

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: REQUEST FOR A REZONING TO THE R12 DISTRICT:
ELLESMERE/FRANCES/HOLDOM AREA

RECOMMENDATIONS:

1. *THAT* Council authorize a bylaw to be prepared and forwarded to a Public Hearing to initiate an area rezoning to the R12 District of the 400-500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500-5600 blocks of the north side of Frances Street.
2. *THAT* a notice be sent to the area residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

The Community Planning and Housing Committee, at its meeting held on 1998 May 26, adopted the *attached* report outlining the findings of a questionnaire concerning an area rezoning of the 400-500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and 5500-5600 blocks of the north side of Frances Street. The Committee noted that a majority of the property owners in the area responded positively to the area rezoning proposal in the questionnaire or verbally by telephone. The Committee, therefore, proposed that the area rezoning process proceed to a public hearing.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

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

TO: CHAIRMAN AND MEMBERS 1998 MAY 8
COMMUNITY PLANNING AND HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.24

SUBJECT: **REQUEST FOR A REZONING TO THE R12 DISTRICT: ELLESMERE /FRANCES/HOLDOM AREA**

PURPOSE: To provide the findings of a questionnaire concerning an area rezoning of the 400-500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and 5500-5600 blocks of the north side of Frances Street.

RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend to Council that a bylaw be prepared and forwarded to a Public Hearing to initiate an area rezoning to the R12 District of the 400-500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500-5600 blocks of the north side of Frances Street.
2. **THAT** a notice be sent to the area residents and property owners advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

In August 1997, a petition was submitted by residents of the 400-500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500-5600 blocks of the north side of Frances Street (see map 1 attached). The petition requested that the City rezone the properties from the R4 Residential District to the R12 Residential District in order to allow for small lot subdivision which would permit the development of single and two family dwellings.

In response to the petition, on the recommendation of the Community Planning and Housing Committee, Council authorized staff to consult with the property owners and residents in the area to explore the desirability of undertaking an area rezoning to the R12 District.

A brochure and survey were mailed to residents and property owners in the affected area with a return date of April 20, 1998. In addition, an information meeting was held at Capitol Hill Elementary School on April 15, 1998 where 7 people attended.

2.0 FINDINGS OF THE SURVEY

There are 14 properties in the study area, each of which contains a single family dwellings. The questionnaire was sent to all property owners and tenants in the area. Ten completed questionnaires were returned, and a further 3 responses were received over the telephone. A response was not received from one absentee property owner despite repeated attempts to locate him. No tenants responded to the questionnaire.

The results of the questionnaire are summarized as follows:

Table 1:

	Total Properties	Number of Respondents	In Favour	Against	No Response
# of Properties	14	13	10	3	1
% of all who responded			77%	23%	0%
% of all properties		93%	71%	22%	7%

When considering all property owners in the area, it is apparent that there is support for the proposed zoning. Of the total number of property owners in the study area, owners representing 71% of the properties are in favour of the proposed rezoning and 22% opposed, with 1 property owner who could not be contacted.

3.0 COMMENTS RECEIVED AT THE PUBLIC MEETING AND FROM THE SURVEY

Most of the comments received at the public meeting and in the questionnaires were in support of the proposed area rezoning. There was a general concern that rezoning to the R12 would lead to higher assessed property value resulting in higher property taxes. Staff explained to those that were concerned about property taxes that the Assessment Act provides for tax relief to long term residents (those who lived at the address over ten years) where a rezoning would increase property values for as long as they were owner occupiers of the lot and did not pursue redevelopment.

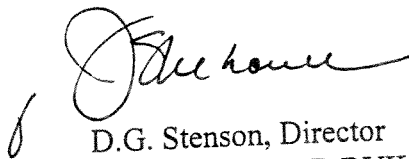
Three of the residents were very concerned about the potential impact of a rezoning to the R12 District on the stability of the neighbourhood. They strongly felt that the desire to proceed with an R12 area rezoning was coming from those that no longer live in the area at the expense of those who lived in the neighbourhood and cared about the sense of community. However, as indicated from the results of the questionnaire, this was the view of a minority of the people in the neighbourhood.

4.0 RECOMMENDATION

Considering that a majority of the property owners in the area responded positively to the area rezoning proposal in the questionnaire or verbally by telephone, it is proposed that the area rezoning process proceed. It is recommended that a bylaw be prepared and forwarded to a Public Hearing to initiate an area rezoning to the R12 District of the 400-500 blocks of Ellesmere Avenue and the west side of Holdom Avenue and the 5500-5600 blocks of the north side of Frances Street.

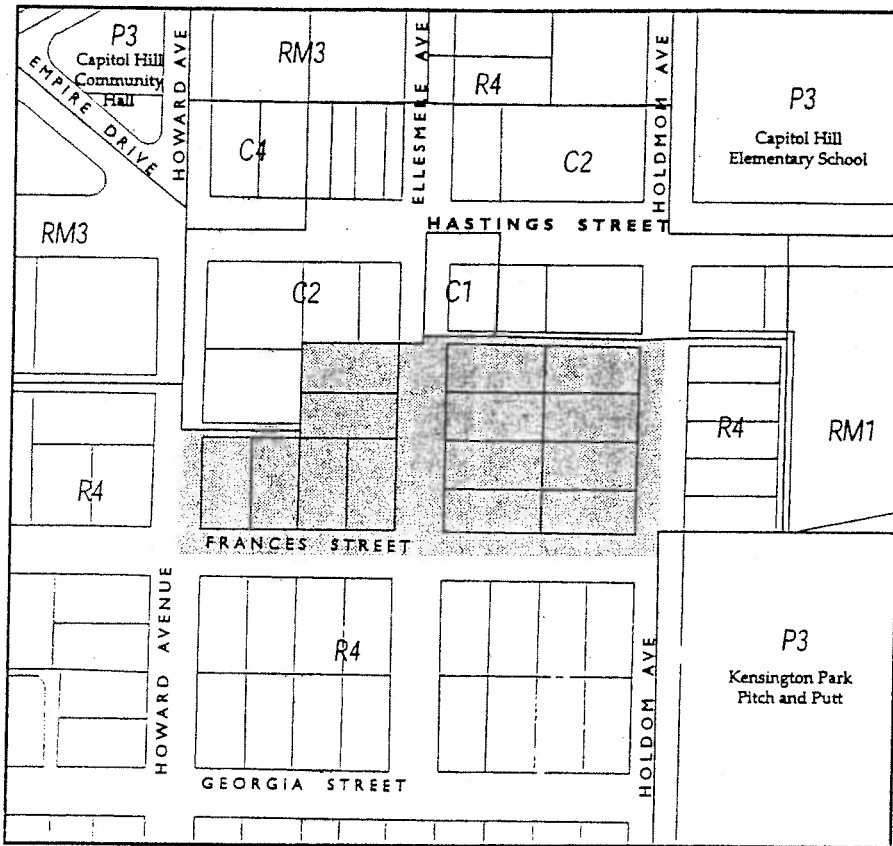
At the Public Hearing, residents and property owners would have a further opportunity to provide input into the proposed area rezoning.

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


D.G. Stenson, Director
PLANNING AND BUILDING


BG:sa

cc: City Manager
City Solicitor



Ellesmere/Francis Neighbourhood



 Study Area to be explored for a possible rezoning to the R12 District

MAP 1

