proceeding to a formal rezoning process.

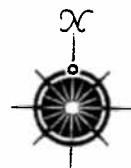

J.S. Belhouse, Director
PLANNING AND BUILDING

BG:sa
Attachment
cc: City Manager
Director Engineering
Director Parks, Recreation & Cultural Services
Chief Building Inspector



Proposed area rezoning
R2/R9 to R4 District

8800-8900 blocks Monroe Avenue and Armstrong Avenue



PLANNING & BUILDING DEPARTMENT
2001 June

RV:Planning Data/Rezoning Maps/MonroeArmstrong.mxd

Figure 1

