

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS -
4600 TO 4676 AND 4605 TO 4679 ALBERT STREET, 250 ALPHA AVENUE
AND 271 BETA AVENUE**

RECOMMENDATIONS:

1. **THAT** Council deny the request for the R12 District area rezoning for 4600 to 4676 and 4605 to 4679 Albert Street, 250 Alpha Avenue, and 271 Beta Avenue based on the results of the public consultation.
2. **THAT** Council send a copy of this report to the property owners and residents in the petition and consultation areas.

REPORT

The Community Development Committee, at its meeting held on 2013 May 28, 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 not be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Copied to:	City Manager Director Planning & Building
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Councillor P. Calendino
Member

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2013 May 16

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 01
Reference: R12 4600-4676 4605-4679
Albert

SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS –
4600 TO 4676 AND 4605 TO 4679 ALBERT STREET, 250 ALPHA AVENUE,
AND 271 BETA AVENUE

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 not be advanced through the rezoning process.

RECOMMENDATIONS:

1. **THAT** Council deny the request for the R5 District to R12 District area rezoning for 4600 to 4676 and 4605 to 4679 Albert Street, 250 Alpha Avenue, and 271 Beta Avenue based on the results of the public consultation.
2. **THAT** a copy of this report be sent to the property owners and residents in the petition and consultation areas.

REPORT**1.0 BACKGROUND**

A petition requesting the rezoning of 4600 to 4676 and 4605 to 4679 Albert Street, 250 Alpha Avenue, and 271 Beta Avenue from the R5 District to the R12 Residential District was received in the Planning Department. The petition represents an area consisting of 36 legal lots (see *Attachment #1*). The petition was signed by 18 (50%) of the 36 property owners.

On the recommendation of the Community Development Committee, Council at its regular meeting of 2013 January 14 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 be advanced.

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 From: Director Planning and Building
 Re: R12 District Area Rezoning Public Consultation Results -
 to 4600 4676 and 4605 to 4679 Albert Street, 250 Alpha
 Avenue, and 271 Beta Avenue
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2.0 CONSULTATION PROCESS

The approved consultation process for the subject area rezoning 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 36 properties in the proposed rezoning area and to 220 owners and residents in the consultation area, within 100 metres of the rezoning area.

The open house was held on 2013 March 20 at Confederation Community Centre and was attended by 20 people. Those in attendance indicated both support for and objection to the proposal.

2.1 Responses in the Rezoning Area

There were 27 responses to the questionnaire from the owners of the 36 lots in the rezoning area, which is a 75% response rate. The table below contains the questionnaire results for owners in the rezoning area.

Questionnaire Results – Owners in the Rezoning Area

	Support	Oppose	Undecided	Did Not Respond
Resident Owner	10	5	1	7
Absentee Owner	6	2	3	2
Total	16	7	4	9

This return shows that 16 of the owners favour the proposed area rezoning while seven are opposed and four are undecided. The 16 positive responses represent 44% of the total number of lots in the subject area.

There was one response in support from a tenant in the rezoning area.

2.2 Responses in the Consultation Area

Nine questionnaires were returned from residents and owners in the broader consultation area. Five objected to the rezoning. Four supported 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 approved 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:

1. Where the response rate is 100%, at least 50% of the properties have indicated that they support an area rezoning; or

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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 75% (27) of the owners in the rezoning area responded. Of these respondents, 16 support the area rezoning proposal which represents 59% of the respondents. This result does not meet the 70% support requirement. There were seven opposed representing 26% of the respondents and four undecided representing 15% of the respondents.

As such, the proposal does not meet the Council adopted guidelines for area rezoning as there is not adequate support among the owners within the rezoning area. Therefore it is recommended that this proposal not be advanced 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 4600 to 4676 and 4605 to 4679 Albert Street, 250 Alpha Avenue, and 271 Beta Avenue. Of the 36 property owners in the rezoning area, 16 indicated support, seven objected, four were undecided, and nine did not respond. As such, the proposal has failed to reach the required percentage of support under the City's guidelines.

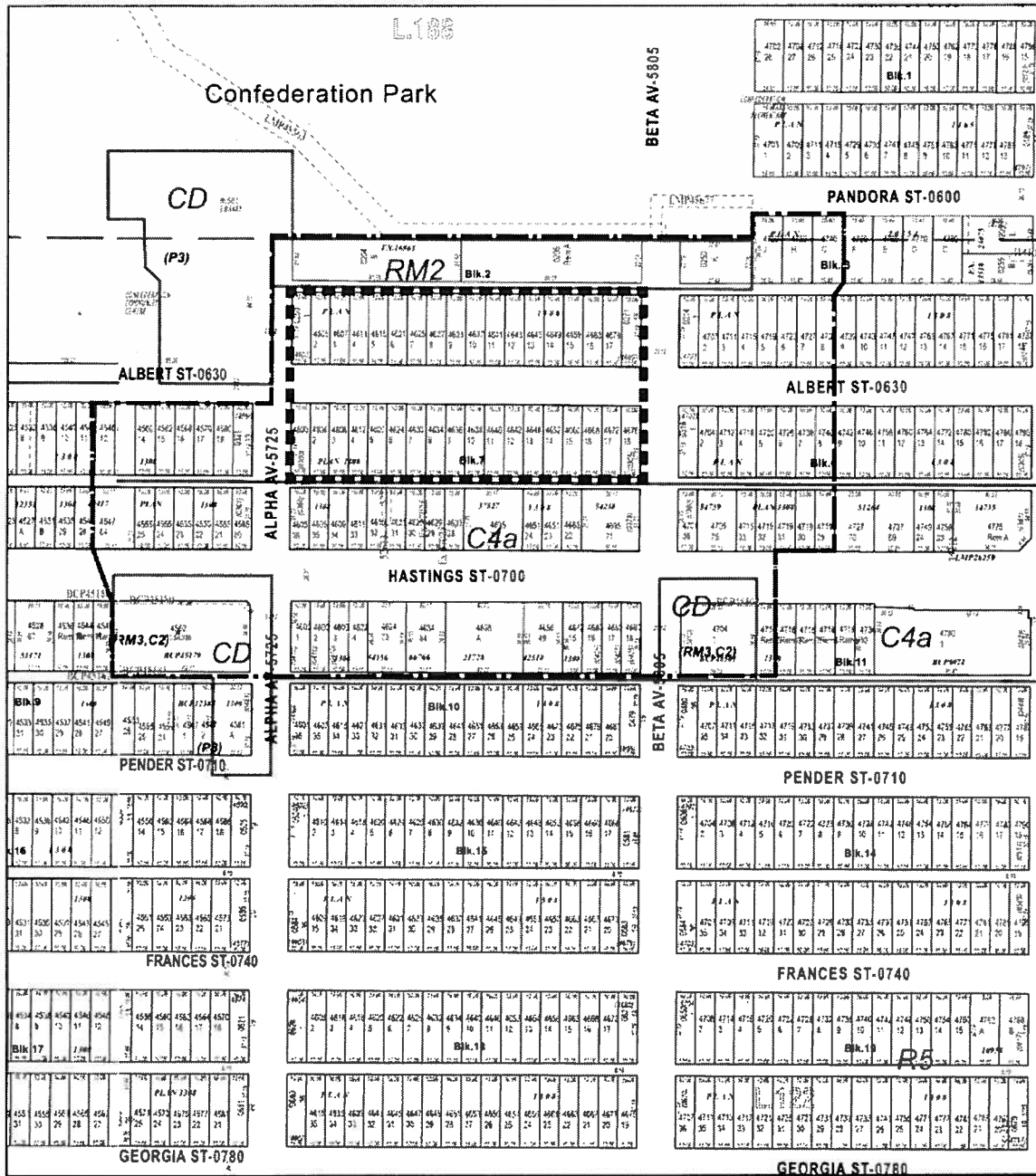
Therefore, it is recommended that the Community Development Committee advance this report to Council advising that the proposed R12 area rezoning process not be advanced and that a copy of this report be sent to the property owners for their information.



Lou Pelletier, Director
PLANNING AND BUILDING

SF/sa
Attachment


Copied to: City Manager

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PLANNING & BUILDING DEPARTMENT



DATE: DECEMBER 2012	<ul style="list-style-type: none"> ■ ■ ■ ■ Rezoning Area — — — — Consultation Area
SCALE: NTS	
DRAWN BY: DD	