

TO: CITY MANAGER 2003 January 22
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 02.284/D.L.136
SUBJECT: 2071 DUTHIE AVENUE
PURPOSE: To explore potential subdivision options for 2071 Duthie Avenue.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to John Adams of 2071 Duthie Avenue, Burnaby, B.C. V5A 2S1.

REPORT

1.0 BACKGROUND

On 2002 November 28, a letter was sent to Mayor and Council from the property owner of 2071 Duthie Avenue requesting a rezoning of that property from the R2 Residential District to a zoning district which would permit subdivision. The property owner appeared as a delegation at the Council meeting of 2003 January 13 to speak to this request. At that time, Council directed staff to prepare a report addressing the request. This report provides that information.

2.0 PROPERTY AND NEIGHBOURHOOD CONTEXT

2071 Duthie Avenue is zoned R2 Residential District, which permits single family homes on properties no less than 18.28 m (60 feet) in width and 668.88 m² (7,200 square feet) in area. 2071 Duthie Avenue is larger than the minimum R2 specifications, being 30.18 m (99 feet) in width and 1,104 m² (11,880 square feet) in area (please refer to Sketch #1, *attached*). If subdivided, the resulting lots would have a frontage of 15.09 m (49.5 feet) and an area of 552 m² (5,940 square feet), far short of the minimum R2 specifications.

The R2 District in this area extends from Halifax in the north to Broadway/Lougheed in the south, and approximately the Montecito area and Eagle Creek ravine in the east, to Delta Avenue in the west (please refer to Sketch #2, *attached*). Within this extensive R2 District area, there has been no spot zoning to any residential zoning district to permit subdivision, save for sites west of Springer Avenue to the R3 District. North of Halifax the area is zoned R4 Residential District, and there are but a few examples of R9 District zoning which has accommodated subdivision in the past.



3.0 POTENTIAL SUBDIVISION OPTIONS

3.1 Spot Zoning

The property owner has requested that the City consider rezoning the subject property to permit the requested subdivision. Both the R4 and R5 Residential Districts have minimum lot areas of 557.4 m² (6,000 square feet), which the subject property would not meet if subdivided. While the R9 Residential District has a minimum lot area of 372 m² (4,000 square feet), the R9 District is utilized only for rezoning on an area-wide basis: specifically in areas of 0.81 hectares (two or more acres) that are undergoing comprehensive development or redevelopment.

Further, the Planning and Building Department submits that the rezoning of single family residential sites in stable single family residential areas in order to permit subdivision not permitted by the prevailing zoning is inadvisable from a general policy standpoint. It is also maintained that residential spot zoning contributes to the erosion of the character and essential nature of established, homogenous single family residential neighbourhoods and that residential properties which are greater in size than the zoning district's minimum lot area and width requirements provide a residential neighbourhood with a positive feature, allowing for increased open space and landscaped areas.

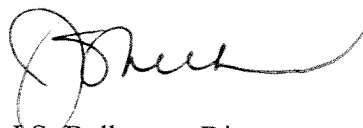
3.2 Area Rezoning

The R12 Residential District permits both single and two family dwellings on lots with a minimum width of 9.15 m (30 feet).¹ The R12 District is used only for area-wide rezonings following an extensive community consultation process. Areas identified for the R12 District typically share certain characteristics: the housing stock is generally quite old, they are undergoing relatively rapid redevelopment and are already characterized by the presence of small lots (defined as being 13.72 m, or 45 feet, in width or smaller). None of these factors are present in the area surrounding 2071 Duthie Avenue and as such would result in a subdivision which would be significantly out of character with the neighbourhood.

¹ A two family dwelling can be sited on a 9.15 m (30 foot) property *only* when a lane is present. If there is no lane, a minimum width of 13.72 m (45 feet) is required.

4.0 CONCLUSION

Considering the inadvisability of rezoning one residential lot in a single family residential area on a spot rezoning basis in order to defeat the lot area and width requirements, and that the neighbourhood does not reflect the Council-adopted criteria for an R12 area rezoning approach, it is clear that a rezoning would not be appropriate.

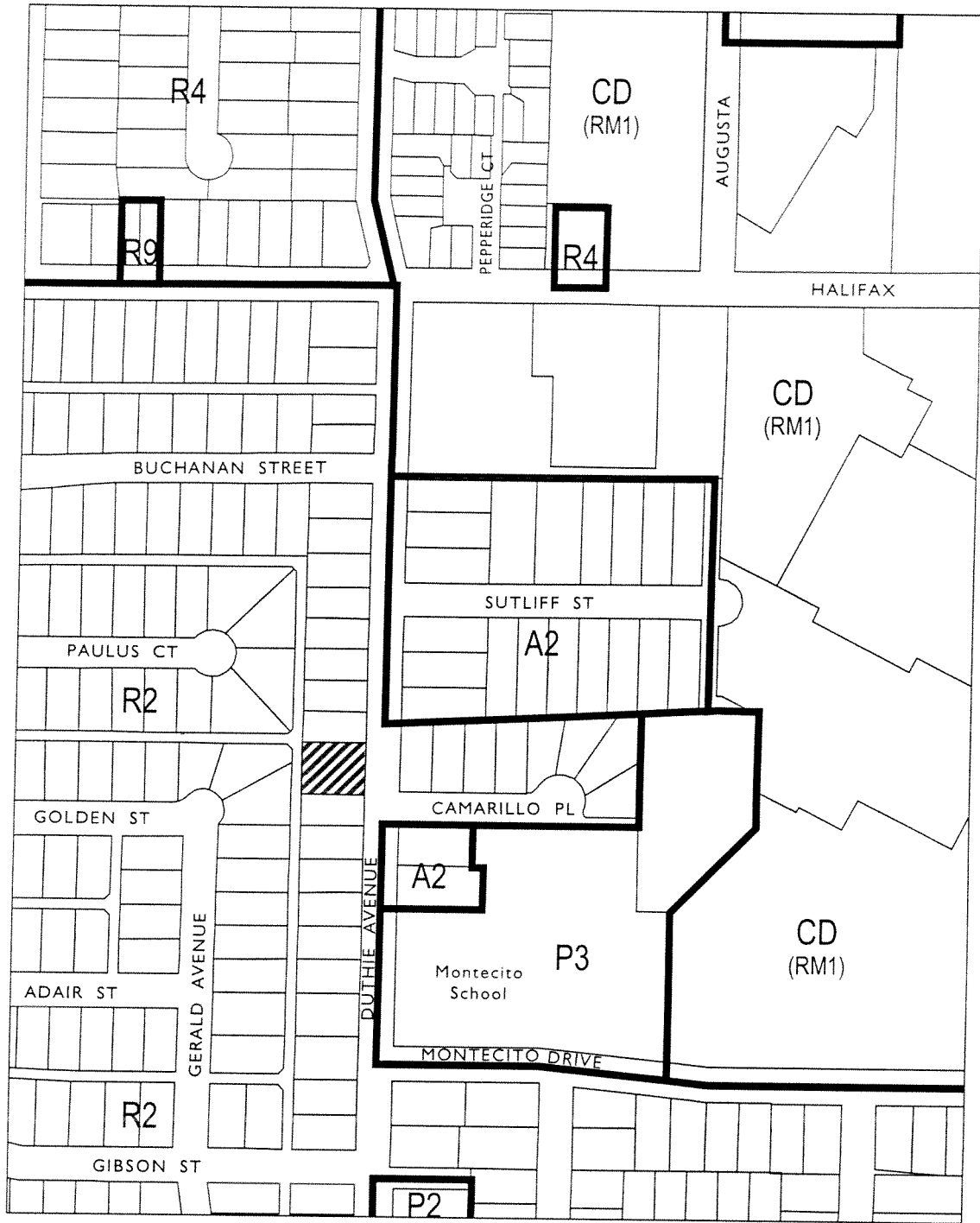


J.S. Belhouse, Director
PLANNING AND BUILDING

KSF/jc
Attachments (2)

cc: City Clerk

R:\Long Range Clerical\DOCS\Kim\Reports\2071 Duthie Avenue.wpd



2071 Duthie Avenue



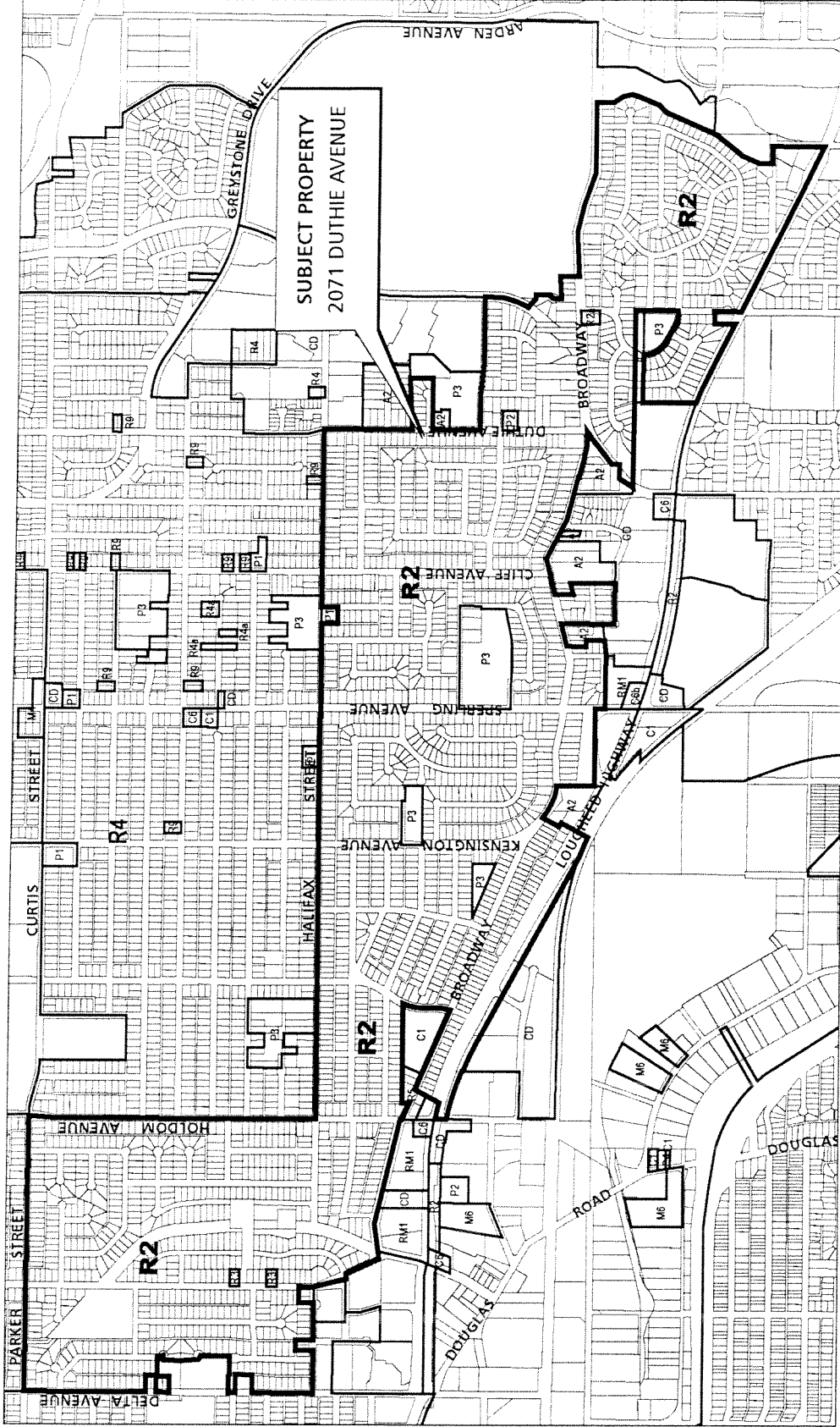
Not to scale



PLANNING & BUILDING DEPT

January 2003

SKETCH I



R2 Residential District Boundaries
(Relating to 2071 Duthie Avenue)

City of Burnaby
PLANNING & BUILDING DEPT
January 2003
Not to scale