



HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: PETITION FOR AREA REZONING OF 6312 AND 6338 NEVILLE STREET AND 7738-7890 GILLEY AVENUE (EAST SIDE) FROM R3 DISTRICT TO R12 DISTRICT

RECOMMENDATION:

1. THAT Council deny the request to rezone 6312 and 6338 Neville Street and 7738-7890 Gilley Avenue (east side) from the R3 District to the R12 District and that the petitioners be so advised.

REPORT

The Housing Committee, at its meeting held on 2005 September 20, received and adopted the *attached* report seeking Council's concurrence that a proposed area rezoning of 6312 and 6338 Neville Street and 7738-7890 Gilley Avenue (east side) from the R3 District to the R12 District not proceed. The proposal is not consistent with the OCP designation for the area, the housing stock is quite new, and there is no small lot character in the petition area.

Respectfully submitted,

Councillor Celest Redman
Chair

Councillor Dan Johnston
Vice Chair

Councillor Colleen Jordan
Member

Copied to: City Manager Director Planning and Building

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE **DATE:** 2005 August 31

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PETITION FOR AREA REZONING OF 6312 AND 6338 NEVILLE STREET
AND 7738-7890 GILLEY AVENUE (EAST SIDE) FROM R3 DISTRICT TO R12
DISTRICT

PURPOSE: To seek Council's concurrence that a proposed area rezoning of 6312 and 6338 Neville Street and 7738-7890 Gilley Avenue (east side) from the R3 District to the R12 District not proceed.

RECOMMENDATION:

1. **THAT** Council be requested to deny the request to rezone 6312 and 6338 Neville Street and 7738-7890 Gilley Avenue (east side) from the R3 District to the R12 District and that the petitioners be so advised.

REPORT**1.0 BACKGROUND**

A petition has been received requesting that 6312 and 6338 Neville Street and 7738-7890 Gilley Avenue (east side) be rezoned from the R3 (single family only) District to the R12 District. The petition area consists of ten lots (see *Attachment 1*) and the petition was signed by six of the property owners, representing 60% of the lots.

The petition area lots are occupied by single family dwellings which, with the exception of 6312 Neville Street, have access to a lane. The lots range in size from 562.1 m² (6,050.59 sq.ft.) to 1,061.32 m² (11,424.33 sq.ft.). The lot widths range from 15.47 m (50.75 ft) to 29.02 m (95.21 ft). The petition area is located to the west of the Edmonds Town Centre Plan and the surrounding area is primarily characterized by single family dwellings. The lots east of the petitioned area are zoned R10 District while the lots west of Gilley Avenue are zoned R5 District.

Rezoning of the ten lots in the petition area to the R12 District would result in increased development potential as follows:

- Four lots would be eligible for a two lot subdivision, with a single family or two family dwelling permitted on each.
- The lot at 7830 Gilley Avenue would be eligible for a three lot subdivision, with either a single or two family dwelling on each lot.
- The remaining five lots would not be eligible for subdivision but would be eligible for a two family dwelling.

To: Housing Committee
From: Director Planning and Building
Re: Petition for Area Rezoning of 6312 and 6338 Neville
Street and 7738-7890 Gilley Avenue (east side)
2005 August 31 Page 2

Therefore, through the requested area rezoning, the maximum potential number of units that could be developed is 32, up from the current total of ten.

2.0 DISCUSSION

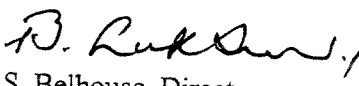
Area rezoning requests are evaluated using Council adopted criteria which include: age of the housing stock, size of the existing lots, stage of redevelopment in the area, appropriateness of area boundaries, character of adjacent areas, and consistency with the City's Residential Growth Management Strategy. Three key issues have been identified with respect to the subject rezoning application:

1. The properties in the petition area are designated in the Official Community Plan (OCP) for Suburban One Family Residential development in which only the R1, R2, R3, R9, R10, and R11 Districts apply. Rezoning to the R12 District, which permits single and two family dwellings, would be inconsistent with the OCP designation.
2. The housing stock in the petition area is relatively new, with seven of the ten houses having been built since 1986.
3. There is no existing small lot character in the petition area and all the lots are greater than 15 m (49.2 ft.) in width. There is some small lot character in the neighbourhood to the west of Gilley Avenue, which is primarily zoned R5 and designated in the OCP as Single and Two Family Urban Residential. However, the neighbourhood to the east, which is zoned R10 and designated in the OCP as Suburban Single Family Residential, displays a more stable, uniform character with lots sizes of 15 m (49.2 ft) or more.

Based on the foregoing, it is recommended that the proposed area rezoning process not be advanced.

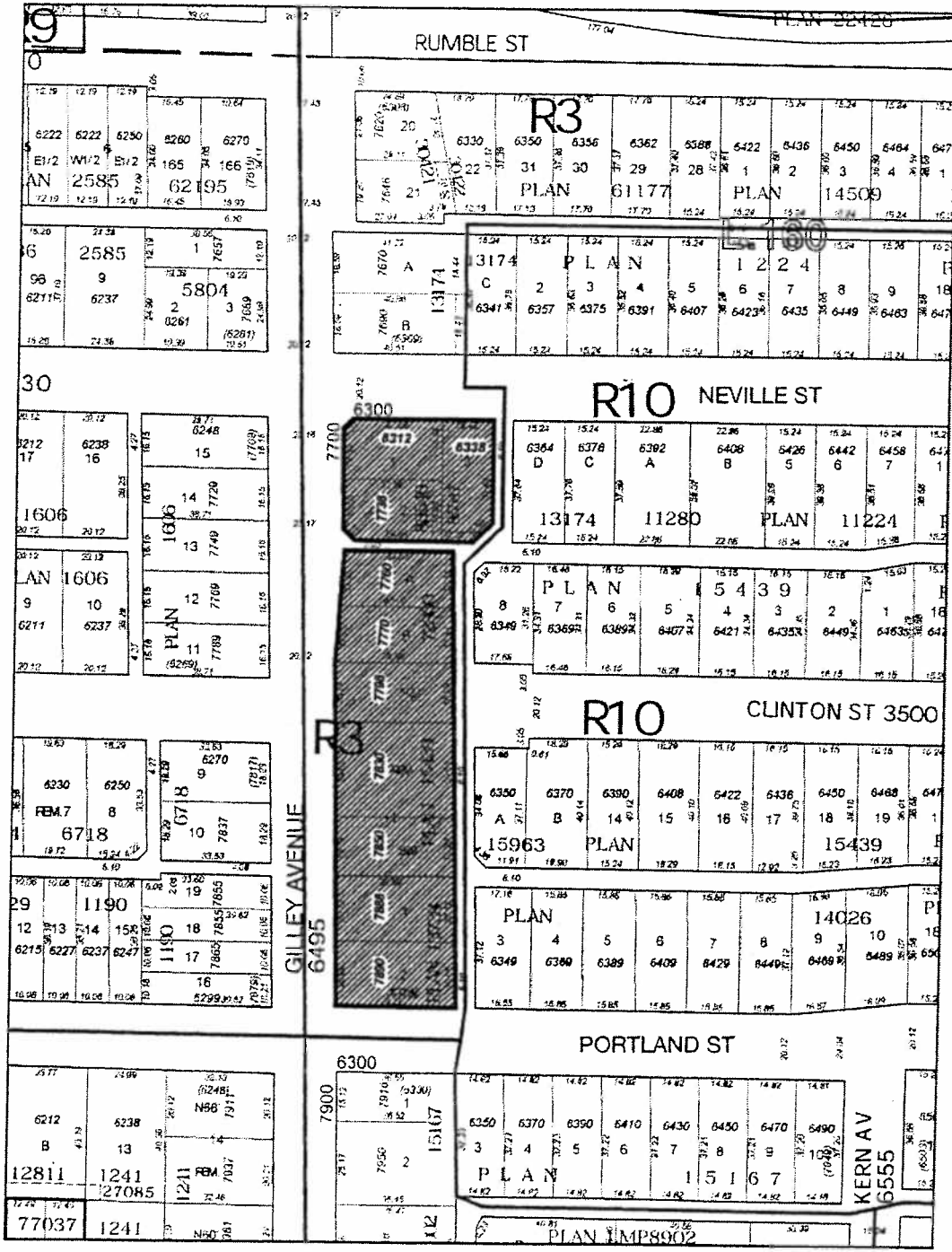
3.0 CONCLUSION

A petition has been received for an area rezoning of 6312 and 6338 Neville Street and 7738-7890 Gilley Avenue (east side) from the R3 to the R12 District. It is recommended that the area rezoning be denied because the proposal is not consistent with the OCP designation for the area, the housing stock is quite new, and there is no small lot character in the petition area.


for J.S. Belhouse, Director
PLANNING AND BUILDING

SF:sa
Attachment

cc: City Manager



Petition Area
 7700-7800 blocks Gilley Avenue;
 6312, 6338 Neville Street

