

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: PROPOSAL FOR R9 AREA REZONING IN MONROE ARMSTRONG
NEIGHBOURHOOD**

RECOMMENDATIONS:

1. THAT the request for an R9 District area rezoning of properties in the Monroe Armstrong neighbourhood be denied, based on the considerations outlined in this report.
2. THAT a copy of this report be provided to Mr. Grant Feilen, 8820 Monroe Avenue, Burnaby, B.C.

REPORT

The Community Development Committee, at its meeting held on 2007 June 26, received and adopted the *attached* report reviewing a resident proposal for an R9 area rezoning of properties in the Monroe Armstrong neighbourhood.

The proposal is not consistent with the intent and purpose of the R9 District, is not consistent with the City's adopted OCP, and does not reflect a rational and comprehensive block approach.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor G. Evans
Member

Copied to:	City Manager Director Planning & Building
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TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE

DATE: 2007 June 21

FROM: DIRECTOR PLANNING & BUILDING

FILE: 49500 01
Reference: Monroe Armstrong

**SUBJECT: PROPOSAL FOR R9 AREA REZONING IN MONROE ARMSTRONG
NEIGHBOURHOOD**

PURPOSE: To review a resident proposal for an R9 area rezoning of properties in the Monroe Armstrong neighbourhood.

RECOMMENDATIONS:

1. **THAT** the request for an R9 District area rezoning of properties in the Monroe Armstrong neighbourhood be denied, based on the considerations outlined in this report.
2. **THAT** a copy of this report be provided to Mr. Grant Feilen, 8820 Monroe Avenue, Burnaby, B.C.

REPORT**1.0 BACKGROUND**

At its meeting on 2007 April 24, the Community Development Committee received a delegation which requested consideration for an R9 area rezoning for seven properties on the 8800-8900 block of the north side of Armstrong Avenue and 8800-8900 block of the south side of Monroe Avenue located between Cariboo Road and Cascade Street (*see Attachment #1*). Arising from consideration of the delegation's request, the Committee asked that staff prepare a report on a possible R9 District area rezoning of the properties. This report provides an evaluation of the delegation's request.

2.0 DISCUSSION**2.1 Neighbourhood Context**

The Monroe Armstrong neighbourhood is designated in the Official Community Plan for Suburban Single Family Residential uses which is implemented through R1, R2, R3, R10 and R11 District zoning. The area is predominantly zoned R2 with 2 lots mid-block on Monroe and 2 lots mid-block on Armstrong zoned to the R9 District.

To: Community Development Committee
From: Director Planning & Building
Re: Proposal For R9 Area Rezoning In Monroe Armstrong
Neighbourhood

2007 June 21..... Page 2

The area to the north, including the south side of 15th Avenue is in the Cariboo Heights Community Plan which was adopted in 1986 to facilitate development for a mix of residential uses. Consistent with the Cariboo Heights Community Plan, the area around 15th Avenue, Yarrow Place, and Erin Avenue was designated and subsequently developed under the small lot R9 District which requires a minimum lot width of 12.2 m (40 ft). The lots on the south side of Armstrong Avenue are zoned to the R2 and P3 Districts.

2.2 Outline of Delegation's Proposal

The delegation's proposal is to rezone the subject seven large lots from the R2 District to the R9 District to permit each lot to subdivide with each new lot being eligible for a single family dwelling. Five of the lots are located at the west end of the block while the other two lots are located at the east end of the block. As noted, the block, bounded by Cariboo Road, Armstrong Avenue, Monroe Avenue, and Cascade Street, includes 25 properties, with 21 being zoned R2 and four being zoned R9.

The subject seven lots are large with widths of 27.43 m (90 ft) and an area of 828 m² (8,912.8 ft²). The remaining 18 lots are small with widths of 13.72 m (45 ft) and an area of approximately 414 m² (4,456.4 ft²). The 18 smaller lots on the block do not conform to the R2 minimum lot width of 18.28 m (60 ft). Seventeen houses were built before 1973 and the neighbourhood is considered to be stable, with all the properties being owner-occupied. The delegation's proposal for a partial rezoning of the block would result in 11 properties zoned R9 and 14 properties zoned R2. The delegation's submission included letters of support from the owners of the subject seven large lots and the owners of 8837 and 8847 Armstrong, located between two of the subject lots. No indication of support was provided for the other properties on the block.

The delegation's rationale for the area rezoning proposal is based on the existing small lot character of the block. It is noted that 18 of the 25 lots on the subject block are small and that their width and area dimensions are closer to the R9 District than the R2 District requirements.

2.3 Previous Area Rezoning Processes

Previous area rezoning processes in the neighbourhood were not supported, including one in 1997 to rezone the area to R5 and one in 2002 to rezone the area to R4. In both cases, the area rezonings failed to gain the support of the residents due to concerns that the R5/R4 proposals could introduce two family dwellings into the area.

In 2002, an R9 area rezoning process was completed nearby for eight properties on the south side of the 8800-8900 block of 15th Avenue. This process was undertaken as a boundary adjustment area rezoning to bring the eight properties in line with the six lots at the western end of the block already zoned R9, consistent with the R9 designation shown for these properties in the Council adopted Cariboo Heights Community Plan.

To: Community Development Committee
From: Director Planning & Building
Re: Proposal For R9 Area Rezoning In Monroe Armstrong
Neighbourhood

2007 June 21..... Page 3

2.4 Evaluation of Proposal

Staff have undertaken to evaluate the proposal in relation to the area proposed for rezoning, the prevailing Official Community Plan (OCP) designation, and the purpose and intent of the proposed R9 District. Key considerations are outlined below:

- **Area Rezoning Guidelines** – Council established the area rezoning process to allow neighbourhood initiated rezonings. Area rezoning boundaries usually apply to an entire block to ensure consistency in zoning across the block. Furthermore, the process must show support from a majority of property owners. The lots proposed for rezoning in the delegation’s proposal are not contiguous. Two of the lots are at the end of the block, five are at the other end of the block, with existing smaller R2 and R9 properties are situated in between. This proposal excludes the other 14 R2 District lots on the subject block. As such, the delegation’s proposal does not provide a cohesive block configuration by which to obtain neighbourhood support.

It is also noted that the properties on the north side of Monroe Avenue were not included in the delegation’s R9 rezoning proposal. If the requested area rezoning were to proceed, these lots would remain as a separate block front zoned R2 in between R9 District blocks to the north and south.

- **OCP Designation** - The subject properties are designated in the Official Community Plan (OCP) for suburban single family residential uses. Under the Residential Location Framework of the OCP, the R1, R2, R3, R10, and R11 Districts are the designated zones for use in suburban single family areas. The Residential Location Framework in the OCP specifies that the R9 District is to be used only in designated urban single and two family neighbourhoods rather than the subject suburban single family neighbourhoods. As such, the delegation’s request does not conform to the adopted OCP designation for the area.
- **R9 District** - The Zoning Bylaw states that the R9 District “provides for single family residential development on small lots in areas of 0.81 or more hectares (2 or more acres) that are undergoing comprehensive development or redevelopment”. At one time, the R9 District was used for spot rezoning of larger residential lots to permit subdivision for single family development on small lots. The R9 spot rezoning process proved problematic because it was time consuming (i.e. individual rezoning applications), resulted in fragmented small lot infill development, and generated concern from adjacent residential owners and occupants as to the impact of spot densification on neighbourhoods. In response, a minimum two acre area requirement for the R9 District was established in 1989 to ensure that R9 development occurred in a more consistent and cohesive form.

The delegation’s proposal does not provide for comprehensive development or redevelopment of the subject block at this time. Furthermore, the seven lots do not meet the minimum 0.81 ha (2 acre) size requirement for consideration of an R9 rezoning. In

To: Community Development Committee
From: Director Planning & Building
Re: Proposal For R9 Area Rezoning In Monroe Armstrong
Neighbourhood

2007 June 21..... Page 4

total, the subject area for rezoning proposed by the delegation encompasses 1.44 acres. On this basis, the area does not qualify for use of the R9 District as it does not meet the intent of the Bylaw with regards to minimum area and comprehensive redevelopment.

3.0 CONCLUSION

At its meeting on 2007 April 24, the Community Development Committee received a delegation which requested consideration for an R9 area rezoning for seven properties on the 8800-8900 block of the north side of Armstrong Avenue and 8800-8900 block of the south side of Monroe Avenue. This report has reviewed the delegation's proposal and recommends that it not be supported as the proposal is not consistent with the intent and purpose of the R9 District, is not consistent with the City's adopted OCP, and does not reflect a rational and comprehensive block approach from which to obtain broader neighbourhood support for the proposal and which would also address issues of "spot" zoning that would arise from the delegation's request.

Based on the foregoing, it is recommended that the area rezoning request be denied based on the considerations outlined in this report.

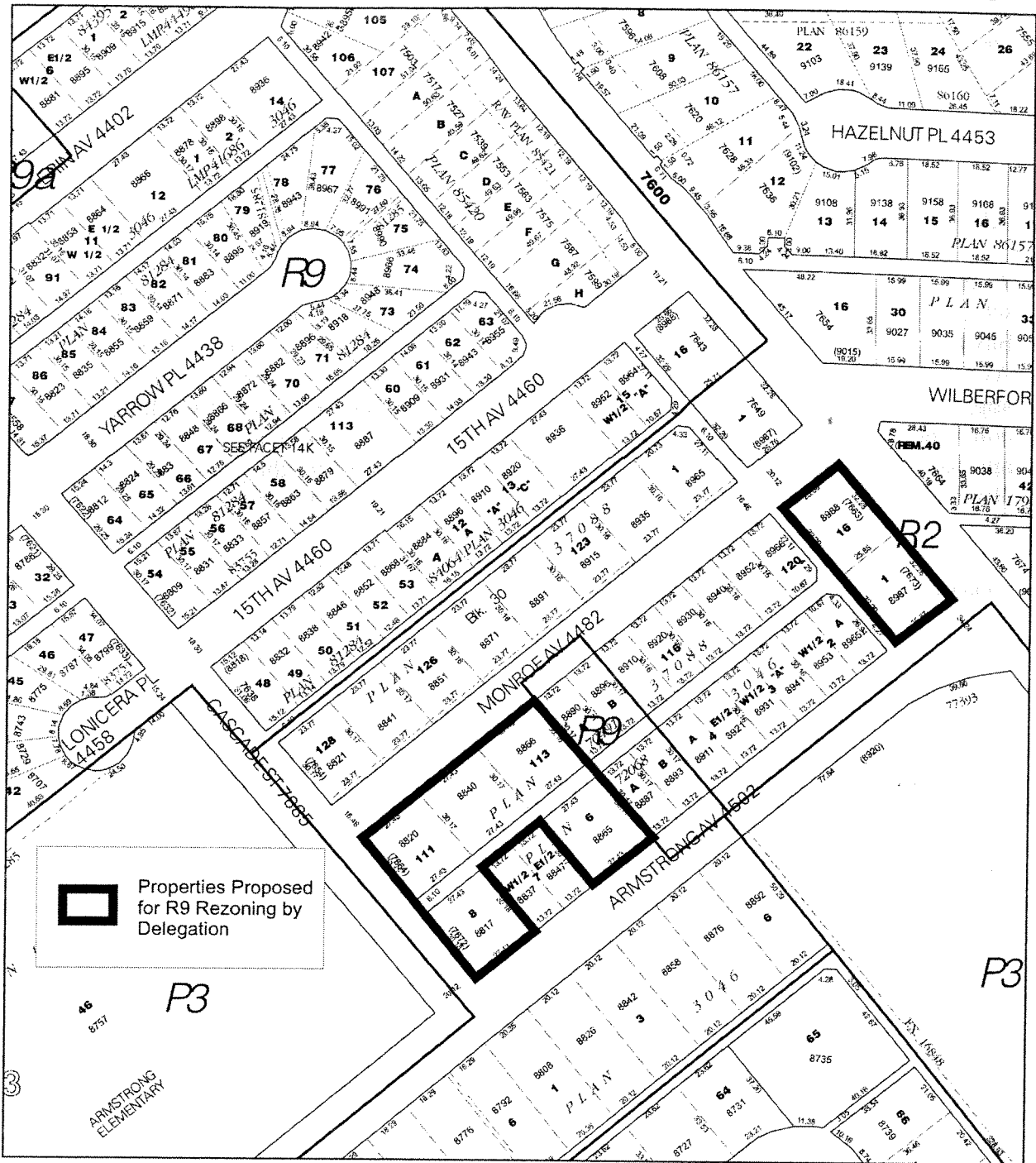

B. Luksun, Director
PLANNING & BUILDING



SF/sa
Attachment

cc: City Manager

R: Long Range Clerical DOCS Sharon Committee Reports Monroe Armstrong R9 Proposal.doc

Attachment #1 – Monroe Armstrong R9 Proposal



Date:	May 07	 <p>City of Burnaby Planning & Building Dept.</p>	
Scale:	NTS		
Drawn By:	DWD		
Monroe Armstrong R9 Proposal			