

CITY OF BURNABY
HOUSING COMMITTEE

A

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

**RE: REQUEST FOR AREA REZONING TO THE R12 DISTRICT -
EAST SIDE OF 100 BLOCK GROSVENOR AVENUE NORTH**

RECOMMENDATIONS:

1. **THAT** Council authorize initiation of a consultation process to explore the desirability of an area rezoning of the east side of the 100 block of Grosvenor Avenue North to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Ms. Debbie Malli, 106 Grosvenor Avenue, Burnaby, B.C. V5B 1J2.

REPORT

The Housing Committee, at its 'Open' meeting held on 2003 June 09, received and adopted the *attached* report responding to a petition requesting an area rezoning to the R12 District for the east side of the 100 block of Grosvenor Avenue North.

The Committee advised that this block front consists of twelve lots zoned R5 Residential District, with one of the lots being strata titled. Three of these lots are 33 ft. wide while four others are between 49 and 50 ft. wide. The remaining five lots are 66 ft. wide and have two family dwelling potential under the prevailing zoning.

As the vast majority of lots in this neighbourhood are small lots and redevelopment will likely begin to occur in the near future, the Committee supported pursuing an R12 area rezoning process for the east side of the 100 block of Grosvenor Avenue North.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor D. Johnston
Vice Chair

Councillor C. Jordan
Member

:COPY - CITY MANAGER
- DIRECTOR PLANNING & BUILDING
- DIRECTOR FINANCE

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE 2003 JUNE 04

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.34

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT -
EAST SIDE OF 100 BLOCK GROSVENOR AVENUE NORTH**

PURPOSE: To seek Council's concurrence to initiate the public consultation process for a proposed R12 District area rezoning for the east side of the 100 block of Grosvenor Avenue North.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of an area rezoning of the east side of the 100 block of Grosvenor Avenue North to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Ms. Debbie Malli, 106 Grosvenor Avenue North, Burnaby, B.C., V5B 1J2.

REPORT

1.0 BACKGROUND

At its meeting of 2002 April 23, the Community Planning and Housing Committee considered a request for an area rezoning to the R12 District for the east side of the 100 block of Grosvenor Avenue North (see Sketch #1, *attached*). The area is zoned primarily R5 District with a few R9 District lots. However, this is one of two block fronts on Capitol Hill bounded by Delta Avenue, Cambridge Street, Fell Avenue and Pandora Street where larger lots do not have subdivision potential (the remainder all qualify for subdivision as at least 30% of the lots are 13.72 m (45 feet) in width or less). The vast majority of lots in this area are 10.06 m (33 feet) in width (see Sketch #2, *attached*).

At the time the Committee considered the request, the R12 District permitted small lots to accommodate single or two family dwellings. Experience in the R12 area rezoning process had indicated that while some neighbourhoods were prepared to accept subdivision for single family dwellings, two family dwellings on small lots were considered to be a substantial change from the existing neighbourhood character and density. As such, and given the predominance of small lot single family dwellings in the area, the Committee recommended that the Grosvenor Avenue North petition be held in abeyance pending the review of the R12

District pertaining to the advisability of creating guidelines for a small lot single family dwelling only option.

After consideration by the Housing Committee, guidelines pertaining to the R12“S” small lot single family only subcategory were adopted by Council on 2003 March 03. The R12“S” zoning district subcategory was subsequently finalized and adopted on 2003 May 12. Consequently, the 100 block Grosvenor Avenue North request for an area rezoning to the R12 District is now being brought forward for the consideration of the Committee and Council.

2.0 SUBJECT AREA

The area represented on the petition represents one block front consisting of twelve lots zoned R5 Residential District, with one of the lots being strata titled. All lots are served by a lane. Three of the lots are 10.06 m (33 feet) in width and four lots are between 14.95 m and 15.25 m (49 to 50 feet) in width. The remaining five lots are 20.13 m (66 feet) in width and have two family dwelling potential under the prevailing zoning. The housing stock ranges from poor to fair to good condition.

As the vast majority of lots in this neighbourhood are small lots, and redevelopment will likely begin to occur in the near future, it is considered appropriate to pursue an R12 area rezoning process for the east side of the 100 block of Grosvenor Avenue North.

3.0 AREA REZONING PROCESS

Guidelines pertaining to the new R12“S” subcategory specify that in order to ensure that the small lot two family dwelling option is not precluded from consideration, both the R12 and the R12“S” shall be presented to the candidate neighbourhood for consideration. That is to say, the questionnaire that is circulated to the neighbourhood would ask if subdivision is desirable, and if so, whether single or two family dwellings would be acceptable. It should be noted that in the R12“S” subcategory, two family dwellings on lots at least 45' in width are permitted.

Further, residents and property owners in the area immediately adjacent to the study area would also be notified of the proposal and asked for comments.

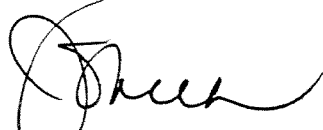
4.0 CONCLUSION

It is recommended that a consultation process be initiated to explore the desirability of pursuing an R12 area rezoning of the east side of the 100 block of Grosvenor Avenue North. This process would involve the dissemination of information explaining the intent of the

Planning and Building Department

*RE: R12 Area Rezoning Request for the 100 block of Grosvenor Avenue North
2003 June 04 page 3*

proposed rezoning, the works and services requirements, and requesting, through a questionnaire, the opinion of property owners and residents in the area proposed for rezoning. Property owners and residents in the surrounding area would also be notified of the area rezoning proposal and asked to provide comment.

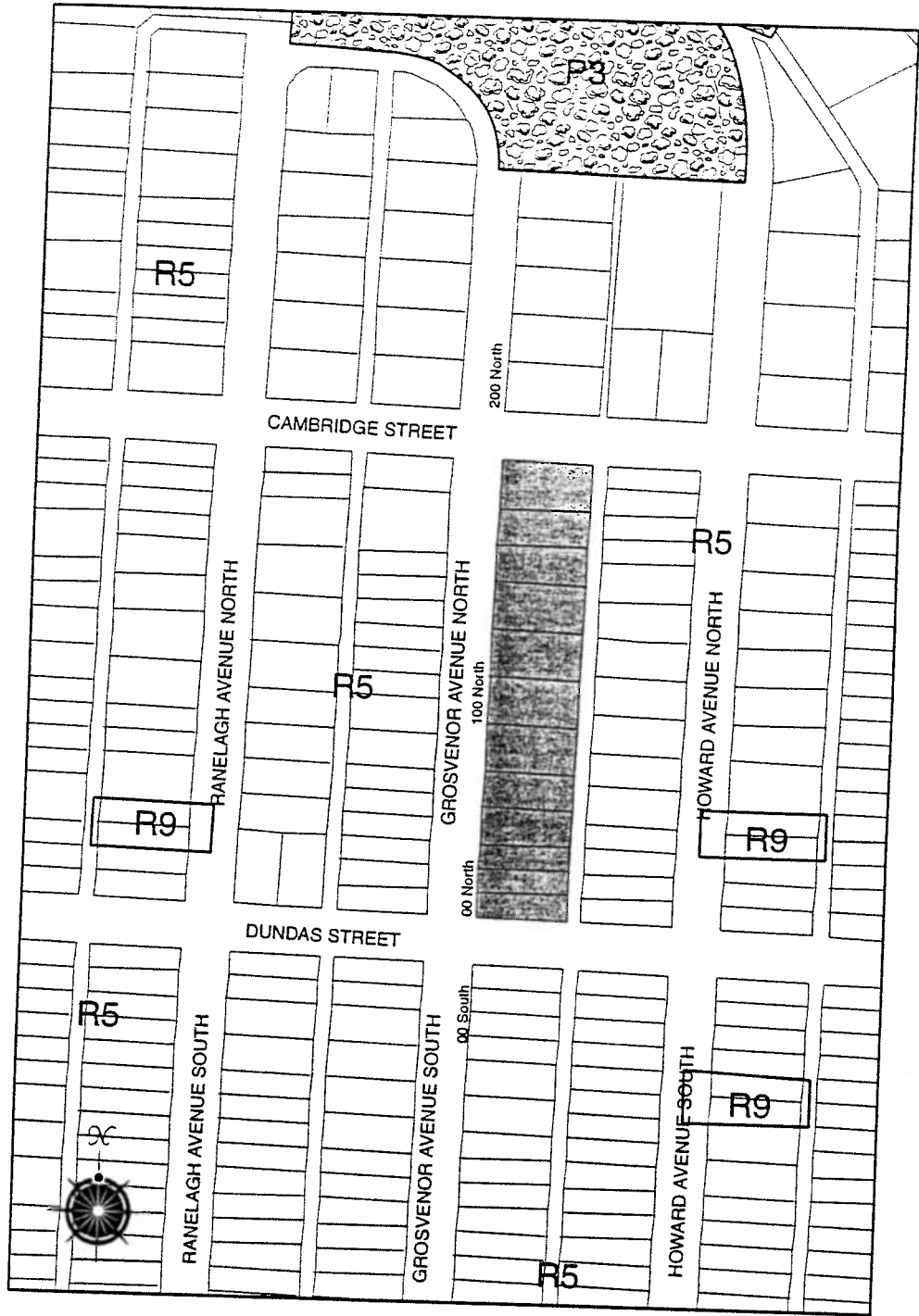


J.S. Belhouse, Director
PLANNING AND BUILDING

KSF/jc
Attachments (2)

cc: City Manager
Director Engineering

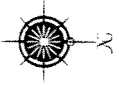
R:\Long Range Clerical\DOCS\Kim\Reports\Grosvenor Avenue June 2003 Report.wpd



100 Block Grosvenor Avenue North



Area petitioned for an area rezoning to the R12 District



R5/R9 District Area



Block Faces Without Subdivision Potential

