

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT – 7886 16TH STREET, 7208 TO 7250 11TH AVENUE, 7845 15TH STREET, 7855 15TH STREET

RECOMMENDATION:

1. THAT Council authorize a Rezoning Bylaw for 7886 16th Street, 7208 to 7250 11th Avenue, 7845 15th Street, and 7855 15th Street, as referenced in *Schedule A*, be prepared and advanced to First Reading on 2008 November 24 and to Public Hearing on December 16 at 7:30 p.m. to rezone the subject properties from the R5 Residential District to the R12 Residential District.

REPORT

The Community Development Committee, at its meeting held on 2008 October 28, received and adopted the *attached* report reviewing the results of the consultation process regarding a request for an area rezoning from the R5 Residential District to the R12 Residential District on the southeast side of 11th Avenue between 15th Street and 16th Street and to recommend that the subject area be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor G. Evans
Member

<p>Copied to: City Manager Director Engineering Director Planning and Building City Solicitor Chief Building Inspector</p>
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TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2008 October 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 01
*Area Rezoning R12 – 7200
Block 11th Avenue*

SUBJECT: **REQUEST FOR AREA REZONING TO THE R12 DISTRICT – 7886 16TH STREET, 7208 TO 7250 11TH AVENUE, 7845 15TH STREET, 7855 15TH STREET**

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning from the R5 Residential District to the R12 Residential District on the southeast side of 11th Avenue between 15th Street and 16th Street and to recommend that the subject area be advanced through the rezoning process.

RECOMMENDATION:

1. **THAT** the Community Development Committee recommend that Council authorize that a Rezoning Bylaw for 7886 16th Street, 7208 to 7250 11th Avenue, 7845 15th Street, and 7855 15th Street, as referenced in *Schedule A*, be prepared and advanced to First Reading on 2008 November 24 and to Public Hearing on 2008 December 16 at 7:30 p.m. to rezone the subject properties from the R5 Residential District to the R12 Residential District.

REPORT**1.0 BACKGROUND**

In January 2008, a petition requesting the rezoning of 7886 16th Street, 7208 to 7250 11th Avenue, 7845 15th Street, and 7855 15th Street to the R12 Residential District was received in the Planning Department. The petition represents an area consisting of 11 lots (see *Figure #1*). The petition was signed by 7 (64%) of the 11 property owners on the block.

On the recommendation of the Community Development Committee, Council at its regular meeting of 2008 February 11 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 SUBJECT AREA

The area represented on the petition consists of one block front on the south side of 11th Avenue between 15th Street and 16th Street (see *Figure #2*). It consists of 11 lots, all of which are zoned R5 Residential District. All the dwellings are single family, with the exception of 7855 15th Street, which has a two family dwelling. The lots range in width from 16.15 m. (52.99 ft) to 21.26 m. (69.75 ft). All the existing lots with the exception of 7845 15th Street have lane access. The existing housing stock on the subject block is composed of dwellings built in 1968 or 1969. Seven of the homes are owner occupied and most are well maintained.

To the north of the subject area is an M1 zoned property used for food wholesaling and warehousing. To the east, south and west are single and two family dwellings of mixed age and condition. One block south is Tenth Avenue which is the boundary with the City of New Westminster.

The area is designated in the Edmonds Town Centre Plan as having the potential for an area rezoning for single and two family residential infill development.

3.0 PROPOSED R12 DISTRICT

Under the prevailing R5 District, 10 of the 11 subject lots are eligible for and currently contain single family dwellings. 7855 15th Street is eligible for and currently contains a two family dwelling.

Under the R12 District zoning category, each lot shall have an area of not less than 306.57 m² (3,300 ft²) and a width of not less than 9.15 m. (30 ft). Single family dwellings are permitted on all legal lots. Two family dwellings are permitted on lots with widths not less than 9.15 m. (30 ft) where there is a lane present. Where there is no lane, two family dwellings are not permitted on lots with a width less than 13.7 m. (45 ft). With respect to the subject application, under the proposed R12 District zoning, all the lots would be eligible for a two family dwelling. 7855 15th Street would also be eligible for subdivision with either a single or two family dwelling permitted on the new lot adjacent the lane and a single family dwelling permitted on the new interior lot without lane access. It should also be noted that there are other scenarios for subdivision on the block (i.e., two lots could be subdivided into three small lots with two family dwellings permitted on each new lot). The above noted development potential is subject to meeting all bylaw and development requirements.

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 11 lots in the rezoning area and the owners and residents of 150 lots in the consultation area within 100 metres of the rezoning area.

The open house was held on 2008 September 16 at Edmonds Community Centre and was attended by 10 people. There was a mixture of support and opposition to the proposed rezoning. Those in support of the area rezoning noted that the rezoning would provide an opportunity to create newer homes in the area. Those opposed expressed concern about the increase in density, on street parking and traffic. The questionnaire responses are discussed below.

4.1 Responses from Owners in the Rezoning Area

Seven responses to the questionnaire from the owners of the 11 lots in the rezoning area, which is a 64% response rate, were returned. The table below contains the final questionnaire results for owners in the rezoning area.

Questionnaire Results – Owners in the Rezoning Area

	Support	Oppose	Undecided	No Response
Resident Owner	3	2	-	3
Absentee Owner	2	-	-	1
Total	5	2	-	4

This return shows that five (71%) of the respondents favour the area rezoning approach. The five positive responses represent 45% of the total number of lots in the subject area.

4.2 Responses from Tenants in the Rezoning Area

There were no responses from tenants in the rezoning area.

4.3 Responses from the Consultation Area

Four questionnaires were returned from the residents and owners of the 150 lots in the broader consultation area, with three supporting and one opposing the area rezoning. Those supporting the rezoning noted that the area will benefit from redevelopment. One respondent noted that adjacent blocks should also be rezoned to the R12 District. The respondent who opposed the rezoning stated that they would like the area to stay the same as it is now.

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:


To: Community Development Committee
From: Director Planning and Building
Re: Area Rezoning – 7886 16th Street, 7208 to 7250 11th Avenue, 7845 15th Street, and 7855 15th Street
2008 October 23 Page 4

1. where the response rate is 100%, at least 50% of the properties 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.

The response rate does not meet the first criteria because all the properties did not respond. It does meet the second criteria in that at least 50% of the properties have responded and 70% of those that responded support the rezoning. In this case, seven (64%) of the 11 properties in the rezoning area responded and five (71%) of the respondents 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 First Reading on 2008 November 24 and to Public Hearing on 2008 December 16. Further, it is noted that the proposed rezoning is consistent with the Infill Single and Two Family Residential designation for the area in the Edmonds Town Centre Plan.

6.0 CONCLUSION

This report has reviewed the results of the public consultation process for the proposed R12 area rezoning for 7886 16th Street, 7208 to 7250 11th Avenue, 7845 15th Street, and 7855 15th Street. Of the 11 property owners in the rezoning area, five have indicated support, two have indicated opposition, and four did not respond. Four respondents in the broader consultation area also responded with three supporting and one opposing the rezoning. The requirement for support for the proposal amongst residents in the petition area, consistent with Council adopted guidelines, has been met (i.e., at least 50% of the owners responded and 70% of those who responded support the rezoning). Furthermore, the block is designated in the Edmonds Town Centre Plan for infill development. Therefore, it is proposed that the Community Development Committee recommend to Council that a Rezoning Bylaw be prepared and advanced to First Reading and Public Hearing.


B. Luksun, Director
PLANNING & BUILDING

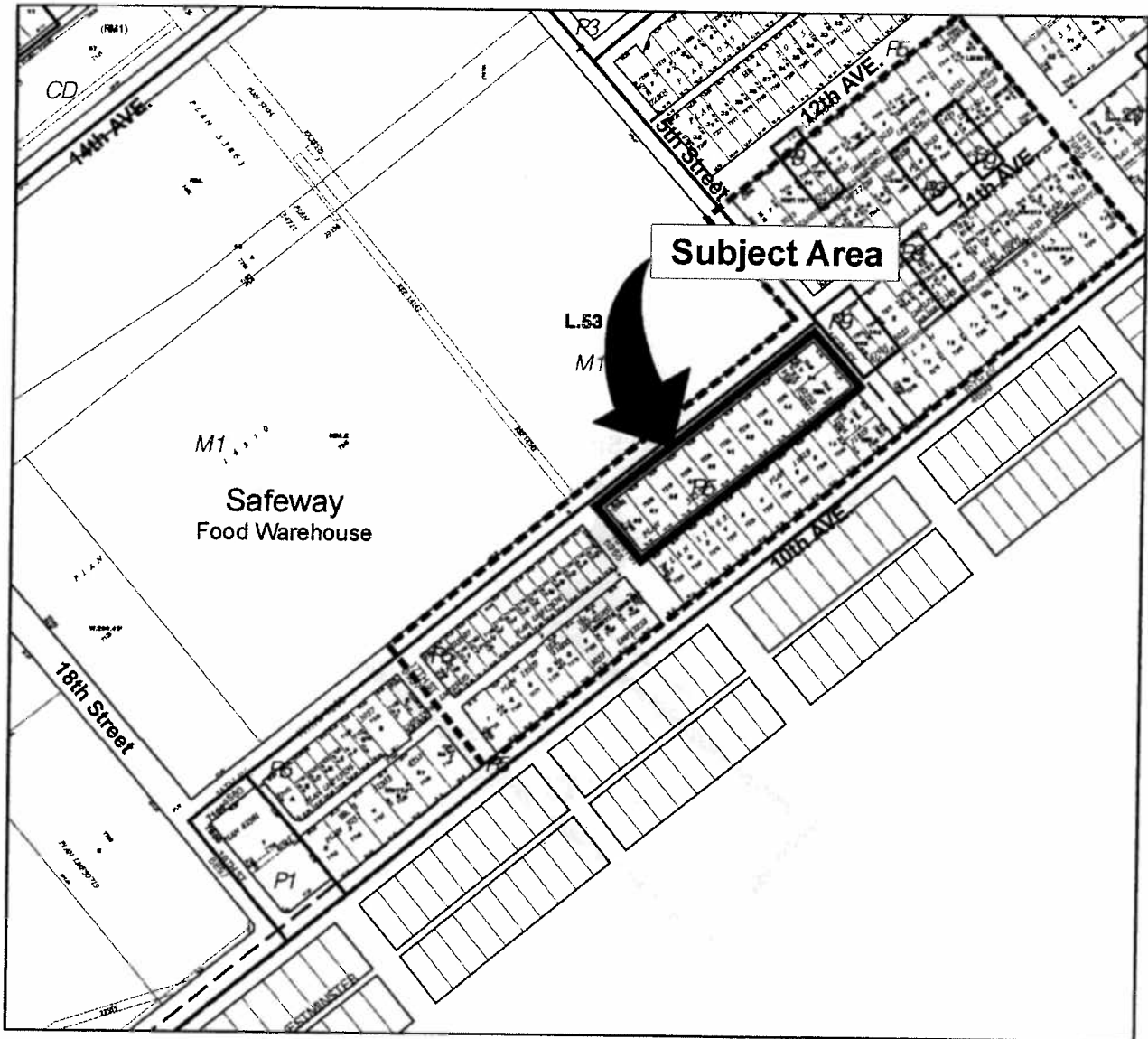
SF/jc/ms
Attachments

Copied to: City Manager
City Clerk
City Solicitor
Director Engineering
Chief Building Inspector

Schedule A**Properties for R12 Rezoning**

7886 16 th Street	Lot 56 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7208 11 th Avenue	Lot 57 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7214 11 th Avenue	Lot 58 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7220 11 th Avenue	Lot 59 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7226 11 th Avenue	Lot 60 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7232 11 th Avenue	Lot 61 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7238 11 th Avenue	Lot 62 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7244 11 th Avenue	Lot 63 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7250 11 th Avenue	Lot 64 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7845 15 th Street	Parcel "A" (Explanatory Plan 34520) Lot 65 District Lot 53 Group 1 New Westminster District Plan 32552	R5
7855 15 th Street	Lot 65 Except: Parcel "A" (Explanatory Plan 34520) District Lot 53 Group 1 New Westminster District Plan 32552	R5

Figure 1





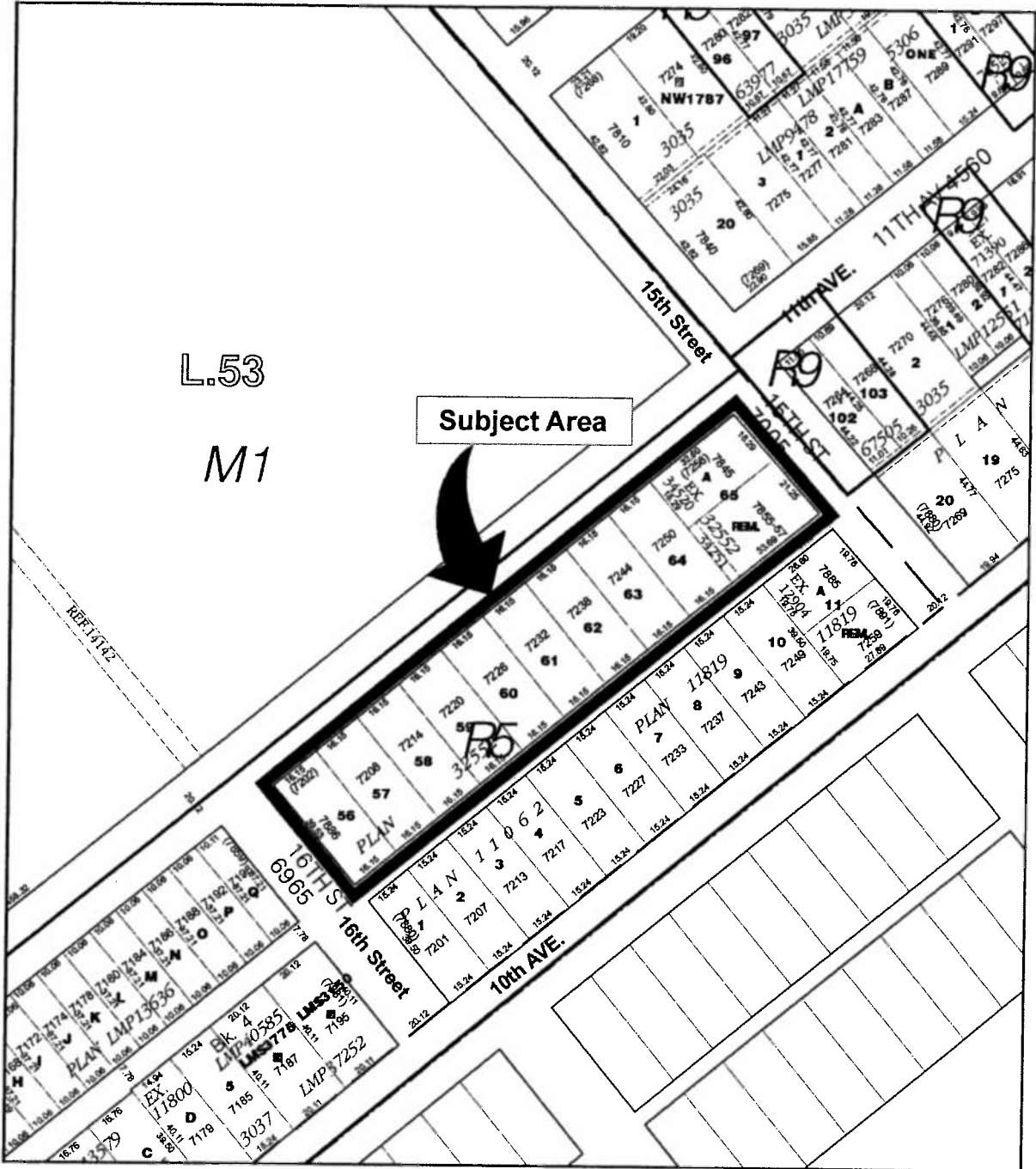


Date: January 2008	 City of Burnaby Planning & Building Dept	
Scale: NTS		
Drawn By: DWD		
Petition Area for Proposed R12 Area Rezoning - - - - Consultation Boundary		

Figure 2



Date: January 2008	 <p>City of Burnaby Planning & Building Dept.</p>  <p>Petition Area for Proposed R12 Area Rezoning</p>
Scale: NTS	
Drawn By: DWD	