

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: CLINTON/NEVILLE STREET R12 AREA REZONING

RECOMMENDATIONS:

1. THAT Council not proceed to Public Hearing for the proposed R12 District area rezoning for the Clinton/Neville study area.
2. THAT Council forward the 5200 to 5600 blocks of Clinton Street to Public Hearing.
3. THAT a notice be sent to the residents and property owners in the study area advising them of the results of the questionnaire and Council's decision.

REPORT

The Community Planning and Housing Committee, at its open meeting held on 2000 April 18 received and adopted the attached report providing the findings of a survey concerning an area rezoning of the 5200 - 6200 blocks of Clinton Street, Neville Street and north side of Portland Street, the 5400 - 6200 blocks of the south side of Rumble Street and the 7800 block of the east side of Royal Oak to the R12 Residential District Zoning category. Given that only 39% of all property owners in the study area are in favor of the area rezoning, the Committee recommended that the area rezoning process for the Clinton/Neville study area not proceed to Public Hearing. Notwithstanding the above, the Committee recommended that a sub-area of the study area, the 5200 - 5600 blocks of Clinton Street, be forwarded to Public Hearing on the basis of support in the sub-area (56% of all property owners in favor) and an existing strong small lot character.

For the information of Council, the attached report contains an appendix providing an assessment of the redevelopment potential of the 5200 - 5600 blocks of Clinton Street.

Respectfully submitted,

Councillor C. Redman
Chairman

Councillor G. Begin
Member

Councillor D. Johnston
Member

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

TO: CHAIR & MEMBERS 2000 MARCH 23
COMMUNITY PLANNING & HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.29

SUBJECT: CLINTON/NEVILLE STREET R12 AREA REZONING

PURPOSE: To provide the findings of a survey concerning an area rezoning of the 5200 - 6200 blocks of Clinton Street, Neville Street and north side of Portland Street, the 5400 - 6200 blocks of the south side of Rumble Street and the 7800 block of the east side of Royal Oak to the R12 Residential District zoning category.

RECOMMENDATIONS:

1. **THAT** Council be requested to not proceed to Public Hearing for the proposed R12 District area rezoning for the Clinton/Neville study area.
2. **THAT** Council be requested to only forward the 5200 to 5600 blocks of Clinton Street to Public Hearing.
3. **THAT** a notice be sent to the residents and property owners in the study area advising them of the results of the questionnaire and Council's decision.

R E P O R T

1.0 BACKGROUND

At its meeting of 1995 July 25, the Housing Committee received a petition from the owners of 46 properties on the 5200 to 5600 blocks of Clinton Street. The area is bounded by Royal Oak Avenue to the west and Plum Avenue to the east (Sketch #1, *attached*). The petition requested that the area be rezoned from the R5 and R9 Residential Districts to the R12 Residential District in order to allow for small lot subdivision and the potential to develop two-family dwellings on small lots. As the petitioned area was part of the Royal Oak Study Area, the Housing Committee at its meeting of 1995 September 26, advised that the request be considered in the context of the community planning process scheduled for the Royal Oak Study Area.

The Royal Oak Community Plan was adopted by Council on 1999 June 28. The plan identifies the previously petitioned and surrounding area as Single and Two Family Residential Neighbourhood, and that the area could be considered as a candidate for R12 area rezoning applications in the portions of the area served by lanes. As such, a consultation process was

initiated to explore the desirability of an area rezoning of the 5200 - 6200 blocks of Clinton Street, Neville Street and the north side of Portland Street, the 5400 - 6200 blocks of the south side of Rumble Street, and the 7800 block of the east side of Royal Oak to the R12 Residential District zoning category (Sketch #1, *attached*). In essence, this was an enlargement of the original petitioned area (i.e. 5200 to 5600 blocks of Clinton Street).

Because the proposed rezoning would have an impact on the surrounding neighbourhood in that the new zoning would permit a more intensive level of single and two family development than what is allowed under current zoning, the surrounding neighbourhood was identified as the "consultation area", informed of the proposed zoning change, and their opinion solicited by questionnaire. This consultation area included properties along Rumble, Gilley and Portland Avenue fronting the study area.

In addition to the questionnaire, a public meeting was held on 1999 December 01 at Clinton Elementary School in order to provide additional information about the proposed area rezoning. 84 area residents attended the meeting. This report provides the findings of the public consultation process.

2.0 FINDINGS OF THE QUESTIONNAIRE

2.1 Study Area Response

There are 398 residential properties zoned R2, R5 and R9 in the study area. This includes properties occupied by single family dwellings and two family dwellings (eight of which are strata titled properties).

On 1999 November 12, a rezoning proposal and questionnaire were sent to property owners and residents in the study area. Respondents were requested to send in their questionnaires by December 15. A reminder notice and brochure were sent on December 30 to those who had not yet responded to the questionnaire. Property owners who had still not responded were contacted by phone from January 25 to February 11.

Of the 500 property owners and residents who were contacted, 316 responded to the questionnaire. The respondents consisted of 303 property owners and 13 tenants. The responses received from property owners represent 76% of the properties in the area.

2.2 Study Area Results

Of the 303 property owners who responded to the questionnaire, 156 (51%) are in favour of an area rezoning to the R12 District, 127 (42%) are opposed, and 20 (7%) are undecided. Considering all properties in the study area, only 39% are in support of the proposed rezoning, while 32% are opposed and 5% are undecided. A breakdown of the findings is provided in the following table:

Table 1: Property Owner Response

	Total Residential Units	Number of Property Owners Responding	Support for Rezoning to R12		
			In Favour	Against	Undecided
Study Area	398	303	156	127	20
% (of all Properties)	100%	76%	39%	32%	5%
% (of Properties Responding)		100%	51%	42%	7%

2.3 Response from Tenants

Thirteen tenants responded to the survey (13% response rate). Of the respondents, 5 were in favour of the proposed rezoning, while 8 did not support it.

2.4 Consultation Area Response and Results

The brochure and questionnaire were sent to 204 property owners and residents in the adjacent consultation area (which included properties along Portland and Gilley fronting the study area, as well as the properties bounded by Irmin, Macpherson, Gilley and Rumble Streets). 36 property owners and two tenants from the consultation area responded to the questionnaire, representing an 18% response rate.

Of the total number of people contacted in the consultation area, 13 indicated support and 25 were opposed.

3.0 COMMENTS RECEIVED AT THE PUBLIC MEETING AND FROM THE SURVEY

3.1 Study Area Comments

Comments received from the study area indicating opposition to the proposed area rezoning primarily cited the following concerns:

- increased density, including increased pressure on local schools and infrastructure;
- traffic and parking congestion;
- increase in crime; and
- concerns with the two family dwelling form on small lots.

Other comments opposing the proposal included the potential impact on property values or assessments, loss of green space, increase in the number of rental units, as well as concerns that the City may be sponsoring the proposal (as outlined in Section 1.0 of this report, the proposal was initiated by petition by neighbourhood residents, as is the case with all R12 District area rezonings).

Comments received which support the proposed area rezoning primarily cited the following reasons:

- small lots are more affordable;

- will help replace rental housing and illegal suites with owner-occupied homes; and
- appropriate to densify in this area (adjacent to services, schools, public transit);

Additional comments from those supporting the rezoning proposal included a desire to keep the zoning boundaries to the lanes, rather than the streets (to ensure that the north and south sides of the street retained a similar character), and a desire for more street trees and a traffic light at Clinton and Royal Oak. It was also suggested that speed humps be pursued for Roslyn Avenue between Portland and McKee. This request will be followed up by the Traffic Division of the Engineering Department.

3.2 Adjacent Consultation Area Comments

Comments from the consultation area opposing the proposed rezoning cite parking and traffic congestion, increased densities and pressure on schools as the primary reasons.

Residents supporting the proposal cite the affordability of small lots and the associated works and services provided in the course of R12 District redevelopment. Residents to the north of Rumble Street strongly supported the inclusion of their properties in an R12 District area rezoning process.

4.0 ANALYSIS OF RESULTS

Considering that only 39% of all property owners are in favour of the proposed rezoning, and given the concerns expressed during the consultation process, it is recommended that the proposed R12 District rezoning for the study area not proceed to Public Hearing.

Notwithstanding the above, a small portion of the study area has indicated support for the proposed rezoning. That portion includes the 5200 - 5600 blocks of Clinton Street, bounded by Plum Avenue in the east and by the lane east of Royal Oak in the west (see Sketch #2, *attached*). There are a total of 71 properties in this sub-area (representing 18% of properties in the study area), of which 40 (56%) indicated support for the proposal, 19 (27%) indicated opposition, 4 (6%) were undecided and 8 (11%) did not respond.

The majority of property owners along these three blocks have indicated support for the proposed rezoning through the survey process. It should also be noted that these are the same blocks from which the petition for the R12 District originated. There is an existing small lot character in this sub-area: the three blocks are contiguous and generally have a similar character, and many properties are currently undergoing redevelopment. Two of the block faces also currently have subdivision potential (under the 30% small lot criteria under the R5 District). While there are other pockets of support for the proposed rezoning throughout the study area, they represent only single block faces or even half-blocks. This is the only sub-area where support was evident that is of a size suitable for an area rezoning such as the R12 District.

It is felt that this proposal - forwarding only the 5200 - 5600 blocks of Clinton Street forward to Public Hearing - represents the best compromise to meet the concerns of the study area as a whole, while accommodating the majority of property owners in the sub-area. Given the small area proposed for rezoning (18% of the original study area), some of the concerns related to the potential increase in density and subsequent pressures on infrastructure may be minimized. It is recommended that the area rezoning process for the identified sub-area proceed to a Public Hearing to further gauge neighbourhood opinion on the possibility of a portion of their neighbourhood being developed under the R12 District. It is also recommended that all property owners and residents in the larger study area be apprised in writing of the proposal to advance the 5200 to 5600 blocks of Clinton Street to Public Hearing.

5.0 RECOMMENDATION

Having considered the concerns of the community and that only 39% of all property owners in the study area are in favour of the area rezoning, it is recommended that the area rezoning process for the Clinton/Neville study area not proceed to Public Hearing.

Notwithstanding the above, it is also recommended that a sub-area of the study area, the 5200 - 5600 blocks of Clinton Street, be forwarded to Public Hearing on the basis of support in the sub-area (56% of all property owners in favour) and an existing strong small lot character.

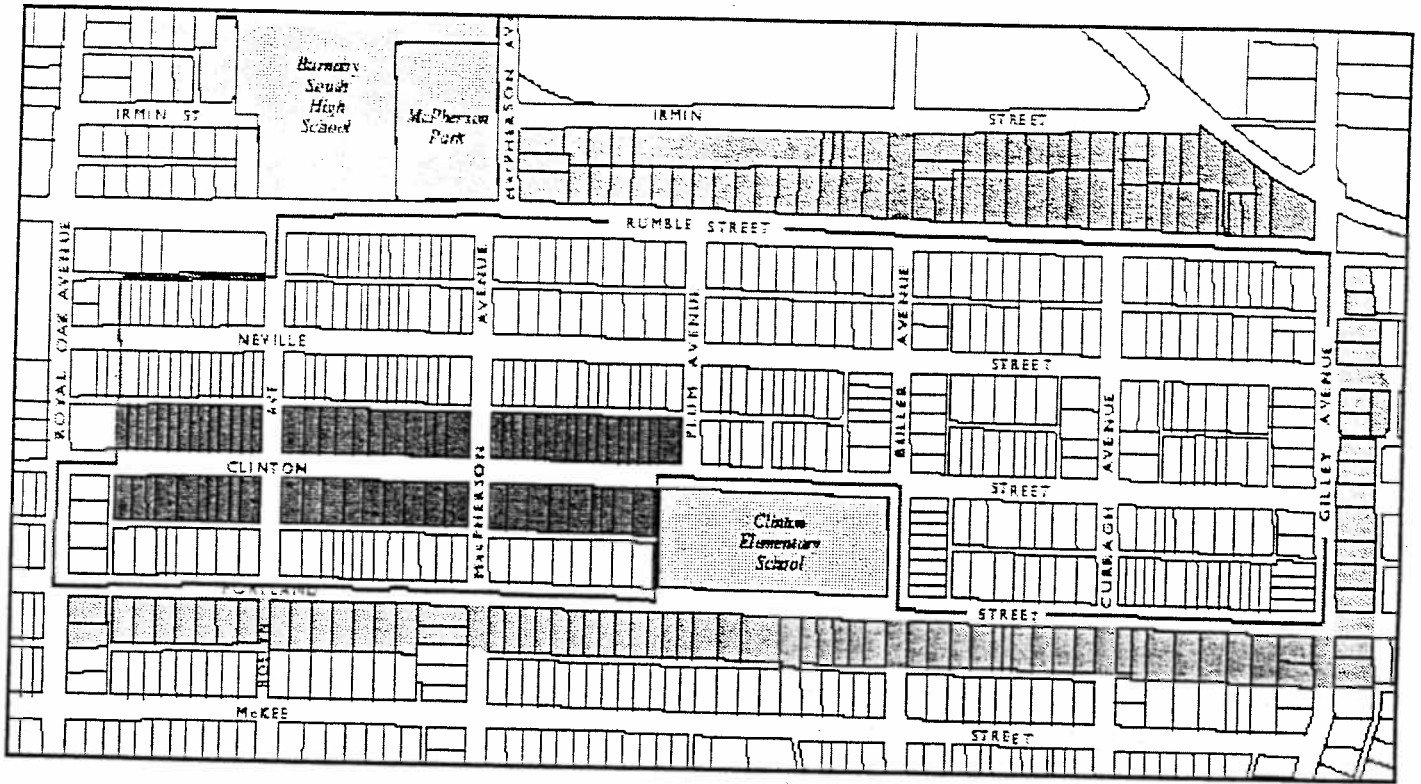
It is also recommended that the property owners and residents in the study area be informed of the findings of the questionnaire and advised of Council's decision.



for D.G. Stenson, Director
PLANNING & BUILDING

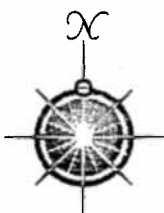
KSF
Attachments

cc. City Manager
City Solicitor
Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services
Chief Building Inspector
Supervisor Plan Checking

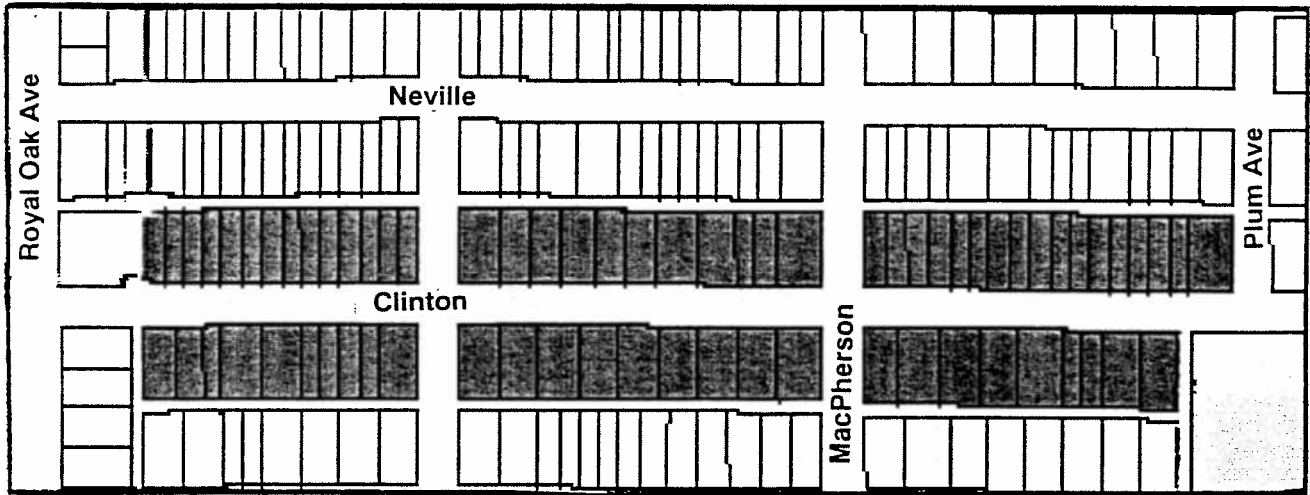


Expanded boundaries of area for consideration of rezoning to R12
 Petitioned area
 Consultation Area

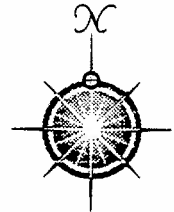
Clinton/Neville Neighbourhood Rezoning Proposal



Sketch #1



**Sub Area Proposed to be Forwarded
to Public Hearing
5200 - 5600 blocks of Clinton Street**



Sketch #2

TO: CHAIR & MEMBERS
COMMUNITY PLANNING & HOUSING COMMITTEE

2000 APRIL 13

FROM: DIRECTOR PLANNING & BUILDING

OUR FILE: 16.400.29

SUBJECT: CLINTON/NEVILLE STREET R12 AREA REZONING

PURPOSE: To provide information on typical household sizes and expected redevelopment time frame of the 5200 to 5600 blocks Clinton Street.

RECOMMENDATION:

1. **THAT** this report be received for information.

REPORT

1.0 BACKGROUND

At its meeting of 2000 March 28, the Community Planning and Housing Committee heard delegations from the Clinton/Neville Street study area, currently under consideration for an area rezoning to the R12 District. The delegations raised the issues of family size and expected time frame of redevelopment of the properties in this sub-area. This report addresses those issues.

2.0 REDEVELOPMENT TIME FRAME FOR 5200 TO 5600 BLOCKS CLINTON STREET

At present, there are 75 dwelling units in the sub-area, representing single and two family houses. The sub-area was analyzed to determine likely time frames of redevelopment and the expected increase in dwelling units resulting from a rezoning to the R12 District. A range of possible dwelling units has been presented as a property may redevelop with either a single or a two family dwelling. The following table summarizes the estimates:

Redevelopment Time Frame and Unit Potential: 5200 to 5600 Blocks Clinton Street

Time Frame (years)	Estimated Number of Small Lots Redeveloping	Additional Units Under R12 District		Estimated Number of Subdividable Lots Redeveloping	Additional Units Under R12 District		Total Additional Units Possible Under R12 District	
		Single Family	Two Family		Single Family	Two Family	Single Family	Two Family
Less than 5	4	0	4	6	6	18	6	22
5 - 10	11	0	11	7	7	19	7	30
10 - 20	10	0	10	4	4	12	4	22
20+	22	0	22	6	6	15	6	37
TOTAL	47	0	47	23*	23	64	23	111

* This includes three strata titled properties. As there are two legal owners, each received a questionnaire and had an opportunity to comment.

As such, there is an ultimate potential for an additional 111 dwelling units, bringing the total potential dwelling unit count to 186. On the other hand, if only the single family option under the R12 District was pursued, 23 additional dwelling units would be added to the existing housing stock. This is a long term projection. As of 2005, for example, it is anticipated that there would be between 6 and 22 additional units, for a total of 81 to 97 units, depending on the ratio of single family to two family development.

3.0 TYPICAL HOUSEHOLD SIZE

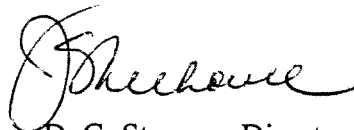
As per the 1996 Census, average household size for single family dwellings in the Clinton/Neville area are 3.032 persons per household, and 3.476 persons per household for two family dwellings.

Given the average household size for the Clinton/Neville area, there are approximately 230 people currently residing in the sub-area. Using the above projections, as of 2005, it is anticipated that there would be an additional 19 to 71 people living in the sub-area, depending on the ratio between single family and two family development. There is a maximum possible population of 393 to 605.

Given the experience with the R12 District and that only 15% of properties redevelop using the two family dwelling form, it is anticipated that a realistic figure for the sub-area is a total of 107 households with 348 people (representing 32 additional households and 118 additional people).

4.0 CONCLUSION

This report provides an assessment of the redevelopment potential of the 5200 to 5600 blocks of Clinton Street, and is provided for the information of the Committee.



D. G. Stenson, Director
PLANNING & BUILDING

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