

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Garden Village Area Rezoning Process

RECOMMENDATIONS:

1. THAT Council direct staff to initiate an area rezoning of the western sub-area of Garden Village, as outlined on the map in Attachment C of this report, from the R2 Residential District to the R10 Residential District.
2. THAT a notice be sent to Garden Village 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 July 25, received the attached report from staff providing the findings of a questionnaire concerning an area rezoning of the Garden Village Neighbourhood and adopted the recommendation contained therein.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

<p>:COPY - CITY MANAGER - DIRECTOR PLANNING & BUILDING - CITY SOLICITOR</p>

TO: HOUSING COMMITTEE 1995 JULY 20
FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 16.400.4
SUBJECT: GARDEN VILLAGE AREA REZONING PROCESS
PURPOSE: To provide the findings of a questionnaire concerning an area rezoning of the Garden Village neighbourhood

RECOMMENDATION:

1. THAT the Housing Committee recommend to Council:
 - a. THAT Council direct staff to initiate an area rezoning of the western sub-area of Garden Village, as outlined on the map in **Attachment C** of this report, from the R2 Residential District to the R10 Residential District.
 - b. THAT a notice be sent to Garden Village residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

At its meeting in May 1994, the Housing Committee received a petition signed by the owners of 124 properties in the Garden Village area (see map in **Attachment A**). The petition requested a change in zoning in order to limit houses to one storey and a basement. In response to the petition, a questionnaire was sent to property owners and residents in October 1994. The purpose of the questionnaire was to obtain general opinions on how development should be regulated in this neighbourhood.

The findings of the questionnaire revealed an insufficient level of support to limit new houses to one storey and a basement. However, the findings did indicate that there was some support to change the current R2 District zoning to limit the bulk of houses to a greater extent. Based on these results, Council, at its meeting on 1995 January 16, authorized staff to undertake a review of the R10 and R11 zoning regulations with a group of property owners as a first step in the area rezoning process.

In April 1995, three meetings took place with a group of property owners, representing various views on development and different areas of the neighbourhood. As a result of these discussions and the findings of the neighbourhood questionnaire in October 1994, a zoning proposal based on the R10 District was sent to property owners and residents at the end of May. This report provides the findings of a questionnaire included with the proposal.

2.0 FINDINGS OF THE QUESTIONNAIRE

2.1 Response Rate

There are 396 residential properties zoned R2 in Garden Village. Sixty-four (16 percent) of the houses are currently being rented.

On 1995 May 26, a brochure and questionnaire were sent to 465 property owners and residents. Property owners having a Chinese surname were also sent a letter written in Chinese encouraging them to have a friend or relative help translate the proposal if they had difficulty understanding English.

To increase the response rate, a reminder notice was sent on June 19 to those who had not responded to the questionnaire. By June 30, 276 questionnaires had been returned. From June 30 to July 14, a telephone survey was conducted to determine the zoning preference of those who had still not responded. A further 57 property owners were contacted during this period.

Through the telephone survey and questionnaire, a total of 338 property owners and residents were contacted. The respondents consisted of 294 resident owners, 37 absentee owners, and 7 tenants. The response rate among the 331 property owners was 83.6 percent.

2.2 Results for Entire Study Area

Of the 331 property owners responding to the questionnaire, 188 (56.8 percent) were in favour of an area rezoning to the R10 District, 131 (39.6%) were opposed and 12 (3.6 percent) were undecided.

To date, "consensus" in area rezoning processes has meant that at least 50 percent of the total number of properties agree with the proposal. Since it is unlikely that all properties in the neighbourhood will respond to the questionnaire, a relatively high response rate and high level of support for the R10 District must be obtained to initiate an area rezoning of the neighbourhood.

In Garden Village, although the response rate was high (83.6 percent among property owners) and a majority of these respondents (56.8 percent of property owners) were in favour of the area rezoning, an insufficient level of support was demonstrated to warrant an area rezoning to the R10 District for the entire neighbourhood. Of the total number of properties (396), only 188 (47.5 percent) were in favour of an area rezoning.

2.3 Results in Three Sub-Areas

In past area rezoning processes, as outlined in the brochure accompanying the questionnaire for Garden Village, if the results of the questionnaire indicate a higher level of support in a large sub-area of the neighbourhood, it may be possible to rezone that portion of the neighbourhood while retaining the current zoning in the remaining blocks.

The findings of the Garden Village questionnaire were analyzed to determine whether support was greater in any sub-area of the neighbourhood. Support for the area rezoning was lower in the eastern and northern sub-areas of the neighbourhood while it was stronger in the western sub-area (see **Attachment B**). The following table provides the results of the questionnaire for each sub-area.

Table 1: Zoning Preference Among Property Owners in Three Sub-areas

Sub-area	No. of Lots	Support for Rezoning to R10 (out of total number of respondents for each sub-area)						Total No. of Respondents
		In Favour		Against		Undecided		
Northern Sub-area	34	14	50%	12	42.9%	2	7.1%	28
Eastern Sub-area	103	38	46.9%	41	50.6%	2	2.5%	81
Western Sub-area	259	136	61.3%	78	35.1%	8	3.6%	222
Total	396	188	56.8%	131	39.6%	12	3.6%	331

2.4 Results in Western Sub-area

It was found that support was highest in the western sub-area in the area bounded by Parkwood and Pinewood Crescents to the north, the greenbelt and Gilpin Crescent to the east, Burke Street to the south, and Patterson Avenue to the west (see **Attachment B**). This area includes Gilpin Crescent between Barker Crescent and Burke Street since support for the area rezoning was also higher from this section of the street.

There are 259 properties in this sub-area, of which 48 (18.5 percent) are rental properties. A total of 222 property owners from this area responded to the questionnaire for a response rate of 85.7 percent. Of these owners, 194 were residents of the neighbourhood and 28 were absentee owners. The following table provides a breakdown of the findings by street.

Table 2: Zoning Preference Among Property Owners in the Western Sub-area

Street	No. of Lots	Support for Rezoning to R10 (out of total number of respondents for each street)						Total No. of Respondents	
		In Favour		Against		Undecided			
Pinewood Crescent	20	12	4	0				16	
Parkwood Crescent	23	8	9	2				19	
Gilpin Crescent	44	20	16	1				37	
Castlewood Crescent	36	19	12	0				31	
Price Crescent	46	25	15	2				42	
Hazelwood Crescent	47	33	7	3				43	
Cherrywood Crescent	19	9	10	0				19	
Burke Street	6	2	1	0				3	
Patterson Avenue	2	0	1	0				1	
Barker Crescent	16	8	3	0				11	
Total	259	136	61.3%	78	35.1%	8	3.6%	222	100%

Of the 222 property owners, 136 (61.3 percent) were in favour of an area rezoning to the R10 District, 78 (35.1 percent) were opposed, and 8 (3.6 percent) were undecided. In relation to the total number of properties within the western sub-area, 52.5 percent (136 out of 259 properties) were in favour of the area rezoning to the R10 District.

A breakdown of the results by tenure reveals that 66.5 percent of the resident owner respondents supported the rezoning to the R10 District, while only 28.6 percent of the absentee owners supported the rezoning (see Table 3).

Table 3: Zoning Preference by Type of Property Owner in the Western Sub-area

Type of Ownership	Support for Rezoning to R10						Total No. of Respondents	
	In Favour		Against		Undecided			
Resident Owner	129	66.5%	57	29.4%	8	4.1%	194	100%
Absentee Owner	8	28.6%	20	71.4%	0	-	28	100%

The main reasons given by property owners from the western sub-area in support of an area rezoning to the R10 District were:

- 1) to help preserve the existing character of the neighbourhood (42 respondents);
- 2) to protect scenic views (33 respondents); and
- 3) to discourage box-like housing construction (20 respondents).

The main reasons given by those opposed to the rezoning were:

- 1) to maintain flexibility in design (23 respondents);
- 2) to maintain property values (23 respondents); and
- 3) to maintain full development potential of the property (13 respondents).

3.0 RECOMMENDATION

The overall results of the survey indicate an insufficient level of support to rezone the entire Garden Village neighbourhood to the R10 District. Of the 331 property owners responding to the questionnaire, 188 (56.8 percent) were in favour of the area rezoning. However, these respondents represent only 47.5 percent of the total number of properties and therefore do not meet the requirement that at least 50 percent of the properties be in support of the area rezoning.

As in past area rezonings to the R10 District, the results of the questionnaire were analyzed by sub-area. It was determined that a sufficient level of support for an area rezoning to the R10 District was demonstrated in the western sub-area of the neighbourhood. A high percentage (85.7 percent) of the 259 property owners in this sub-area responded to the questionnaire. Of the 222 respondents (owners only), 136 (61.3 percent) were in favour of an area rezoning to the R10 District. This means that 52.5 percent of all the properties within the western sub-area support the rezoning to the R10 District. Therefore, it is recommended that a bylaw be prepared and forwarded to a Public Hearing to initiate an area rezoning to the R10 District of the western sub-area of Garden Village (see **Attachment C**).

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

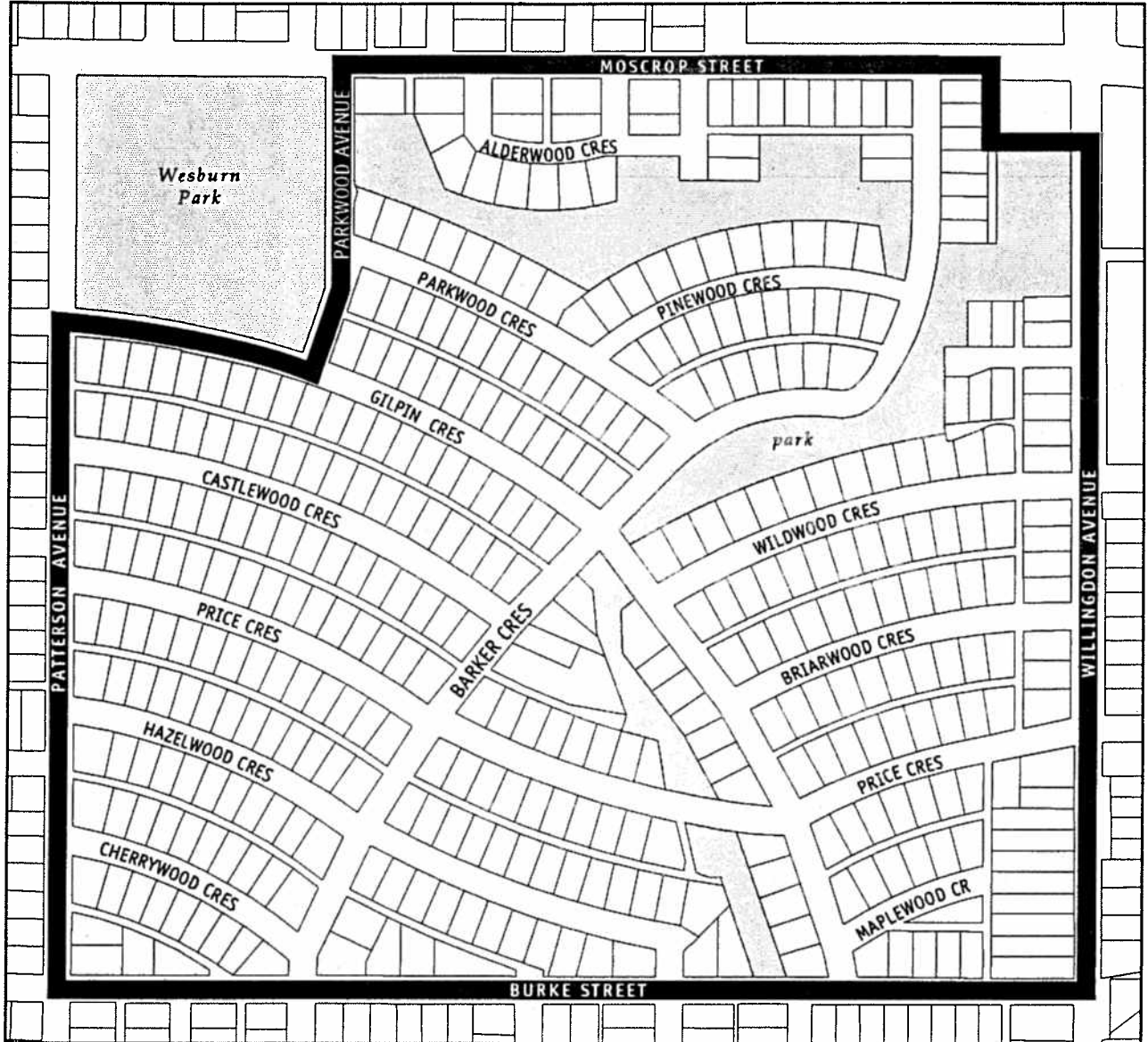
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6 D.G. Stenson, Director
PLANNING & BUILDING

MMldb
Attachments

cc: City Manager
City Solicitor
Chief Building Inspector
Supervisor Plan Checking



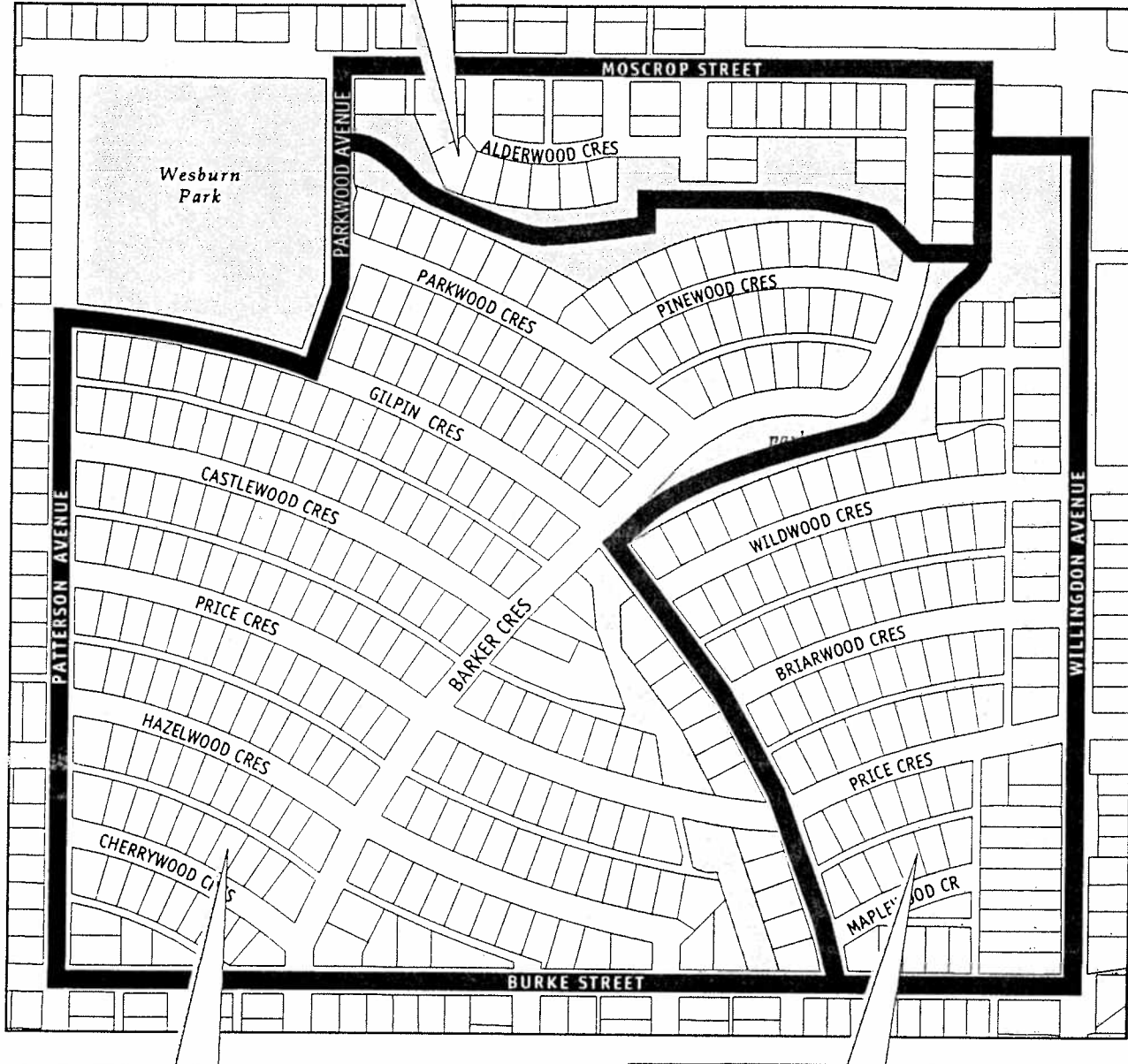
Garden Village Study Area



Attachment A

NORTHERN SUB-AREA

Number of Lots	34
Number of owners responding to questionnaire	28
Rezone to R10?	
yes	14 (50%)
no	12 (42.9%)
undecided	2 (7.1%)



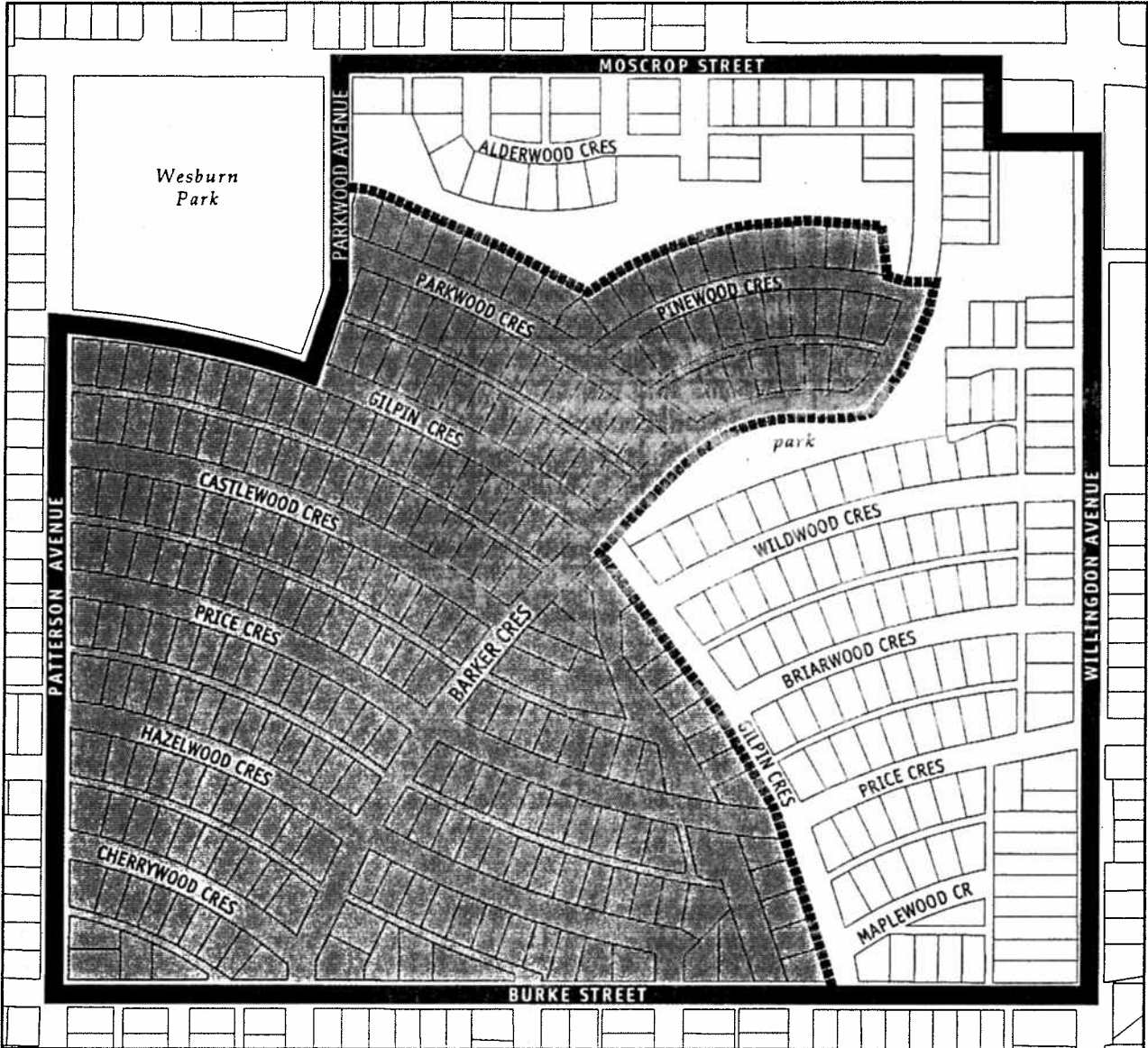
WESTERN SUB-AREA

Area Proposed for Rezoning to R10	
Number of Lots	259
Number of owners responding to questionnaire	222
Rezone to R10?	
yes	136 (61.3%)
no	78 (35.1%)
undecided	8 (3.6%)

EASTERN SUB-AREA

Number of Lots	103
Number of owners responding to questionnaire	81
Rezone to R10?	
yes	38 (46.9%)
no	41 (50.6%)
undecided	2 (2.5%)

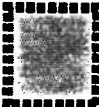




Garden Village Study Area



not to scale


 Western Sub-area
 Area proposed for Rezoning
 to R10 District

Attachment C

