

**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 8186 13<sup>TH</sup> AVENUE – DEVELOPMENT OPTIONS**

**RECOMMENDATION:**

1. **THAT** Council advance a copy of this report to Ms. Carla Zanotto with information regarding the R12 District Area Rezoning process.

**REPORT**

The Community Development Committee, at its meeting held on 2013 June 25, received and adopted the *attached* report providing a response to a delegation requesting a spot rezoning to the R12 District of a property at 8186 13<sup>th</sup> Avenue.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor P. Calendino  
Member

Copied to: City Manager Director Planning & Building
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**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT COMMITTEE

**DATE:** 2013 June 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 42000 01  
*Reference: Single and Two Family  
Residential General*

**SUBJECT:** 8186 13<sup>TH</sup> AVENUE – DEVELOPMENT OPTIONS

**PURPOSE:** To provide the Committee with a response to a delegation requesting a spot rezoning to the R12 District of a property at 8186 13<sup>th</sup> Avenue.

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**RECOMMENDATION:**

1. **THAT** Council be requested to advance a copy of this report to Ms. Carla Zanotto with information regarding the R12 District Area Rezoning process.

**REPORT****1.0 INTRODUCTION**

Ms. Carla Zanotto, the owner of 8186 13<sup>th</sup> Avenue, appeared as a delegation at the 2013 April 22 Council meeting regarding potential subdivision and rezoning options. In her presentation, Ms. Zanotto requested Council support for rezoning of the subject property to the R12 District to enable a future subdivision application. Arising from discussion, Council requested that staff prepare a report on the issues raised by the delegation for the consideration of the Community Development Committee. The purpose of this report is to provide a response to the request submitted by the delegation.

**2.0 DISCUSSION**

Ms. Zanotto has requested consideration of a spot rezoning to the R12 District to achieve subdivision of the subject property (*see Attachment #1*).

The subject lot is zoned R5 and is 19.71 m (64.67 ft) wide and has lot area of 878.51 sq.m. (9,456.51 sq.ft.). It is currently developed with a single family dwelling and has development potential under the prevailing R5 District for a two family dwelling. It does not, however, have subdivision potential under the R5 District, as the District requires a minimum lot width of 15 m (49.2 ft) for each new lot. It also does not qualify for subdivision under the R5 small lot provisions as the block front does not meet the requirement for 30% of the existing lots on the block front to be of a small lot size.

To: Community Development Committee  
From: Director Planning and Building  
Re: 8186 13<sup>th</sup> Avenue – Development Options  
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As noted, Ms. Zanotto has requested spot rezoning of the subject lot to the R12 District to enable subdivision. From a City policy and practice view, the rezoning of individual lots within stable neighbourhoods to provide for densification of residential use is not supported. Arising from past community responses to such proposals, it was evident that the implementation of spot residential rezoning, in this manner, did not provide for the expected orderly management of neighbourhood change. From a general viewpoint, this type of rezoning reduces certainty in single-family residential areas regarding future redevelopment potential of lots, results in undesirable precedents that could affect the subject neighbourhood and other areas, and can result in impacts that are not well accepted by the surrounding community. Overall, spot rezoning can contribute to the erosion of the character and nature of established residential neighbourhoods, contrary to the expressed interests and understanding of the community of the established development process and context for the neighbourhood.

To provide for the orderly consideration of changes to the prevailing zoning within neighbourhoods, Council has established an applicant initiated R12 District Area Rezoning process. The process seeks to ensure that proposed changes to zoning within a neighbourhood is undertaken in appropriate areas consistent with the City’s overall Official Community Plan (OCP) designations, and with the support of residents in any affected area. The Area Rezoning process is available to the subject property owner. Generally, a pattern of small lots within the subject neighbourhood provides the context for consideration of advancing a broader area rezoning process. This area is also appropriately designated in the prevailing OCP for Single and Two Family Urban Residential use. Should the Area Rezoning proposal be supported by a majority of the property owners and the community, the Committee and Council could initiate an area rezoning to the R12 District.

Staff have conveyed this information to the property owner of the subject property, and would provide further information and direction on the overall area rezoning process should Ms. Zanotto wish to pursue this option further.

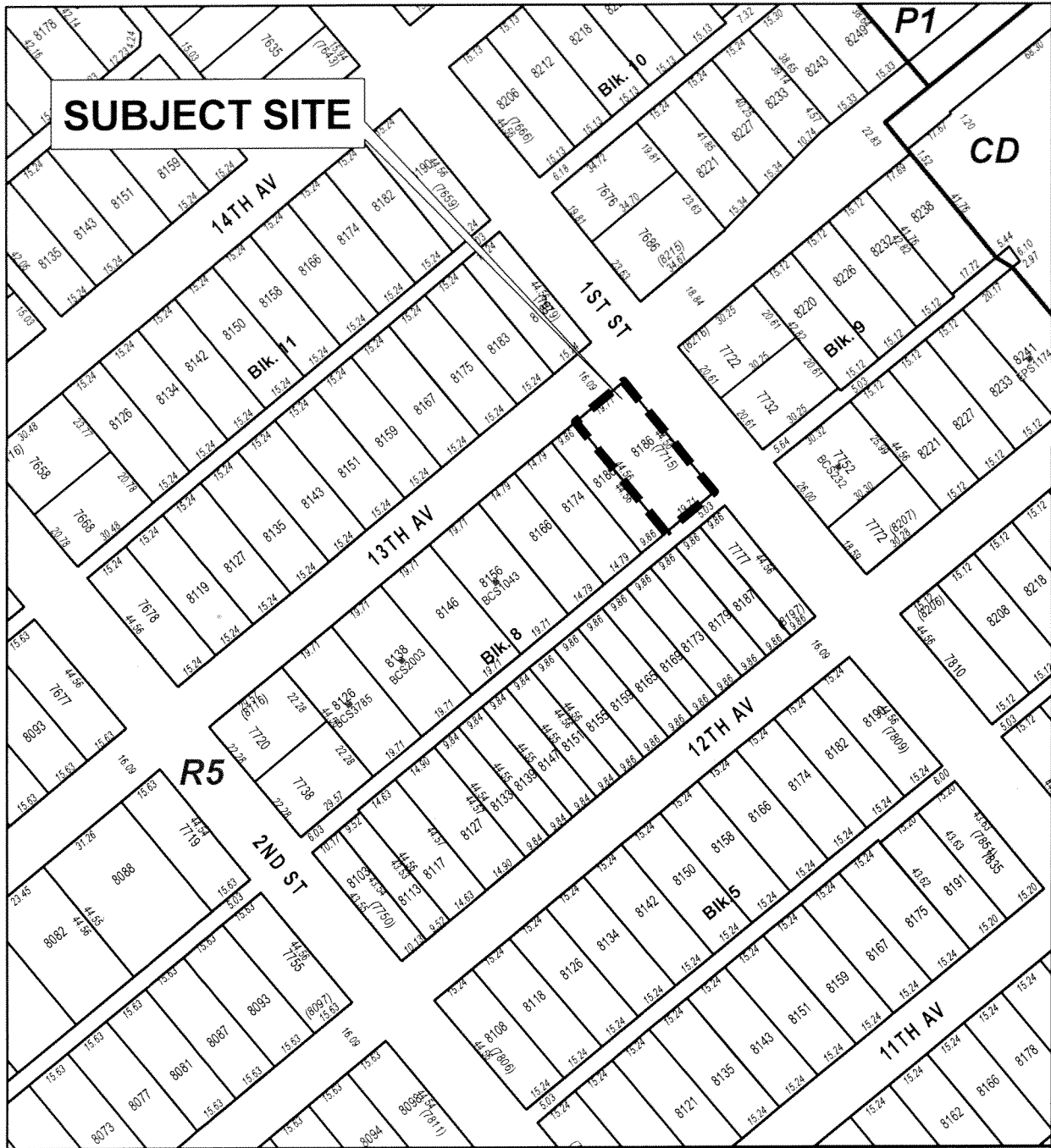
**3.0 CONCLUSION**

In summary, the City’s plans and policies for the single and two family residential neighbourhoods do not support a spot rezoning of the subject lot to the R12 District. Consideration could be given to a possible R12 District area rezoning process and staff would undertake to provide any further information regarding this program to the property owner as requested.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

SF/sa  
Attachment

cc: City Manager



**SUBJECT SITE**




PLANNING & BUILDING DEPARTMENT



DATE:  
JUNE 20 2013

SCALE:  
1:2,000

DRAWN BY:  
AY

 Subject Site  
8186 13TH AVENUE