

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: PROPOSED AREA REZONING TO THE R12 DISTRICT WEST  
SIDE OF CAPITOL HILL**

RECOMMENDATIONS:

1. **THAT** Council not pursue this request for an area rezoning to the R12 District.
2. **THAT** a notice be sent to residents and property owners in the study and consultation areas 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 2001 August 28, received and adopted the *attached* report outlining the findings of a questionnaire sent to residents and property owners of the west side of Capitol Hill regarding an area rezoning to the R12 District. Given that 62% of respondents in the study area opposed the rezoning proposal, the Committee recommended that Council not pursue this matter further.

Respectfully submitted,

Councillor C. Redman  
Chair

: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - CHIEF BUILDING INSPECTOR
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Councillor G. Begin  
Member

Councillor D. Johnston  
Member

**TO:** CHAIR AND MEMBERS  
COMMUNITY PLANNING AND  
HOUSING COMMITTEE

2001 August 23

**FROM:** DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400.32

**SUBJECT: PROPOSED AREA REZONING TO THE R12 DISTRICT  
WEST SIDE OF CAPITOL HILL**

**PURPOSE:** To provide the findings of a questionnaire sent to residents and property owners of the west side of Capitol Hill concerning an area rezoning to the R12 District.

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**RECOMMENDATIONS:**

1. **THAT** the Community Planning and Housing Committee recommend that Council not pursue this request for an area rezoning to the R12 District.
2. **THAT** a notice be sent to residents and property owners in the study and consultation areas advising them of the results of the questionnaire and Council's decision.

**REPORT**

**1.0 BACKGROUND**

In 2000 November, a petition was submitted to the City signed by residents and property owners from 55 lots on the west side of Capitol Hill (see *Attachment 1*). The petition requested that the City consider rezoning the area to the R12 District to allow for future subdivision of larger lots. In response to the petition, Council recommended that residents and property owners in the petitioned area be consulted on the desirability of undertaking an area rezoning to the R12 District. This report provides the findings of the consultation process.

**2.0 THE STUDY AREA**

The study area for the area rezoning process was limited to the area defined on the petition (see Attachment 1). It consists of 113 residential lots zoned R5 and R9 Districts, most of which have lane access. Forty-five lots are 33 to 35 feet in width and would gain two-family dwelling potential (typically a front-to-back configuration) if the area was rezoned to R12. Thirty-five lots are 36 to 59 feet in width and would gain two-family dwelling potential (either

a front-to-back or side-by-side configuration) under R12 zoning. Fourteen lots are odd shaped and would require further survey work to determine if their development potential would change. The remaining 20 lots would likely gain subdivision potential under R12 zoning. Under the prevailing zoning, only 2 lots have subdivision potential.

The age of the housing in the petitioned area ranges from over 50 years old to less than 5 years old. The majority of the houses in the petitioned area are in fair to good condition. Houses in poorer condition that could be redeveloped in the near future are dispersed throughout the area. There are three two-family dwellings in the area, one of which is strata-titled.

**3.0 THE CONSULTATION PROCESS**

As directed by the Committee and Council, a consultation process was initiated for the subject area in 2001 May. A brochure explaining the proposed area rezoning to the R12 District and a questionnaire were sent to residents and property owners on the west side of Capitol Hill. Residents and property owners were requested to indicate their opinion of the proposed rezoning. Residents and property owners in the surrounding area (the consultation area as shown on Attachment 1) were also asked their opinion of the proposed rezoning.

In addition, an open house was held at Confederation Elementary school on June 13. Approximately 30 people attended the open house to ask specific questions about the area rezoning.

It was requested that the questionnaire be returned in the postage paid envelope by June 18. A reminder notice was sent to those who had not yet responded on June 28.

**4.0 RESULTS OF THE CONSULTATION PROCESS**

There are 113 residential properties zoned R5 and R9 Districts in the study area. One property has a strata-titled two family dwelling on it. In total, there are 114 property owners in the study area. Eighty-six questionnaires were returned with the following results:

	In Favour of Proposed Rezoning	Opposed to Proposed Rezoning	Undecided
Owner and Resident	22	49	1
Owner and Live Elsewhere	11	1	0
Renter	0	2	0
Total	33	52	1

A total of 84 property owners responded to the questionnaire representing a 74 percent response rate among owners. Of the property owners responding to the questionnaire, the majority (62 percent) were opposed to the proposed area rezoning. In terms of the total number of properties in the study area (113 properties), only 33 property owners expressed support for the area rezoning. There were no clearly defined sub-areas of the study area where support for the area rezoning was notably stronger.

#### 4.1 Study Area Comments

Respondents to the questionnaire were also asked to provide comments if they wished. Seventeen respondents provided comments. Of these, sixteen were opposed to the area rezoning. Comments included concerns that:

- an area rezoning would result in more parked cars on the street and greater traffic in an area already used by commuter traffic bypassing Hastings Street;
- greater population density would increase demand on infrastructure and services;
- an area rezoning would result in a loss of green space; and
- property taxes would increase.

Another significant concern raised by those providing comments on the questionnaire, as well as many who attended the open house, was that an area rezoning to the R12 District would introduce two family dwellings into what is predominantly a single family neighbourhood. Of those expressing this concern, many stated that they did not understand this provision of the R12 District when they signed the petition. Many said that they were not opposed to the subdivision of larger lots in the neighbourhood but were opposed to the provision to build two family dwellings on smaller lots because it would change the character of the neighbourhood. A number of residents also stated that they thought the steep slopes in the area would present difficult design and construction issues for front-to-back two family dwellings

#### 4.2 Consultation Area Comments

Brochures and comment sheets were sent to 103 property owners and residents in the area surrounding the study area. Twenty-two comment sheets were returned. Of these, nineteen were from property owners and residents who were opposed to the proposed area rezoning. The main concerns raised were that an area rezoning would result in more cars parked on the street, more congestion, more traffic through the neighbourhood and a loss of green space and views. A number of those providing comments also stated that they felt that the area rezoning was being put forward by developers who would pay less attention to good design and the long term interests of the neighbourhood. Many were also opposed to the introduction of two family dwellings in the neighbourhood.

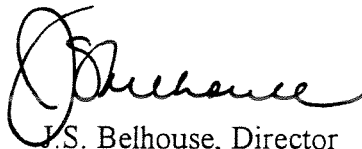
In addition to the comments provided from residents in the consultation area, comments were received from 18 residents outside of the consultation area. These residents were opposed to the area rezoning for similar reasons to those in the consultation area.

**5.0 CONCLUSION AND RECOMMENDATION**

The area rezoning process was developed to allow residents in neighbourhoods a way to pursue rezoning to a higher density of single and two family development in cases where there is demonstrable support for such a change. The support is initially indicated through a petition process and then confirmed through the City distributed questionnaire. The key principle underlining these area rezoning processes is that there is a consensus in the neighbourhood that the area rezoning is a positive action.

The results of the questionnaire distributed to residents and property owners in the study area on the west side of Capitol Hill indicated an insufficient level of support for an area rezoning to the R12 District. Seventy-four percent of property owners in the study area responded to the questionnaire. Of these owners, 62 percent were opposed to the area rezoning. There was also considerable opposition to the area rezoning in the area surrounding the study area. On this basis, it is recommended that the Community Planning and Housing Committee recommend to Council that the area rezoning proposal for the west side of Capitol Hill not be pursued.

Property owners and residents of the study and consultation areas will be informed of the findings of the questionnaire and advised of Council's decision.

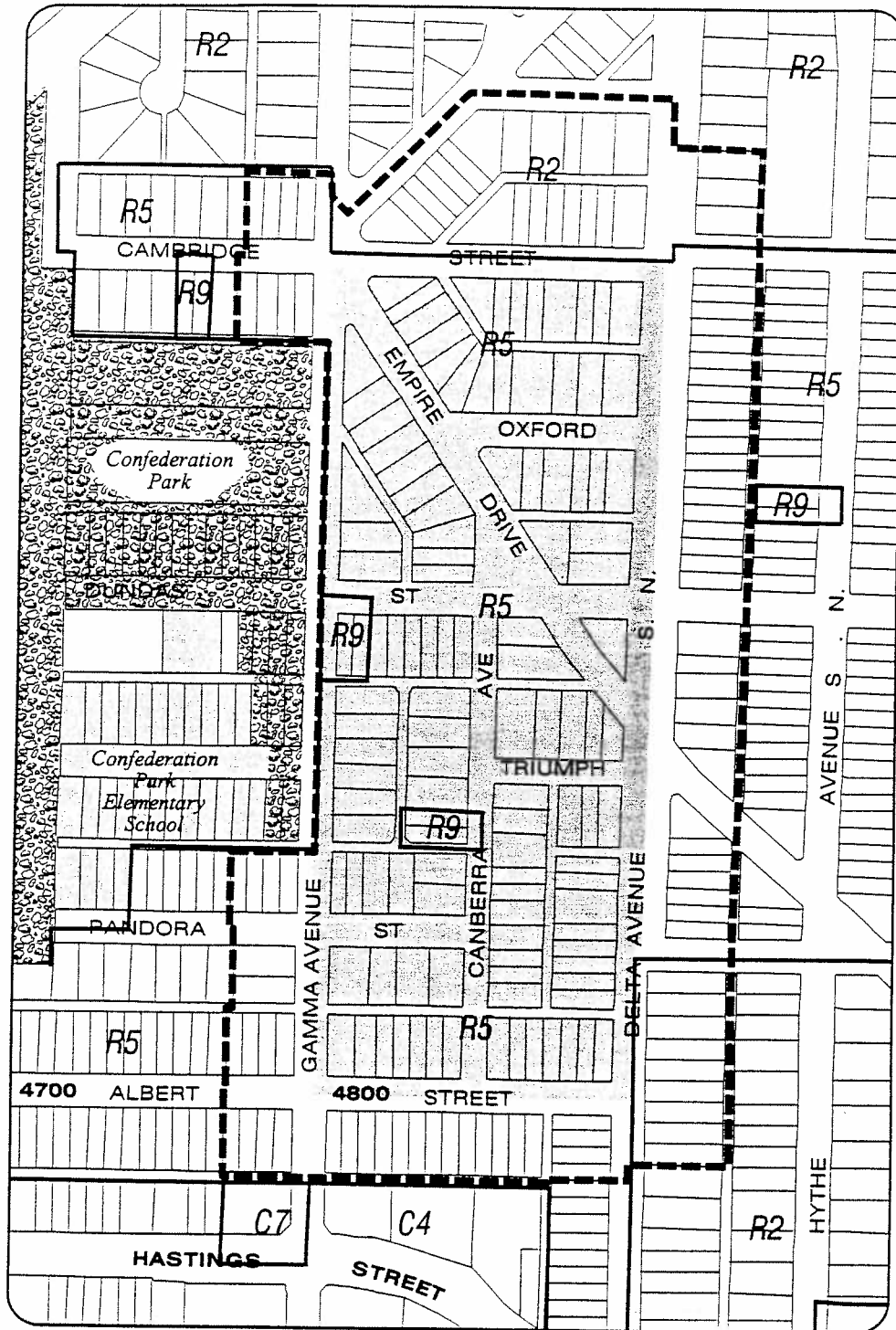


J.S. Belhouse, Director  
PLANNING AND BUILDING

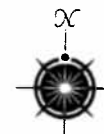
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Attachment

- cc: City Manager
- City Solicitor
- Supervisor, Plan Checking
- Director Engineering
- Director Finance



**Proposed Area Rezoning from the R5 and R9 Districts to the R12 District**



 Area proposed for an area rezoning to the R12 District (petitioned area)

 Consultation Area