
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,

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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.

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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.

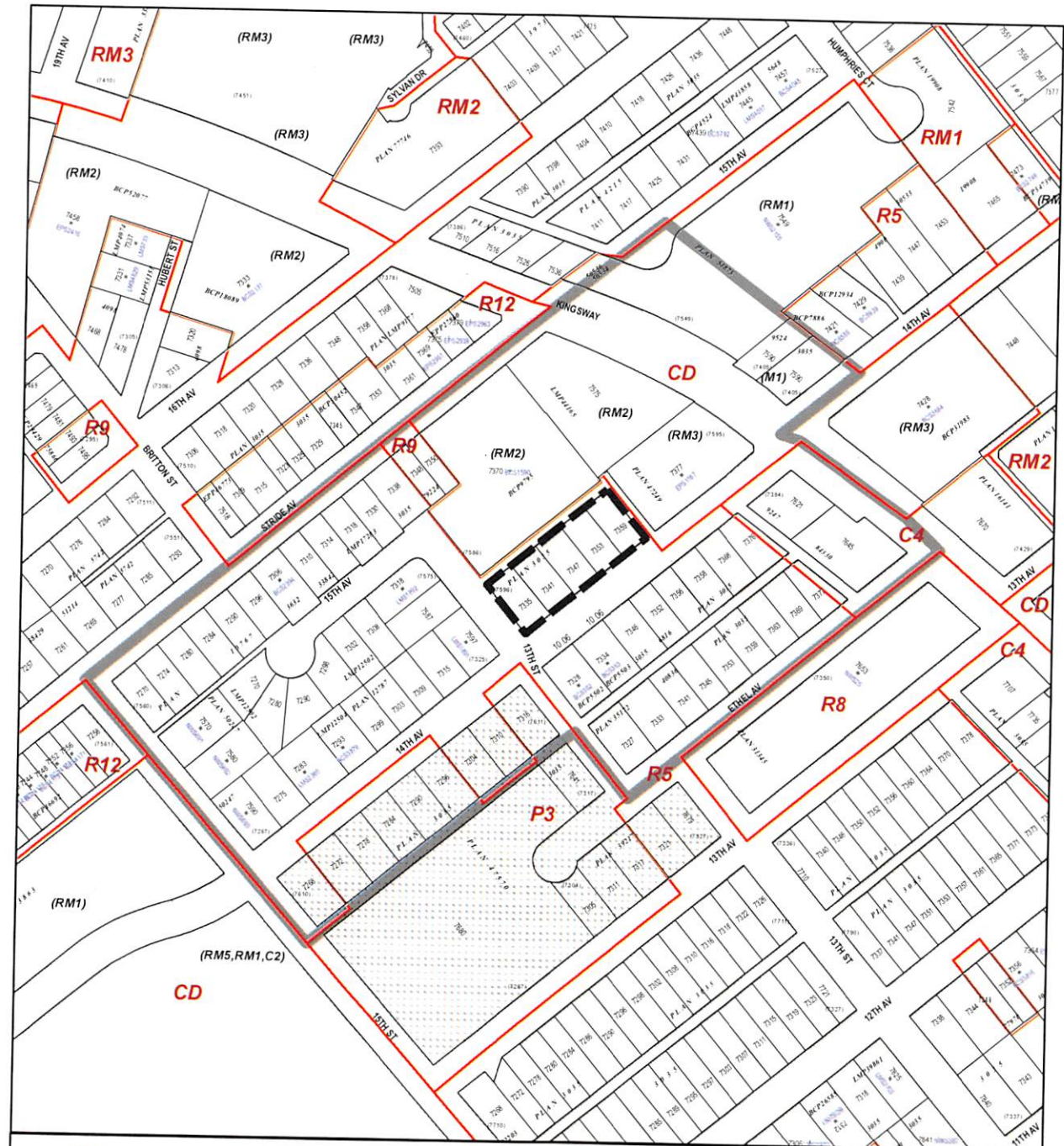
It is also recommended that a copy of this report be provided to Mr. Gurbir Puri, the organizer of the area rezoning petition process.


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf

Attachment

cc: City Manager Director Engineering
Chief Building Inspector City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JUN 21 2016

SCALE:
1:3,504

DRAWN BY:
AY

NORTH SIDE OF 7300 BLOCK 14TH AVENUE R12

 Rezoning Area  Consultation Area

Sketch #1