

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS
– 7307 TO 7361 STRIDE AND 7527 KINGSWAY**

RECOMMENDATIONS:

1. **THAT** Council authorize that a Rezoning Bylaw for 7307 to 7361 Stride Avenue and 7527 Kingsway, as referenced in *Schedule A*, be prepared and advanced to First Reading on 2011 February 7 and to Public Hearing on 2011 February 22 to rezone the subject properties from the R5 Residential District to the R12 Residential District.
2. **THAT** a copy of this report be sent to the property owners and residents in the petition area.

REPORT

The Community Development Committee, at its ‘Open’ meeting held on 2011 January 25, received and adopted the *attached* report 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 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 P. Calendino
Member

Copied to: City Manager Director Planning and Building

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2011 January 6

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 01
*Reference: 7307-7361 Stride, 7527
Kingsway*

SUBJECT: **R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS -
7307 to 7361 STRIDE and 7527 KINGSWAY**

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 and to recommend that the subject area be advanced through the rezoning process.

RECOMMENDATIONS:

1. **THAT** the Community Development Committee recommend that Council authorize that a Rezoning Bylaw for 7307 to 7361 Stride Avenue and 7527 Kingsway, as referenced in *Schedule A*, be prepared and advanced to First Reading on 2011 February 7 and to Public Hearing on 2011 February 22 to rezone the subject properties from the R5 Residential District to the R12 Residential District.
2. **THAT** a copy of this report be sent to the property owners and residents in the petition area.

REPORT**1.0 BACKGROUND**

A petition requesting the rezoning of the block bounded by 7307 to 7361 Stride and 7527 Kingsway from the R5 District to the R12 Residential District was received in the Planning Department. The petition represents an area consisting of eight legal lots (see *Attachment #1*). The petition was signed by four (50%) of the eight property owners on the block.

On the recommendation of the Community Development Committee, Council at its regular meeting of 2010 October 4 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 be advanced.

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 holding of an open house. The brochure and questionnaire were distributed to the property owners and residents of the eight lots in the proposed rezoning area and to 252 owners and residents in the consultation area, within 100 metres of the rezoning area.

The open house was held on 2010 November 25 at Tommy Douglas Library and was attended by 10 people. The majority of those in attendance indicated support for the proposed rezoning. Those in support of the area rezoning commented that the area is ready for redevelopment.

2.1 Responses in the Rezoning Area

There were five responses to the questionnaire from the owners of the eight 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	2	0	0	2
Absentee Owner	3	0	0	1
Total	5	0	0	3

This return shows that all of the respondents favour the proposed area rezoning. The five positive responses represent 63% of the total number of lots in the subject area.

There were no responses from tenants in the rezoning area.

2.2 Responses in the Consultation Area

Six questionnaires were returned from residents and owners in the broader consultation area. All the responses indicated support for the rezoning.

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, in terms of responses to the questionnaire, to be forwarded to Public Hearing:

To: Community Development Committee
From: Director Planning and Building
Re: R12 District Area Rezoning Public Consultation Results
2011 January 6.....Page 3

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 100% of the properties did not respond. It does meet the second criteria as 63% (5) of the owners in the petition area responded. Of these respondents, all support the area rezoning proposal which represents 100% of the respondents.

The proposal meets the Council adopted guidelines for area rezoning and it is recommended that it advance through the rezoning process.

4.0 CONCLUSION

This report has reviewed the results of the public consultation process for the proposed R12 area rezoning of properties at 7307 to 7361 Stride and 7527 Kingsway. Of the eight property owners in the rezoning area, five indicated support and three did not respond. Six respondents in the broader consultation area also responded in support.

The requirement for support for the proposal amongst residents in the rezoning area, consistent with Council adopted guidelines, has been met. Given the foregoing, it is proposed that a Rezoning Bylaw for 7307 to 7361 Stride Avenue and 7527 Kingsway, as referenced in *Schedule A*, be prepared and advanced to First Reading on 2011 February 7 and to Public Hearing on 2011 February 22 to rezone the subject properties from the R5 Residential District to the R12 Residential District.



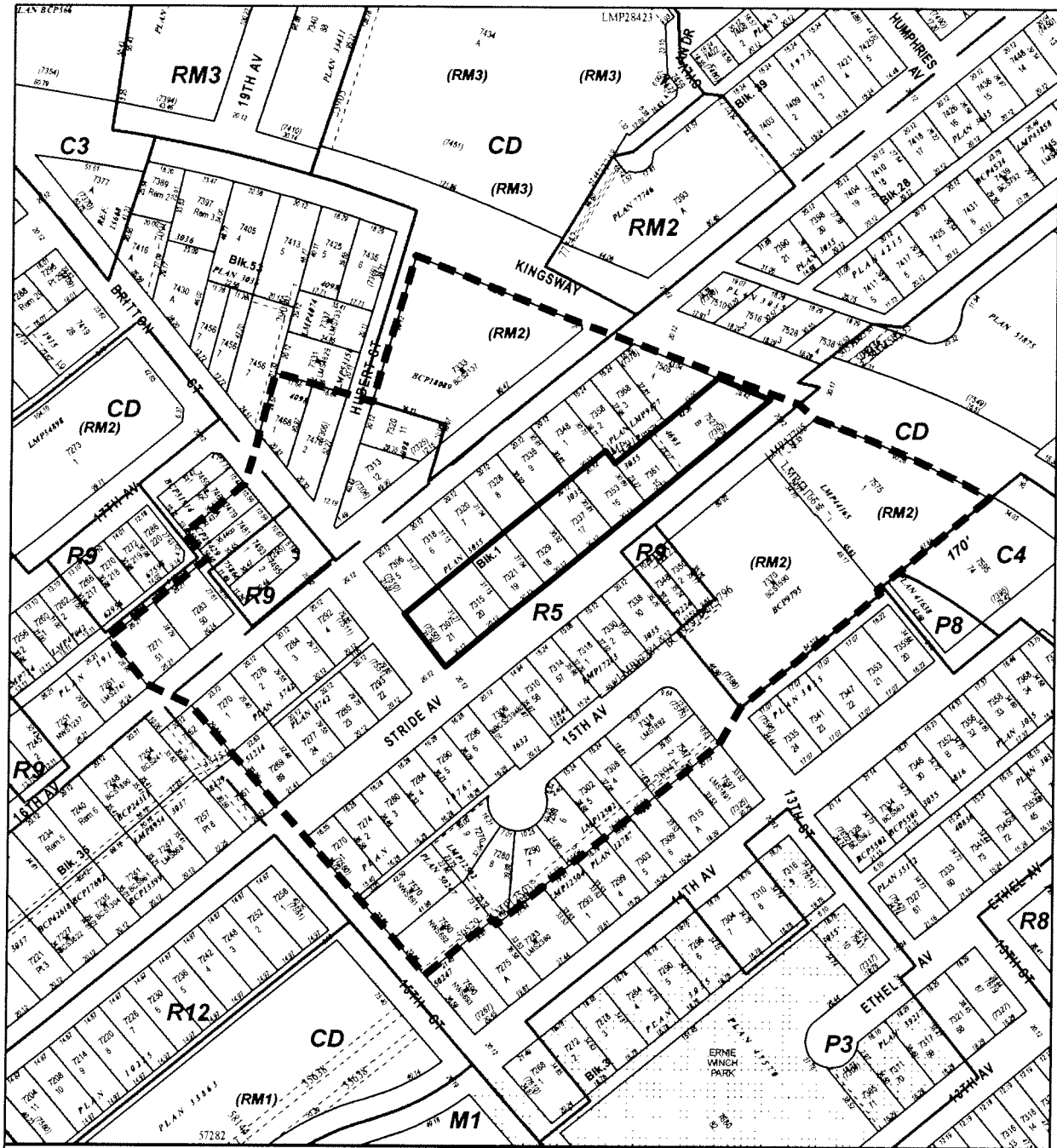
B. Luksun, Director
PLANNING & BUILDING

SF/sa
Attachments

Copied to: City Manager

Schedule A**Properties for R12 Rezoning**

7307 Stride Avenue	Lot 21, District Lot 29, Block 1, New Westminster District Plan 3035	R5
7315 Stride Avenue	Lot 20, District Lot 29, Block 1, New Westminster District Plan 3035	R5
7321 Stride Avenue	Lot 19, District Lot 29, Block 1, New Westminster District Plan 3035	R5
7329 Stride Avenue	Lot 18, District Lot 29, Block 1, New Westminster District Plan 3035	R5
7337 Stride Avenue	Lot 17, District Lot 29, Block 1, New Westminster District Plan 3035	R5
7353 Stride Avenue	Lot 16, District Lot 29, Block 1, New Westminster District Plan 3035	R5
7361 Stride Avenue	Lot 15, District Lot 29, Block 1, New Westminster District Plan 3035	R5
7527 Kingsway	Lot B, District Lot 29, New Westminster District Plan 4693	R5



PLANNING & BUILDING DEPARTMENT



DATE:
SEPT 08 2010

SCALE:
1:3,000

DRAWN BY:
DJ

REZONING AND CONSULTATION AREA



Rezoning Area

Consultation Area