
COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT – 4448 TO 4476 HURST, 7029 TO 7157 DOW, 4421 TO 4491 VICTORY, 7010 TO 7168 SUSSEX

RECOMMENDATIONS:

1. **THAT** Council authorize initiation of a consultation process to explore the desirability of an area rezoning of 4448 to 4476 Hurst, 7029 to 7157 Dow, 4421 to 4491 Victory, and 7010 to 7168 Sussex to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Ms. Winnie Huang, the petition organizer.

REPORT

The Community Development Committee, at its 'Open' meeting held on 2010 June 29, received and adopted the *attached* report requesting an area rezoning to R12 Residential District arising from a petition that was received from 15 of 30 property owners in the area.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

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

DATE: 2010 June 23

FROM: DIRECTOR PLANNING & BUILDING

FILE: 49500 10
Reference: Hurst Dow Victory Sussex

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT – 4448 TO 4476 HURST, 7029 TO 7157 DOW, 4421 TO 4491 VICTORY, 7010 TO 7168 SUSSEX

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.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of an area rezoning of 4448 to 4476 Hurst, 7029 to 7157 Dow, 4421 to 4491 Victory, and 7010 to 7168 Sussex to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Ms. Winnie Huang, the petition organizer.

REPORT**1.0 BACKGROUND**

A petition requesting the rezoning of 4448 to 4476 Hurst, 7029 to 7157 Dow, 4421 to 4491 Victory, and 7010 to 7168 Sussex to the R12 Residential District has been received in the Planning Department. The petition represents an area consisting of 24 properties including 16 single family dwellings and eight two family dwellings, six of which are strata-titled (see *Attachment #1*). The petition was signed by 15 (50%) of the 30 property owners in the petition area. The purpose of this report is to seek Council authorization to initiate an R12 area rezoning process in response to the petitioners' request.

2.0 DISCUSSION**2.1 Subject Area**

The area represented on the petition consists of 4448 to 4476 Hurst, 7029 to 7157 Dow, 4421 to 4491 Victory, and 7010 to 7168 Sussex.

The petition area is located in the Sussex Nelson neighbourhood. The surrounding area is comprised of single and two family dwellings zoned R4, R5, and R9 Residential District. The petition area is designated in the Official Community Plan for Single and Two Family Residential Urban development.

All the lots are zoned R5 Residential District with the exception of 7065 and 7077 Dow which are zoned R9 Residential District. The petition area includes 24 properties consisting of 16 single family dwelling properties and eight two family dwelling properties, six of which are strata-titled. There are 30 legal lots and 32 dwelling units in the petition area. The properties range in width from 10.06 m (33 ft) to 22.97 m (75.36 ft). The block is bisected by a lane which serves all but eight of the properties. The housing is of mixed age – half the homes were built before 1980. 22 of the homes are owner occupied and most are well maintained.

2.2 Current and Proposed Development Potential

For the lots zoned to the R5 District the development potential is mixed. Six properties currently contain and are eligible for single family dwellings. Eight properties currently contain single family dwellings but are eligible for two family dwellings. Eight properties currently contain and are eligible for two family dwellings. 7065 and 7077 Dow, zoned R9 District, currently contain and are eligible for single family dwellings.

Under the R12 District zoning category, each 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 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, five lots would be eligible for subdivision with single family dwellings, eight lots would be eligible for subdivision with two family dwellings, and four lots would be eligible for subdivision with a single family dwelling and a two family dwelling¹. The other seven existing lots would be eligible for two family dwellings. 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

¹ The four lots eligible for subdivision with a single family dwelling and a two family dwelling will each have one interior lot without lane access and one lot with lane access. The interior lot without lane access will not be permitted to have a two family dwelling.

R12 area rezoning process tend to be characterized by existing small lots and ongoing redevelopment of older or poorer housing stock.

There are several considerations in this proposed area rezoning. The block is designated in the Official Community Plan for Single and Two Family Residential Urban development. There is evidence of existing small lot development on the east side of Dow which includes numerous 10 m (33 ft) wide lots. The petition area represents two complete blocks that are generally suitable for the proposed R12 District. There is also support from the property owners to pursue an R12 area rezoning process, with 50% of the owners having signed the petition. Given this support, the block configuration, and evidence of small lots 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 as indicated on *Attachment #1*. An open house with displays and opportunities for questions and comments will be held at a nearby school or community facility.

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

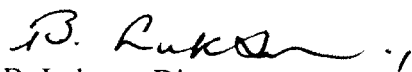
A petition was received from 15 of the 30 property owners in the area, requesting an area rezoning to the R12 Residential District. The rezoning would permit single and two family dwellings on smaller lots of sufficient area and width, subdivision of large and consolidated lots, and two family dwellings on small lots with lane access.

Given the existing small lot character in the surrounding area, the configuration of the petition area, and the support 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 R12 Residential District zoning category. The process

To: Community Development Committee
From: Director Planning & Building
Re: R12 Area Rezoning – Hurst Dow Victory Sussex
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would include brochures, questionnaires, and an open house 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 Ms. Huang, the organizer of the resident petition process.



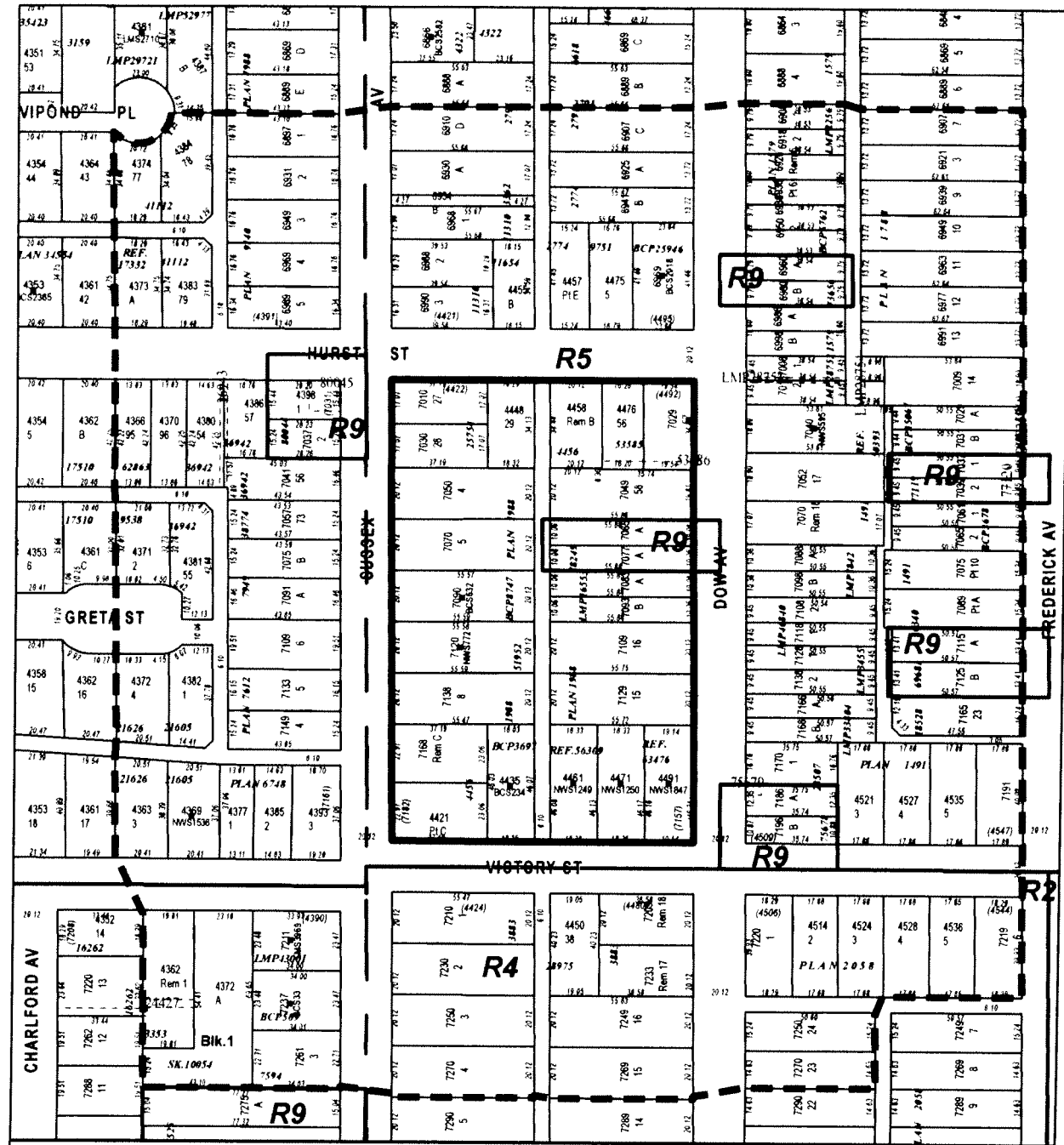
B. Luksun, Director
PLANNING & BUILDING

SF/sa
Attachment

Copied to: City Manager
Director Engineering
City Clerk

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Attachment #1 - Petition and Consultation Areas



City of Burnaby

PLANNING & BUILDING DEPARTMENT



DATE: JUNE 23 2010

SCALE: 1:2,500

DRAWN BY: DJ

R12 REZONING AND CONSULTATION AREA

- Petition Area
- Consultation Area