

**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS  
– 6755 CANADA WAY**

**RECOMMENDATIONS:**

1. **THAT** Council authorize the Planning and Building Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to the property owners and residents in the petition and consultation areas.

**REPORT**

The Community Development Committee, at its meeting held on 2014 June 24, received and adopted the *attached* report reviewing the results of the consultation process regarding a request for an area rezoning from the C4 Commercial District to the R12 Residential District and to recommend that staff be authorized to work with the applicant on the next phase of rezoning.

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 Director Finance City Solicitor
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**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT COMMITTEE

**DATE:** 2014 June 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 01  
*Reference: R12 6755 Canada Way*

**SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS –  
6755 CANADA WAY**

**PURPOSE:** To review the results of the consultation process regarding a request for an area rezoning from the C4 Commercial District to the R12 Residential District and to recommend that staff be authorized to work with the applicant on the next phase of rezoning.

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#### RECOMMENDATIONS:

1. **THAT** the Community Development Committee recommend that Council authorize the Planning and Building Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
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 submitted by the property owner requesting the rezoning of 6755 Canada Way from the C4 Commercial District to the R12 Residential District was received by the Planning Department. The petition represents an area consisting of one legal lot (see *Attachment #1*). Although, it is a single lot under consideration for rezoning, the area rezoning process was pursued as the lot, and the neighbouring area, is appropriately designated for Single and Two Family Urban residential use in the Official Community Plan, and as such, the R12 District is available subject to completion of the standard community consultation and rezoning processes. The single lot also meets the City's established practice to consider a minimum rezoning area that is represented by a complete block front.

On the recommendation of the Community Development Committee, Council at its regular meeting of 2014 April 07 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**

The approved consultation process for the subject area rezoning involved distribution, by the City, of a brochure and questionnaire, and the holding of an open house hosted by Planning Department staff. The brochure and questionnaire were distributed to the property owner of the one property in the proposed rezoning area, and to the 114 owners and residents who own or reside within 100 metres of the rezoning area (the consultation area). The open house was held on 2014 May 05 at Lakeview Elementary School and was attended by fifteen (15) residents.

### **2.1 Responses in the Rezoning Area**

There was one response to the questionnaire from the sole property owner in the rezoning area, representing a response rate of a 100%.

It is noted that the sole respondent owner also commented that he does not support a rear lane for the development. The owner has proposed a five (5) lot subdivision layout with three (3) lots having access from Ulster Street and two (2) lots having access on a partial lane from Formby Street.

### **2.2 Responses in the Consultation Area**

Of the 114 owners and residents contacted in the consultation area, thirteen (13) returned questionnaires, which represents 11% of those notified. Five (5) generally supported the rezoning while eight (8) expressed concerns. Comments in support focused on the preference to have houses on the lot rather than service commercial uses. Comments of concern focused on street parking, traffic, increased density, incompatibility of small lots with existing lots in the neighbourhood, and future pressure to develop more small lots in the neighbourhood. In particular, parking on side streets was a concern due to parking not being permitted on this section of Canada Way. Several respondents commented on the possible construction of a lane to service the new lots – two (2) supported the lane while five (5) were opposed.

## **3.0 DISCUSSION**

The key factor in recommending whether an area rezoning should proceed through the rezoning process is evidence of majority opinion in support of the rezoning within the proposed rezoning area. The adopted guidelines for area rezonings state that a proposal should meet the following criteria, in terms of responses to the questionnaire, in order 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
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.

While recognizing the property configuration of a single lot within the rezoning area, the response rate meets the first criterion as 100% of the properties within the rezoning area responded. The proposal also meets the Council adopted guidelines for area rezoning as there is majority support by

To: Community Development Committee  
From: Director Planning and Building  
Re: R12 District Area Rezoning Public Consultation  
Results – 6755 Canada Way  
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the owner within the rezoning area. There was a response rate of 11% from residents in the consultation area, with some responses opposed, and others supportive.

Should the rezoning process conclude to establish the R12 District, the site would be eligible for a six (6) lot subdivision with a two family dwelling permitted on each lot. Subdivision and redevelopment of any of the above-noted properties would be subject to meeting all City bylaw requirements. If Council recommends proceeding, those requirements will be set out in a future rezoning report to Council.

If the rezoning is supported, the lot would be eligible for subdivision. Staff consider that the conditions of rezoning and subdivision should include dedication of a rear lane to provide safe and organized vehicle and service access to the new lots. A suitable subdivision guide plan, and provision for dedication and construction of the lane, along with other standard rezoning and servicing requirements, would be finalized in conjunction with a suitable plan of development for the rezoning/subdivision of the overall site.

On this basis, it is recommended that this proposal be advanced to the next step of the rezoning process by way of Council authorization to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

#### 4.0 CONCLUSION

Based on the single lot configuration, the proposal has reached the required percentage of support under the City’s adopted guidelines for the Area Rezoning program. The consultation process indicated that, some neighbours support the proposal, others have concerns about parking, traffic, access, and increased density. For this application, the feedback of those in the consultation area will be considered and addressed within the context of the proposed rezoning, noted above, as part of a suitable plan of development.

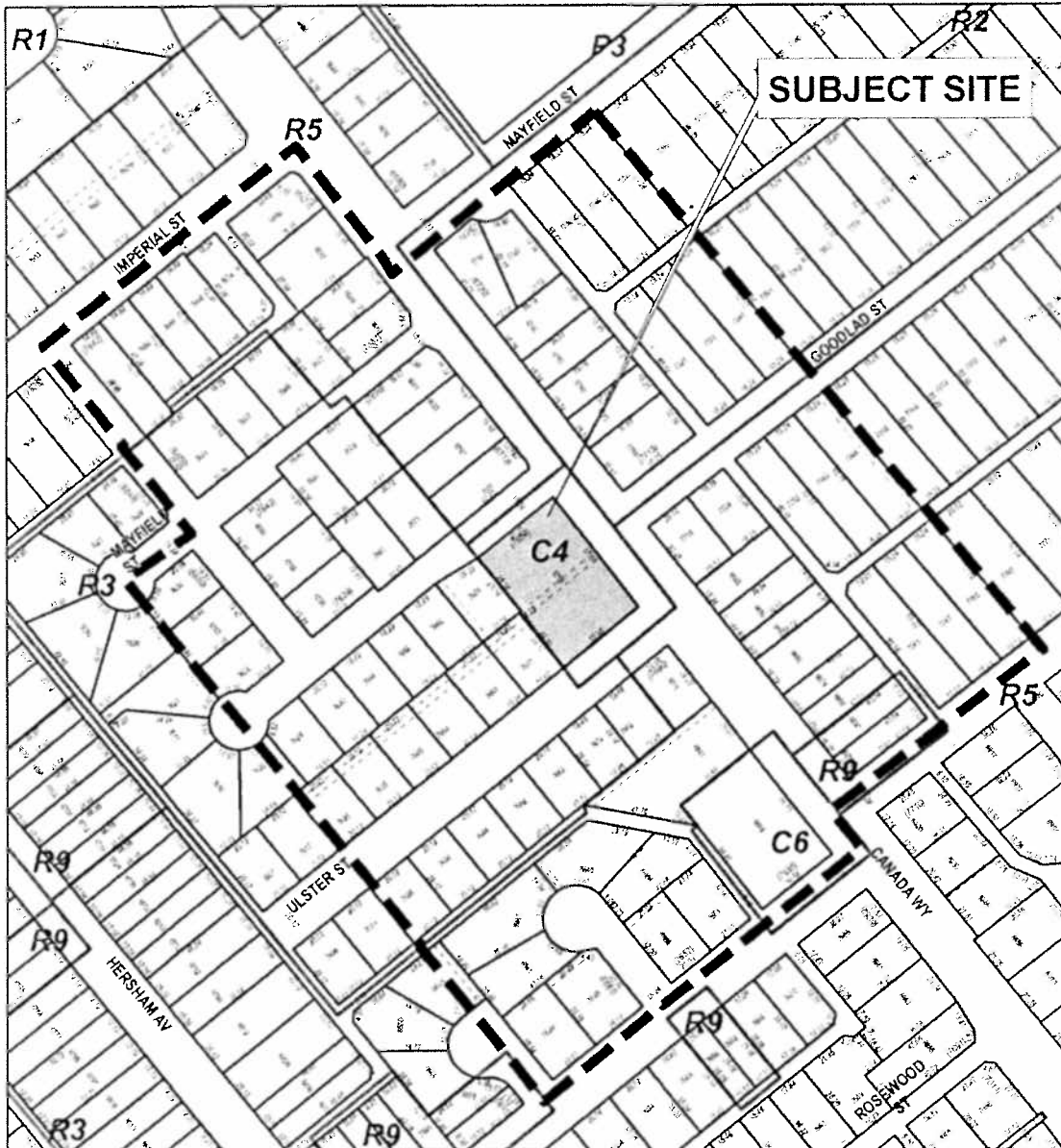
It is recommended that the Community Development Committee recommend that Council authorize the Planning and Building Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date. It is further recommended that a copy of this report be sent to the property owners and residents in the petition and consultation areas.





  
Lou Pelletier, Director  
PLANNING AND BUILDING

SF/sa

**Attachment**

cc: City Manager	Director Finance
Director Engineering	Chief Building Inspector
City Solicitor	City Clerk



 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p> 
<p>DATE: MAR 18 2014</p>	<p>6755 CANADA WAY R12</p>
<p>SCALE: 1:2,300</p>	<p> Rezoning Site       Consultation Area</p>
<p>DRAWN BY: AY</p>	