

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**RE: PROPOSED AREA REZONING TO THE R12 DISTRICT
7400-7500 BLOCKS OF 19TH AVENUE**

RECOMMENDATIONS:

1. **THAT** Council authorize staff to prepare a bylaw to rezone the subject area to the R12 District, and that the bylaw be forwarded to a Public Hearing.
2. **THAT** a notice be sent to the residents and property owners in the subject 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 April 24, received and adopted the attached report outlining the findings of a questionnaire sent to residents and property owners of the south side of the 7400 to 7500 blocks of 19th Avenue concerning an area rezoning to the R12 District. Given that a significant majority of those who responded to the questionnaire or were contacted by telephone voted in favour of the proposed area rezoning, the Committee supported forwarding the proposal to a Public Hearing.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor G. Begin
Member

<p>: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - CITY SOLICITOR</p>
--

Councillor D. Johnston
Member

TO: CHAIR AND MEMBERS
COMMUNITY PLANNING AND
HOUSING COMMITTEE

2001 April 19

FROM: DIRECTOR PLANNING AND BUILDING

Our File: 16.400.31

**SUBJECT: PROPOSED AREA REZONING TO THE R12 DISTRICT
7400-7500 BLOCKS OF 19TH AVENUE**

PURPOSE: To provide the findings of a questionnaire sent to residents and property owners of the south side of the 7400 to 7500 blocks of 19th Avenue concerning an area rezoning to the R12 District.

RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend that Council authorize staff to prepare a bylaw to rezone the subject area to the R12 District, and that the bylaw be forwarded to a Public Hearing
2. **THAT** a notice be sent to the residents and property owners in the subject and consultation areas advising them of the results of the questionnaire and Council's decision.

REPORT

1.0 BACKGROUND

On 2000 October 15, a petition was submitted to the City from property owners on the south side of the 7400 to 7500 blocks of 19th Avenue requesting that the City consider rezoning the two block fronts to the R12 District. In response to the petition, Council recommended that residents and property owners on the subject blocks 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 subject area is located to the east of the Edmonds Town Centre on 19th Avenue between Humphries Avenue and Edmonds Community School (see *Attachment 1*). It consists of 15 lots on the south side of the 7400 to 7500 blocks of 19th Avenue. Thirteen of the lots are 66

feet wide and are zoned R5 District and the two remaining lots are 33 feet wide and zoned R9 District. The two blocks contain a mix of housing including two newer strata-titled two-family dwellings, two older two-family dwellings (one strata-titled) and ten single family dwellings ranging in age from less than 10 years old to over 50 years old. Seven of the single family lots are developed with buildings assessed at \$50,000 or lower. A new strata-titled two-family dwelling has just been constructed on one lot. There are no lanes in the neighbourhood, therefore, if the rezoning to the R12 District proceeds, only single family dwellings would be permitted on any newly created 33 foot wide lots.

There are currently no sidewalks or curbs and gutters on the subject blocks. If an area rezoning to R12 District proceeds for these two blocks, a works and service deposit would be required at the time of subdivision approval or the issuance of a building permit worth more than \$50,000 to fund future street improvements including curb and gutter, sidewalks, street lighting, paving and boulevard trees.

The north side of the 7400 to 7500 blocks of 19th Avenue has been designated for mixed use low rise apartments in the Edmonds Town Centre Plan and is developed with a mix of older single and two-family dwellings and newer single family homes. The lots represented on the petition back directly on lots on the 7400 to 7500 blocks of 18th Avenue, the majority of which are 33 feet in width or have subdivision potential under the prevailing R5 District. If the subject blocks are rezoned to the R12 District, the resulting development pattern will be consistent with that which already exists on the north side of the 7400 to 7500 blocks of 18th Avenue.

3.0 THE CONSULTATION PROCESS

As directed by the Committee and Council, a consultation process was initiated for the subject blocks in 2001 February. A brochure explaining the proposed area rezoning to the R12 District and a questionnaire were sent to residents and property owners on the south side of the 7400 to 7500 blocks of 19th Avenue. Residents and property owners were asked 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 informal open house was held at the Eastburn Community Centre on March 6. Six people attended the open house to ask specific questions about the area rezoning.

It was requested that the questionnaire be returned in a postage paid envelope by Friday March 9. A reminder notice was sent to those who did not respond on March 12. Staff then contacted those who had not responded to the questionnaire by April 3 by telephone.

4.0 RESULTS OF THE CONSULTATION PROCESS

4.1 South side of the 7400 to 7500 blocks of 19th Avenue

There are 13 properties zoned R5 District and 2 properties zoned R9 District in the subject blocks. Four of the properties have strata-titled two family dwellings on them. In total, there are 19 property owners on the two blocks. Responses were received from 18 property owners, 13 of whom are residents of the two blocks. Fifteen of the property owners were in favour of the proposed area rezoning, two were opposed and one property owner had no opinion on the proposed rezoning. Of the two tenants who responded to the questionnaire, one was opposed and the other was in favour of the proposed area rezoning. None of the respondents from the subject blocks provided additional comments on the proposed rezoning.

4.2 Consultation Area Comments

Brochures and comment sheets were sent to 110 residents and property owners in the area adjacent to the two block fronts proposed for the area rezoning. Ten comment sheets were returned. Three of the consultation area respondents stated they were in favour of the proposed rezoning and three respondents had no comments on the proposed rezoning. Of the remaining four respondents, two were concerned about increased parking and traffic. One respondent had concerns about the possibility of illegal suites in any new houses that are developed and stated that sidewalks should be developed since many children walk along 19th Avenue to go to school. The remaining respondent was concerned that the area rezoning would result in a lane being built between 19th and 18th Avenue and did not want this to occur. Staff contacted this respondent and explained that this would not occur.

If the south side of the 7400 to 7500 blocks of 19th Avenue is rezoned to the R12 District, redevelopment is likely to happen gradually. While the number of people (and cars) may increase over time, each new dwelling will be required to provide off-street parking. As redevelopment occurs, a works and services deposit will be collected at the time of subdivision or the issuance of a building permit worth more than \$50,000 for the future provision of street improvements adjacent to the redeveloping property (e.g, sidewalks, curb and gutter, street lighting, paving and boulevard trees).

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 actions. 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.

A significant majority (15 of the 19 property owners and 1 tenant) of the residents and property owners in the petitioned area who responded to the questionnaire or were contacted by telephone indicated that they support the proposed area rezoning. Of the 110 properties located in the consultation area which received information about the proposal, four out of the ten who responded expressed concerns about the increase in traffic and other potential impacts from the new housing resulting from the area rezoning. On this basis, it is recommended that the Community Planning and Housing Committee recommend that Council proceed with the proposal to rezone the subject area to the R12 District and forward the proposed area rezoning to a Public Hearing.

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


D.G. Stenson, Director
PLANNING AND BUILDING


MM/isa

Attachment

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

