

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT
4600 TO 4676 AND 4605 TO 4679 ALBERT STREET
250 ALPHA AVENUE AND 271 BETA AVENUE**

RECOMMENDATIONS:

1. THAT Council authorize initiation of a consultation process to explore the desirability of an area rezoning of 4600 and 4605 to 4679 Albert Street, 250 Alpha Avenue, and 271 Beta Avenue to the R12 Residential District.
2. THAT a copy of this report be sent to Mr. Gene Yuen, the petition organizer, at 4668 Albert Street, Burnaby, BC, V5C 2G8.

REPORT

The Community Development Committee, at its meeting held on 2012 December 11, received and adopted the *attached* report seeking authorization 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 Director Planning & Building Acting Director Engineering Chief Building Inspector
------------	---

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2012 December 6

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
Reference: R12 4600-4676 4605-4679
Albert

SUBJECT: **REQUEST FOR AREA REZONING TO THE R12 DISTRICT – 4600 TO 4676 AND 4605 TO 4679 ALBERT STREET, 250 ALPHA AVENUE, AND 271 BETA 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 4600 to 4676 and 4605 to 4679 Albert Street, 250 Alpha Avenue, and 271 Beta Avenue to the R12 Residential District.
2. **THAT** a copy of this report be sent to Mr. Gene Yuen, the petition organizer, at 4668 Albert Street, Burnaby, BC, V5C 2G8

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 to the R12 Residential District has been received in the Planning Department. The petition represents an area consisting of 36 single family dwelling properties (see *Attachment #1*). The petition was signed by 18 (50%) of the 36 property owners in the petition area. The purpose of this report is to seek Council authorization to initiate an R12 area rezoning consultation process in response to the petitioners' request.

2.0 DISCUSSION**2.1 Subject Area**

The area represented on the petition consists of 4600 to 4676 and 4605 to 4679 Albert Street, 250 Alpha Avenue, and 271 Beta Avenue. The proposed rezoning area is located in the Capitol Hill neighbourhood. The area is comprised of 36 single family properties developed under the R5 Residential District. The properties to the south of the subject area fronting Hastings Street are within the Heights Community Plan area and are designated for mixed-use development. To the north of the area is a multiple family site developed under the RM2

district adjacent to Confederation Park. To the west is the McGill Library, with further R5 residential development to both the east and west. The proposed rezoning area is designated in the Official Community Plan for ‘Single and Two Family Residential Urban’ development under the Residential Framework.

All the lots in the proposed rezoning area are zoned R5 Residential District. The proposed rezoning area includes 36 titled properties with constructed single family dwellings. The lots in the subject area are 10.06 m (33 ft) wide and have lot area of 4,026.16 sq.ft. (374.03 sq.m.). The lots are served by constructed lanes which provide rear access to all of the properties. The housing is of mixed age. It is noted that 18 of the homes were built before the establishment of the Zoning Bylaw in 1965, while only 11 of the properties have been developed with homes built after 1980. 25 of the homes are owner-occupied and most are well maintained and in good condition.

2.2 Current and Proposed Development Potential

The current R5 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, all the existing lots would be eligible for development of a two family dwelling should the area be designated for rezoning to the R12 District.

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’s proposed boundaries, and the Official Community Plan (OCP) designation.

There are several considerations in the proposed area rezoning. The block is appropriately designated in the OCP for ‘Single and Two Family Residential Urban’ development. The area is developed with existing small lot development consisting of 10 m (33 ft) wide lots. The petition area represents two complete block fronts that are generally suitable for the proposed R12 District. There is also sufficient support from the property owners to pursue an R12 area rezoning process, with 50% of the owners having signed the petition circulated by Gene Yuen of 4668 Albert Street. The area is also adjacent to the Heights Community Plan area which will see future redevelopment for multiple family and commercial uses and is located close to significant community facilities and park space associated with Confederation Park. Given the general support of the circulated petition, the block configuration, and the existing small lot character of the area, it is recommended that a consultation process be initiated to enable the community to further assess the desirability of pursuing an area rezoning to the R12 Residential District.

To: Community Development Committee
From: Director Planning and Building
Re: R12 Area Rezoning Proposal 4600 Block Albert Street
2012 December 6.....Page 3

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 owners and tenants in the block proposed for rezoning. In accordance with Council policy, residential properties within 100 m (328 ft) of the proposed rezoning area will be included in the consultation area (see *Attachment #1*). An open house with displays and opportunities for questions and comments will be scheduled at the nearby McGill Library or Confederation Seniors Centre.

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 adopted 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 property owners in a defined area have indicated that they support an area rezoning; or
2. where the response rate is less than 100%, at least 50% of the property owners have responded and 70% of those who responded support the area rezoning.

3.0 CONCLUSION

A petition was received from 18 (50%) of the 36 property owners in the area, requesting an area rezoning to the R12 Residential District. The rezoning would permit two family dwellings on the existing smaller lots in the rezoning area.

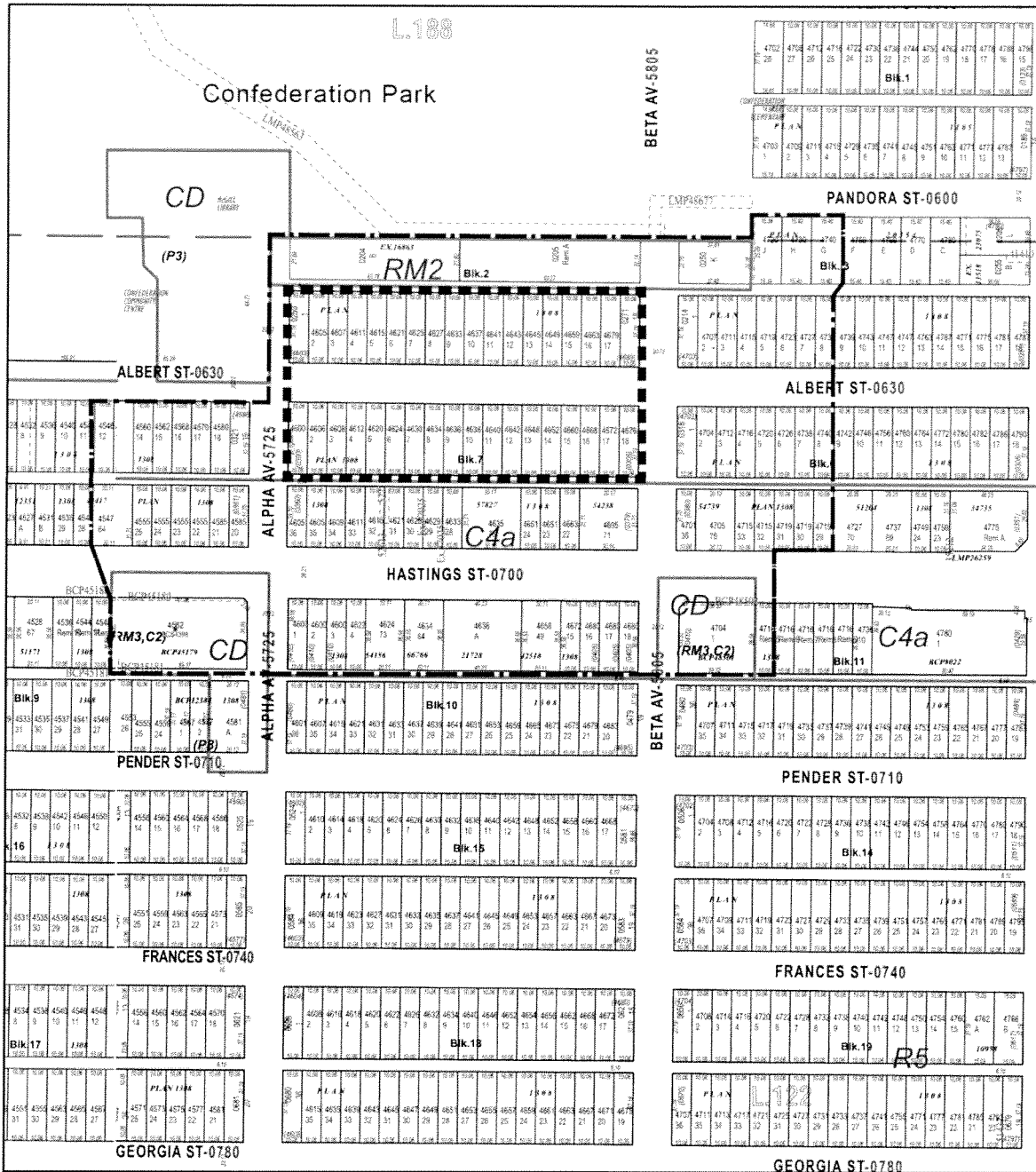
Given the area's OCP designation, small lot character, the configuration of the proposed rezoning area, and the support of the property owners to pursue the area rezoning process, it is recommended that a consultation process be initiated to explore the desirability of an area rezoning to the R12 Residential District. 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. Gene Yuen, the organizer of the area resident petition process.


Lou Pelletier, Director
PLANNING AND BUILDING


SF:sa
Attachment

cc: City Manager
City Clerk
Acting Director Engineering
Chief Building Inspector





PLANNING & BUILDING DEPARTMENT



DATE:	DECEMBER 2012
SCALE:	NTS
DRAWN BY:	DD

Rezoning Area

Consultation Area