



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2016 JUNE 28

TIME: 5:00 PM

PLACE: Council Committee Room, Burnaby City Hall

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
	A) Minutes of the Planning and Development Committee Open Meeting held on 2016 April 26	1
3.	<u>DELEGATION</u>	
	A) Vincenzo Raffele Re: Subdivision of Property at 3849 Lister Street Speaker: Mr. Vincenzo Raffele	4
4.	<u>CORRESPONDENCE</u>	
	A) Memorandum received from Deputy City Clerk Re: Correspondence from A. Liu in Reference to Affordable Housing	5
5.	<u>REPORTS</u>	
	A) Report from Director Planning and Building Re: Request for Area Rezoning to the R12S District – 4036 to 4098 Kincaid Street (South Side)	8
	B) Report from Director Planning and Building Re: Request for Area Rezoning to the R12 District - 7335 to 7359 14th Avenue (North Side)	13

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| C) | Report from Director Planning and Building
Re: R12S District Area Rezoning Public Consultation Results –
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Area Bounded by Bryant Street, St.
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6. **NEW BUSINESS**

7. **INQUIRIES**

8. **ADJOURNMENT**



PLANNING AND DEVELOPMENT COMMITTEE **MINUTES**

Tuesday, 2016 April 26

An 'Open' meeting of the Planning and Development Committee was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 April 26 at 6:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair
Councillor S. Dhaliwal, Member

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak, Assistant Director, Current Planning
Ms. L. Garnett, Assistant Director, Long Range Planning
Ms. L. Ford, Long Range Planner
Ms. H. Clark, Property Negotiator
Ms. E. Prior, Administrative Officer

The Chair called the Open meeting to order at 6:05 p.m.

2. MINUTES

A) Minutes of the Planning and Development Committee Open Meeting held on 2016 March 29

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Open meeting of the Planning and Development Committee held on 2016 February 23 be adopted.

CARRIED UNANIMOUSLY

3. REPORTS

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the reports be received.

CARRIED UNANIMOUSLY

A) Report from Director Planning and Building
Re: Metrotown Development Plan Update:
Preliminary Vision, Principles, and Land Use Frame Work

A report was received from the Director Planning and Building seeking Committee and Council endorsement for the update of the Metrotown Development Plan and to initiate a public input process to seek community feedback.

The Committee requested that staff further investigate the public consultation process.

The Director Planning and Building recommended:

1. THAT the Committee and Council endorse the preliminary vision, principles, and land use framework for the update of the Metrotown Development Plan, as a basis for receiving public input, as outlined in Sections 5, 6, and 7 of this report.
2. THAT Committee and Council authorize staff to undertake a public input process on the preliminary vision, principles, and land use framework for the update of the Metrotown Development Plan, as outlined in Section 7 of this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendations of the Director Planning and Building be adopted.

AMENDED

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this report be referred back to staff for further consideration of the public consultation process.

CARRIED UNANIMOUSLY

B) Report from Director Planning and Building
Re: Proposed Zoning Bylaw Text Amendment
Home-Based Child Care Facilities

A report was received from the Director Planning and Building proposing text amendments to the Burnaby Zoning Bylaw regarding home-based child care facilities.

The Director Planning and Building recommended:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.0 of this report for advancement to a Public Hearing at a future date.
2. THAT a copy of this report be sent to the Fraser Health Authority at 4946 Canada Way, Burnaby, BC V5G 4H7.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendations of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

There were no items of new business brought before the Committee at this time.

5. **INQUIRIES**

There were no inquiries brought before the Committee at this time.

6. **ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Committee meeting adjourned at 6:56 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR

~~MAY 17, 2016~~

APRIL 21 2016

To: City of Burnaby

Attn.: zoning dept

I would like to inquire if property at 3849 lister street Burnaby, bc would be allowed to be zoned for subdivision into two separate lots . Please let me know

Thanks

Vincenzo Raffeale
3849 lister street
burnaby bc v5c3b2

604 437-0792

V5C2B9

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 JUNE 22

FROM: DEPUTY CITY CLERK

FILE: 02410-20

SUBJECT: **AFFORDABLE HOUSING**
NEW BUSINESS, COUNCIL 2016 JUNE 20

Burnaby City Council, at the Open Council meeting held on 2016 June 20, adopted the following motion:

1. **THAT** Item (G) of the Council Correspondence Package be **REFERRED** to the Planning and Development Committee for consideration and response.



Kate O'Connell
Deputy City Clerk

KO: nv

SECTION 3 COUNCIL CORRESPONDENCE City Manager Deputy City Manager Dir. Planning & Building
--

From: Admin, Web
Sent: Wednesday, June 15, 2016 2:00 PM
Subject: City Inquiries (response #2762)
City Inquiries (response #2762)
Survey Information

Site:	Burnaby
Page Title:	City Inquiries
URL:	http://www.burnaby.ca/City-Inquiries.html
Submission Time/Date:	6/15/2016 1:59:25 PM

Survey Response

In Regards To	Other Inquiries
Name	Annie Liu
Email	
Phone	
Address & Postal Code Required for Mayor and Council inquiries	V5C 3V3 4653 Brentlawn Dr., Burnaby

Comment

To whom it may concern, As a Grate-10 student who lives in Burnaby, my daily life has been influenced by the price fluctuation in real estate market at a certain level. What affects me the most, is that my parents talk about houses too much: while eating, driving, jogging, resting...at anytime, any places. They would be cheered if house nearby be sold at an impressive price(which means our house increases in value as well), but at the same time, they might heave a sigh because the possibility for them to move to a better neighborhood would decrease. From their countless conversations about real estate market, I've learned that, in present times in Burnaby, housing prices are too high for most of the Canadians. Evidence to support this can be concluded from my Planning 10 project: according to my research, if a person completes school and gets a job that pays 20 dollars per hour(which is considered high), subtracts the tax, CPP, EI, and those daily living expenses, he/her could save 200 dollars per month the most. In order to afford a basic apartment, it might need one to work more than a hundred years, left alone houses. The research above emphasizes the importance of the issue. Furthermore, as more and more foreign investments and immigrants pour

into Canada, the housing rate gradually grows up. In a place like Canada, where gap between the rich and the poor is not big, as the price goes high, more and more local citizens could not be able to afford apartments or houses, which seemed impossible ten years earlier. In order to purchase a place to live, people have to lower their life quality. Moreover, as more and more houses be purchased as investments(especially in Burnaby), the house vacancy rate increases rapidly, which might influence the city management as more houses be purchased but without anyone living. In addition, this issue would also increase the tensions between local citizens and rich foreign immigrants. Their conflict would be deepened as those rich immigrants invested heavier in real estate market and successfully helped the price reach a higher point. According to the facts above, the issue of housing is becoming more and more important for everyone living in Burnaby, that's why government needs to value and improve it as soon as possible. In my opinion, there is one thing that government should keep in mind: even though Canada needs foreign investments and funds to maintain operation, government should always favor Canadians more than those investors. For the solutions, first, differentiated management might be a good choice for Burnaby. Government could provide some benefits for local citizens according to their income, such as housing subsidy or lowering their tax. For those who buy houses with the purpose of investing, government can increase their tax, such as setting multiple tax for people who have more than one house, and setting house vacancy tax for those who purchased in order to earn more, but not to live. In addition, government could also reduce the housing and land tax for people who purchased housing for the purpose of living. And the tax gained from the rich investors could be used in environment protections and communal facilities. This won't drive away the investors because they still can gain impressive benefits from their investments, just not that much as before. Second, government should develop transportation in Burnaby—more buses to places that are not fully developed yet, and more frequent skytrains for us—in order to attract the housing builders and shopping mall builders, and government should support them to build more housing like apartments instead of individual houses. Those are my solutions for solving the housing issue, as the price goes high every day, it becomes more and more severe. As a democratic country like Canada, shelter shouldn't be such a big issue for local citizens. However, what I want Burnaby to be, is a place where all groups of people can get on well with each other, and live happily together. That's why at the same time of welcoming foreign investments, government should also focus on the life of Canadians. By the way, I am looking forward to a timely response from you. Thanks for reading! Sincerely, Annie Liu

Respond to me by:

Email



Meeting 2016 June 28

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 June 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
Reference: 4036 to 4098 Kincaid Street

SUBJECT: REQUEST FOR AREA REZONING TO THE R12S DISTRICT – 4036 TO 4098 KINCAID STREET (SOUTH SIDE)

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 R12S Residential District.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of 4036 to 4098 Kincaid Street (south side).
2. **THAT** a copy of this report be sent to Mr. Nitin and Mrs. Neeta Datar, the petition organizers, at 4080 Kincaid Street, Burnaby, BC, V5G 1V8

REPORT**1.0 BACKGROUND**

A petition requesting the rezoning of the south side of 4036 to 4098 Kincaid Street (south side) to the R12S Residential District has been received in the Planning Department. The petition represents an area consisting of ten legal lots containing eight single family dwellings and one strata two family dwelling (two legal lots) (see attached *Sketch #1*). The petition was signed by six (60%) of the ten property owners in the proposed rezoning area. The purpose of this report is to seek Council authorization to initiate an R12S 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 4036 to 4098 Kincaid Street (south side), between a lane on the west and Carleton Avenue on the east. The proposed rezoning area, currently zoned R5 District, is located in the Cascades-Schou neighbourhood. The area to the

To: *Planning and Development Committee*
 From: *Director Planning and Building*
 Re: *Request for Area Rezoning to the R12S District –
 4036 to 4098 Kincaid Street (south side)*
 2016 June 23 Page 2

west and south is comprised of single and two family dwellings and is primarily zoned R5, with some properties zoned R9. A landscaped strip and Burnaby General Hospital located across Kincaid Street to the north are both zoned P6 Regional Institutional District. The City-owned property to the east, across an urban trail located on the Carleton Avenue right-of-way, is comprised of the Discovery Place Conservation Area, beyond which is the Discovery Place Business Park. The proposed rezoning area is designated in the Official Community Plan (OCP) for 'Single and Two Family Residential Urban' development under the Residential Framework, and as such the proposal is consistent with the OCP framework for this area.

The area is comprised of 10 legal lots containing eight single family dwellings and one strata two family dwelling (two legal lots). Lot widths range from 15.24 m (50 ft.) to 20.12 m (66.01 ft.); lot areas range from 566.71 m² (6100.01 sq.ft.) to 748.06 m² (8,052.05 sq.ft.). The lots are served by constructed lanes which provide rear access to all of the properties. Housing is of mixed age – six of the dwellings were built before the establishment of the Zoning Bylaw in 1965 and three were built after 1998. Eight of the homes are owner-occupied and most are generally well maintained and in good condition.

2.2 Current and Proposed Development Potential

The current R5 District development potential of the ten lots is for seven single family dwellings and two (2) two family dwellings.

The R12S District zoning category was established to allow for single family dwellings on small lots. Under the R12S District, 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 also permitted in the R12S District but only on larger lots with widths not less than 13.7 m (45 ft.) with or without lane access. It is noted that the R12 District permits two family dwellings on smaller 9.15 m (30 ft.) wide lots where there is lane access.

With respect to the subject proposal under the R12S District, two lots would be eligible for a two lot subdivision with a single family dwelling permitted on each new lot. The remaining lots would be eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

2.3 Area Rezoning Assessment

R12S District area rezoning requests are evaluated based on a number of factors including existing housing character, the appropriateness of the proposed boundaries, and the Official Community Plan (OCP) designation.

In this case, the subject block is appropriately designated in the OCP for 'Single and Two Family Residential Urban' development which would allow for the requested R12S District rezoning. The area is located just north of existing small lot development, including R9 development,

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Request for Area Rezoning to the R12S District –
 4036 to 4098 Kincaid Street (south side)
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consisting of several 10.06 m (33 ft.) wide lots. The petition area represents one block front, which is generally suitable for the proposed R12S District. There is also sufficient support from the property owners to pursue an R12S area rezoning process, with 60% of the owners having signed the petition. Given the general support for the circulated petition, the block configuration, and existing small lot character to the south and southwest, it is recommended that a formal City consultation process be initiated to enable the community to further assess the desirability of pursuing an area rezoning to the R12S Residential District.

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 front 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 attached *Sketch #1*). An open house with displays and opportunities for questions and comments will be scheduled at the nearby Cascade Heights Elementary School.

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. 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% of those support the area rezoning.


3.0 CONCLUSION

A petition was received from six (60%) of the ten property owners in the subject block, requesting an area rezoning to the R12S Residential District. The rezoning would permit single family dwellings on 9.15 m (30.02 ft.) wide lots and two family dwellings on 13.7 m (44.95 ft.) wide lots.

Given the area's OCP designation, the configuration of the proposed rezoning area, the support of the property owners to pursue the area rezoning process, and the existence of small lot character to the south and southwest, it is recommended that a consultation process be initiated to explore the interest of property owners to pursue an area rezoning to the R12S Residential District. The process would include brochures, questionnaires, and an open house to determine 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.

To: Planning and Development Committee
From: Director Planning and Building
Re: Request for Area Rezoning to the R12S District –
4036 to 4098 Kincaid Street (south side)
2016 June 23 Page 4

It is also recommended that a copy of this report be provided to Mr. Nitin and Mrs. Neeta Datar, the organizers of the area rezoning petition process.


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: City Manager
Director Engineering
Chief Building Inspector
City Clerk

P:\REZONING\AREA Rezoning\1 - Pending Area Rezonings\Kincaid\Area Rezoning R12S 4036 to 4098 Kincaid Street (south side).docx



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Meeting 2016 June 28
COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2016 June 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
Reference: 7335-7359 14th Ave

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT –
7335 TO 7359 14TH AVENUE (NORTH SIDE)

PURPOSE: To seek the Planning and Development Committee's concurrence to recommend that Council initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12 Residential District.

RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize initiation of a consultation process to explore the desirability of an R12 area rezoning of 7335 to 7359 14th Avenue (north side).
2. **THAT** a copy of this report be sent to Mr. Gurbir Puri, the petition organizer, at 4683 Kingsway, Burnaby, BC, V5H 2B3.

REPORT

1.0 BACKGROUND

A petition requesting the rezoning of 7335 to 7359 14th Avenue (north side) to the R12 Residential District has been received in the Planning Department. The petition represents an area consisting of five legal lots containing five single family dwellings (see attached *Sketch #1*). The petition was signed by four (80%) of the five property owners in the proposed rezoning 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 7335 to 7359 14th Avenue (north side), between 13th Street on the west and a lane on the east. The proposed rezoning area, currently zoned R5 District, is located in the Stride Avenue neighbourhood. The area to the west across 13th Street and southeast across 14th Avenue is comprised of single and two family dwellings zoned R5 District. To the southwest across 14th Avenue is Ernie Winch Park and two R5 zoned properties designated for future parkland acquisition for Ernie Winch Park. The properties to the northwest,

To: Community Development Committee
 From: Director Planning and Building
 Re: Request for Area Rezoning to the R12 District –
 7335 to 7359 14th Avenue (north side)

2016 June 23Page 2

north, and northeast across the lanes are comprised of multiple family residential developments zoned CD Comprehensive Development, based on the RM2 and RM3 Districts. The proposed rezoning area is designated in the Official Community Plan (OCP) for 'Single and Two Family Residential Urban' development under the Residential Framework, and, as such, the proposal is consistent with the OCP framework for this area. The area is also designated in the Edmonds Town Centre Plan as having the potential for an area rezoning for single and two family residential development.

The area is comprised of five legal lots containing five single family dwellings. Lot widths range from 16.22 m (53.22 ft.) to 17.07 m (56 ft.); lot areas range from 558.5 m² (6,011.64 sq.ft.) to 587.89 m² (6,328 sq.ft.). The lots are served by constructed lanes which provide rear access to all of the properties. Housing is of mixed age – four of the dwellings were built before 1965 and one was constructed in 1993. Two of the homes are owner-occupied. While most of the properties are in fair to good condition, it is noted that 7353 14th Avenue is the subject of a pending Request for Service file (RFS#15-482) for fire damage.

2.2 Current and Proposed Development Potential

The development potential of the five lots under the current R5 District is for five single family dwellings.

Under the R12 District, 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 R12 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 permitted on lots with a width greater than 13.7 m (45 ft.). With respect to the subject proposal under the R12 District, all five lots would become eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

2.3 Area Rezoning Assessment

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

In this case, the subject block is appropriately designated in the OCP for 'Single and Two Family Residential Urban' development which would allow for the requested R12 District rezoning. The area is also designated in the Edmonds Town Centre Plan as having the potential for single and two family residential infill development. The area is located approximately 100 m (328 ft.) south of an R12 area that was rezoned in 2011. The petition area represents one block front which is generally suitable for the proposed R12 District. There is also sufficient support from the property owners to pursue an R12 area rezoning process, with the majority (80%) of the owners having signed the petition. Given the OCP and Edmonds Town Centre Plan designation, the petition support, the block configuration, and the existing R12 zoning nearby, it is recommended that a formal City 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: Request for Area Rezoning to the R12 District –
 7335 to 7359 14th Avenue (north side)
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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 front proposed for rezoning. In accordance with Council policy, properties generally within 100 m (328 ft.) of the proposed rezoning area will be included in the consultation area (see *attached* Sketch #1). An open house with displays and opportunities for questions and comments will be scheduled at Stride Avenue Community School.

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. 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% of those support the area rezoning.

3.0 CONCLUSION

A petition was received from four (80%) of the five property owners in the subject area, requesting an area rezoning to the R12 Residential District. The rezoning would permit single and two family dwellings on 9.15 m (30.02 ft.) wide lots.

Given the area's OCP and Edmonds Town Centre Plan designation, other R12 zoning in the neighbourhood, 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 interest of property owners to pursue an area rezoning to the R12 Residential District. The process would include brochures, questionnaires, and an open house to determine 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. Gurbir Puri, the organizer of the area rezoning petition process.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf

Attachment

cc:

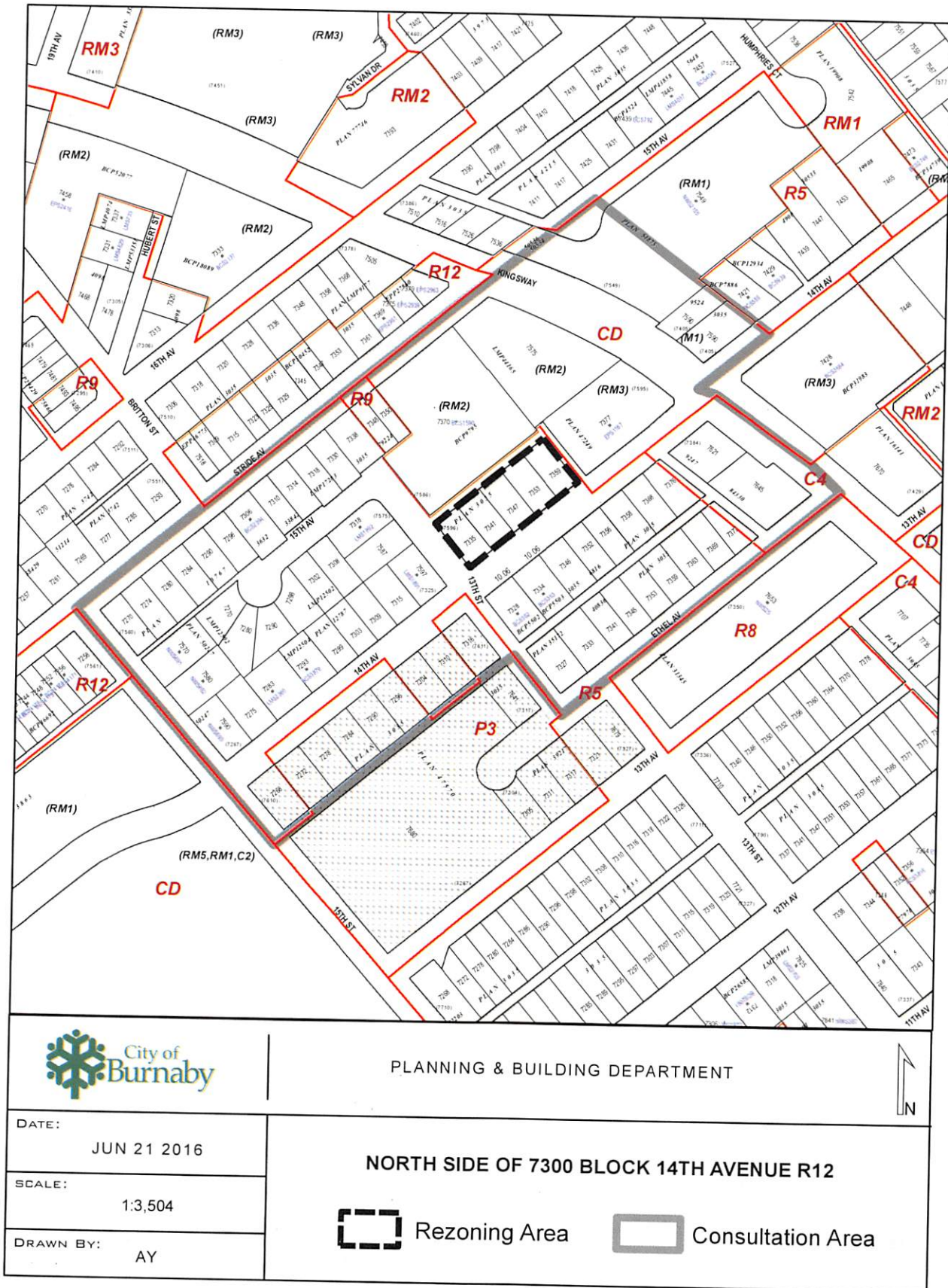
City Manager

Chief Building Inspector

Director Engineering

City Clerk

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Item.....
Meeting..... 2016 June 28

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2016 June 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
*Reference: R12S N. of 5100 Blk
McKee St*

SUBJECT: R12S DISTRICT AREA REZONING PUBLIC CONSULTATION
RESULTS – NORTH SIDE OF 5100 BLOCK MCKEE STREET

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning from the R4 to the R12S District and to recommend that the subject area be advanced through the rezoning process.

RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize a Rezoning Bylaw for the north side of the 5100 block of McKee Street, as referenced in Schedule A (*attached*), be prepared and advanced to First Reading on 2016 July 11 and to Public Hearing on 2016 July 26 at 7:00 p.m. to rezone the subject properties from the R4 Residential District to the R12S Residential District.
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 the north side of the 5100 block of McKee Street from the R4 Residential District to the R12S Residential District was received in the Planning Department. The petition represents an area consisting of eight legal lots (Sketch #1 *attached*). The petition was signed by four (50%) of the eight property owners.

On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 March 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.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: R12S District Area Rezoning Public Consultation Results
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2.0 CONSULTATION PROCESS

The approved consultation process for the subject area rezoning, involved distribution by the City of a brochure, questionnaire, and the holding of an open house hosted by Planning Department staff. The brochure and questionnaire were distributed to the property owners and residents of the eight properties in the proposed rezoning area and to 78 owners and residents in the consultation area, within 100 m (328.08 ft.) of the rezoning area.

A community open house was held on 2016 June 02 at Clinton Elementary School and was attended by 11 residents.

2.1 Responses in the Rezoning Area

There were 5 responses to the questionnaire from the property owners of the eight lots in the rezoning area, which is a 63% 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	4	1	0	2
Absentee Owner	0	0	0	1
Total	4	1	0	3

This return shows that four of the owners favour the proposed area rezoning while one is opposed. The four positive responses represent 50% of the total number of lots in the subject area.

There were no responses from tenants in the rezoning area.

2.2 Responses in the Consultation Area

There were six questionnaires returned from the 78 residents and property owners in the broader consultation area. One supported the rezoning, four objected to the rezoning, and one did not have any comment.

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 property owners have indicated that they support an area rezoning; or,

To: Planning and Development Committee
 From: Director Planning and Building
 Re: R12S District Area Rezoning Public Consultation Results
 2016 June 23 Page 3

2. Where the response rate is less than 100%, at least 50% of the properties have responded and at least 70% of those who responded support the area rezoning.

The response rate for the subject area rezoning does not meet the first criteria because 100% of the properties within the rezoning area did not respond. However the response rate does meet the second criteria as 63% (5) of the property owners in the rezoning area responded. Of these respondents, four support the area rezoning proposal which represents 80% of the respondents. This result meets the 70% support requirement. There was one property owner opposed representing 20% of the respondents. Three property owners did not respond.


As such, the proposal meets the Council adopted guidelines for area rezoning as there is majority support among the property owners within the rezoning area. Therefore it is recommended that this proposal be advanced through the rezoning process.

Should the rezoning process conclude to establish the R12S District, two lots would be eligible for a two lot subdivision with a single family dwelling permitted on each new lot. Two additional lots would be eligible for a two family dwelling. The remaining lots would retain their single family dwelling development potential. Development potential is subject to meeting all City bylaw requirements.

4.0 CONCLUSION

The results of the public consultation process for the proposed R12S area rezoning of the north side of the 5100 block of McKee Street has been reviewed and is included in this report. Of the eight property owners in the rezoning area, four indicated support and one objected. As such, the proposal has reached the required percentage of support under the City's adopted guidelines for the Area Rezoning program.

It is recommended that the Planning and Development Committee advance this report to Council recommending that the proposed R12S area rezoning process be advanced, and that a copy of this report be sent to the property owners and residents for their information.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf
 Attachment

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

Schedule "A"

R12S District Area Rezoning North Side of 5100 Block McKee Street

Address	PID #	Legal Description
5105 McKee Street	009-984-704	Lot 11, DL 158, Group 1, NWD Plan 14557
5115 McKee Street	009-984-712	Lot 12, DL 158, Group 1, NWD Plan 14557
5127 McKee Street	004-089-006	Lot A, DL 158, Group 1, NWD Plan 15512
5137 McKee Street	002-670-780	Lot B, DL 158, Group 1, NWD Plan 15512
5159 McKee Street	002-780-453	The West Half Of Lot 7, Block 2, DL 158, Group 1, NWD Plan 1882
5171 McKee Street	002-976-358	The East Half Of Lot 7, Block 2, DL 158, Group 1, NWD Plan 1882
5181 McKee Street	001-558-919	The West Half Of Lot 6, Block 2, DL 158, Group 1, NWD Plan 1882
7987 Royal Oak	002-520-222	East Half Lot 6, Block 2, DL 158, Group 1, NWD Plan 1882



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COMMITTEE REPORT COVERSHEET

TO: CHAIRS AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 06/23/2016

FROM: PLANNING & BUILDING DIRECTOR

FILE: 49500 10

SUBJECT: REQUEST FOR AREA REZONING TO THE R12S DISTRICT - AREA
BOUNDED BY BRYANT STREET, ST. CHARLES PLACE, HAMBRY
STREET, AND WALTHAM AVENUE

PURPOSE: To seek the Planning and Development Committee's concurrence to
recommend that Council initiate a consultation process to explore the
desirability of an area rezoning of the subject properties to the R12S
Residential District.

I have reviewed the attached and approve it for the Agenda

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. .



Meeting 2016 June 28

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 June 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
*Reference: R12S Bryant St. Charles
Hambry Waltham*

SUBJECT: REQUEST FOR AREA REZONING TO THE R12S DISTRICT – AREA
BOUNDED BY BRYANT STREET, ST. CHARLES PLACE, HAMBRY
STREET, AND WALTHAM AVENUE

PURPOSE: To seek the Planning and Development Committee's concurrence to recommend that Council initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12S Residential District.

RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue.
2. **THAT** a copy of this report be sent to Mr. Jose and Mrs. Rosa Aguiar, the petition organizers, at 6257 Bryant Street, Burnaby, BC, V5H 1X8.

REPORT

1.0 BACKGROUND

On 2015 February 24, a delegation was received by the Planning and Development Committee. Mr. Jose, Mr. Jimmy, and Mrs. Rosa Aguiar appeared before the Committee requesting consideration for the rezoning of their property at 6062-64 Bryant Street from the R5 Residential District to the R9 Residential District in order to subdivide the property. Staff advised that rezoning to the R9 District was not possible as the Zoning Bylaw limits R9 rezonings to properties that are 2 acres in size or larger. Staff also informed the delegation that an area rezoning process is available for property owners in single and two family residential areas to propose and initiate changes to the zoning of their neighbourhoods.

Since that time, a petition requesting the rezoning of the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue to the R12S Residential District has been received in the Planning Department. The petition represents an area consisting of 16 lots containing 13 single family dwellings and three two family dwellings (one of which is strata

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Request for Area Rezoning to the R12S District –
 Area bounded by Bryant Street, St. Charles Place, Hambry Street, and
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titled) (see attached *Sketch #1*). The petition was signed by 10 (59%) of the 17 property owners in the proposed rezoning area. The purpose of this report is to seek Council authorization to initiate an R12S 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 the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue. The proposed rezoning area currently zoned R5 District, is located in the Royal Oak Community Plan. The area to the east, south, and west is comprised of single and two family dwellings and is primarily zoned R5, with some properties zoned R9, while the area to the north across Bryant Street is zoned R4 District. The proposed rezoning area is designated in the Official Community Plan (OCP) for 'Single and Two Family Residential Urban' development under the Residential Framework, and as such the proposal is consistent with the OCP framework for this area which states that R4 and R5 zoned properties can permit small lot development such as that which would be provided under the R12 zoning district.

As noted, the proposed rezoning area is located within Sub-Area 10 of the Royal Oak Community Plan, which designates the subject block for single and two family residential use, in line with its existing use at the time of the Plan's development. The Plan also notes that the retention and protection of Sub-Area 10 as a continuing R5 zoned residential neighbourhood is indicated. Like other single and two family urban areas in Burnaby zoned R4 or R5, the subject block allows for the development of single and two family development, depending on lot size. In addition, the area rezoning process is available to provide property owners with the opportunity to initiate changes to the land use zoning of their neighbourhoods through a community consultation process. In this case, the OCP provides a policy context for R4 and R5 zoned areas to undergo an area rezoning process, for example to the R12 District, in order to permit small lot development. In addition to being initiated by the local neighbourhood, it is noted that area rezonings always involve the use of a local area consultation process. As the Royal Oak Plan notes that Sub-Area 10 is indicated for the retention and protection of the area as a continuing R5 zoned area, a minor amendment to the Royal Oak Plan would arise should the proposed area rezoning be supported through the consultation process, and through to rezoning with a Public Hearing.

The area is comprised of 16 lots containing 13 single family dwellings and three two family dwelling (one of which is strata titled). Lot widths range from 15.24 m (50 ft.) to 27.94 m (91.67 ft.); lot areas range from 559.37 m² (6,021.01 sq.ft.) to 1,026.46 m² (11,048.72 sq.ft.). All but one lot is served by a constructed lane which provides alternate access to the properties. Housing is of mixed age – nine of the dwellings were built before 1980 and seven were built after 1980. All but two of the homes are owner-occupied and most are generally well maintained and in good condition.

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2.2 Current and Proposed Development Potential

The current R5 District development potential of the 16 lots is for thirteen single family dwellings and three two family dwellings.

The R12S District zoning category was established to allow for single family dwellings on small lots. Under the R12S District, 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 also permitted in the R12S District but only on larger lots with widths not less than 13.7 m (45 ft.) with or without lane access.

With respect to the subject proposal under the R12S District, two lots would be eligible for a two lot subdivision with a single family dwelling permitted on each new lot, and one lot would be eligible for a three lot subdivision with a single family dwelling permitted on each new lot. The remaining lots would be eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

2.3 Area Rezoning Assessment

R12S District area rezoning requests are evaluated based on a number of factors including existing housing character, the appropriateness of the proposed boundaries, and the Official Community Plan (OCP) designation.

In this case, the subject block is appropriately designated in the OCP and Royal Oak Community Plan for 'Single and Two Family Residential Urban' development which would allow for the requested R12S District rezoning. The area is located approximately 120 m (393.7 ft.) from existing R9 District small lot development to the east. The petition area represents one block which is generally suitable for the proposed R12S District. There is also sufficient support from the property owners to pursue an R12S area rezoning process, with the majority (59%) of the owners having signed the petition. Given the general support for the circulated petition, the block configuration, and the existing small lot character of some properties in the surrounding area, it is recommended that a formal City consultation process be initiated to enable the community to further assess the desirability of pursuing an area rezoning to the R12S Residential District.

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 are included in the consultation area. However, given that the proposed block for area rezoning is located within Sub-Area 10 of the Royal Oak Community Plan, it is recommended that the consultation area also include the single and two family properties located in Sub-Area 10 (see attached *Sketch #1*). An open house

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Request for Area Rezoning to the R12S District –
 Area bounded by Bryant Street, St. Charles Place, Hambry Street, and
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with displays and opportunities for questions and comments will be scheduled at nearby Windsor Elementary School.

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. 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% of those support the area rezoning.

3.0 CONCLUSION

A petition was received from 10 (59%) of the 17 property owners in the subject block, requesting an area rezoning to the R12S Residential District. The rezoning would permit single family dwellings on 9.15 m (30.02 ft.) wide lots and two family dwellings on 13.7 m (44.95 ft.) wide lots.

Given the area's OCP and Royal Oak Community Plan designation, the configuration of the proposed rezoning area, the support of the property owners to pursue the area rezoning process, and the existence of nearby small lot character, it is recommended that a consultation process be initiated to explore the interest of property owners to pursue an area rezoning to the R12S Residential District. The process would include brochures, questionnaires, and an open house to determine 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. Jose and Mrs. Rosa Aguiar, the organizers of the area rezoning petition process.

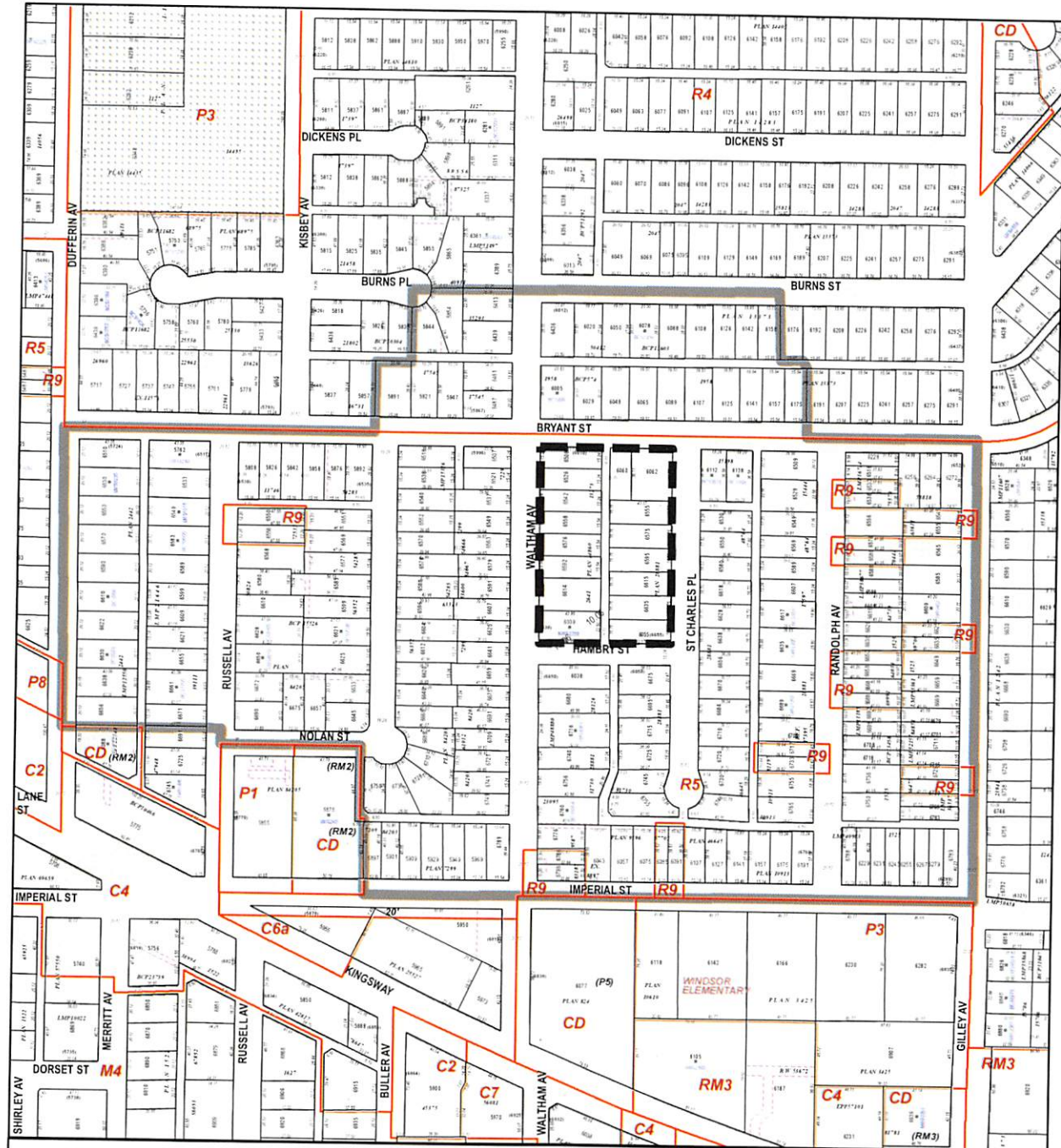

 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf
Attachment

cc: City Manager
 Chief Building Inspector

Director Engineering
 City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE:
JUN 22 2016

SCALE:
1:4,500

DRAWN BY:
AY

BRYANT, WALTHAM, HAMBRAY, ST. CHARLES R12S



Rezoning Area



Consultation Area

Sketch #1