

REPORT
2005 FEBRUARY 07

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
 AND COUNCILLORS*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT –
 7400 BLOCK OF 17TH AVENUE (SOUTHEAST SIDE)**

RECOMMENDATIONS:

1. **THAT** Council authorize that a Rezoning Bylaw be prepared and advanced to First Reading on 2005 February 07 and to Public Hearing on 2005 February 22 at 7:30 p.m. for the southeast side of the 7400 block of 17th Avenue.
2. **THAT** the residents and property owners in the area proposed for rezoning, and the broader consultation area, be notified of Council's decision.

REPORT

The Housing Committee, at its Open meeting held on 2005 January 25, received and adopted the *attached* report reviewing the results of the consultation process regarding a request for an area rezoning to the R12 Residential District for the southeast side of the 7400 block of 17th Avenue. Please note that there are no prerequisites associated with this rezoning application.

Respectfully submitted,

Councillor C. Redman
 Chair

Councillor D. Johnston
 Vice Chair

Councillor C. Jordan
 Member

<p>COPY: CITY MANAGER CHIEF BUILDING INSPECTOR DIRECTOR ENGINEERING CITY CLERK CITY SOLICITOR DIRECTOR PLANNING AND BUILDING</p>

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

2005 January 20

FROM: DIRECTOR PLANNING AND BUILDING FILE: PL 49500 10

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT -
7400 BLOCK OF 17TH AVENUE (SOUTHEAST SIDE)

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning to the R12 Residential District for the southeast side of the 7400 block of 17th Avenue.

RECOMMENDATIONS:

1. **THAT** the Housing Committee recommend that Council authorize that a Rezoning Bylaw be prepared and advanced to First Reading on 2005 February 07 and to Public Hearing on 2005 February 22 at 7:30 p.m. for the southeast side of the 7400 block of 17th Avenue.
2. **THAT** the Housing Committee recommend to Council that the residents and property owners in the area proposed for rezoning, and the broader consultation area, be notified of Council's decision.

REPORT

1.0 BACKGROUND

A request for an area rezoning to the R12 District was submitted in May 2004 for an area comprising nine lots (one property is a strata titled duplex) located on the southeast side of the 7400 block of 17th Avenue (see *attached* map). The request was made by a petition signed by seven of the property owners, which represents 70% of the owners.

On the recommendation of the Housing Committee, at its regular meeting of 2004 October 04, Council 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 proposes next steps, accordingly.

2.0 PETITION AREA AND SURROUNDING NEIGHBOURHOOD

The petition area comprises one block front consisting of nine lots zoned R5 and R9 Residential District. Four of the lots are occupied by two family dwellings, one of which is strata titled. The remaining lots are occupied by single family dwellings, two of which are on small lots zoned R9. The lots range in width from 10.5 metres (33 feet) to 20.12 metres (66 feet). There is no lane and the properties to the rear are predominantly single and two family dwellings. With the exception of two small lot single family properties (zoned R9), the lots to the rear are 20.12 metres (66 feet) in width. The north side of the street consists entirely of small lots (44 feet wide), with a mix of new and well maintained older dwellings.

The housing stock in the petition area is a mix of old and new dwellings, with some potential for immediate redevelopment.

3.0 PROPOSED R12 AREA REZONING

The request is to rezone the petition area from the prevailing R5 and R9 Districts to the R12 District. The purpose of the request is to permit subdivision into lots with a minimum width of 30 feet for single family dwellings, and the development of two family dwellings on lots with a minimum width of 45 feet.

If the proposed area rezoning is supported, the seven R5 zoned lots would be eligible for subdivision into two lots with a single family dwelling permitted on each new lot. Two family dwellings are already permitted on the R5 zoned lots and would continue to be permitted on these lots under the R12 zoning so long as they meet the required minimum lot width of 45 feet. The two R9 zoned lots would not have any further development potential if rezoned to the R12 District.

4.0 CONSULTATION PROCESS

The consultation process included a brochure and questionnaire distributed by mail and an open house. The brochure and questionnaire were distributed to 10 property owners¹ and 8 tenants in the petition area and 123 owners and tenants in the broader consultation area within 100 metres of the petition area.

The public open house was held on 2004 December 08 at Edmonds Community School and was attended by eight people. The questions and comments primarily focussed on the effect of the rezoning on property values. Concern was also expressed about an increase in density and the impact on the neighbourhood.

¹ The property owners comprised of 5 owner occupiers and 5 owner non-occupiers.

Questionnaires were returned from six owners in the petition area, with five supporting and one opposing the rezoning. Responses were not received from the other four owners or the eight tenants in the area.

The one owner opposed to the rezoning proposal raised concerns regarding parking in the area and expressed a preference for two family dwellings on large lots.

Seven questionnaires were returned from the broader consultation area with one supporting, five opposing, and one undecided on the area rezoning. The comments included concerns about traffic and parking, increased property taxes, the quality of new houses and a desire to keep the existing large lots.

5.0 DISCUSSION

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

1. at least 50% of all the properties in a defined area have indicated support for 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.

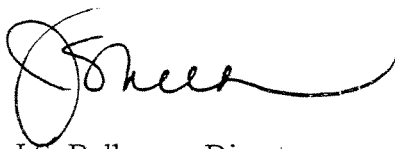
In this case, six of the ten properties in the petition area have responded and five have indicated support for the rezoning process. Thus, 83% of the questionnaire respondents and 50% of the property owners have indicated support for the rezoning.

With regard to the concerns of respondents objecting to the proposed rezoning, it is important to note that the rezoning will not result in an increase in dwelling units beyond that already permitted by the existing R5 and R9 zoning. Seven of the lots are eligible for two family dwellings under the existing R5 Zoning District and, under the proposed R12 Zoning District, would be eligible for subdivision for two lots on which only single family dwellings could be built. As there is no lane, two family dwellings would only be permitted on lots 45 feet or greater in width.

Given that a majority opinion for the area rezoning exists, staff recommend that the proposed rezoning proceed to a Public Hearing.

6.0 CONCLUSION

This report has reviewed the results of the public consultation process for the proposed R12 area rezoning for the southeast side of the 7400 block of 17th Avenue. Of the ten property owners in the petition area, five have indicated support and one has indicated opposition. Seven respondents in the broader consultation area also responded with one supporting, five opposing and one undecided on the rezoning. The requirement for majority opinion according to Council adopted guidelines has been met, therefore it is proposed that the Housing Committee recommend to Council that this R12 area rezoning proceed to a Public Hearing.



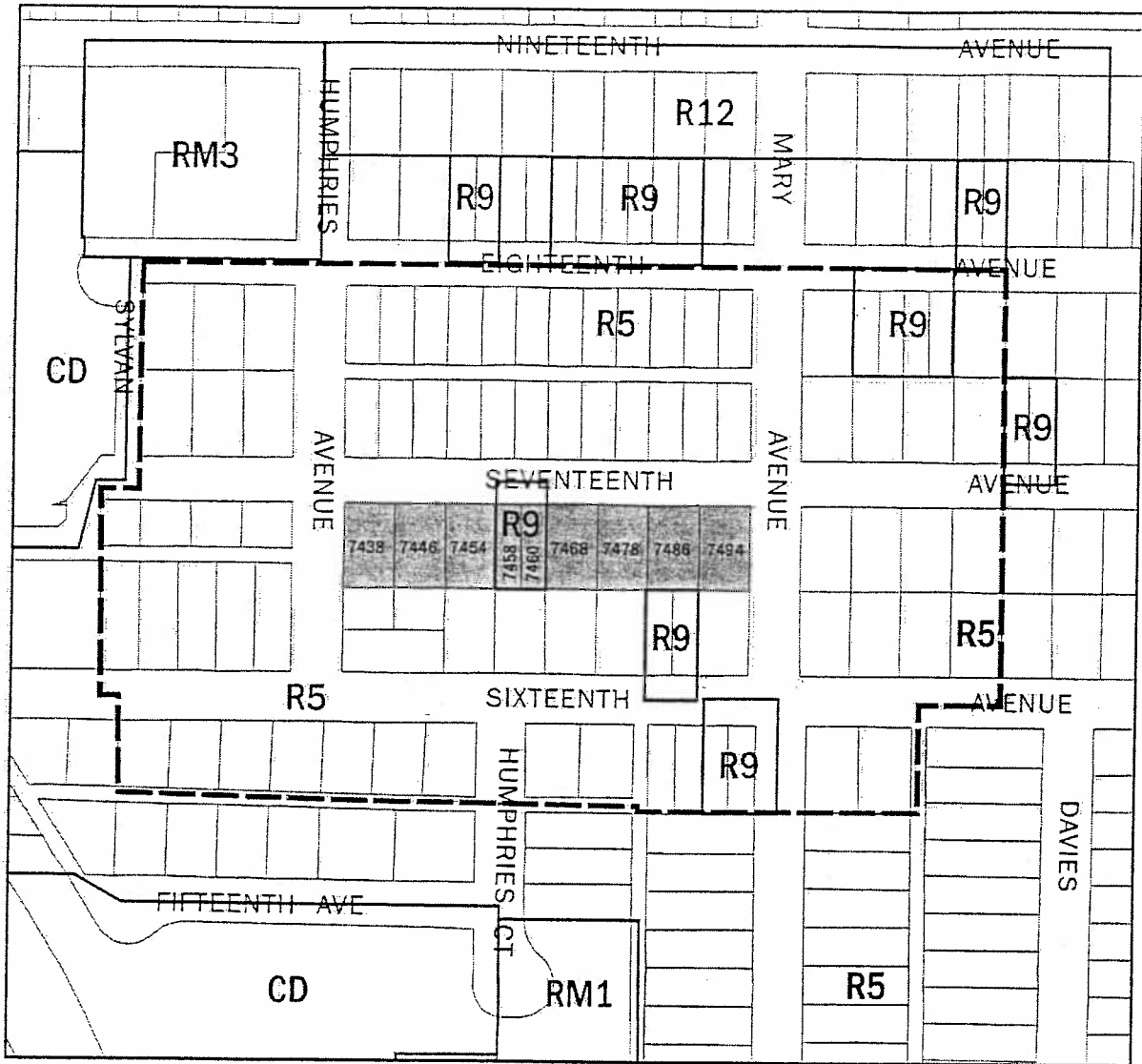
J.S. Belhouse, Director
PLANNING AND BUILDING

SF/sla/jc
Attachment

cc: City Manager
Chief Building Inspector
Director Engineering
City Solicitor
City Clerk

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Proposed R12 Area Rezoning
Southeast Side of 7400 Block 17th Avenue



7400 Block Seventeen Avenue



Proposed area rezoning to the R12 District



Consultation Area

