

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**RE: PROPOSED AREA REZONING TO THE R12 OR R12 "S" DISTRICT
00-100 BLOCK GROSVENOR AVENUE NORTH**

RECOMMENDATIONS:

1. **THAT** Council, on the basis of the results of the consultation process, support retention of the current R5 District Zoning for property located on the east side of the 00-100 Block Grosvenor Avenue North.
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 Housing Committee, at its Open meeting held on 2003 November 25, received and adopted the *attached* report regarding the findings of a questionnaire sent to residents and property owners on the east side of the 00-100 block Grosvenor Avenue North concerning an area rezoning to the R12 District or R12 "S" District. The Committee advised that the results of the questionnaire indicated that only 6 of the thirteen property owners are in favour of the area rezoning. Accordingly, the Committee supported retention of the current R5 District zoning in the subject area.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor D. Johnston
Vice Chair

Councillor C. Jordan
Member

:COPY - CITY MANAGER
- DIRECTOR PLANNING & BUILDING
- DIRECTOR ENGINEERING
- DIRECTOR FINANCE
- SUPERVISOR, PLAN CHECKING
- CITY SOLICITOR

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

2003 November 25

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.400.34

**SUBJECT: PROPOSED AREA REZONING TO THE R12 OR R12 "S" DISTRICT
00-100 BLOCK GROSVENOR AVENUE NORTH**

PURPOSE: To provide the findings of a questionnaire sent to residents and property owners of the east side of the 00-100 Block of Grosvenor Avenue North concerning an area rezoning to the R12 or R12 "S" District.

RECOMMENDATIONS:

1. **THAT** the Housing Committee recommend that Council, on the basis of the results of the consultation process, retain the current R5 District Zoning for property located on the east side of the 00-100 Block Grosvenor Avenue North.
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 2001 December, the Planning Department received a petition from the residents on the east side of the 00-100 block of Grosvenor Avenue North requesting that the City rezone the block to the R12 District. The petition was signed by owners representing six out of thirteen properties (the thirteen properties include one strata-titled dwelling that is considered two properties) who indicated their support for an area rezoning to the R12 district to allow for subdivision of larger lots and the potential to build either single or two family dwellings on new or existing lots on the block front.

In 2002 April, Council recommended that the request for an area rezoning to the R12 District be held in abeyance pending the outcome of a review of the R12 District pertaining to the creation of a single family option only subcategory of the R12 District. In 2003 February, Council requested that a text amendment bylaw be prepared that would create the R12 "S" subcategory which would permit small lots to develop with single family dwellings only.

In response to the petition, City Council directed the Planning and Building Department to consult with the neighbourhood to determine the level of support for rezoning the neighbourhood to the R12 District, or the new R12 "S" District, which would permit small lots to develop with single family houses only. This report provides the findings of the consultation process.

2.0 THE STUDY AREA

The study area for the area rezoning was limited to the area defined on the petition (see *Attachment I*), which includes the east side of the 00-100 block of Grosvenor Avenue North. It consists of thirteen properties, of which three are 33 feet wide, four are 49 to 50 feet wide, four are 66 feet wide, and one other 66 foot wide lot contains a strata-titled two-family dwelling and is considered two properties. The housing stock on the block front ranges from poor to fair condition. Three of the houses on the larger lots could be redeveloped in the near future.

The subject block is one of two block fronts in the R5 District area of Capitol Hill bounded by Delta Avenue to the west, Cambridge Street to the north, Fell Avenue to the east and Pandora Street to the south, where larger lots (66 feet in width) do not have subdivision potential. The vast majority of lots in this area are 33 feet in width.

3.0 THE CONSULTATION PROCESS

As directed by the Committee and Council, a consultation process was initiated for the subject area in 2003 October. A brochure explaining the proposed area rezoning to the R12 and R12 "S" District, and a questionnaire was sent to residents and property owners on the east side of the 00-100 block of Grosvenor Avenue North. Residents and property owners were asked to indicate their opinion of the proposed rezoning to the R12 District or the R12 "S" District. Residents and property owners in the surrounding area (the consultation area as shown on *Attachment I*) were also asked their opinion of the proposed rezoning. The consultation area was expanded slightly to be more representative of the area potentially affected by the area rezoning.

In addition, an Open House was held at Capitol Hill Elementary School on 2003 October 29. Approximately twenty-five people attended to ask specific questions about the area rezoning. It was requested that the questionnaire be returned in the postage paid envelope by Friday, November 14, 2003.

4.0 RESULTS OF THE CONSULTATION PROCESS

4.1 Responses from the Study Area

There are thirteen residential properties zoned R5 in the study area. Questionnaires from owners representing eleven properties were returned. The results of the questionnaire are shown on Table A:

Table A: Study Area (13 properties)

| | In Favour of Rezoning | | Opposed to Rezoning | Did not Respond |
|---------------------------------|-----------------------|--------------|---------------------|-----------------|
| | R12* | R12 "S" only | | |
| Owner and Resident | 2 | | 4 | 1 |
| Owner and Live Elsewhere | 2 | 2 | 2 | |
| Tenant | 0 | 0 | 0 | |
| Total | 4 | 2 | 6 | 1 |

* all of the respondents indicating support for R12 also stated that they also support R12 "S".

Of the thirteen properties, six owners were opposed to rezoning the area, four supported the R12 District or the R12 "S" District and two supported the R12 "S" District only. A response was not received from an owner representing one property. Support for the rezoning was generally received from property owners who would gain subdivision potential from the rezoning.

Comments from those in the study area opposed to the rezoning indicated concern about an increase in density in the block resulting in problems with more parked cars and traffic on the street and a concern that smaller houses or two-family dwellings could lead to more rented premises. Those in support felt that the rezoning would rectify a perceived inequity whereby owners of larger lots were not able to achieve subdivision potential comparable to most lots on Capitol Hill.

4.2 Responses from the Consultation Area

Comment sheets from forty-five property owners in the consultation area were returned. The following summarizes the comments received:

Table B: Consultation Area

| In Favour of Rezoning | | | Opposed to Rezoning |
|-----------------------|---------|------------------------------------|---------------------|
| R12 | R12 "S" | R12 "S" on 3 Large Properties Only | |
| 6 | 7 | 10 | 22 |

Of the forty-five responses, twenty-two were opposed to any zoning change to the area. Six owners supported the R12 option, seven supported the R12 "S" option and ten supported an approach where the three larger lots that are ready for redevelopment would be rezoned to the R12 "S" District to allow subdivision into two single family lots each.

Comments included concerns that:

- ▶ an area rezoning would result in more parked cars on the street and greater traffic;
- ▶ greater population density would exacerbate the perceived problem of lack of water pressure in the area;
- ▶ an area rezoning would result in a loss of green space, trees, and result in more paved surfaces, surface water run-off and resulting negative environmental impacts on the watershed and watercourses;
- ▶ two-family dwellings would be out of character with the area;
- ▶ the rezoning would set dangerous precedent for other blocks on Capitol Hill;
- ▶ allowing 30 foot wide lots would have a negative impact on property value for those with 50 foot wide lots that cannot subdivide.

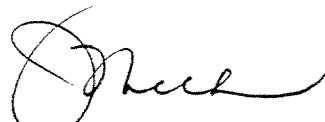
As indicated in Table B, ten of the respondents suggested a new approach whereby the three 66 foot wide lots that are ready for redevelopment be rezoned to the R12 "S". This suggested solution was put forward by those who supported small lots with single family houses, but did not support the two-family dwellings that would be permitted on the 50 foot wide lots under the R12 "S" option.

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 or two-family development in cases where there is a demonstrable support for such a change. The support is initially indicated through a petition process and then confirmed through the City distribution of a questionnaire and comment sheet to those in the affected area. The key principle underlying such area rezoning processes is that there is a majority of people in support of the area rezoning and there is a consensus that the area rezoning is a positive action. Through policy, Council has decided that an area rezoning could be forwarded to a Public Hearing if over 50% of all properties directly affected were in support of the area rezoning. As well, the views of surrounding neighbours, as indicated through the comment sheets, would be a consideration in the determination of whether the area rezoning should proceed to Public Hearing.

The results of the questionnaires indicate that six of the thirteen property owners are in favour of an area rezoning. Four of the six supported R12 or R12 "S", while another two support only the R12 "S" option. Therefore, 46% of the property owners in the study area support the area rezoning for an R12 "S", which is short of the number required to demonstrate majority support. Further, as indicated from the comments received in the consultation area, there is substantial concern in the neighbourhood regarding the impacts of the proposed area rezoning. On this basis, it is recommended that the Housing Committee recommend to Council that the area rezoning proposal for the east side of the 00-100 block of Grosvenor Avenue North not be pursued, and that the area retain its prevailing R5 zoning.

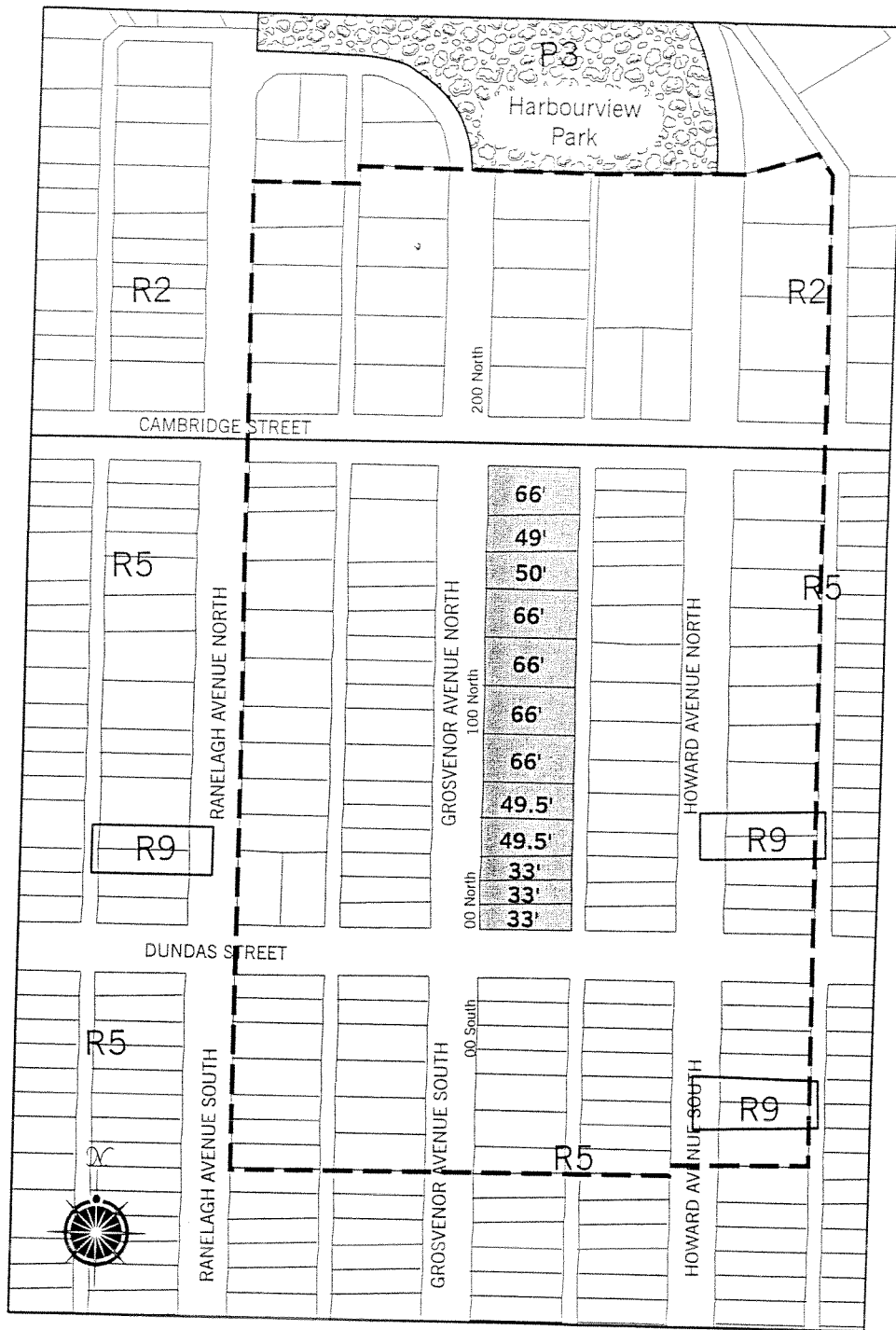
Property owners and residents of the study and consultation areas will be informed of the findings of the questionnaire and advised of Council's decision.



J.S. Belhouse, Director
PLANNING AND BUILDING

BG:sa/sla
Attachment

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



00 & 100 Block Grosvenor Avenue North (east side only)



Proposed area rezoning
(Study Area)
Number indicates lot width
in feet along street front



Consultation Area



