

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Dogwood Ridge Area Rezoning

RECOMMENDATIONS:

1. THAT Council direct staff to initiate an area rezoning of the Dogwood Ridge neighbourhood from the R3 and R5 Residential Districts to the R10 Residential District.
2. THAT a notice be sent to Dogwood Ridge residents and property owners advising them of the results of the questionnaire and Council's decision.

R E P O R T

The Housing Committee, at its meeting held on 1995 April 25, adopted the attached staff report outlining the results of a questionnaire concerning an area rezoning of the Dogwood Ridge neighbourhood.

Considering the high response rate and that approximately two-thirds of the residents support an area rezoning to the R10 District, staff and, subsequently, the Committee recommended that a bylaw be prepared and forwarded to a Public Hearing. This will provide residents and property owners a further opportunity to provide input on this area rezoning.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

:COPY - CITY MANAGER
- DIR. REC. & CULT. SERV.

Councillor J. Young
Member

TO: CHAIR AND MEMBERS,
HOUSING COMMITTEE

1995 APRIL 20

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400.11

SUBJECT: DOGWOOD RIDGE AREA REZONING

PURPOSE: To provide the findings of a questionnaire concerning an area rezoning of the Dogwood Ridge neighbourhood .

RECOMMENDATIONS:

1. THAT the Housing Committee recommend to Council:
 - a. THAT Council direct staff to initiate an area rezoning of the Dogwood Ridge neighbourhood from the R3 and R5 Residential Districts to the R10 Residential District.
 - b. THAT a notice be sent to Dogwood Ridge residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

On 1994 November 7, the Planning and Building Department received a petition from the owners of 52 properties in the east Burnaby neighbourhood called "Dogwood Ridge". The boundaries of the neighbourhood are shown on **Attachment A**.

The petition requested that the City conduct a survey to determine if the majority of property owners would be in favour of changing the present zoning to the R10 or R11 District in order to maintain the low-scale character of the neighbourhood.

In assessing the boundaries of the petitioned area, it was determined that the properties fronting Wright Street between 17th and 16th Avenue be included in the study area. The revised study area therefore consists of 112 lots zoned R3 and 4 lots zoned R5. It is primarily a 1950s subdivision. The original houses are low-scale in character with a main storey and a basement.

In response to the petition, Council authorized staff to send a questionnaire to the property owners and residents to determine the level of support for an area rezoning to the R10 District. This report provides the findings of the questionnaire.

2.0 FINDINGS OF THE QUESTIONNAIRE

On 1995 January 23, a brochure and questionnaire were sent to 135 property owners and residents. To increase the response rate, a reminder notice was sent on March 2 to those who had not yet responded to the questionnaire. By March 24, a total of 83 questionnaires were returned. On April 17, those who had still not responded were telephoned by staff to determine their zoning preferences. By April 20, a further 18 property owners were again contacted.

Through the telephone survey and questionnaire, a total of 101 owners and residents were contacted. The respondents consisted of 84 resident owners, 11 absentee owners and 6 tenants. The response rate among the 116 property owners was 82 percent.

Of the 101 respondents, 63.4 percent were in favour of an area rezoning to the R10 District and 32.7 percent were opposed. A breakdown of the findings by street is provided in the following table.

Table 1: Zoning Preference by Street

Street	Number of Lots	Number of Respondents		Rezoned to R10 District?		
		Owners	Tenants	Yes	No	Un-decided
Wedgewood Street	11	10	1	6 55%	4 36%	1 9%
19th Avenue	18	14	3	15 88%	2 12%	
18th Avenue	23	21	0	11 52%	9 43%	1 5%
17th Avenue	42	35	1	21 58%	13 36%	2 6%
Newcombe Street	15	9	1	7 70%	3 30%	
Wright Street	7	5		3 60%	2 40%	
No street address given		1		1		
Total	116	95*	6**	64 63%	28 33%	4 4%

*Of the 95 owners, 60 (63.1%) were in favour of the area rezoning.

**Of the 6 tenants, 4 were in favour of the area rezoning and 2 were opposed.

To date, "consensus" in area rezoning processes has meant that at least 50 percent of the total properties agree with the proposal. For example, where 70 percent of the survey respondents agree with the rezoning and the overall response rate from the neighbourhood was 72 percent, consensus would be achieved.

In analyzing the results of the questionnaire, the level of support for an area rezoning to the R10 District among property owners who responded to the survey was 63.1 percent. However, considering the high response rate, a majority of properties (55 percent) support a rezoning to the R10 District.

The results were analyzed geographically to determine whether support was higher for an area rezoning in the northwest section of the neighbourhood (the 8200 blocks of Wedgewood Street, 19th Avenue, 18th Avenue, and 17th Avenue and the 7200-7400 block of Newcombe Street). This section consists of 85 lots. The results from this section were very similar to the results from the entire neighbourhood: of the 76 respondents from this section, 63 percent were in favour of the area rezoning and 33 percent were opposed.

3.0 RECOMMENDATION

Considering the high response rate and that approximately two-thirds of the respondents support an area rezoning to the R10 District, it is recommended that a bylaw be prepared and forwarded to a Public Hearing. This will provide residents and property owners a further opportunity to provide input on this area rezoning.

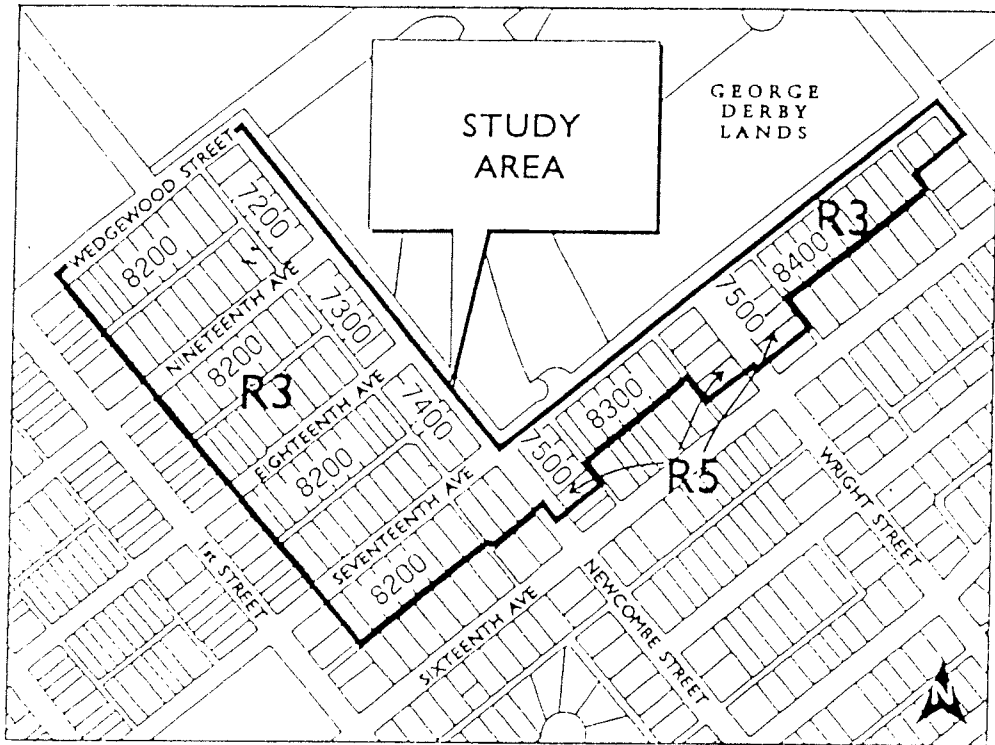
The property owners and residents will be informed of the findings of the questionnaire and advised of Council's decision.


For D.G. Stenson, Director
PLANNING AND BUILDING

MM\db

Attachment

cc: City Manager



Dogwood Ridge Study Area

Attachment A

