

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT:       REQUEST FOR AREA REZONING TO THE R5 DISTRICT - NORTH  
                  SIDE OF 7200-7400 BLOCKS OF FIRST STREET, 8206  
                  WEDGEWOOD STREET, 8214 NINETEENTH AVENUE, 8215  
                  EIGHTEENTH AVENUE, 8216 SEVENTEENTH AVENUE, 7520  
                  FIRST STREET**

**RECOMMENDATIONS:**

1.   **THAT** Council authorize initiation of a consultation process to explore the desirability of a minor zoning boundary adjustment on the north side of the 7200-7400 blocks of First Street, 8206 Wedgewood Street, 8214 Nineteenth Avenue, 8215 Eighteenth Avenue, 8216 Seventeenth Avenue, and 7520 First Street to the R5 Residential District zoning category.
  
2.   **THAT** a copy of this report be sent to Ms. Sharon Elia, 52 Mt. Proctor Avenue, Fernie, BC, V0B 1M3.

**REPORT**

The Housing Committee, at its Open meeting held on 2004 December 14, received and adopted the *attached* report seeking Council's concurrence to initiate a consultation process to explore the desirability of an area rezoning on the north side of the 7200-7400 blocks of First Street, 8206 Wedgewood Street, 8214 Nineteenth Avenue, 8215 Eighteenth Avenue, 8216 Seventeenth Avenue, and 7520 First Street to the R5 Residential District.

Respectfully submitted,

Councillor C. Redman  
Chair

Councillor D. Johnston  
Vice Chair

Councillor C. Jordan  
Member

<p>COPY:   CITY MANAGER           DIRECTOR ENGINEERING           CHIEF BUILDING INSPECTOR           DIRECTOR PLANNING AND BUILDING</p>
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**TO:** CHAIR AND MEMBERS  
HOUSING COMMITTEE

2004 December 8

**FROM:** DIRECTOR PLANNING AND BUILDING

FILE: PL 49500 10

**SUBJECT:** REQUEST FOR AREA REZONING TO THE R5 DISTRICT - NORTH SIDE OF 7200-7400 BLOCKS OF FIRST STREET, 8206 WEDGEWOOD STREET, 8214 NINETEENTH AVENUE, 8215 EIGHTEENTH AVENUE, 8216 SEVENTEENTH AVENUE, 7520 FIRST STREET

**PURPOSE:** To seek Council's concurrence to initiate a consultation process to explore the desirability of an area rezoning on the north side of the 7200-7400 blocks of First Street, 8206 Wedgewood Street, 8214 Nineteenth Avenue, 8215 Eighteenth Avenue, 8216 Seventeenth Avenue, and 7520 First Street to the R5 Residential District.

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**RECOMMENDATIONS:**

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of a minor zoning boundary adjustment on the north side of the 7200-7400 blocks of First Street, 8206 Wedgewood Street, 8214 Nineteenth Avenue, 8215 Eighteenth Avenue, 8216 Seventeenth Avenue, and 7520 First Street to the R5 Residential District zoning category.
2. **THAT** a copy of this report be sent to Ms. Sharon Elia, 52 Mt. Proctor Avenue, Fernie, BC, V0B 1M3.

**REPORT**

**1.0 BACKGROUND**

Ms. Sharon Elia, property owner of 7336 First Street, has written to the Planning Department requesting an area zoning boundary adjustment in order to allow her property to be rezoned from the R3 to the R5 Residential District.

Area rezoning processes typically occur for one of three reasons:

1. Rezoning requests, such as an R10 Residential District area rezoning, seek to preserve a neighbourhood's existing character.
2. Infill development rezoning requests to the R12 Residential District look to create new development opportunities through the subdivision of larger lots for both single and two family dwellings in areas of existing smaller lots.

3. Amendments to zoning boundaries to bring the zoning of a group of properties into conformance with the prevailing zoning for the surrounding neighbourhood.

The request regarding 7336 First Street would fall into the latter category.

At its meeting of 1995 May 01, Council adopted guidelines for considering minor refinements to zoning boundaries where the existing pattern does not reflect actual development patterns. These guidelines specify that requests for a zoning boundary adjustment will be evaluated on the following criteria:

1. at least 50% of the existing lots are not reflective of the current zoning category;
2. the proposed zoning category better reflects existing lot development;
3. the rezoning involves a realignment of existing zoning boundaries; and
4. the potentially affected residents and property owners in the neighbourhood be surveyed on their views about the proposed rezoning prior to the initiation of a rezoning process.

The adopted policy also indicates that the review process may be initiated by either a property owner or the City. Unlike the R12 area rezoning process, which must be started by petition, a zoning boundary amendment can be requested by one owner. If it is supported by Council, the surrounding area is then surveyed to determine if a rezoning process should be initiated.

## 2.0 ASSESSMENT OF REQUEST

Although the request from Ms. Elia is specific her individual property, it is recommended that the rezoning be considered for the north side of the 7200-7400 blocks of First Street, 8206 Wedgewood Street, 8214 Nineteenth Avenue, 8215 Eighteenth Avenue, 8216 Seventeenth Avenue, and 7520 First Street (see *Attachment 1*). The prevailing lot sizes are much smaller than the minimum lot size of 6,000 square feet required under the R3 District zoning. Most (60%) of the lots have a width of about 33 feet, typical of the R5 District small rather than the R3 District which requires a minimum lot width of 49.2 feet. The zoning in the surrounding area is R5 and R10.

The subject area includes 24 properties of which two are zoned R9 District and 22 are zoned R3 District. The R9 properties are 33 feet wide and have a lot area of 3,778 square feet. The R3 properties have lot widths ranging from 33-77 feet and lot areas ranging from 3,767-9,325 square feet. With the exception of 8216 Seventeenth Avenue and 7520 First Street, the lots are served by a lane. Fifteen (63%) of the R3 lots do not meet the R3 zoning regulations of a minimum lot width of 49.2 feet and a minimum lot area of 6,000 square feet.

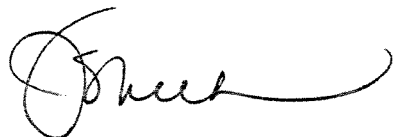
If the area were to be rezoned to R5, six of the properties would then have potential for subdivision or development for two family dwellings. The properties would be eligible for subdivision under the R5 District because 30% or more of the existing lots on the block front have a width of 45 feet or less. In that circumstance, the R5 District allows subdivision with a minimum lot width of 30 feet and minimum lot area of 3,600 square feet. Two family dwellings are permitted in the R5 District on lots of 7,200 square feet with widths of 60 feet.

The remaining properties in the subject area would not have any potential for subdivision or development of two family dwellings because of their smaller lot sizes and widths.

The proposed R5 zoning for the block will be consistent with the properties to the south which are zoned R5 except for six properties zoned R9. The properties to the north are zoned R10 which could raise concerns about compatibility; however, there is a lane separating these blocks which serves as a buffer.

### 3.0 CONCLUSION

The proposed minor zoning boundary adjustment of the north side of the 7200-7400 blocks of First Street, 8206 Wedgewood Street, 8214 Nineteenth Avenue, 8215 Eighteenth Avenue, 8216 Seventeenth Avenue, and 7520 First Street to the R5 Residential District meets the policy guidelines for such rezonings and it is thus recommended that a public consultation process be initiated to survey the residents and owners of the subject area to determine if a rezoning process should be initiated. The consultation will be similar to that for an R12 area rezoning, whereby a questionnaire would be sent to owners and residents within 100 metres of the area, an open house would be held, and the questionnaire results would be compiled to determine if there is support for a rezoning process. The results of the neighbourhood consultation process would be presented to the Housing Committee and Council.



J.S. Belhouse, Director  
PLANNING AND BUILDING

SF/sla  
Attachment (1)

cc: City Manager  
Director Engineering  
Chief Building Inspector

North Side of 7200-7400 Block First Street, 8206 Wedgewood Avenue,  
8214 Nineteenth Avenue, 8215 Eighteenth Avenue, 8216 Seventeenth Avenue, 7520 First Street

Proposed R5 Rezoning



Subject Properties:

- 7200-7400 Block 1st Street (north side)
- 8206 Wedgewood Street, 8214 Nineteenth Avenue, 8215 Eighteenth Avenue,
- 8216 Seventeenth Avenue, 7520 1st Street



