

CITY OF BURNABY
HOUSING COMMITTEE

C

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**RE: REQUEST FOR AREA REZONING TO THE R12 DISTRICT -
7400 BLOCK OF 17TH AVENUE (SOUTHEAST SIDE)**

RECOMMENDATIONS:

1. **THAT** Council authorize initiation of a consultation process to explore the desirability of an area rezoning of the southeast side of the 7400 block of 17th Avenue to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Ms. Marilena Soligo, 4060 Kitchener Street, Burnaby, B.C. V5C 3M3.

REPORT

The Housing Committee, at its Open meeting held on 2004 September 28, received and adopted the *attached* report responding to a petition requesting that the southeast side of the 7400 block of 17th Avenue be rezoned to the R12 Residential District. Given the stage of redevelopment in the area and the presence of small lots in the neighbourhood, the Committee supported initiation of a consultation process to explore the desirability of this rezoning request.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor D. Johnston
Vice Chair

Councillor C. Jordan
Member

COPY - CITY MANAGER
- DIRECTOR PLANNING & BUILDING
- DIRECTOR ENGINEERING

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

2003 SEPTEMBER 23

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: PL 49500 10

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT -
7400 BLOCK OF 17TH AVENUE (SOUTHEAST SIDE)

PURPOSE: To seek Council's concurrence to initiate a consultation process to explore the desirability of an area rezoning of the southeast side of the 7400 block of 17th Avenue to the R12 Residential District.

RECOMMENDATIONS:

1. THAT Council be requested to authorize initiation of a consultation process to explore the desirability of an area rezoning of the southeast side of the 7400 block of 17th Avenue to the R12 Residential District zoning category.
2. THAT a copy of this report be sent to Ms. Marilena Soligo, 4060 Kitchener Street, Burnaby, B.C. V5C 3M3.

REPORT

1.0 BACKGROUND

On 2004 May 11, a petition requesting the rezoning of the southeast side of the 7400 block of 17th Avenue to the R12 Residential District was received in the Planning Department. The petition represented an area consisting of nine properties zoned R5 and R9 Residential District (see Figure #1 on the following page). It was signed by seven of the property owners. One of the properties is a strata titled two family dwelling. As such, the signatories represent 70% of the property owners in the petitioned area.

Under the R12 District zoning category, each lot shall have an area of not less than 306.57 m² (3,300 square feet) and a width of not less than 9.15 m (30 feet). Two family dwellings are permitted on lots with widths less than 13.7 m (45 feet) where there is a lane present. Where there is no lane, two family dwellings are permitted only on lots with a minimum width of 13.7 m (45 feet).

2.0 SUBJECT AREA

The area represented on the petition represents one block front consisting of nine lots zoned R5 and R9 Residential District. Four of the lots are occupied by two family dwellings, one

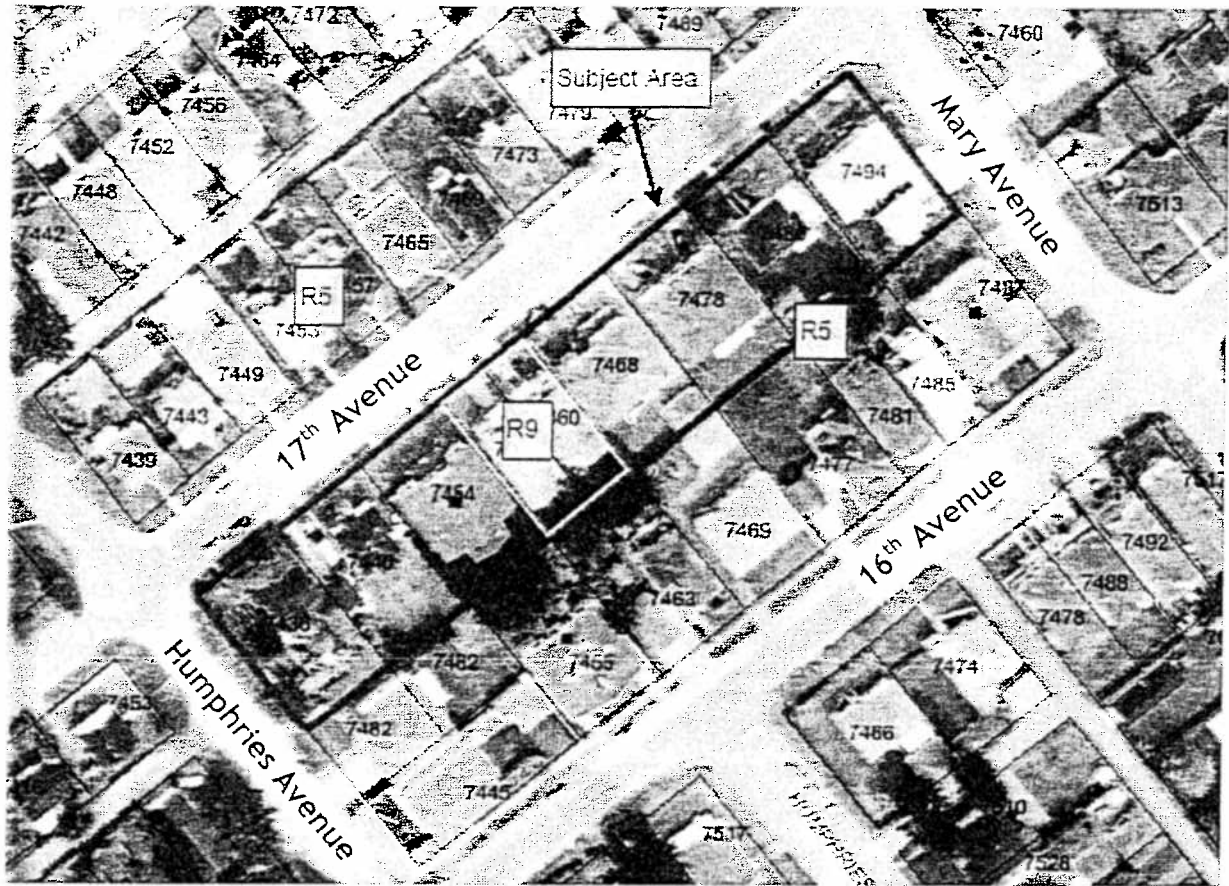


Figure 1 Area petitioned for an R12 area rezoning.

of which is strata titled. The remaining lots are occupied by single family dwellings, two of which are on small lots and are zoned R9. The lots range in width from 10.05 m (33 feet) to 20.12 m (66 feet). There is no lane, and the properties to the rear are predominantly single and two family dwellings. With the exception of two small lot single family properties, the lots to the rear are 20.12 m (66 feet) in width.

R12 District area rezoning requests are evaluated using a number of factors, including age of the housing stock, stage of redevelopment in the area and an existing small lot character or presence in the neighbourhood. Areas which typically undergo the R12 area rezoning process tend to be characterized by existing small lots, ongoing redevelopment and older or poor housing stock.

In terms of the age of the housing and potential for redevelopment, the subject area is undergoing redevelopment at this time. The housing stock is a mix of old and new dwellings, with some potential for immediate redevelopment on the subject block front. In addition, the northwest side of the street consists entirely of small lots (44 feet), with a mix of new and well maintained older dwellings.

The subject area is situated immediately to the east of the Edmonds Town Centre Plan area (see Sketch #1, *attached*). The designation of the abutting plan area is ground-oriented multiple family development.

Given the absence of lanes in the subject area, a rezoning to the R12 Residential District would not permit two family dwellings on small lots (lots less than 45' in width). Two family dwellings would continue to be permitted on the existing large lots under the R12 District, and subdivision would permit single family dwellings only.

There is strong support from the property owners to pursue an R12 area rezoning process, with 70% of the property owners having signed the petition. Given this, the ongoing redevelopment in the area and the presence of small lots in the neighbourhood, it is recommended that a consultation process be initiated to explore the desirability of an area rezoning of the southeast side of the 7400 block of 17th Avenue to the R12 Residential District zoning category.

In accordance with Council policy, residential properties within 100 m (328 feet) of an area that is the subject of an R12 area rezoning process will be included in the consultation area, unless logical boundaries are more relevant.

3.0 CONCLUSION

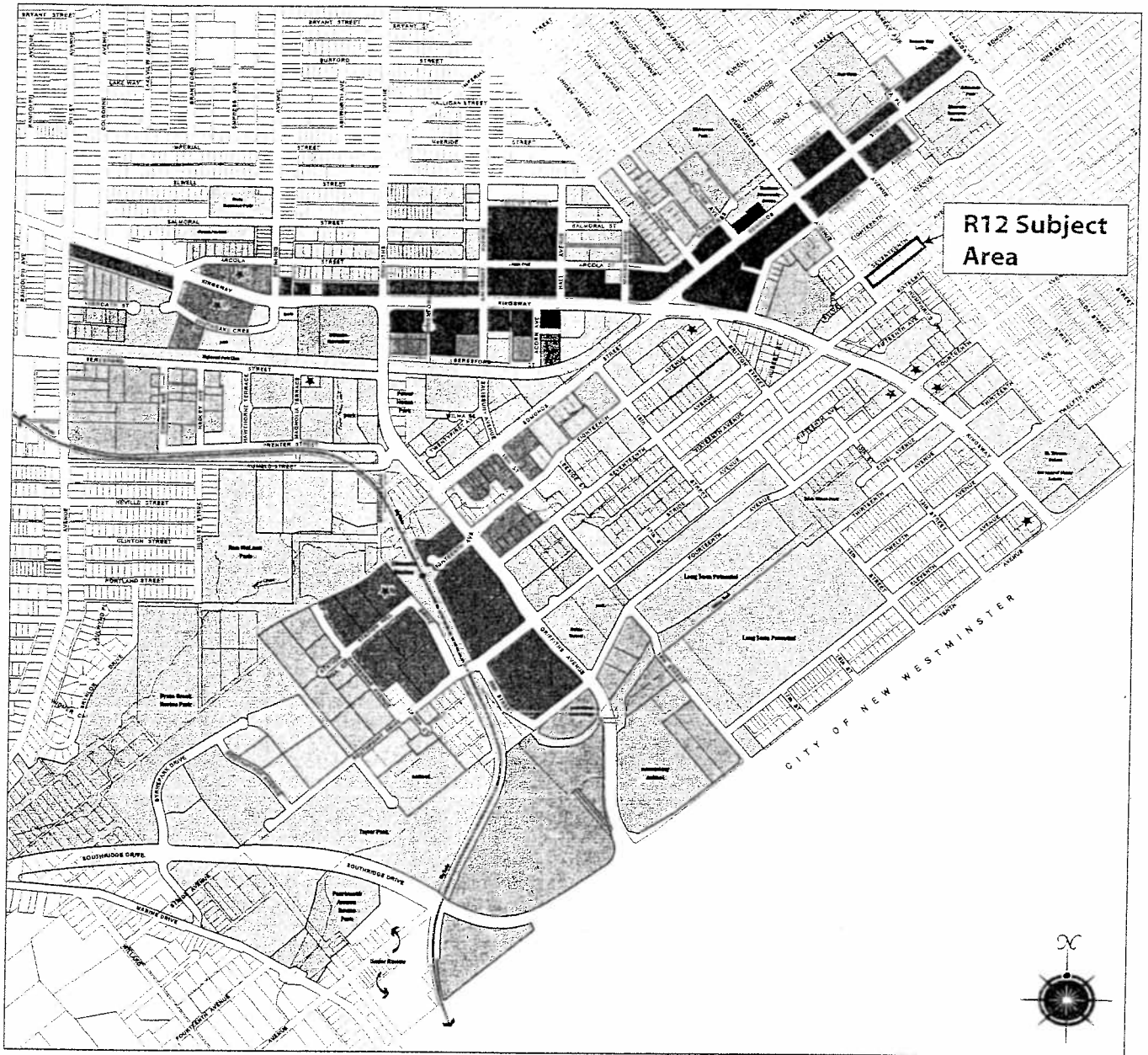
A petition was received in May 2004 from property owners on the southeast side of 17th Avenue, requesting an area rezoning to the R12 Residential District in order to permit subdivision of large lots to accommodate single family dwellings. Given the stage of redevelopment in the area, the strong support of the property owners to pursue the area rezoning process and the presence of small lots in the neighbourhood, it is recommended that a consultation process be initiated to explore the desirability of an area rezoning of the southeast side of the 7400 block of 17th Avenue to the R12 Residential District zoning category.



J.S. Belhouse, Director
PLANNING AND BUILDING

KSF

cc. City Manager
Director Engineering



Edmonds Town Centre Plan

Sketch #1

- Core Development
(General Commercial/Residential High-Rise)
- Village Street
(Community Commercial/Townhouses/Low-Rise Apartments)
- Residential (High Density)
(High-Rise Apartments)
- Residential (Medium Density)
(Low-Rise Apartments)
- Residential (Ground-Oriented)
(Ground-oriented one and two storey townhousing/
multi-family housing)
- Residential (Single and Two-Family Infill)
(Potential area rezoning)
- Neighbourhood Commercial
- Service Commercial
- Institutional
(Including Seniors Housing, Churches, etc.)
- Industrial
- B.C. Hydro Headquarters Complex
- Park, School, Trail,
Ravine and Open Space Area

