
HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R5 DISTRICT
7238-7520 1ST STREET (NORTHEAST SIDE), 8206 WEDGEWOOD
STREET, 8214 19TH AVENUE, 8215 18TH AVENUE, 8216 17TH AVENUE**

RECOMMENDATIONS:

1. THAT Council authorize that a Rezoning Bylaw for 7238-7520 1st Street (northeast side), 8206 Wedgewood Street, 8214 19th Avenue, 8215 18th Avenue, and 8216 17th Avenue be prepared and advanced to First Reading on 2005 October 17 and to a Public Hearing on 2005 December 13.
2. THAT Council authorize staff to forward a copy of this report along with notification of Council's decision to the residents and property owners in the proposed rezoning area and the consultation area.

REPORT

The Housing Committee, at its meeting held on 2005 September 20, received and adopted the *attached* report reviewing the results of the consultation process regarding a request for an area rezoning to the R5 Residential District on the northeast side of 1st Street between Wedgewood Street and just east of Seventeenth Avenue. The requirement for majority support for the proposal amongst residents in the petition area, consistent with Council adopted guidelines, has been met.

Respectfully submitted,

Councillor Celest Redman
Chair

Councillor Dan Johnston
Vice Chair

Councillor Colleen Jordan
Member

Copied to:	City Manager Director Planning and Building Director Engineering Director Parks, Recreation & Cult. Services
------------	---

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

DATE: 2005 August 31

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 01

SUBJECT: REQUEST FOR AREA REZONING TO THE R5 DISTRICT – 7238-7520 1ST STREET (NORTHEAST SIDE), 8206 WEDGEWOOD STREET, 8214 19TH AVENUE, 8215 18TH AVENUE, 8216 17TH AVENUE

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning to the R5 Residential District on the northeast side of 1st Street between Wedgewood Street and just east of Seventeenth Avenue.

RECOMMENDATIONS:

1. **THAT** the Housing Committee recommend that Council authorize that a Rezoning Bylaw for 7238-7520 1st Street (northeast side), 8206 Wedgewood Street, 8214 19th Avenue, 8215 18th Avenue, and 8216 17th Avenue be prepared and advanced to First Reading on 2005 October 17 and to a Public Hearing on 2005 December 13.
2. **THAT** the Housing Committee recommend to Council that the residents and property owners in the proposed rezoning area and the consultation area be sent a copy of this report along with notification of Council's decision.

REPORT**1.0 BACKGROUND**

In October 2004, the property owner of 7336 1st Street submitted a letter to the City requesting a rezoning in order to allow their property to be rezoned from the R3 District to the R5 District. Such a rezoning would enable the subject property to be subdivided into two lots or be developed as a two family dwelling.

Although the request pertained to the property owner's individual property, staff recommended to Housing Committee that an area rezoning be considered for the properties located at 7238-7520 1st Street, (northeast side), 8206 Wedgewood Street, 8214 19th Avenue, 8215 18th Avenue, and 8216 17th Avenue. These properties comprise four blocks which are zoned R3 and R9 (see *Attachment 1*). Most (60%) of the lots have a width of about 10.06 m (33 ft), typical of the R5 District small lot option, and smaller than the R3 District minimum lot width of 15 m (49.2 ft).

In accordance with Council's policy for area rezonings, staff noted that these blocks could be considered for a zoning boundary adjustment to bring the zoning of a group of properties into conformance with the prevailing zoning for the surrounding neighbourhood.

To: *Housing Committee*
From: *Director Planning and Building*
Re: *Area Rezoning – 7238-7520 1st Street (Northeast Side),
8206 Wedgewood Street, 8214 19th Avenue, 8215 18th
Avenue, 8216 17th Avenue*
2005 August 31 Page 2

On the recommendation of the Housing Committee, Council, at its regular meeting of 2005 January 10, authorized staff to initiate a consultation process to determine the level of support for the proposed area rezoning. This report reviews the results of the consultation process and provides recommendations accordingly.

2.0 REZONING AREA AND SURROUNDING NEIGHBOURHOOD

The rezoning area, on the northeast side of 1st Street, comprises 24 lots on four block fronts consisting of 22 lots zoned R3 and two lots zoned R9 Residential District. The lots are occupied by single family dwellings with the exception of one lot which is vacant. The lots range in width from 10.02 metres (32.87 feet) to 23.52 metres (77.16 feet). Three of the blocks are presently served by a lane. The housing stock in the rezoning area is a mix of old and new dwellings, with some potential for redevelopment. There are 18 resident owners and six absentee owners in the subject area.

The properties to the southeast of the rezoning area are zoned R5 and R9 District and comprise a mix of lot sizes and widths. The properties to the northeast are zoned R10 District and also comprise a mix of lot sizes and widths.

3.0 PROPOSED R5 DISTRICT AREA REZONING

The request is to rezone the area from the R3 and R9 Districts to the R5 District. The R5 District permits small lots of 9.15 m (30 ft) in width where at least 30% of the lots on a block front have a width of 13.72 m (45 ft) or less. Two family dwellings are permitted on lots with a minimum width of 18.28 m (60 ft). The three blocks between Wedgewood Street and Seventeenth Avenue meet the 30% requirement for small lots.

If the proposed area rezoning is supported, there would be development potential for six additional dwelling units. The four lots located at 8206 Wedgewood Street, 7266 1st Street, 7288 1st Street, and 7336 1st Street would be eligible for subdivision into two lots with a single family dwelling permitted on each new lot. Alternatively, if subdivision was not pursued, these four lots could be developed with two family dwellings. Two family dwellings would also be permitted on the two lots located at 8216 17th Avenue and 7520 1st Street. The remaining lots on the block front would not have any further development potential as a result of the rezoning.

4.0 CONSULTATION PROCESS

The consultation process involved distribution of a brochure and questionnaire and the scheduling of an open house. The brochure and questionnaire were distributed to the property owners and residents of the 24 lots in the rezoning area and the owners and residents of 110 lots in the consultation area within 100 metres of the rezoning area.

The public open house was held on 2005 June 01 at Second Street Community School and was attended by 12 people. There was a mixture of support and opposition to the proposed rezoning. Those in support of the area rezoning noted that there are already a number of small lots on the block and that the rezoning would provide an opportunity to create affordable ownership housing.

To: *Housing Committee*
 From: *Director Planning and Building*
 Re: *Area Rezoning – 7238-7520 1st Street (Northeast Side),
 8206 Wedgewood Street, 8214 19th Avenue, 8215 18th
 Avenue, 8216 17th Avenue*
 2005 August 31 Page 3

Those opposed expressed concern about the increase in density, increase in parking, loss of trees, and impact on the neighbourhood.

The questionnaire responses are discussed below.

4.1 Responses from Owners in the Rezoning Area

Nine responses from the owners of the 24 lots in the rezoning area, which is a 38% response rate, were returned by the deadline date. The area rezoning guidelines allow for a reminder notice to be mailed to people who have not responded when the response rate represents less than 50% of the lots. A reminder notice was sent, which elicited eight more responses and brought the total number of responses to 17, or 71% of the lots in the rezoning area – well above the minimum 50% response rate requirement.

The table below contains the final questionnaire results for owners in the rezoning area.

Questionnaire Results – Owners in the Rezoning Area

	Yes	No	Undecided	No Response
Resident Owner	9	4	0	5
Absentee Owner	3	0	1	2
Total	12	4	1	7

This return shows that 12 (71%) of the 17 respondents favour the area rezoning approach. The 12 positive responses represent 50% of the 24 lots in the subject area.

People in support of the rezoning noted they would prefer to see houses on 33 foot wide lots rather than larger houses on 66 foot wide lots. It was noted that the smaller lots would be more compatible with the existing development in the area. Those opposing the rezoning raised concerns about the potential increase in density, secondary suites, lack of parking, increased traffic, and loss of trees.

4.2 Responses from Tenants in the Rezoning Area

Only one of five tenants in the rezoning area responded to the questionnaire. That respondent expressed opposition to the rezoning.

4.3 Responses from the Consultation Area

Fifteen questionnaires were returned from the residents and owners of the 110 lots in the broader consultation area, with six supporting and nine opposing the area rezoning. Those supporting the rezoning noted that smaller lots can make homes more affordable. Those who opposed the rezoning expressed concern with the potential increase in density, traffic and parking problems, secondary suites, and loss of single family character and large lots.

To: Housing Committee
From: Director Planning and Building
Re: Area Rezoning – 7238-7520 1st Street (Northeast Side),
8206 Wedgewood Street, 8214 19th Avenue, 8215 18th
Avenue, 8216 17th Avenue

2005 August 31 Page 4

5.0 DISCUSSION

The key factor in recommending whether an area rezoning should proceed is evidence of majority opinion in support of the rezoning in the proposed rezoning area. The Council endorsed guidelines for area rezonings state that a proposal should meet the following criteria to be forwarded to Public Hearing:

1. at least 50% of all the properties in a defined area have indicated that they support an area rezoning; or
2. where the response rate is less, at least 50% of the properties have responded and 70% of those who responded support the area rezoning.

In this case, 17 (71%) of the 24 properties in the rezoning area have responded and 12 (70%) of the respondents have indicated support for the proposed rezoning process. Given that the level of support meets the minimum requirement in the guidelines for such area rezonings, it is recommended that a Rezoning Bylaw be prepared and advanced to Public Hearing. With respect to the concerns brought forward by some residents, it should be noted that the proposed rezoning will only provide for a marginal potential increase in density (i.e., up to six additional units). Therefore, any resulting neighbourhood impacts should be minimal.

6.0 CONCLUSION

This report has reviewed the results of the public consultation process for the proposed R5 area rezoning for 7238-7520 1st Street (northeast side), 8206 Wedgewood Street, 8214 19th Avenue, 8215 18th Avenue, and 8216 17th Avenue. Of the 24 property owners in the rezoning area, 12 have indicated support, four have indicated opposition, and one is undecided. Fifteen respondents in the broader consultation area also responded with six supporting and nine opposing the rezoning. The requirement for majority support for the proposal amongst residents in the petition area, consistent with Council adopted guidelines, has been met. Therefore, it is proposed that the Housing Committee recommend to Council that a Rezoning Bylaw be prepared and advanced to Public Hearing.

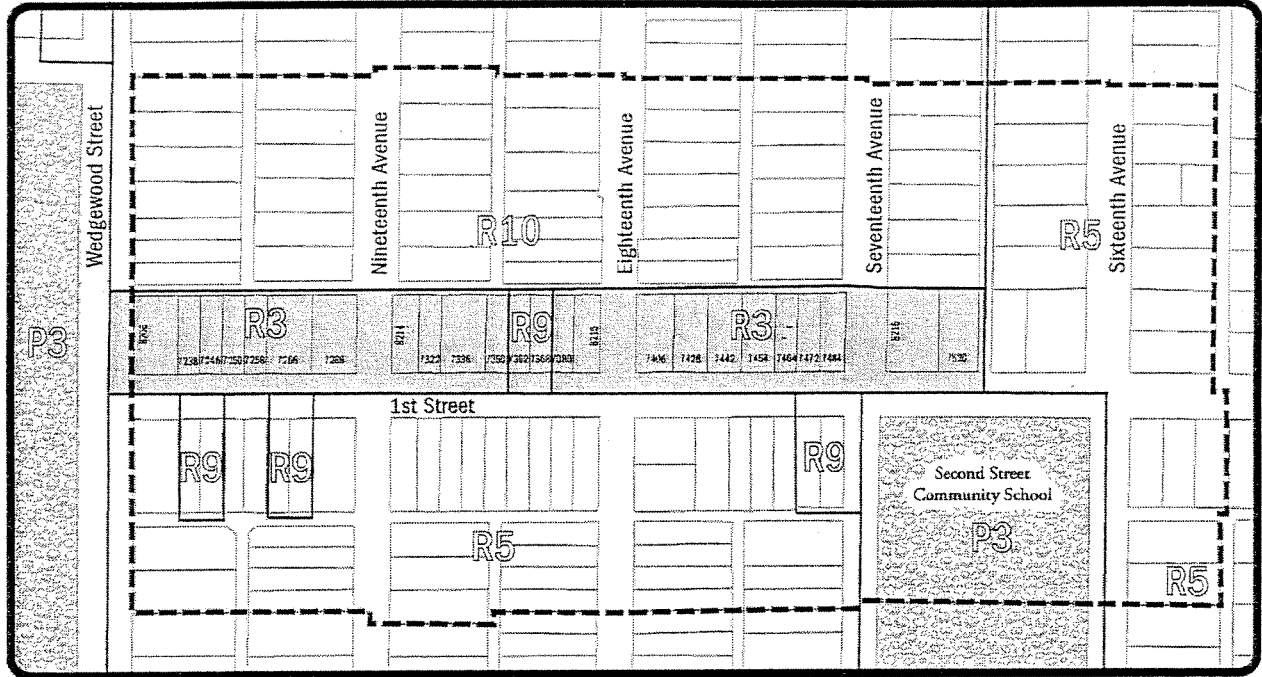



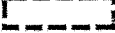
J.S. Belhouse, Director
PLANNING AND BUILDING

SF:sa
Attachment

cc: City Manager
Director Engineering
City Clerk
Director Parks, Recreation & Cultural Services

7238-7520 (Northeast Side) 1st Street, 8206 Wedgewood Street,
8214 19th Avenue, 8215 18th Avenue, 8216 17th Avenue



 Proposed Area Rezoning to the R5 District  Consultation Area

