
COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: R12S DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS

RECOMMENDATIONS:

1. THAT Council deny the request for an area rezoning from the R5 Residential District to the R12S Residential District for the subject block bounded by Rumble Street, Arthur Avenue, Clinton Street, and Nelson Avenue.
2. THAT a copy of this report be sent to the property owners and residents in the subject area.

REPORT

The Community Development Committee, at its 'Open' meeting held on 2009 April 28, received and adopted the *attached* report reviewing results of the consultation process regarding a request for an area rezoning from the R5 Residential District to the R12S Residential District and to recommend that the subject area not be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

Copied to: City Manager City Solicitor Director Planning & Building Director Engineering Chief Building Inspector

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Copied to: City Manager City Solicitor Director Planning & Building Director Engineering Chief Building Inspector

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2009 April 20

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 01
*Reference: Rumble Arthur Nelson
Clinton*

SUBJECT: R12S DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning from the R5 Residential District to the R12S Residential District and to recommend that the subject area not be advanced through the rezoning process.

RECOMMENDATIONS:

1. **THAT** the Community Development Committee recommend that Council not advance the request for the R5 District to R12S District area rezoning for the subject block bounded by Rumble Street, Arthur Avenue, Clinton Street, and Nelson Avenue.
2. **THAT** a copy of this report be sent to the property owners and residents in the subject area.

REPORT**1.0 BACKGROUND**

In July 2008, a petition requesting the rezoning of the block bounded by Rumble Street, Arthur Avenue, Clinton Street, and Nelson Avenue from the R5 District to the R12S Residential District was received in the Planning Department. The petition represents an area consisting of 30 lots (see *Figure 1, attached*). The petition was signed by 20 (67%) of the 30 property owners on the block.

On the recommendation of the Community Development Committee, Council at its regular meeting of 2008 November 3 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 recommends that the area rezoning not advance.

2.0 CONSULTATION PROCESS

Staff have undertaken to complete the approved consultation process for the subject area rezoning. 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 30 lots in the proposed rezoning area and to 132 owners and residents in the consultation area, within 100 metres of the rezoning area.

The open house was held on 2009 March 10 at South Slope Elementary School and was attended by 12 people. It is noted that there was some support for the proposed rezoning but that most people in attendance were opposed. Those in support of the area rezoning noted that it 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 that would arise from the proposal. The questionnaire responses are discussed below.

2.1 Responses from Owners in the Rezoning Area

There were 19 responses to the questionnaire from the owners of the 30 lots in the rezoning area, which is a 63% response rate. 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	7	11	0	11
Absentee Owner	1	0	0	0
Total	8	11	0	11

This return shows that eight (42%) of the 19 respondents favour the proposed area rezoning. The eight positive responses represent 27% of the total number of lots in the subject area. The majority, however, 11 (58%) of the 19 respondents oppose the area rezoning. These 11 responses in opposition represent 37% of the lots in the subject area.

Those supporting the rezoning stated that the redevelopment of some properties will be an improvement to the neighbourhood. Those opposing the rezoning stated that they do not want the rezoning because of increased density, traffic, and on-street parking - all of which they consider are already causing problems in the area.

2.2 Responses from Tenants in the Rezoning Area

There were no responses from tenants in the rezoning area.

2.3 Responses from the Consultation Area

Thirty two questionnaires were returned from the residents and owners in and beyond the broader consultation area. All 32 responses opposed the rezoning. Of these, 23 were from within the defined consultation area shown on *Figure 1*, and 9 were from outside this area. The comments in opposition focused on the increase in density, on-street parking, traffic and the impact on community services.

3.0 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. 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 than 100%, 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. Furthermore, it does not meet the second criteria as only 42% (8) of the respondents supported the area rezoning proposal.

As such, the proposal does not meet the Council adopted guidelines for area rezoning as there is not significant support for it in both the rezoning area and the consultation area. Therefore it is recommended that this proposal not advance through the rezoning process.

4.0 CONCLUSION

This report has reviewed the results of the public consultation process for the proposed R12S area rezoning of the block bounded Rumble, Arthur, Clinton and Nelson. Of the 30 property owners in the rezoning area, 8 have indicated support, 11 have indicated opposition, and 11 did not respond. Thirty two respondents in and beyond the broader consultation area also responded – all opposing the proposal. The requirement for support for the proposal amongst residents in the rezoning area, consistent with Council adopted guidelines, has not been met. Furthermore, there is opposition to the proposal from residents in the consultation area and beyond. Given the foregoing, it is proposed that the Community Development Committee recommend to Council that the proposed R12S area rezoning process not be advanced.

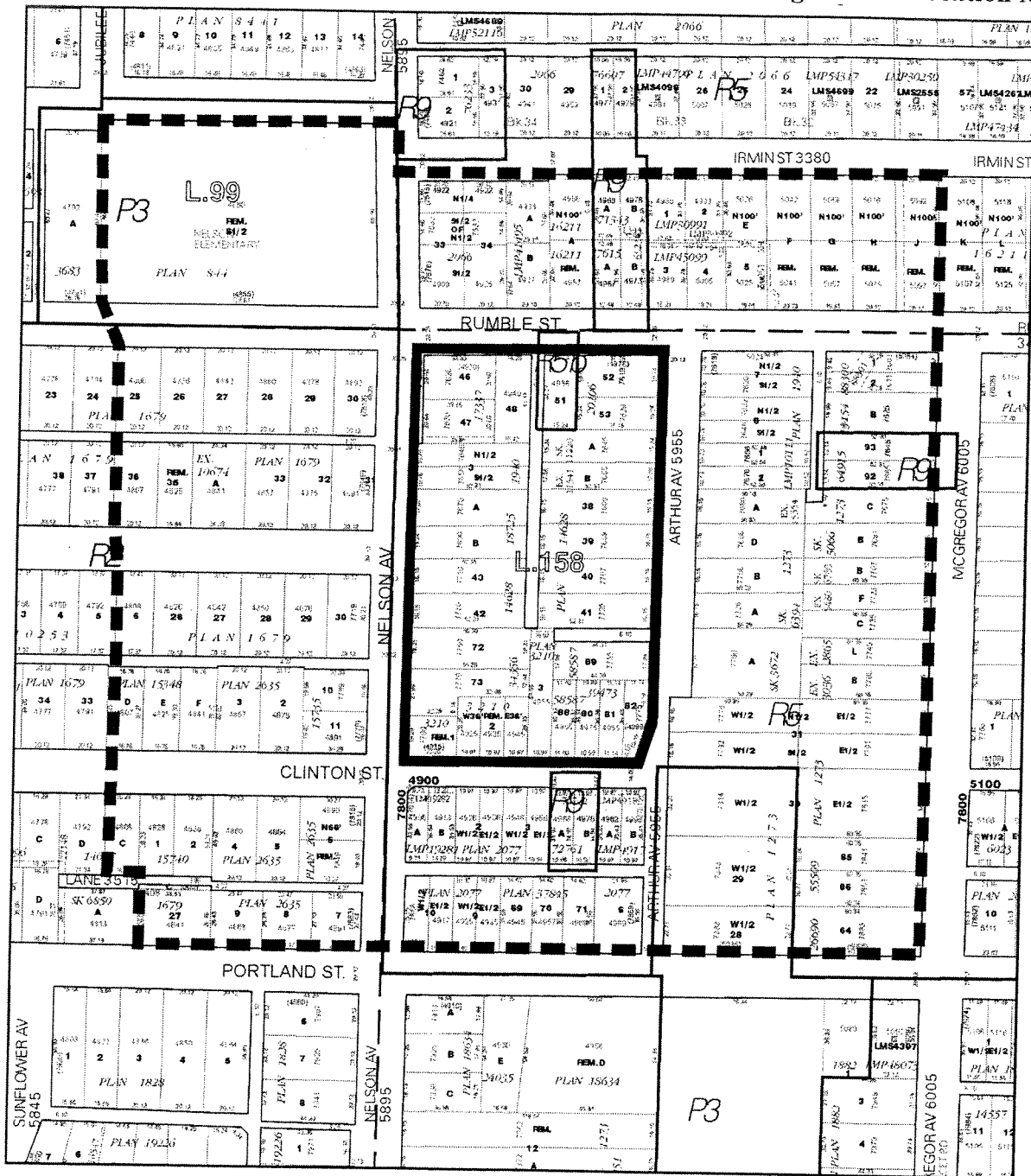




B. Luksun, Director
PLANNING & BUILDING

SF/sla
Attachment

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

Figure #1 – Location Map



Date:	August 2008	 City of Burnaby Planning & Building Dept.	 N
Scale:	NTS		
Drawn By:	DWD		
R12S Rezoning and Consultation Area		——— Proposed Rezoning Area - - - Consultation Area	