
COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT – BLOCK BOUNDED BY PARKER STREET, MACDONALD AVENUE, NAPIER STREET, AND INGLETON AVENUE

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of an area rezoning of 3908 to 3970 Parker Street, 3905 to 3973 Napier Street, 1030 Ingleton Avenue, and 1007 and 1085 MacDonald Avenue to the R12 Residential District.
2. **THAT** a copy of this report be sent to Mr. Bryce Clark, the petition organizer.

REPORT

The Community Development Committee, at its 'Open' meeting held on 2011 October 25, received and adopted the *attached* report seeking Council's concurrence to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12 Residential District.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

Copied to: City Manager Dir. Engineering Dir. Plng. & Bldg. Dir. Parks, Rec and Cult. Services City Solicitor

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2011 October 20

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
*Reference: R12 Parker MacDonald
Napier Ingleton*

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT – BLOCK BOUNDED BY PARKER STREET, MACDONALD AVENUE, NAPIER STREET, AND INGLETON AVENUE

PURPOSE: To seek Council’s concurrence to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12 Residential District.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of an area rezoning of 3908 to 3970 Parker Street, 3905 to 3973 Napier Street, 1030 Ingleton Avenue, and 1007 and 1085 MacDonald Avenue to the R12 Residential District.
2. **THAT** a copy of this report be sent to Mr. Bryce Clark, the petition organizer.

REPORT**1.0 BACKGROUND**

A petition requesting the rezoning of 3908 to 3970 Parker Street, 3905 to 3973 Napier Street, 1030 Ingleton Avenue, and 1007 and 1085 Macdonald Avenue to the R12 Residential District has been received in the Planning Department. The petition represents an area consisting of 23 single family dwelling properties (see *Attachment #1*). The petition was signed by 12 (52%) of the 23 property owners in the petition area. The purpose of this report is to seek Council authorization to initiate an R12 area rezoning process in response to the petitioners’ request.

2.0 DISCUSSION**2.1 Subject Area**

The area represented on the petition consists of 3908 to 3970 Parker Street, 3905 to 3973 Napier Street, 1030 Ingleton Avenue, and 1007 and 1085 MacDonald Avenue.

The petition area is located in the Willingdon Heights neighbourhood. The surrounding area is comprised of single family dwellings zoned R5 and R9 Residential District. The petition area is designated in the Official Community Plan for Single and Two Family Residential Urban development.

All the lots in the proposed rezoning area are zoned R5 Residential District with the exception of 3958 and 3960 Parker Street which are zoned R9 Residential District. The petition area includes 23 single family dwelling properties. The properties range in width from 10.06 m (33 ft) to 15.70 m (51.51 ft). The block is bisected by a lane which serves all of the properties. The housing is of mixed age – 16 of the homes were built before 1970. 17 of the homes are owner occupied and most are well maintained.

2.2 Current and Proposed Development Potential

The current R5 and R9 development potential of the lots is for single family dwellings.

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 proposal, under the proposed R12 District zoning, all the lots would be eligible for a two family dwelling. It is 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).

2.3 Area Rezoning Assessment

R12 District area rezoning requests are evaluated based on a number of factors including housing character of the area, appropriateness of the area boundaries, and the Official Community Plan or area plan designation for the area.

There are several considerations in this proposed area rezoning. The block is appropriately designated in the Official Community Plan for Single and Two Family Residential Urban development which supports the requested rezoning. There is evidence of existing small lot development which includes numerous 10 m (33 ft) wide lots. The petition area represents one complete block that is generally suitable for the proposed R12 District. There is also support from the property owners to pursue an R12 area rezoning process, with 52% of the owners having signed the petition. Given this support, the block configuration, and evidence of small lots in the area, it is recommended that a consultation process be initiated to enable the community to further assess the desirability of an area rezoning to the R12 Residential District.

2.4 Consultation Process

If authorized, the consultation process will include several means by which residents can comment on the proposed area rezoning. Brochures and questionnaires will be sent to the

To: Community Development Committee
From: Director Planning and Building
Re: R12 Area Rezoning Proposal Parker MacDonald Napier Ingleton
2011 October 20.....Page 3

owners and tenants in the block proposed for rezoning. In accordance with Council policy, residential properties within 100 m (328 ft) of an area that is the subject of an R12 area rezoning process will also be included in the consultation area. In this case, the consultation area proposed is indicated on **Attachment #1**. An open house with displays and opportunities for questions and comments will be scheduled for a nearby school or community facility.

The results of the public consultation will be assessed to determine if there is adequate support for the area rezoning and the results will be reported back to Committee and Council. 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 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.

3.0 CONCLUSION

A petition was received from 12 of the 23 property owners in the area, requesting an area rezoning to the R12 Residential District. The rezoning would permit single and two family dwellings on smaller lots of sufficient area and width, subdivision of consolidated lots, and two family dwellings on small lots with lane access.

Given the existing small lot character in the surrounding area, the configuration of the petition area, and the support of the property owners to pursue the area rezoning process, it is recommended that a consultation process be initiated to explore the desirability of an area rezoning of the subject area to the R12 Residential District zoning category. The process would include brochures, questionnaires, and an open house to determine the support for the rezoning. The results would be reported back to Committee and Council with a recommendation to either advance or not advance the rezoning through the bylaw approval process.

It is also recommended that a copy of this report be provided to Mr. Clark, the organizer of the resident petition process.

B. Luksun, Director
PLANNING AND BUILDING

SF/sa
Attachment

Copied to: City Manager
Director Engineering
Director Parks, Recreation & Cultural Services

