



Item
Meeting 2016 October 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 October 20

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
*Reference: R12 3570/3650/3670/3690
Douglas Road and 5628
Hardwick Street*

**SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS
FOR 3570/3650/3670/3690 DOUGLAS ROAD AND 5628 HARDWICK
STREET**

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning from the R5 to the R12 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 the preparation of a Rezoning Bylaw to rezone the subject properties at 3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street, as referenced in Schedule A (*attached*), from the R5 Residential District to the R12 Residential District, and that the bylaw be advanced to First Reading on 2016 November 07 and to Public Hearing on 2016 November 22 at 7:00 p.m.
2. **THAT** a copy of this report be sent to the property owners and residents in the petition and consultation areas.
3. **THAT** the submission of a covenant specifying the future subdivision pattern for the properties at 3670 and 3690 Douglas Road be established as a prerequisite to the completion of the rezoning.

REPORT

1.0 BACKGROUND

A petition requesting the rezoning of 3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street from the R5 Residential District to the R12 Residential District was received in the Planning Department. The petition represents an area consisting of five legal lots (Sketch #1 *attached*). The petition was signed by three (60%) of the five property owners.

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On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 April 04 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 the distribution of a brochure and questionnaire to the property owners and residents of the five properties in the proposed rezoning area and to 131 owners and residents in the consultation area, which extends 100 m (328.08 ft.) from the rezoning area.

In addition, a community open house was held on 2016 June 23 at Douglas Road Elementary School and was attended by ten residents.

2.1 Responses in the Rezoning Area

There were three responses to the questionnaire from the property owners of the five lots in the rezoning area, which is a 60% 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	1	0	0	2
Absentee Owner	2	0	0	0
Total	3	0	0	2

This return shows that three of the owners favour the proposed area rezoning. The three positive responses represent 60% 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 seven questionnaires returned from the 131 residents and property owners in the broader consultation area. Two supported the rezoning, one did not have any comment, and four objected to the rezoning, expressing concerns generally related to parking, traffic, and increased density, including from unauthorized suites in two family dwellings (duplexes).

3.0 DISCUSSION

The key factor in recommending whether an area rezoning should proceed through the rezoning process is evidence of majority support for the rezoning within the proposed rezoning area. The adopted guidelines for area rezonings state that responses to the questionnaire from within the

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proposed rezoning area should meet the following criteria, in order for the proposal 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,
2. Where the response rate is less than 100%, at least 50% of the property owners 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 property owners within the rezoning area did not respond. However the response rate does meet the second criteria as 60% (three) of the property owners in the rezoning area did respond. Of these respondents, three support the area rezoning proposal which represents 100% of the respondents. This result meets the 70% support requirement. Two 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 proposed area be rezoned to the R12 District, 3570 Douglas Road would retain its two-family dwelling development potential; any future subdivision potential would be subject to meeting all applicable requirements. The remaining four lots would become eligible for two-family dwelling development. It is expected that 3670 and 3690 Douglas Road will be consolidated with the irregularly shaped R12 District property at 5687 Woodsworth Street and subdivided into five lots, each of which would front onto Woodsworth Street. The registration of a covenant specifying the expected future subdivision pattern will be required prior to Final Adoption of this R12 rezoning amendment bylaw for the properties at 3670 and 3690 Douglas Road.

In addition, it is noted that development potential of any of the subject properties is subject to meeting all City bylaw regulations as well as any works and servicing requirements that would be applied at the time of development.


4.0 CONCLUSION

The results of the public consultation process for the proposed R12 area rezoning for 3570/3650/3670/3690 Douglas Road and 5628 Hardwick have been reviewed and are included in this report. Of the five property owners in the rezoning area, three indicated support. As such, the proposal has achieved the required percentage of support under the City's adopted guidelines for area rezoning.

It is recommended that the Planning and Development Committee forward this report to Council

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with the recommendation that the proposed R12 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

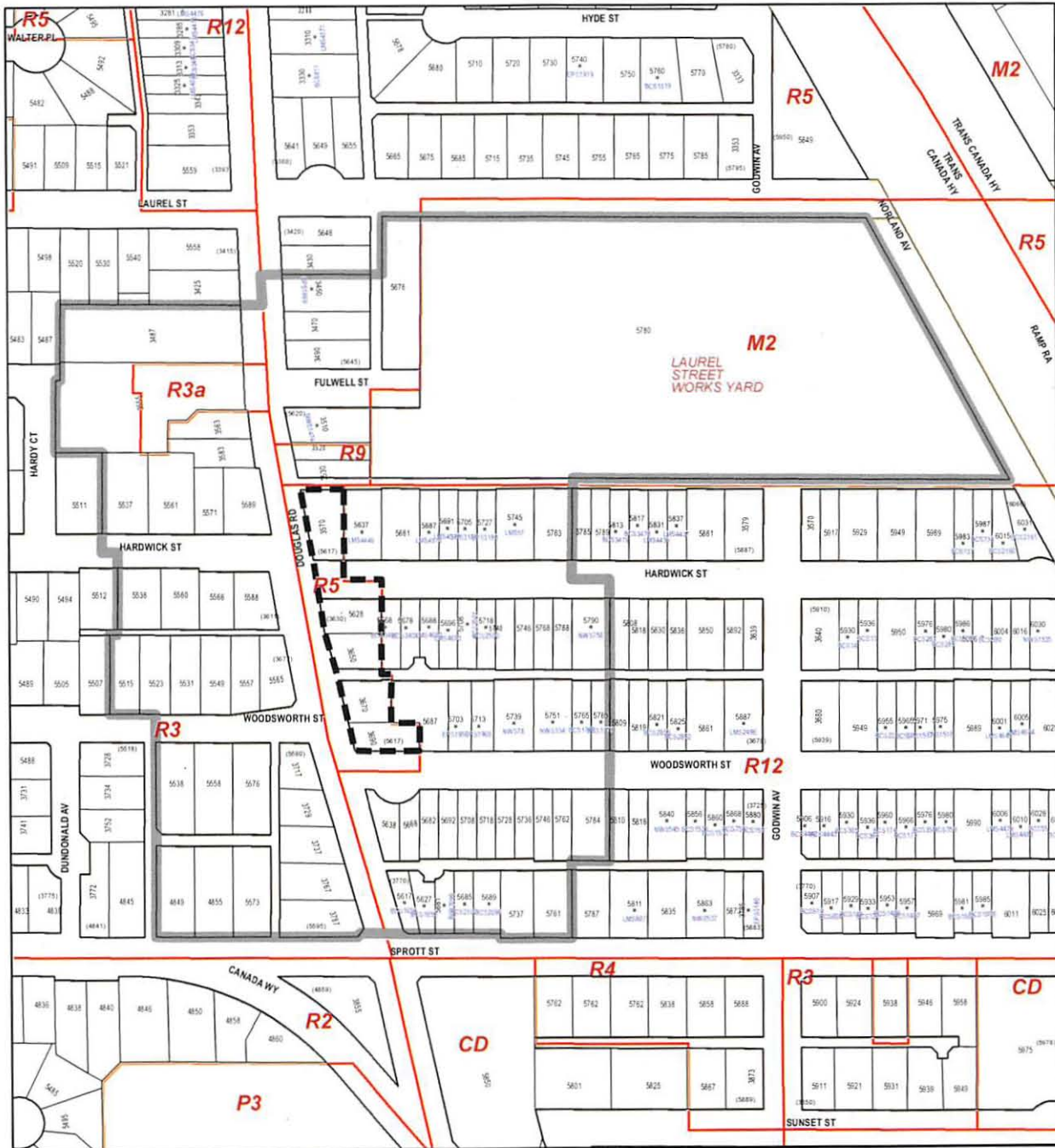
cc:	City Manager	Director Finance
	Director Engineering	Chief Building Inspector
	City Solicitor	City Clerk

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AREA REZONING – R12 DISTRICT
Area Bounded by 3570, 3650, 3670, 3690
Douglas Road and 5628 Hardwick Street

SCHEDULE “A”

ADDRESS	LEGAL DESCRIPTION
3570 Douglas Road	Lot A, DL 74, Group 1, NWD Plan 1876
3650 Douglas Road	Lot 14, DL 74, Group 1, NWD Plan 1876
3670 Douglas Road	Lot D, DLs' 74 & 76, Group 1, NWD Plan 13044
3690 Douglas Road	Parcel 1 (Explanatory Plan 10806) of Lot C, DLs' 74 & 76, Group 1, NWD Plan 9883
5628 Hardwick Street	Lot 13, DL 74, Group 1, NWD Plan 1876



PLANNING & BUILDING DEPARTMENT



DATE:	SEP 07 2016
SCALE:	1:3,402
DRAWN BY:	AY

3570, 3650, 3670 AND 3690 DOUGLAS ROAD
5628 HARDWICK STREET



Rezoning Area



Consultation Area

Sketch #1