

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

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

RECOMMENDATIONS:

1. **THAT** Council proceed with a formal rezoning application of the eight lots located at 8884-8988 block of 15th Avenue (south side) to the R9 District and that the application be forwarded to a Public Hearing;
2. **THAT** the residents and property owners in the area proposed for rezoning be notified of Council's decision.

REPORT

The Community Planning and Housing Committee, at its Open meeting held on 2002 April 23, received and adopted the *attached* report reviewing the results of the public consultation process regarding a proposed zoning boundary adjustment at 8884-8988 block of 15th Avenue. Of the eight properties in the area, four owners indicated support for the zoning boundary adjustment, and two owners indicated opposition. Accordingly, the Committee supported forwarding this zoning boundary adjustment to a formal rezoning process and a Public Hearing.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor G. Begin
Member

Councillor D. Johnston
Member

COPY: - CITY MANAGER
- DIR. ENGINEERING
- CHIEF BUILDING INSP.
- CITY SOLICITOR

TO: CHAIRMAN AND MEMBERS April 18, 2002
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.

RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend that Council proceed with a formal rezoning application of the eight lots located at 8884-8988 block of 15th Avenue (south side) to the R9 District and that the application be forwarded to a Public Hearing;
2. **THAT** the Community Planning and Housing Committee recommend to Council that the residents and property owners in the area proposed for rezoning be notified of Council's decision.

R E P O R T

1.0 BACKGROUND

A request for a zoning boundary adjustment was submitted in August 2001 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, is to rezone the eight lots with the R2 zoning designation to the R9 District so that two of the lots can achieve subdivision potential in character with the typical lot size found in the neighbourhood. The proponent prepared a package of information regarding the boundary adjustment and sent the package to the owners of the eight lots with the R2 (Residential District) zoning designation. Five of the property owners indicated, through a signed letter, support for the adjustment to the zoning boundary.

At its regular meeting of September 10, 2001, Council, on the recommendation of the Community Planning and Housing Committee, authorized staff to initiate a consultation process to determine the support for the proposed zoning boundary adjustment.

The purpose of this report is to review the results of the public consultation process regarding the proposed zoning boundary adjustment. This report describes the consultation process, summarizes and analyzes the results of the Open House and mail-back questionnaire and comment sheets.

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 subdivided under the provisions of the R9 District, which permits single family dwellings on lots with a minimum size of approximately 4,000 square feet.

In the creation of the subdivision plan for the area, existing houses located on a portion of 15th Avenue, as well as those located southeast towards Armstrong Avenue, were included in the portion of the Cariboo Heights Community Plan designated as "Area 1- Small Lot". While the newly created lots were zoned R9 (Residential District), the pre-existing houses and lots retained their R2 (Residential District) category, reflecting the existing development, although most of the 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. In this way, the proposal is regarded as an extension of the existing large R9 zoned area in accordance with the land use designation contained in the Cariboo Heights Community Plan.

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.

3.0 THE PROPOSED AREA BOUNDARY ADJUSTMENT

Currently, 17 single family lots located in the 8800-8900 blocks of 15th Avenue are zoned R9 (Residential District) while eight lots retained 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 zoning boundary adjustment is successful, the two larger lots would achieve subdivision potential that would allow subsequent subdivision of each lot into two single family lots.

4.0 THE CONSULTATION PROCESS

The consultation process included the distribution by mail, in February 2002, of a brochure and questionnaire to the property owners and residents in the area proposed to be rezoned, and the distribution of a brochure and comment sheet to property owners and residents in the

consultation area. A public Open House meeting was held on February 25, 2002 at Armstrong Elementary School. A similar area rezoning proposal for the 8800-8900 blocks of Monroe and Armstrong Avenue, just south of the subject block, was also the subject of the Open House meeting. A reminder notice was also mailed to those owners and residents who had returned the questionnaire or comment sheet by March 4, 2002.

4.1 The Open House

Twenty-eight people attended the Open House at Armstrong Elementary School. The majority of the people (about 85%) attended the meeting to learn more about the Monroe/Armstrong Avenue area rezoning, with only a small number of people interested in the 15th Avenue zoning boundary adjustment. Throughout the meeting, it was apparent that while there was a strong difference in opinion amongst the attendees regarding the Armstrong/Monroe Avenue proposal, there was very few concerns raised regarding the 15th Avenue proposal.

During the staff presentation on the two area rezoning proposals, no questions or comments were specifically directed at the 15th Avenue proposal.

4.2 The Questionnaire and Comment Sheet Results

Questionnaires were sent to all property owners and residents in the area directly proposed to be rezoned in the citizen-initiated area zoning boundary adjustment process. As with our usual practise and contained in Council adopted policy on citizen-initiated area rezoning proposals, comment sheets rather than questionnaires are sent to properties adjacent to the area under consideration for rezoning. The following table contains the results of the questionnaire:

TABLE 1: Questionnaire Results: 15th Avenue

15 th Avenue	Yes	No	Undecided	No response
Owners ¹	4	2	0	2
Tenants ²	1	0	0	0
Total	5	2	0	2
# of Properties - 8				

¹ One owner respondent was an owner who lived elsewhere.

² The tenant respondent involved a property where the owner also responded.

The only comment submitted was from a respondent opposed the zoning boundary adjustment who liked the neighbourhood the way it currently is.

Comment Sheets were sent to the owners and residents of 25 properties adjacent to the area proposed for the zoning boundary adjustment. Of these, a total of four sheets were returned with two respondents indicating no concerns with the zoning boundary adjustment, one expressing the view that all houses should have water meters so that houses in suites paid their fair share, and one respondent indicating opposition to the zoning boundary adjustment.

5.0 ANALYSIS

The City initiated area rezoning process was developed as a way that property owners and residents in a neighbourhood could request that an area be rezoned to permit small lot development. The process to consider the area rezoning is initiated by residents in the neighbourhood in order to proceed to a review process, and if successful, a formal rezoning.

The key factor in ascertaining whether an area rezoning process will proceed is the determination of whether a "majority opinion" in support of the rezoning exists. Through the public consultation and questionnaire process, staff determine whether the neighbourhood supports or does not support the rezoning. If it was determined that a majority opinion exists, then staff would recommend to the Community Planning and Housing Committee that the proposed rezoning proceed to the formal rezoning stage and be referred to a Public Hearing.

To initiate the request, the proponent submitted letters that indicated support for the zoning boundary adjustment of the R9 District, with five of the eight property owners indicating support. In order to ensure a transparent process that is free of a perception of bias, only the questionnaires and comment sheets distributed by City staff are considered in the analysis determining the level of support for the proposal.

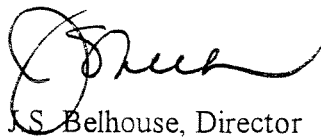
Majority opinion in support of an area rezoning process is determined by the presence of at least one-half of the property owners indicating support. In the case of this area rezoning, four of the eight property owners supported the proposal, representing fifty percent of the properties affected. As well, of those properties who responded to the questionnaire (representing six properties) two-thirds indicated support. Further, as indicated through the discussion at the Open House and comments on the questionnaires and comment sheets that were submitted, there appears to be no significant opposition to the zoning boundary adjustment proposal. It is possible, however, that there could be some opposition stemming from the strong views held about the Monroe/Armstrong Avenue area rezoning process occurring directly to the south.

The results of the questionnaire (50% of properties indicating support) is the minimum for determining a majority opinion in support in an area rezoning process. Some opposition has been registered, most particularly from two property owners that would be subject to the zoning boundary adjustment. One of the property owners who has a slightly wider than average lot may, for example, have a concern that he may lose some floor space potential in the cellar(300 sq. ft) if the lot is rezoned from R2 to R9.

6.0 CONCLUSION

The purpose of this report is to review the results of the public consultation process regarding a proposed area rezoning of the a proposed zoning boundary adjustment at 8884-8988 block of 15th Avenue. This report describes the consultation process, summarizes and analyzes the results of the Open House and the results of the mail-back questionnaire and comment sheets.

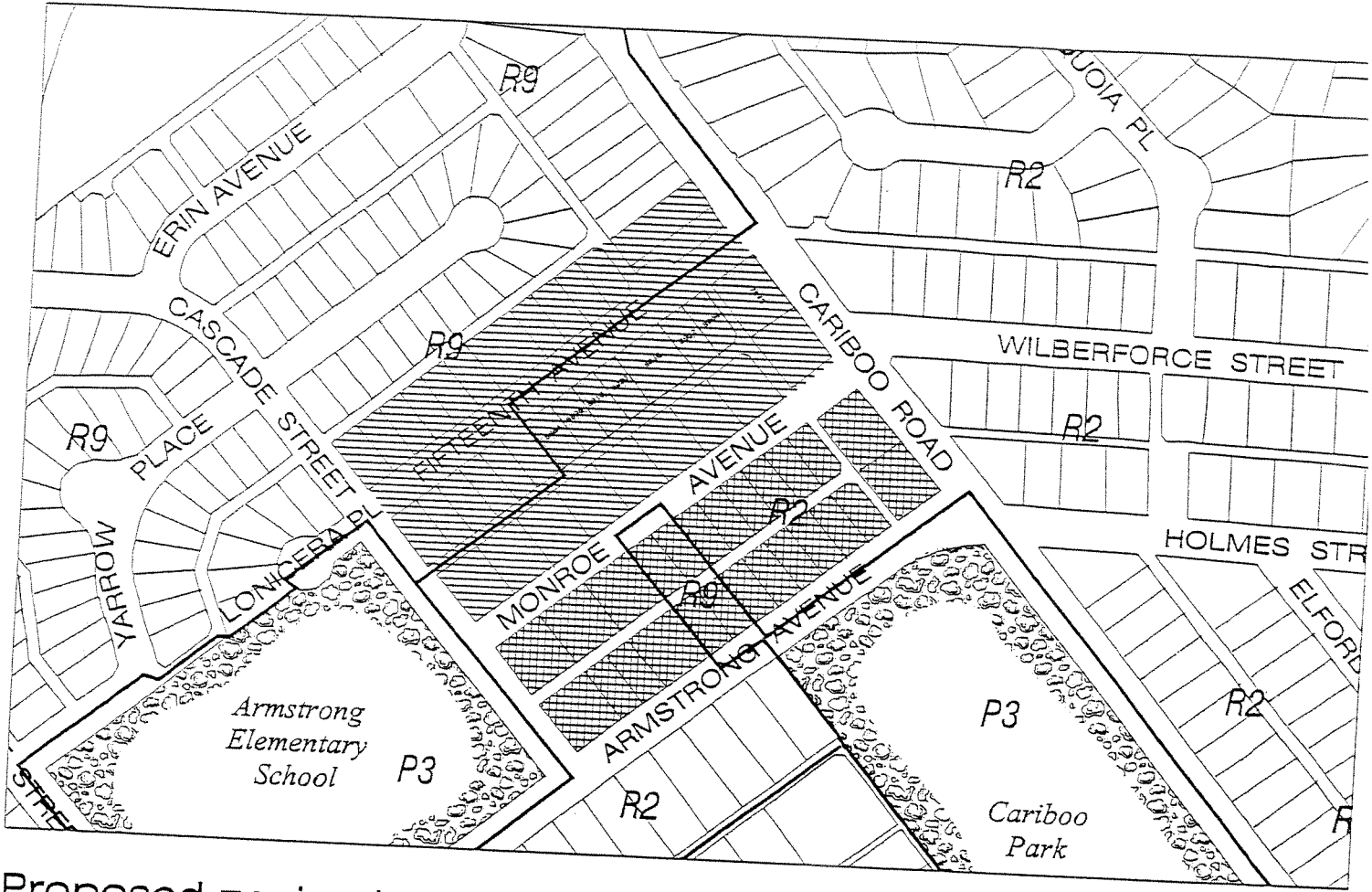
Of the eight properties in the area, four owners indicated support for the zoning boundary adjustment, and two owners indicated opposition. One tenant who responded indicated support as well. Therefore, the benchmark figure of 50% of all properties in support of the area rezoning was reached, and it can be concluded that a slight majority opinion in support of the area rezoning is present. As well, comparatively few comments were received in opposition to the zoning boundary adjustment. Because of this, it is recommended that the Community Planning and Housing Committee recommend to Council that this zoning boundary adjustment proceed to a formal rezoning process and a Public Hearing.





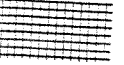
J.S. Belhouse, Director
PLANNING AND BUILDING

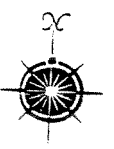
JSW/
BG:sa/mw
Attachments(2)

cc: City Manager
Chief Building Inspector
Director Engineering
City Solicitor
City Clerk



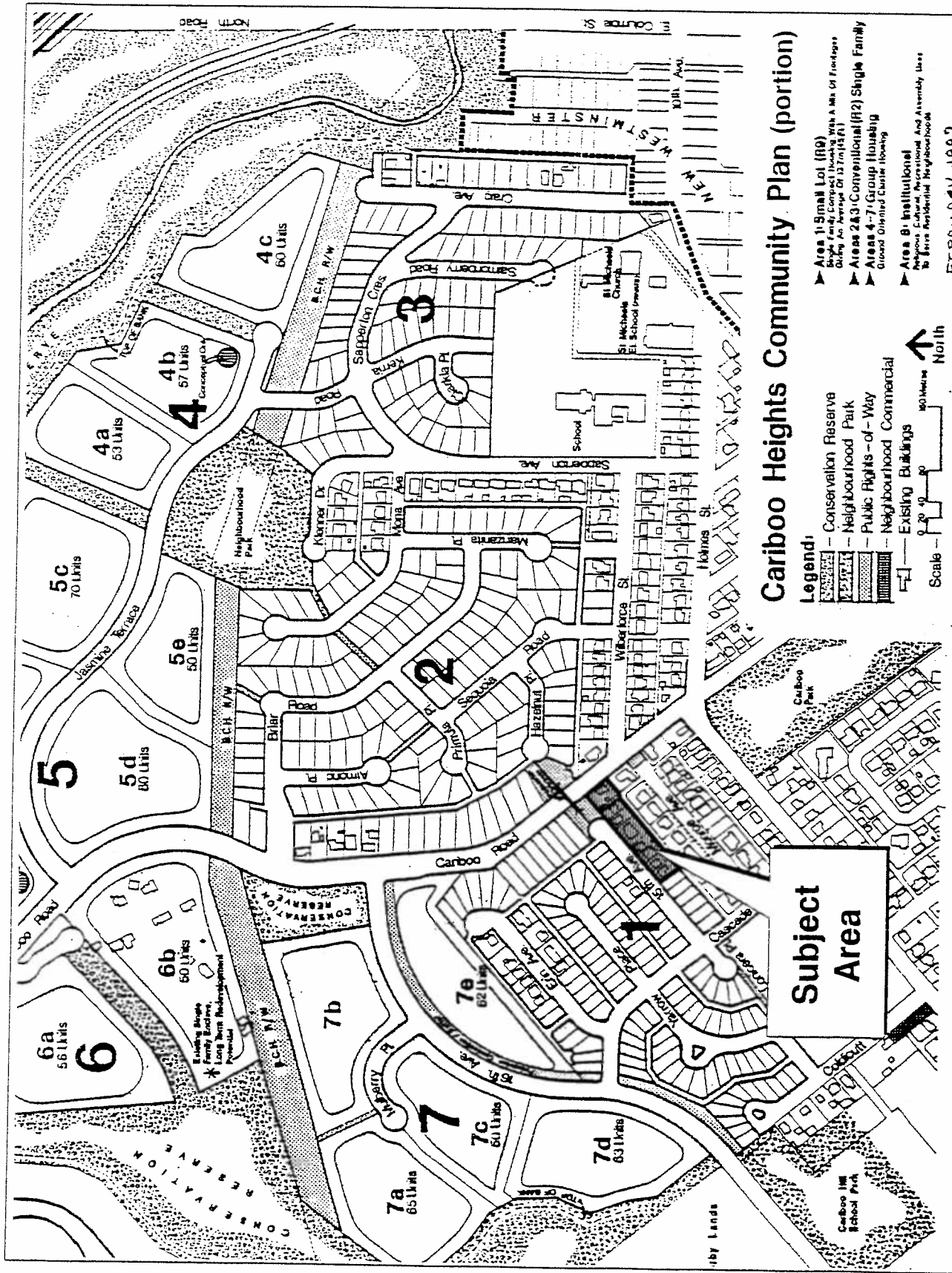
Proposed zoning boundary adjustment
R2 to R9 District

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



PLANNING & BUILDING DEPARTMENT
2001 July
Replanning Date: Rezoning Map 1

Map 1



Cariboo Heights Community Plan (portion)

- Legend:**
- ▶ Area 1: 5 Small Lot (R2)
 - ▶ Area 2: 4 Conventional (R1) with a Mix of Footages
 - ▶ Area 3: 2-3 Conventional (R2) Single Family
 - ▶ Area 4-7: Group Housing
 - ▶ Area 8: Institutional
 - ▶ Area 9: Cultural, Recreational And Assembly Use
 - ▶ Area 10: Semi Residential Neighbourhood
- Conservation Reserve
 Neighbourhood Park
 Public Rights-of-Way
 Neighbourhood Commercial
 Existing Buildings
- Scale: 0 20 40 80 Metres
- North ↑
- FEBRUARY 1997

Subject Area