

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: HOLLY ROSEWOOD R12 AREA REZONING

RECOMMENDATIONS:

1. **THAT** Council authorize preparation of a bylaw to be forwarded to a Public Hearing to initiate an area rezoning to the R12 Residential District of the 7400 blocks of Holly Street, Rosewood Street, the north side of Vista Crescent and the south side of Elwell Street.
2. **THAT** a notice be sent to area residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

On 1997 January 21, the Housing Committee endorsed the attached report outlining the findings of a questionnaire and public meeting concerning an area rezoning of the 7400 blocks of Holly Street, Rosewood Street, the north side of Vista Crescent and the south side of Elwell Street. The Committee advised that a majority of residents support an area rezoning to the R12 Residential district to allow for small lot subdivision permitting single family dwellings, and further potential for two family dwellings. Consequently, the Committee recommended that the proposal be forwarded to a public hearing.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

: COPY - CITY MANAGER - DIR. PLNG. & BLDG.

Councillor J. Young
Member

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

1997 JANUARY 16

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400.21

SUBJECT: HOLLY/ROSEWOOD R12 AREA REZONING

PURPOSE: To provide the findings of a questionnaire concerning an area rezoning of the 7400 blocks of Holly Street, Rosewood Street, the north side of Vista Crescent and the south side of Elwell Street.

RECOMMENDATION:

1. **THAT** the Housing Committee recommend to Council:
 - a. **THAT** a bylaw be prepared and forwarded to a Public Hearing to initiate an area rezoning to the R12 Residential District of the 7400 blocks of Holly Street, Rosewood Street, the north side of Vista Crescent and the south side of Elwell Street.
 - b. **THAT** a notice be sent to area residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

On 1996 March 18, a petition was submitted by the owners of 26 properties on the 7400 blocks of Holly Street and Rosewood Street. The petition requested that the City rezone the properties from the R5 and R9 Residential Districts to the R12 Residential District in order to allow for small lot subdivision permitting single family dwellings, and further potential for two family dwellings.

In response to the petition, Council authorized staff to consult with the property owners and residents in the vicinity of Holly Street and Rosewood Street to explore the desirability of undertaking an area rezoning to the R12 Residential District. The study area to be considered for an area rezoning includes the petitioned area as well as the north side of Vista Crescent and the south side of Elwell Street (Sketch 1, *attached*).

In addition to the survey, a public meeting was held on 1996 November 19 at the New Vista Care Home (7550 Rosewood Street) in order to provide additional information about the proposed area rezoning. Twenty two area residents attended the meeting. This report provides the findings of the survey and comments received at the public meeting.

2.0 FINDINGS OF THE SURVEY

2.1 Response Rate

There are 57 residential properties zoned R5 and R9 Residential District in the study area, with a total of 65 residential units with 57 property owners. This includes properties occupied by single family dwellings and two family dwellings (three of which are strata titled).

On 1996 November 08, a rezoning proposal and questionnaire were sent to 80 property owners and renters in the study area (including absent property owners). Respondents were requested to send in their questionnaires by December 06. To increase the response rate, a reminder notice was sent on December 06 to those who had not yet responded to the questionnaire. From December 15 until January 15, those who had still not responded were contacted by telephone.

Through the questionnaire and telephone survey, a total of 50 owners and renters were contacted. The respondents consisted of 48 property owners and 2 renters. **The response rate among all property owners was 84.2%** (48 of 57 property owners responded to the questionnaire).

2.2 Results

When reviewing the survey results of the study area, it is evident that there is a high level of support for the proposed rezoning from the **respondents**: 40 of the 50 respondents are in favour of the proposed rezoning (80%), while 9 (18%) are opposed and 1 (2%) is undecided. A breakdown of the findings is provided in Table 1.

Table 1: Survey Results

	Number Surveyed	Number of Respondents	In Favour	Against	Undecided
Property Owners	57	48	39	8	1
Percentage of all property owners who responded			81.3%	16.7%	2.1%
Percentage of all property owners		84.2%	68.4%	14.0%	1.8%
Renters	23	2	1	1	0
Percentage of all renters who responded			50.0%	50.0%	0.0%
Percentage of all renters		8.7%	4.3%	4.3%	0.0%
Totals	80	50	40	9	1
Percentage of all who responded			80.0%	18.0%	2.0%
Percentage of all surveyed		62.5%	50.0%	11.3%	1.3%

When considering all property owners in the study area, it is apparent that there is support for the proposed rezoning. Of the total number of property owners in the study area, 68.4% are in favour of the proposed rezoning, 14.0% are opposed and 1.8% are undecided.

3.0 COMMENTS RECEIVED AT THE PUBLIC MEETING AND FROM THE SURVEY

The majority of comments received are supportive of the proposed area rezoning to the R12 Residential District. Many of these comments are not specific and make only general comments, such as "it will be good for the neighbourhood." Others are interested in future subdivision potential which may result in single family detached homes on small lots.

On the other hand, three respondents are concerned that the minimum lot sizes of the R12 Residential District are too small, and that this will lead to undesirable densities in the area. While the introduction of smaller lot sizes through the R12 Residential District would increase the number of households in the neighbourhood, staff are of the opinion that adjacent amenities including recreation facilities, open space, commercial services, as well as existing medium density multiple family developments provide an appropriate context for such an increase.

There is also a concern about the quality of residential development and the impact of front yards dominated by driveways.

A review of the written comments received and those noted through telephone discussions indicate that the majority of respondents are satisfied with the area rezoning proposal as presented.

4.0 RECOMMENDATION

Having considered the concerns of the community, that the majority of respondents voted in favour of the area rezoning (80%,) and that 68.4% of all property owners in the study area agree with the proposal, it is proposed that the area rezoning process proceed. It is recommended that a bylaw be prepared and forwarded to a Public Hearing for an area rezoning to the R12 Residential District of the 7400 blocks of Holly Street, Rosewood Street, the north side of Vista Crescent and the south side of Elwell Street. At the Public Hearing, residents and property owners would have further opportunity to provide input on this area rezoning.

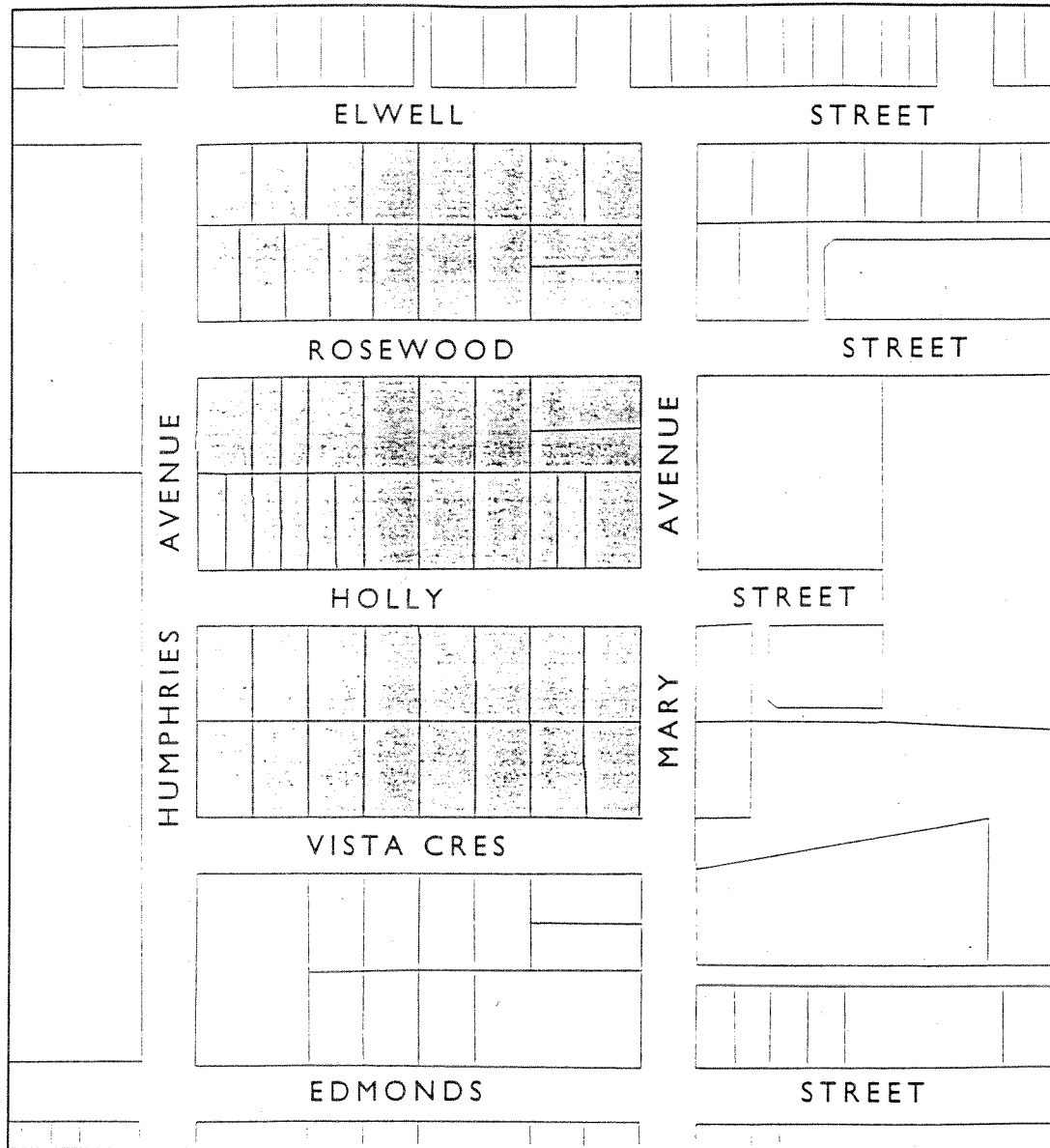
The property owners and residents will be informed of the findings of the questionnaire and advised of Council's decision.


D.G. Stenson, Director
PLANNING & BUILDING


KSF

Attachment

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



ROSEWOOD / HOLLY
NEIGHBOURHOOD



Study area

