

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: REQUEST FROM AREA REZONING TO THE R12 DISTRICT – 6755
CANADA WAY**

RECOMMENDATIONS:

1. **THAT** Council authorize initiation of a consultation process with property owners and area residents to consider an R12 area rezoning of 6755 Canada Way.
2. **THAT** a copy of this report be sent to Mr. Bob Cheema, the petition organizer, at #1-5730 Carnarvon Street, Vancouver, BC, V6N 4E7.

REPORT

The Community Development Committee, at its meeting held on 2014 March 25, received and adopted the *attached* report seeking Council's concurrence to initiate a consultation process with property owners and area residents to consider an area rezoning of the subject property 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 Engineering Director Planning & Building Chief Building Inspector
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TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2014 March 19

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
Reference: R12 6755 Canada Way

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT – 6755 CANADA WAY

PURPOSE: To seek Council's concurrence to initiate a consultation process with property owners and area residents to consider an area rezoning of the subject property to the R12 Residential District.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize initiation of a consultation process with property owners and area residents to consider an R12 area rezoning of 6755 Canada Way.
2. **THAT** a copy of this report be sent to Mr. Bob Cheema, the petition organizer, at 1-5730 Carnarvon Street, Vancouver, BC, V6N 4E7.

REPORT**1.0 BACKGROUND**

A petition requesting the rezoning of 6755 Canada Way to the R12 Residential District has been received in the Planning Department. The petition represents an area consisting of one vacant lot (see *Sketch #1*). It is noted that the lot is considered to be eligible for an area rezoning process as it constitutes a complete block front and is appropriately designated under the City's Official Community Plan. The petition was signed by the applicant/property owner of the single lot in the proposed rezoning area. The purpose of this report is to seek Council authorization to initiate an R12 area rezoning consultation process with the neighbourhood in response to the request received.

2.0 DISCUSSION**2.1 Subject Property**

The area represented on the petition consists of 6755 Canada Way. The proposed rezoning area is located in the Edmonds Park neighbourhood. The surrounding area is composed of single and two family dwellings with a mix of zoning under the R2, R3, R5, and R9 Districts. The

proposed rezoning area is designated in the Official Community Plan for ‘Single and Two Family Residential Urban’ development under the Residential Framework, which supports its consideration for an area rezoning to the R12 District.

The area is comprised of one vacant lot currently zoned C4 Commercial District. The site was previously developed with a gasoline service station and car wash business which was demolished in 2001 and has remained vacant since then. The lot is 57.50 m (188.65 ft) wide on the Canada Way frontage and has a lot area of 2,380.98 sq. m. (25,629.49 sq.ft.).

The owner has an active rezoning application (RZ#13-13) to develop the site under the R5 Residential District, however the application has not advanced as the owner is now requesting consideration of an R12 area rezoning process. The development potential under the R12 Residential District would be greater than under the R5 Residential District.

2.2 Current and Proposed Development Potential

The subject site is currently zoned C4 Service Commercial District, which permits a range of commercial uses that are primarily automobile oriented.

The R12 District requires that each lot shall have an area of not less than 306.57 m² (3,300 sq.ft.) 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 a width of not less than 9.15 m (30 ft) if there is lane access. If lane access is not available, two family dwellings are only permitted on lots with widths not less than 13.7 m (45 ft).

Under the R12 proposal, the existing lot’s area would potentially support a subdivision and development of up to six lots, with a two family dwelling permitted on each lot where a lane is provided. A subdivision layout showing this potential under the R12 Residential District will be included in the public consultation phase of the process. It is noted that, if the site is rezoned to the R12 District, the property could also be developed with fewer than six lots.

As this area rezoning would apply to only a single lot, staff would intend to apply the standard rezoning requirements to this proposal in terms of completion of subdivision, off-site servicing, tree bylaw requirements, dedications and other matters as a condition of the rezoning bylaw amendment, should the proposal be advanced by Council. As this site has historically been in use as a gas station/service station, a current approved Certificate of Compliance from the B.C. Ministry of Environment will also be required to confirm that the site has been remediated to a suitable standard for the proposed residential use.

2.3 Area Rezoning Assessment

R12 District area rezoning requests are evaluated based on a number of factors, including the existing housing character of the area, appropriateness of the area’s proposed boundaries, and the Official Community Plan (OCP) land use designation.

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As this block is identified in the OCP Residential Policy Framework for ‘Single and Two Family Residential Urban’ development, the proposed rezoning is consistent with the OCP. The petition area, while consisting of one lot, does represent an entire block front, and this is generally consistent with the adopted guidelines for establishing boundaries when considering an R12 area rezoning. Given that the OCP designation and block front configuration meet civic policy guideline for the proposed area rezoning, it is recommended that a consultation process be initiated to enable the community to further assess and consider the desirability of pursuing rezoning to the R12 Residential District.

2.4 Consultation Process

Prior to preparing this report, the property owner canvassed the adjacent property owners located on Canada Way to determine whether they wanted to be included in the R12 area rezoning (see *Sketch #1*). The property owner has advised that no other adjacent residents have expressed interest in participating in the area rezoning. Staff also sent a letter to adjacent property owners advising them of the current application, and of the opportunity to participate in the R12 area rezoning. To date no responses or inquiries have been received by City staff by any adjacent property owners and therefore the current proposal is being advanced at this time.

If authorized by Council, the consultation process will include several means by which the property owners and area residents can comment on the proposed area rezoning. A brochure and questionnaire will be sent to the single property owner in the block proposed for rezoning. In accordance with Council policy, all residential properties within 100 m (328 ft) of the proposed rezoning area will also be included in the consultation process and would be sent a brochure and comment questionnaire on the proposal (see *Sketch #2*). An open house with displays and opportunities for questions and comments to planning staff will be scheduled at a nearby community venue.

The results of the public consultation will then be assessed to determine if there is adequate support for further advancement of the proposed area rezoning, and the results will be reported back to Committee and Council. The area rezoning guidelines outline that in order for a proposal to be recommended to proceed, it must meet the following criteria:

1. Where the response rate is 100%, 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% support the area rezoning.

In the case of this application, as the only property in the area rezoning, it is expected that the applicant would support the proposal. Staff will report on the feedback received from the public in the consultation area, and provide a recommendation on whether or not to proceed, based on the results of the overall process.

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3.0 CONCLUSION

A petition application was received from the owner of 6755 Canada Way, requesting an area rezoning to the R12 Residential District. The rezoning would permit single family dwellings on 9.15 m (30 ft) wide lots, two family dwellings on 9.15 m (30 ft) wide lots with lane access, and two family dwellings on 13.7 m (45 ft) wide lots without lane access.

Given the area's designation in the OCP for Single and Two Family Urban development and the block front configuration for 6755 Canada Way, it is recommended that a consultation process be initiated to further explore the interest to pursue an area rezoning to the R12 Residential District and to seek comments from the surrounding neighbourhood on the proposal. The process would include brochures, questionnaires, and an open house. The results of this public consultation 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. Bob Cheema, the property owner of 6755 Canada Way and applicant of the area rezoning proposal.

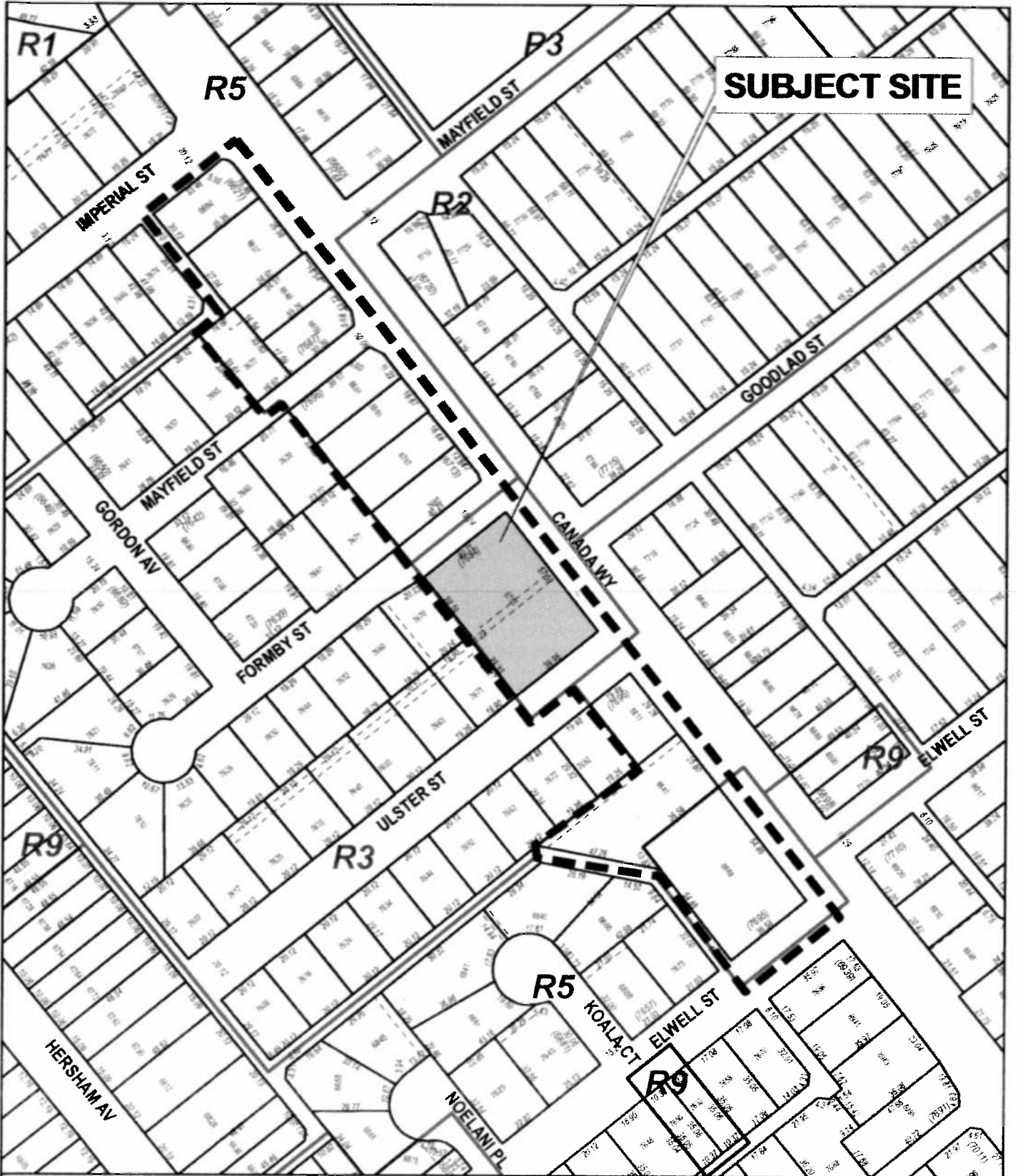


Lou Pelletier, Director
PLANNING AND BUILDING

SF/sla/sa
Attachments(2)

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

SUBJECT SITE



DATE:
FEB 25 2014

SCALE:
1:2,000

DRAWN BY:
AY

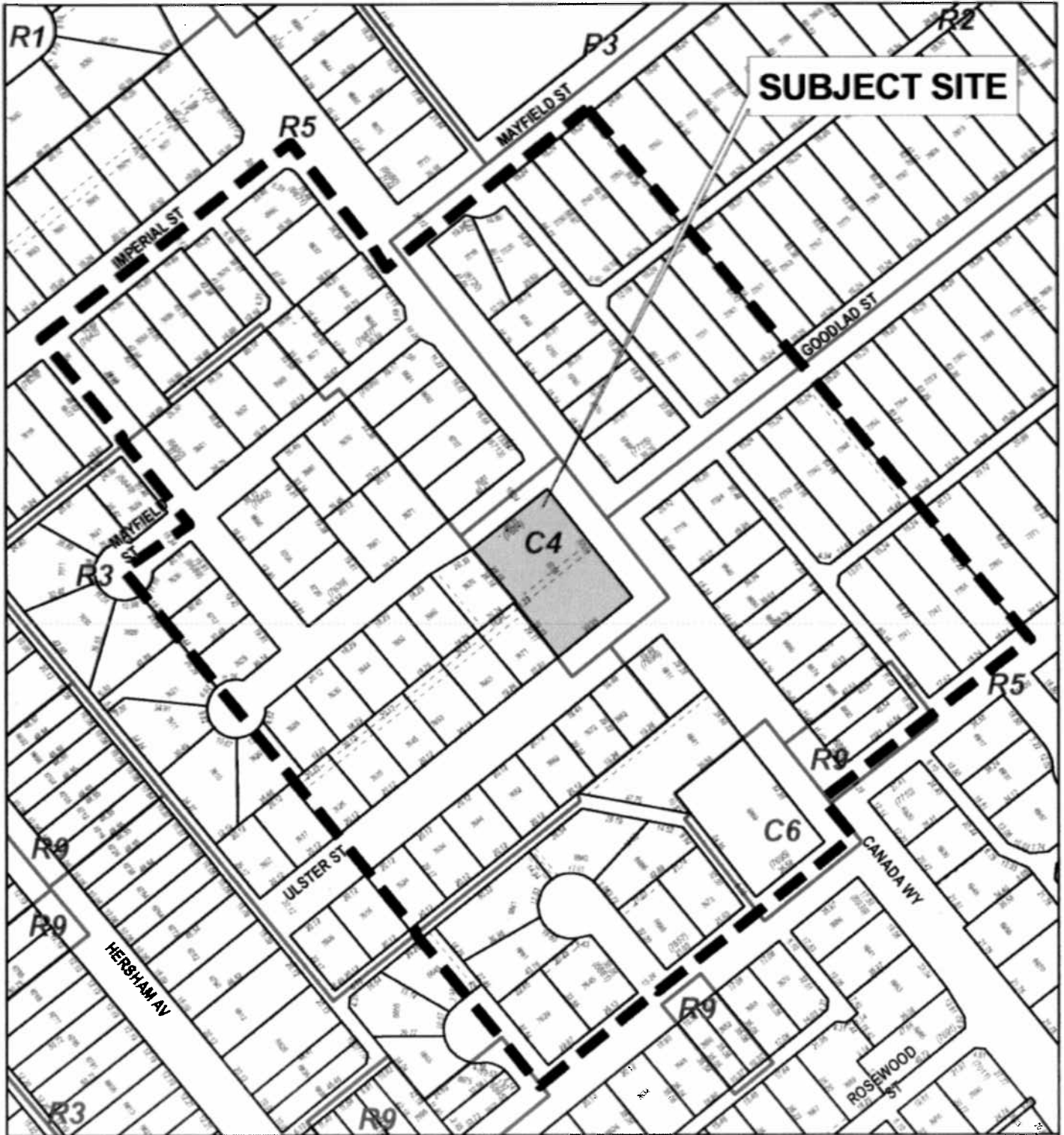
**6755 Canada Way
R12 Area Rezoning Proposal**



Subject Property



Properties Consulted




PLANNING & BUILDING DEPARTMENT




DATE:
MAR 18 2014

6755 CANADA WAY R12

SCALE:
1:2,300

 Rezoning Site

 Consultation Area

DRAWN BY:
AY