

COMMUNITY DEVELOPMENT COMMITTEE

A

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: PROPOSED R12 DISTRICT AREA REZONING FOR NORTH SIDE OF
4200 BLOCK ALBERT STREET - RESULTS OF SURVEY**

RECOMMENDATIONS:

1. THAT Council deny the proposal to rezone the north side of the 4200 block of Albert Street from the R5 District to the R12 District and that the subject property owners be so advised.
2. THAT a copy of this report be sent to Mr. John Juginovich, 5448 Tye Court, Burnaby, BC, V5B 2J1.

REPORT

The Community Development Committee, at its Open meeting held on 2006 September 26, received and adopted the *attached* report regarding the initiation of an area rezoning process for the north side of the 4200 block of Albert Street. The Committee noted that eight of the fifteen surveys were returned with four owners supporting the rezoning process, three owners objecting, and one owner undecided. The owners in support represented 27% of the block, which is substantially below the 50% level required under Council endorsed guidelines for initiation of area rezonings. The Committee, therefore, recommended that the subject area rezoning process not proceed.

Respectfully submitted,

Councillor Colleen Jordan
Chair

Councillor Dan Johnston
Vice Chair

Councillor Garth Evans
Member

COPY: CITY MANAGER
DIRECTOR ENGINEERING
DIR. PLANNING & BUILDING

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE

DATE: 2006 September 5

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
Reference: 4200 Block Albert Street

SUBJECT: **PROPOSED R12 DISTRICT AREA REZONING FOR NORTH SIDE OF
4200 BLOCK ALBERT STREET - RESULTS OF SURVEY**

PURPOSE: To report on the results of the property owner survey regarding the initiation of an area rezoning process for the north side of the 4200 block of Albert Street.

RECOMMENDATIONS:

1. **THAT** Council be requested to deny the proposal to rezone the north side of the 4200 block of Albert Street from the R5 District to the R12 District and that the subject property owners be so advised.
2. **THAT** a copy of this report be sent to Mr. John Juginovich, 5448 Tye Court, Burnaby, BC, V5B 2J1.

REPORT**1.0 BACKGROUND**

At the Community Development Committee meeting on 2006 March 28, Mr. John Juginovich, owner of 4205 Albert Street, appeared as a delegation to request the Committee's assistance with an R12 area rezoning process for the north side of the 4200 block of Albert Street (*Attachment #1*). Mr. Juginovich had attempted to initiate the process himself but, due to language differences, faced challenges in communicating with some of his neighbours. He was unable to obtain a sufficient number of names on the petition as required under the Council endorsed process for an area rezoning. Arising from consideration of Mr. Juginovich's request, and as the block appeared to meet many of the Council adopted criteria for R12 designation, the Committee asked that staff prepare a report regarding possible City assistance in initiating an area rezoning process for the subject block.

Staff subsequently prepared a report recommending that the City complete a survey of the property owners to determine whether there was support for initiation of the area rezoning process. At its meeting of 2006 May 8, Council received the report from the

To: Community Development Committee
From: Director Planning and Building
Re: Proposed R12 District Area Rezoning for North Side of 4200 Block
Albert Street - Results of Owner Survey
2006 September 5 Page 2

Committee and authorized staff to complete the survey process. The purpose of this report is to convey the results of the survey and provide recommendations accordingly.

2.0 DISCUSSION

The survey was sent to the 15 property owners in the subject block along with a copy of the report received by Council on 2006 May 8, and explanatory information on the R12 District. The covering letter for the survey included information on available language translation services, if needed. Staff subsequently provided Cantonese translation to one owner.

Eight of the 15 surveys were returned with four owners supporting the rezoning process, three owners objecting, and one owner undecided. The owners in support represent 27% of the block, which is substantially below the 50% level required under Council endorsed guidelines for initiation of area rezonings. It is therefore recommended that the subject area rezoning process not proceed.

3.0 CONCLUSION

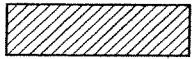
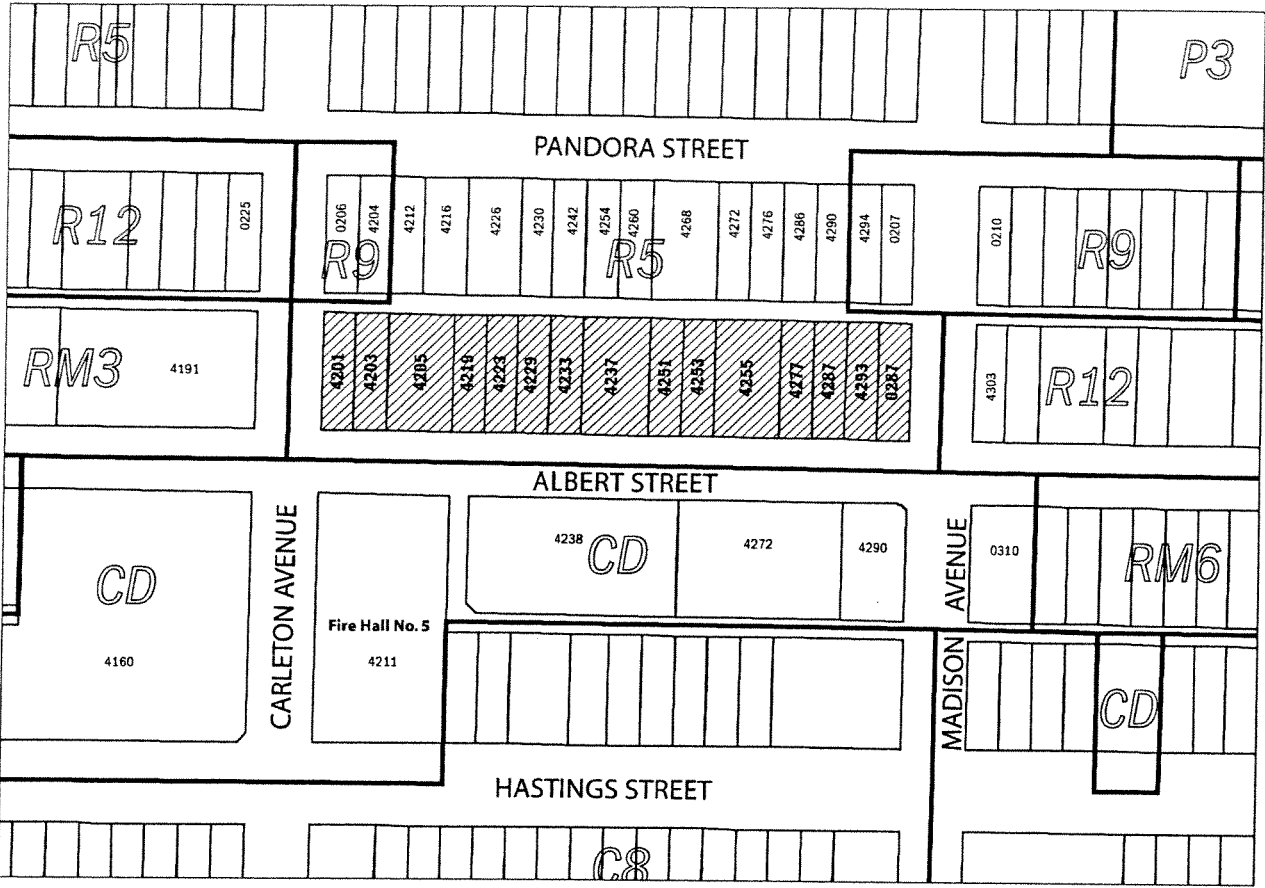
At the Community Development Committee meeting on 2006 March 28, Mr. John Juginovich, owner of 4205 Albert Street, appeared as a delegation to request the Committee's assistance with an R12 area rezoning process for the north side of the 4200 block of Albert Street. Arising from consideration of Mr. Juginovich's request, the Committee asked that staff prepare a report regarding possible City assistance in initiating an area rezoning process for the subject block. Council, in turn, adopted the recommendation from the requested report, authorizing staff to undertake a survey of affected property owners and to make available language translation services on request.

The survey process was completed with 27% of the owners on the block indicating support for the area rezoning process. As the Council endorsed guidelines for area rezoning require that 50% of the owners be in support, it is recommended that the subject area rezoning proposal be denied and that the affected property owners be so advised. It is also recommended that a copy of this report be provided to Mr. John Juginovich.


Basil Luksun
DIRECTOR PLANNING AND BUILDING

SF:sa
Attachment

Copied to: City Manager
Director Engineering



North Side 4200 Block Albert Street – Subject R12 Area Rezoning Request

