

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

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

RECOMMENDATIONS:

1. 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

The Planning and Development Committee, at its meeting held on 2016 June 28, received and adopted the attached report reviewing the results of the consultation process regarding a request for an area rezoning for the north side of the 5100 block McKee Street, from the R4 to the R12S District and recommending that the subject area be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor S. Dhaliwal
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector
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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.

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
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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



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 16 2016

SCALE:
1:2,000

DRAWN BY:
AY

NORTH SIDE OF 5100 BLOCK MCKEE STREET



Rezoning Area



Consultation Area

Sketch #1