

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

Re: Hardwick/Woodsworth Street Area Rezoning

RECOMMENDATIONS:

1. **THAT** Council forward the proposed R12 District area rezoning for the redefined Hardwick/Woodsworth Street study area to Public Hearing.
2. **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 meeting held on 2000 January 25, received and adopted the attached report outlining the findings of a survey concerning a proposed rezoning to the R12 District for a redefined Hardwick/Woodsworth Street area. Given that 53% of property owners voted in favor of the area rezoning, the Committee supported forwarding the proposal to a Public Hearing.

Respectfully submitted,

Councillor C. Redman
Chairman

Councillor G. Begin
Member

Councillor D. Johnston
Member

:COPY - CITY MANAGER
- CITY SOLICITOR
- DIRECTOR ENGENDERING
- DIRECTOR PLANNING & BUILDING
- CHIEF BUILDING INSPECTOR

TO: CHAIR & MEMBERS
COMMUNITY PLANNING & HOUSING COMMITTEE

2000 January 21

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400.20

SUBJECT: **HARDWICK/WOODSWORTH STREET AREA REZONING**

PURPOSE: To provide the findings of a survey concerning an area rezoning of the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street and the north side of Sprott Street, the 3400 - 3700 blocks of the east side of Douglas Road and the 5600 block of the south side of Laurel Street.

RECOMMENDATIONS:

1. **THAT** the proposed R12 District area rezoning for the redefined Hardwick/Woodsworth Street study area be forwarded to Public Hearing.
2. **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

In March 1996, a petition was submitted from residents representing 68 properties on the 5600 - 6000 blocks of Hardwick Street, Woodsworth Street, the north side of Sprott Street and the 3500 - 3700 blocks of the east side of Douglas Road. The petition requested that the City rezone the properties from the R5 and R9 Districts to the R12 District to allow for small lot subdivision which would permit single and two family houses.

In response to the petition, 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. The study area considered for the area rezoning includes the petitioned area as well as the 3400 block of the east side of Douglas Road and the 5600 block of the south side of Laurel Street (Sketch #1, *attached*). 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 Laurel Street, Douglas Road and Sprott Street fronting the study area.

In addition to the questionnaire, a public meeting was held on 1999 March 22 at Douglas Road Elementary School in order to provide additional information about the proposed area rezoning. Thirty-one area residents attended the meeting.

The initial findings of the survey were reported to the Community Planning and Housing Committee on 1999 October 26. At that time, the Committee directed staff to contact any property owners who had not yet responded to the questionnaire, and to remove the Douglas Road properties from the study area given that Douglas Road is a truck route and that the properties are not served by lanes. This report provides the findings of the public consultation process for the redefined study area.

2.0 FINDINGS OF THE QUESTIONNAIRE

2.1 Study Area Response

There are 120 residential properties zoned R5 and R9 in the redefined study area. This includes properties occupied by single family dwellings and two family dwellings (nine of which are strata titled properties).

On 1999 March 03, 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 March 31. To increase the response rate, a reminder notice and brochure were sent on June 18 and again on October 28 to those who had not yet responded to the questionnaire.

Of the property owners and residents who were contacted, 100 responded to the questionnaire. The respondents consisted of 98 property owners and 2 tenants. The responses received from property owners represent 81% of the properties in the area.

2.2 Study Area Results

Of the 98 property owners who responded to the questionnaire, 64 (65%) are in favour of an area rezoning to the R12 District, 29 (30%) are opposed, and 5 (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	120	98	64	29	5
% (of all Properties)	100%	82%	53%	24%	4%
% (of Properties Responding)		100%	65%	30%	5%

It is evident that there is majority support for the proposed rezoning. 53% of all

property owners are in favour, and 24% are opposed. Of the 29 property owners who responded "no", more than half are small lot property owners.

It has already been noted that the Community Planning and Housing Committee instructed that the Douglas Road properties be removed from consideration and that staff again attempt to contact property owners who had not yet responded to the survey. Both the removal of the Douglas Road properties and the third notice to property owners affected the final percentages. The third notice increased the response rate to 82%, up from 67%. Eliminating the Douglas Road properties also increased the level of support from 49% to 53%.

2.3 Response from Tenants

Only two tenants responded to the survey. One tenant indicated support for the rezoning proposal and one was opposed to the rezoning proposal.

2.4 Consultation Area Response and Results

The brochure and questionnaire were sent to 93 property owners and residents in the adjacent consultation area (which included properties along Laurel Street, Douglas Road and Spratt Street fronting the study area). Eight property owners and one tenant from the consultation area responded to the questionnaire. Only owners and tenants of 10% of the properties responded.

Of the total number of people contacted in the consultation area, four indicated support (4%), three were opposed (3%) and two were undecided (2%).

3.0 COMMENTS RECEIVED AT THE PUBLIC MEETING AND FROM THE SURVEY

3.1 Study Area Comments

Comments have been received which are supportive of the proposed area rezoning. A number of respondents felt that the rezoning would benefit the area by providing an impetus for redevelopment. Others stated that the R12 District is a desirable development form as it intensifies currently developed land, thereby preserving agricultural land and wildlife habitat; provides affordable alternatives to single and two family homes on large lots; and reduces the likelihood of "monster" homes.

In addition, several respondents noted that existing small lots currently characterize the area, so it is "fair" to give all properties that option. Furthermore, for some large lots that have small lots across the street and lane, but do not currently have subdivision potential under the R5 District, a rezoning to the R12 District would be correcting an "inequitable situation" by giving them subdivision potential.

On the other hand, comments have been received which illustrate the primary concerns area residents have with the proposed area rezoning. The major concern is with a potential increase in on-street parking and traffic congestion, accounting for

almost half of all comments received opposing the proposed rezoning. The parking situation is aggravated by the fact that lanes can only be accessed from Godwin Avenue, thus making them less attractive to use and resulting in more on-street parking. Some property owners noted that it was at times difficult for them to get a parking spot in front of their own homes.

Traffic concerns in this area are also related to the presence of the City of Burnaby Service Centre in this neighbourhood and the use of Douglas Road as a truck route.

Additional concerns raised about the proposed rezoning include the potential impacts of the small lots permitted in the R12 District. There are concerns that the development form will encourage illegal suites; that small lots will “ghettoize” the neighbourhood; and that green space and trees will be lost with small lot development. Others felt that the R12 District regulations overly restricted the potential size of dwellings, making them unattractive to families in an otherwise family-oriented neighbourhood.

There were some comments regarding the costs associated with the R12 District, including concerns about increased taxes and that the costs associated with the Works and Services Bylaw are too high.

3.2 Adjacent Consultation Area Comments

Comments received from the consultation area were generally positive. The proposed rezoning is perceived as a means by which redevelopment will be stimulated and the area can receive needed amenities including sidewalks and street lighting. Two respondents noted that infill housing of this type is a means by which to combat sprawl and help achieve the goals outlined in the Livable Region Strategic Plan. Comments from the consultation area opposing the proposed rezoning cite large lots as one of Burnaby’s special and unique features which should be preserved and the concern that the proposal is driven strictly by profit-seekers.

4.0 ANALYSIS OF RESULTS

The removal of the Douglas Road properties from consideration of the R12 District has affected the two properties included in the study area which front on Laurel Street (5676 and 5686 Laurel Street). The inclusion of these properties in the initial proposal was warranted given their proximity to the Douglas Road properties also under consideration. Without those properties, however, the rezoning of the two Laurel Street properties to the R12 District would result in an R12 “island”. Furthermore, the typical lot width on the north side of Laurel Street is 57', quite different than the 30' lots possible under the R12 District regulations. As there was no positive support for this proposal from the north side of Laurel Street (part of the consultation area), and given that this would create a significantly different housing form than the existing profile without the Douglas Road context, on balance it is recommended that the two Laurel Street properties be excluded from the rezoning proposal.

Although there is some opposition to the proposed area rezoning in the remainder of the study area, the results of the survey process indicate that a rezoning to the R12 District is considered desirable by a majority of the residents at this time. Therefore, having considered the concerns of the community and that 53% of all property owners voted in favour of the area rezoning, it is recommended that the area rezoning process proceed to a Public Hearing to further gauge community opinion at that forum (Sketch #2. *attached*).

5.0 RECOMMENDATION

Having considered the concerns of the community and that 53% of all property owners are in favour of the area rezoning, it is recommended that the area rezoning process proceed to Public Hearing.

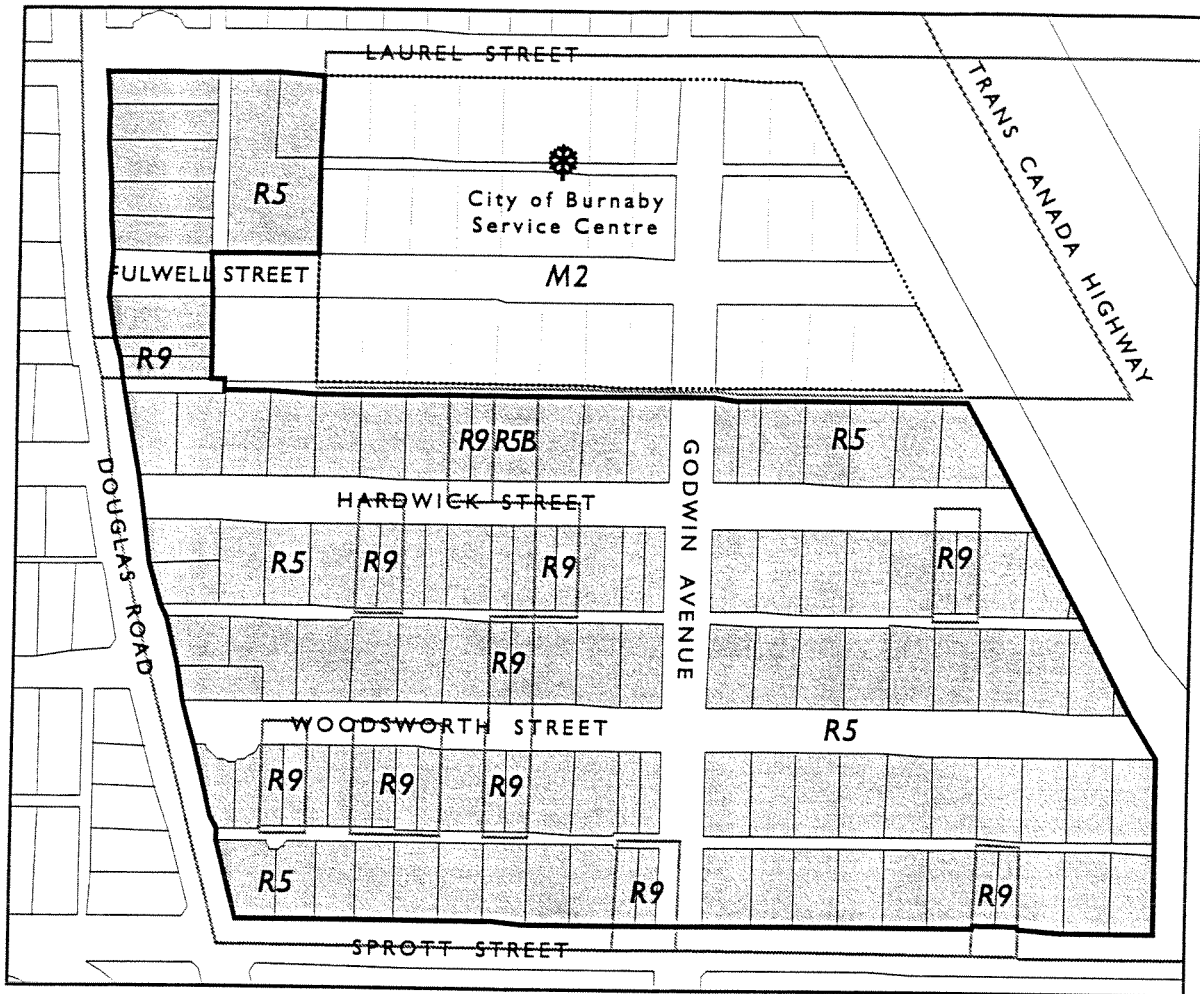
The property owners and residents will be informed of the findings of the questionnaire and advised of Council's decision.



D.G. Stenson, Director
PLANNING & BUILDING

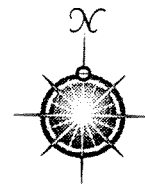
KSF
Attachments

- cc. City Manager
- City Solicitor
- Director Engineering
- Chief Building Inspector
- Supervisor Plan Checking

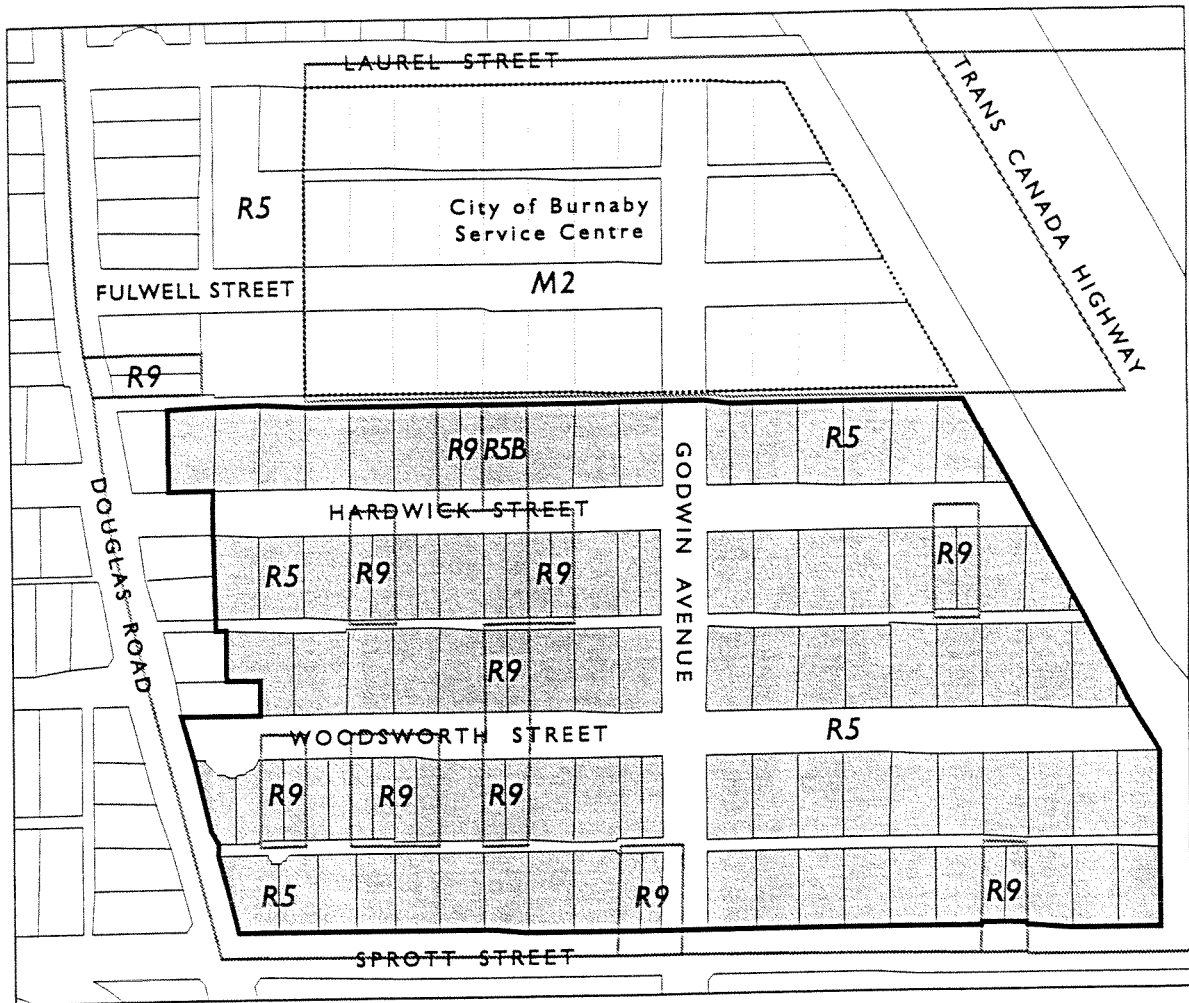


The Hardwick / Woodsworth Study Area

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

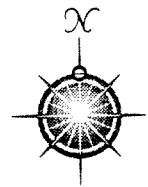


Sketch #1



The Hardwick / Woodsworth Study Area

 Area being considered for the R12 District and being forwarded to Public Hearing.



Sketch #2