



COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: REQUEST FOR AREA REZONING TO THE R12S DISTRICT – BLOCK BOUNDED BY RUMBLE STREET, ARTHUR AVENUE, CLINTON STREET, AND NELSON AVENUE

RECOMMENDATION:

1. THAT Council authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of the block bounded by Rumble Street, Arthur Avenue, Clinton Street and Nelson Avenue.
2. THAT a copy of this report be sent to Mrs. Rosalind Yamashita, 7690 Nelson Avenue, Burnaby, B.C. V5J 4C9.

REPORT

The Community Development Committee, at its meeting held on 2008 October 28, received and adopted the *attached* report seeking Council’s concurrence to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12S Residential District.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor G. Evans
Member

Copied to: City Manager Director Engineering Director Planning & Building

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2008 October 23

FROM: DIRECTOR PLANNING & BUILDING

FILE: PL 49500 10
*Reference: R12S Area Rezoning Rumble
Arthur Clinton Nelson*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12S DISTRICT – BLOCK
BOUNDED BY RUMBLE STREET, ARTHUR AVENUE, CLINTON
STREET, AND NELSON AVENUE**

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 R12S Residential District.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of the block bounded by Rumble Street, Arthur Avenue, Clinton Street, and Nelson Avenue.
2. **THAT** a copy of this report be sent to Mrs. Rosalind Yamashita, 7690 Nelson Avenue, Burnaby, B.C. V5J 4C9.

REPORT**1.0 BACKGROUND**

A petition requesting the rezoning of the blocks bounded by Rumble Street, Arthur Avenue, Clinton Street, and Nelson Avenue to the R12S Residential District has been received in the Planning Department. The petition represents an area consisting of 30 lots (see *Figure #1*). The petition was signed by 20 (67%) of the 30 property owners on the block. The purpose of this report is to seek Council authorization to initiate an R12S area rezoning process in response to the petitioners' requests.

2.0 DISCUSSION**2.1 Subject Area**

The area represented on the petition consists of the block bounded by Rumble Street, Arthur Avenue, Clinton Street, and Nelson Avenue. The area consists of 30 lots, all of which are zoned to the R5 or R5b Residential District and contain a

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single family dwelling. The widths of the lots range from 10.76 m. (35.3 ft.) to 22.25 m (73 ft) while the lot sizes range from 311.04 m² (3,348.12 sq. ft.) to 1,061.88 m² (11,430.36 sq.ft). The age of the housing is varied with 15 of the 30 houses built in the last 30 years. All but one of the homes are owner occupied and the housing stock is generally well maintained. A north-south lane serves the rear of the northern properties on the block. A partial lane also serves 7725 and 7755 Arthur Avenue and 4955 Clinton Street.

To the north, east and south of the subject area is a mix of primarily R5 zoned properties developed with one and two family dwellings. To the west is an R2 zoned area of single family dwellings.

The area is designated in the Official Community Plan (OCP) and Royal Oak Community Plan as an Urban Single and Two Family Residential area.

2.2 Current and Proposed Development Potential

Under the existing R5 District zoning for the area, most of the lots are eligible for a single family dwelling. Five lots are eligible for a two family dwelling.

The R12S District zoning category was established to permit single family dwellings on small lots and two family dwellings on larger lots. Under the R12S District zoning category, each small lot shall have an area of not less than 306.57 m² (3,300 ft²) 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 only permitted on larger lots with widths not less than 13.7 m. (45 ft.) whether or not the lot has lane access. With respect to the subject application, under the proposed R12S District zoning, 19 lots would be eligible for a two family dwelling. Furthermore, four lots could potentially be eligible for subdivision with a single family dwelling permitted on each new lot, subject to meeting Bylaw and subdivision approval requirements (see *Figure 2, attached*). 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 a single family dwelling permitted on each new lot).

2.3 Area Rezoning Assessment

R12S 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 R12S area rezoning process tend to be characterized by existing small lots and ongoing redevelopment of existing housing stock.

The subject area represents a single block that is generally suitable for the proposed R12S District. The proposal is consistent with the OCP and Royal Oak

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Community Plan designations. There is also support from the property owners to pursue an R12S area rezoning process, with the majority (67%) having signed the petition. Given this support, the block configuration, and the prevailing designation it is recommended that a consultation process be initiated to further assess the desirability of an area rezoning to the R12S Residential District zoning category.

It is noted that 4956 Rumble Avenue is currently zoned R5b to permit a child care use. This property will need to be specifically rezoned to R12Sb to maintain the child care as a conforming use, should the area rezoning proceed.

In terms of development requirements, staff note that it would be desirable to connect the lane between Rumble and Arthur to improve local access via the lane. Dedication of a portion of the potential lane could be achieved through future subdivision of 7750 Nelson. Lane dedication would also be required from 4955 Clinton; however, this property does not have subdivision potential under the proposed R12S zoning. As such, should the rezoning be advanced, staff would explore the feasibility of a City purchase of the rear portion of this lot to complete the lane, as appropriate.

2.4 Consultation Process

With Council authorization, the consultation process would include several means by which residents could comment on the proposed area rezoning. Brochures and questionnaires would 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 area rezoning process would be included in the consultation area. In this case, the consultation area would be as indicated on *Figure #1, attached*. A public meeting, with displays and opportunities for questions and comments, would be held at Nelson Elementary School or another convenient location.

The results of the public consultation would be assessed to determine if there is adequate support for the area rezoning with the results 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. where the response rate is 100%, 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.

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3.0 CONCLUSION

A petition signed by property owners in the block bounded by Rumble Street, Arthur Avenue, Clinton Street and Nelson Avenue was received requesting an area rezoning to the R12S Residential District. The rezoning would permit single dwellings on small lots, two family dwellings on larger lots, and subdivision of large and/or consolidated lots.

Given the configuration and characteristics of the subject block, the prevailing Community Plan designation, and the support of the majority of the property owners to pursue the area rezoning process, it is recommended that a consultation process be initiated to explore the desirability of an area rezoning of the subject area to the R12S Residential District zoning category. The results of the consultation would be reported back to Committee and Council with a recommendation to either advance or not advance the rezoning through the bylaw approval process.

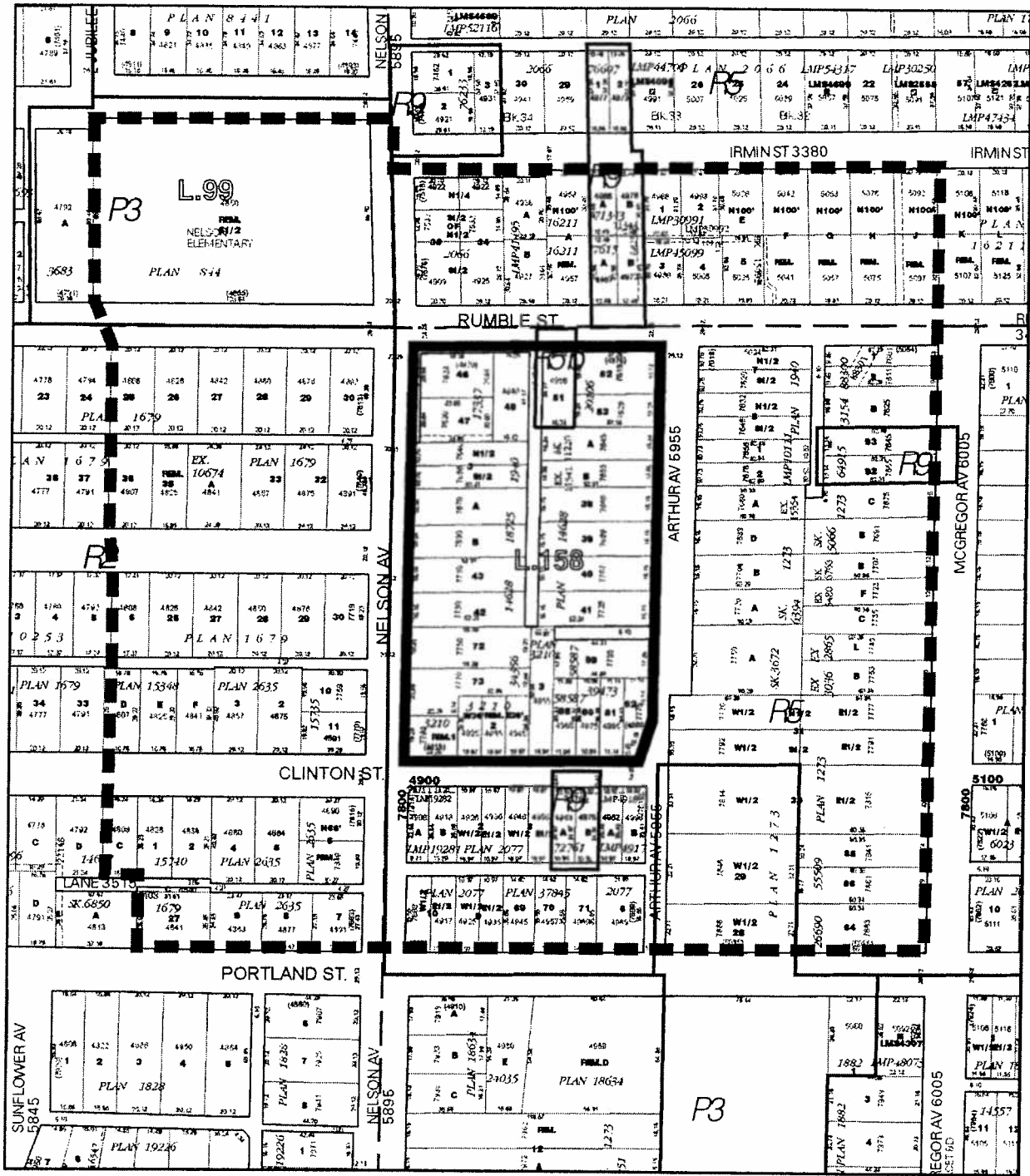
It is also recommended that a copy of this report be provided to Mrs. Rosalind Yamashita, the coordinator of the resident petition process.


B. Luksun, Director
PLANNING & BUILDING


SF:rj
Attachments

Copied to: City Manager
Director Engineering
City Clerk

Figure #1 – Location Map



Date:	August 2008
Scale:	NTS
Drawn By:	DWD



City of Burnaby
Planning & Building Dept.

R12S Rezoning and Consultation Area

Proposed Rezoning Area
 Consultation Area


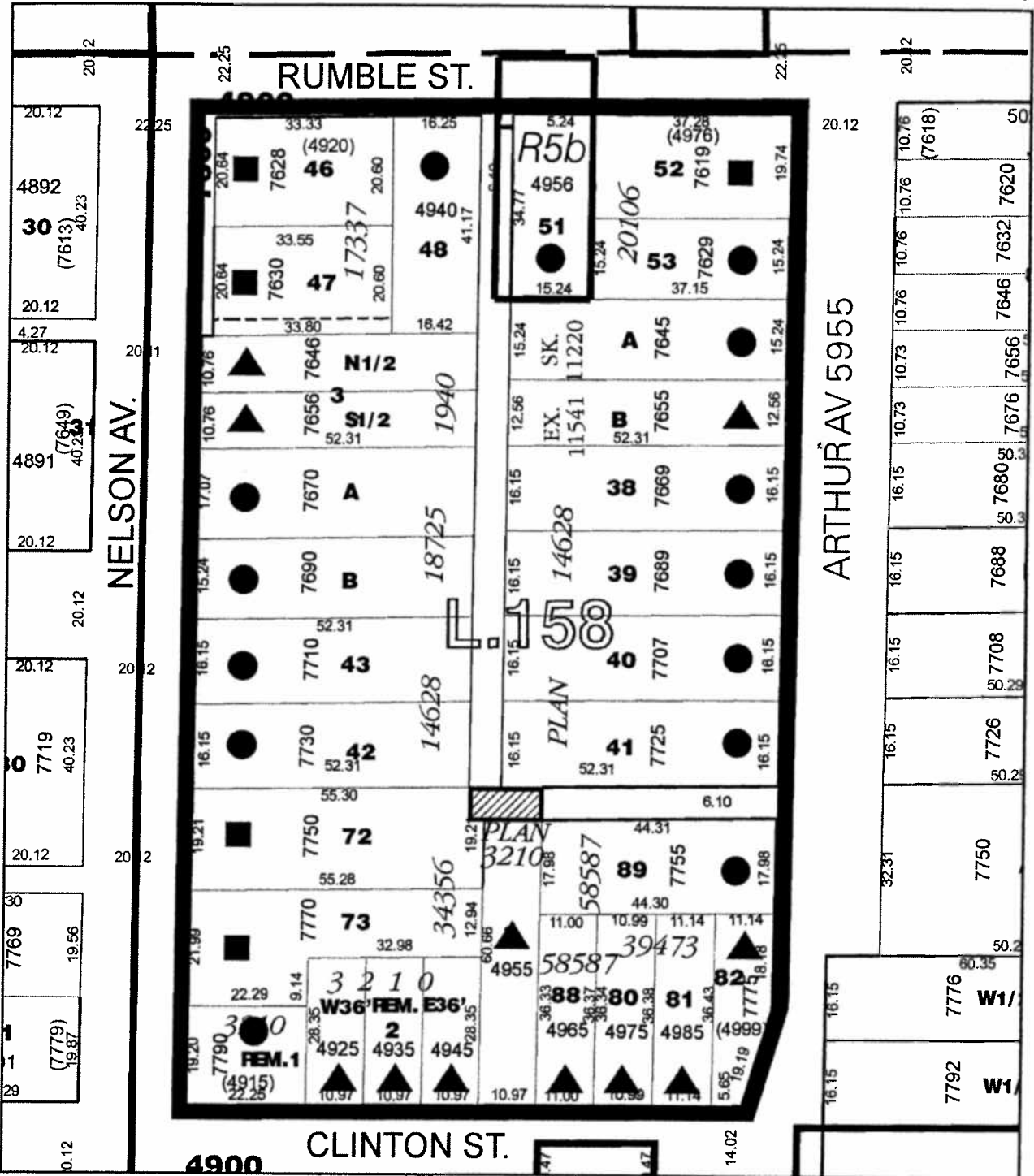


Figure #2 – Rezoning Area Map



Date: August 2008

Scale: NTS

Drawn By: DWD



Rezoning Area

- Rezoning Area
- Future Lane Dedication

- R12S Subdivision Potential Single Family (Subject to conformance with Bylaw and Subdivision Approval Requirements)
- R12S Two Family Dwelling Potential
- R12S Single Family Dwelling Potential

