



**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT –  
7886 16<sup>TH</sup> STREET, 7208 TO 7250 11<sup>TH</sup> AVENUE, 7845 15<sup>TH</sup> STREET  
AND 7855 - 57 15<sup>TH</sup> STREET**

**RECOMMENDATIONS:**

1. **THAT** Council authorize initiation of a consultation process to explore the desirability of an area rezoning of 7886 16<sup>th</sup> Street, 7208 to 7250 11<sup>th</sup> Avenue, 7845 15<sup>th</sup> Street, and 7855 – 57 15<sup>th</sup> Street to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Mr. Rajesh Nayyar, c/o 0763497 BC Ltd, 951 E. 53<sup>rd</sup> Avenue, Vancouver, B.C. V5X 1J7.

**REPORT**

The Community Development Committee, at its ‘Open’ meeting held on 2008 February 06<sup>th</sup>, received and adopted the attached report responding to a petition requesting that the City consider rezoning 7886 16<sup>th</sup> Street, 7208 – 7250 11<sup>th</sup> Avenue, 7845 15<sup>th</sup> Street, and 7855 – 57 15<sup>th</sup> Street to the R12 Residential District. The rezoning would permit single and two family dwellings on smaller lots of sufficient area and width, subdivision of large and consolidated lots, and two family dwellings on small lots with lane access.

Given the Edmonds plan designation identifying the area for infill development, the configuration of the subject block, and the support of the majority of property owners to pursue the area rezoning process, the Committee recommended that a consultation process be initiated to explore the desirability of undertaking this area rezoning.

Respectfully submitted,

Councillor C. Jordan,  
Chair

Councillor D. Johnston  
Vice Chair

Councillor G. Evans  
Member

Copied to:	City Manager Director Engineering Director Planning & Bldg
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**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT COMMITTEE

**DATE:** 2008 January 31

**FROM:** DIRECTOR PLANNING & BUILDING

**FILE:** 49500 10  
*Reference:* 7200 Block 11<sup>th</sup> Avenue

**SUBJECT:** REQUEST FOR AREA REZONING TO THE R12 DISTRICT – 7886 16<sup>TH</sup> STREET, 7208 TO 7250 11<sup>TH</sup> AVENUE, 7845 15<sup>TH</sup> STREET, AND 7855-57 15<sup>TH</sup> STREET

**PURPOSE:** To seek Council's concurrence to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12 Residential District.

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**RECOMMENDATIONS:**

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of an area rezoning of 7886 16<sup>th</sup> Street, 7208 to 7250 11<sup>th</sup> Avenue, 7845 15<sup>th</sup> Street, and 7855-57 15<sup>th</sup> Street to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Mr. Rajesh Nayyar, c/o 0763497 BC Ltd, 951 E. 53<sup>rd</sup> Avenue, Vancouver, B.C. V5X 1J7.

**REPORT****1.0 BACKGROUND**

A petition requesting the rezoning of 7886 16th Street, 7208 to 7250 11th Avenue, 7845 15th Street, and 7855-57 15th Street to the R12 Residential District has been received in the Planning Department. The petition represents an area consisting of 11 lots (see *Attachment #1*). The petition was signed by 7 (64%) of the 11 property owners on the block. The purpose of this report is to seek Council authorization to initiate an R12 area rezoning process in response to the petitioners' requests.

**2.0 DISCUSSION****2.1 Subject Area**

The area represented on the petition consists of one block front on the south side of 11th Avenue between 15<sup>th</sup> and 16<sup>th</sup> Street. It consists of 11 lots, all of which are zoned R5

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Residential District. All the dwellings are single family, with the exception of 7855-57 15th Street, which has a two family dwelling. The lots range in width from 16.15 m (52.99 ft) to 21.26 m (69.75 ft). All the existing lots with the exception of 7845 15th Street have lane access. The existing housing stock on the subject block is composed of dwellings built in 1968 or 1969. Seven of the homes are owner occupied and most are well maintained.

To the north of the subject area is an M1 zoned property used for food wholesaling and warehousing. To the east, south and west are single and two family dwellings of mixed age and condition. One block south is Tenth Avenue which is the boundary with the City of New Westminster.

The area is designated in the Edmonds Town Centre Plan as having the potential for an area rezoning for single and two family residential infill development.

## **2.2 Current and Proposed Development Potential**

Under the R5 District, 10 of the 11 subject lots are eligible for and currently contain single family dwellings. 7855-57 15th Street is eligible for and currently contains a two family dwelling.

Under the R12 District zoning category, each lot shall have an area of not less than 306.57 m<sup>2</sup> (3,300 ft<sup>2</sup>) and a width of not less than 9.15 m (30 ft). Single family dwellings are permitted on all legal lots. Two family dwellings are permitted on lots with widths not less than 9.15 m (30 ft) where there is a lane present. Where there is no lane, two family dwellings are not permitted on lots with a width less than 13.7 m (45 ft). With respect to the subject application, under the proposed R12 District zoning, all the lots would be eligible for a two family dwelling. 7855-57 15<sup>th</sup> Street would also be eligible for subdivision with either a single or two family dwelling permitted on the new lot adjacent the lane and a single family dwelling permitted on the new interior lot without lane access. It should also be noted that there are other scenarios for subdivision on the block (i.e. two lots could be subdivided into three small lots with two family dwellings permitted on each new lot).

## **2.3 Area Rezoning Assessment**

R12 District area rezoning requests are evaluated based on a number of factors including housing character of the area, appropriateness of the area boundaries, and the Official Community Plan or area plan designation for the area. Areas which typically undergo the R12 area rezoning process tend to be characterized by existing small lots and ongoing redevelopment of older or poorer housing stock. The City's adopted area plans, in specific circumstances, also designate areas for infill single and two family residential development.

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The key consideration in this proposed area rezoning is that the block is designated in the Edmonds Town Centre Plan as a single and two family infill development area with potential for an R12 area rezoning. The area also represents a complete block front that is generally suitable for the proposed R12 District. There is also support from the property owners to pursue an R12 area rezoning process, with the majority (64%) having signed the petition. Given this support, the block configuration and the Edmonds Plan designation for infill redevelopment in the area, it is recommended that a consultation process be initiated to further assess the desirability of an area rezoning to the R12 Residential District zoning category.

#### 2.4 Consultation Process

If authorized, the consultation process will include several means by which residents can comment on the proposed area rezoning. Brochures and questionnaires will be sent to the owners and tenants in the block proposed for rezoning. In accordance with Council policy, residential properties within 100 m (328 ft) of an area that is the subject of an R12 area rezoning process will also be included in the consultation area. In this case, the consultation area is proposed to extend from 14<sup>th</sup> to 17<sup>th</sup> Street as indicated on *Attachment #2*. Information will also be sent to the owner of the large M1 zoned property to the north currently being used as a food warehouse and distribution centre. A public meeting with displays and opportunities for questions and comments will be held at either Stride Elementary School or 12th Avenue Elementary School.

The results of the public consultation will be assessed to determine if there is adequate support for the area rezoning and the results will be reported back to Committee and Council. The Council endorsed guidelines for area rezonings state that a proposal to be forwarded to Public Hearing should meet the following criteria:

1. at least 50% of all the properties in a defined area have indicated that they support an area rezoning; or
2. where the response rate is less, at least 50% of the properties have responded and 70% of those who responded support the area rezoning.

#### 3.0 CONCLUSION

A petition was received from seven of the property owners of the area containing 7886 16th Street, 7208 to 7250 11th Avenue, 7845 15th Street, and 7855-57 15th Street, requesting an area rezoning to the R12 Residential District. The rezoning would permit single and two family dwellings on smaller lots of sufficient area and width, subdivision of large and consolidated lots, and two family dwellings on small lots with lane access.

Given the Edmonds Plan designation identifying the area for infill development, the configuration of the subject block front, and the support of the property owners to pursue the area rezoning process, it is recommended that a consultation process be initiated to

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explore the desirability of an area rezoning of the subject block to the R12 Residential District zoning category. The process would include brochures, questionnaires, and a public meeting to determine the support for the rezoning. The results would be reported back to Committee and Council with a recommendation to either advance or not advance the rezoning through the bylaw approval process.

It is also recommended that a copy of this report be provided to Mr. Rajesh Nayyar, the coordinator of the resident petition process.

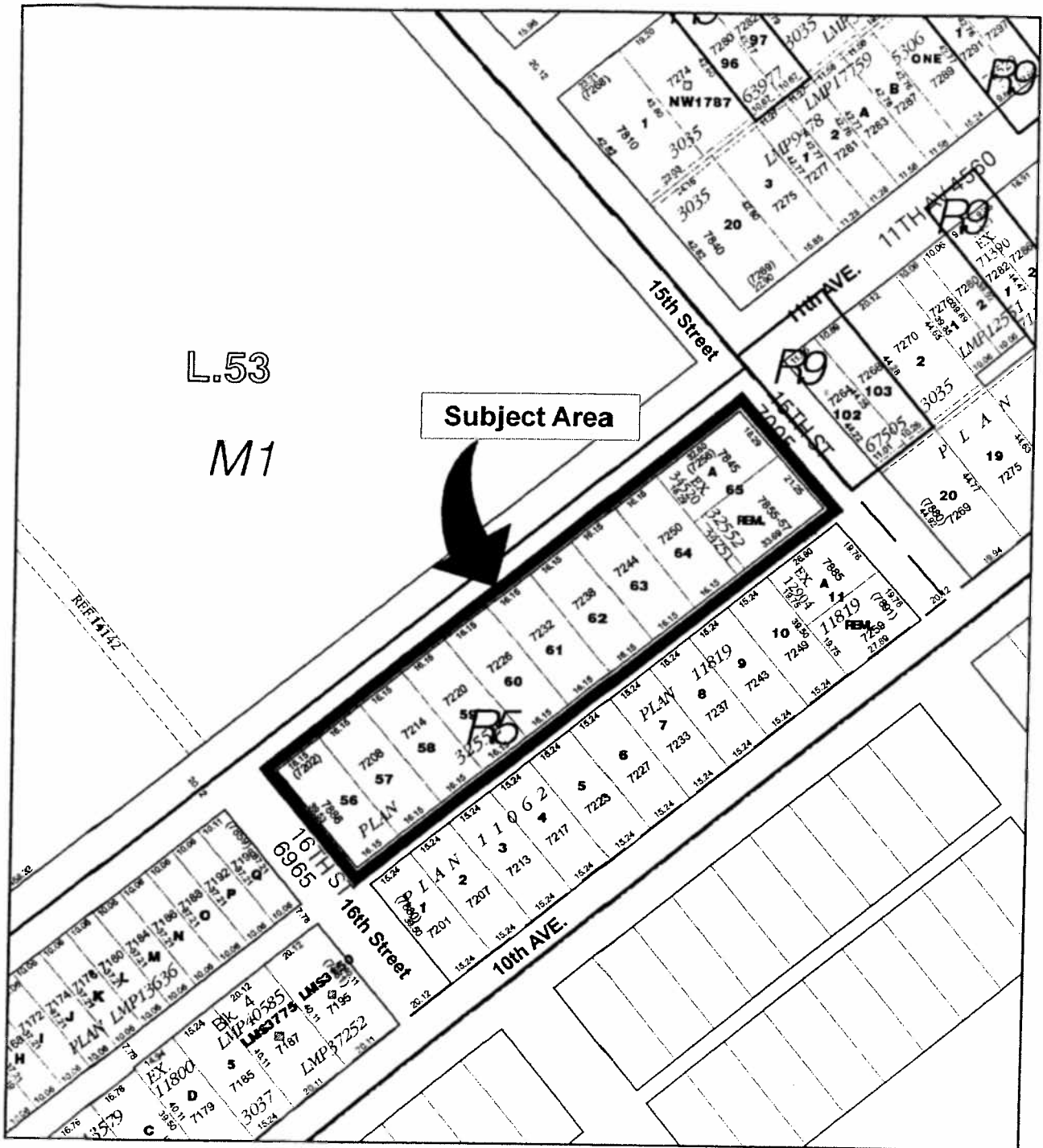
*B. Luksun*



B. Luksun, Director  
PLANNING & BUILDING

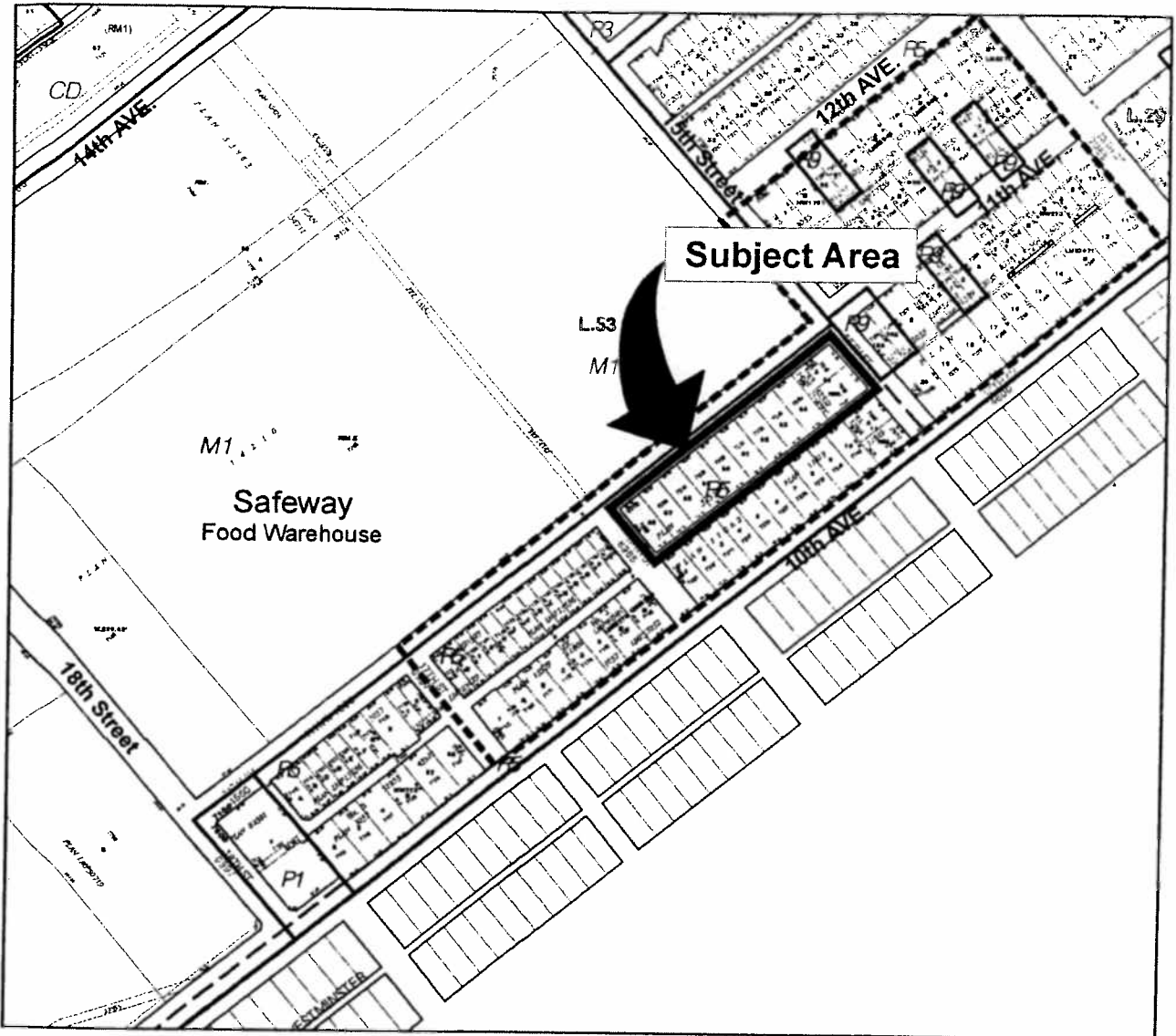
SF/sla/sa  
Attachments

Copied to: City Manager  
Director Engineering

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<p>Date: January 2008</p>	 <p>City of Burnaby Planning &amp; Building Dept</p>  <p>Petition Area for Proposed R12 Area Rezoning</p>
<p>Scale: NTS</p>	
<p>Drawn By: DWD</p>	



Date:	January 2008
Scale:	NTS
Drawn By:	DWD



**Petition Area for Proposed R12 Area Rezoning**

--- Consultation Boundary