



Item
Meeting2017 January 31

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2017 January 26

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
Reference: R12 7335-7359 14th Ave

SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS
FOR 7335 TO 7359 14TH AVENUE (NORTH SIDE)

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 7335 to 7359 14th Avenue (north side), 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 2017 February 06 and to Public Hearing on 2017 February 28 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.

REPORT

1.0 BACKGROUND

A petition requesting the rezoning of 7335 to 7359 14th Avenue (north side) 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 four (80%) of the five property owners.

On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 July 11 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 in the proposed rezoning area and to 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 November 24 at Stride Avenue Community School and was attended by eight residents.

2.1 Responses in the Rezoning Area

There were four responses to the questionnaire from the property owners of the five lots in the rezoning area, which is an 80% 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	1
Absentee Owner	3	0	0	0
Total	4	0	0	1

This return shows that four of the owners favour the proposed area rezoning. The four positive responses represent 80% 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 was one questionnaire returned from the 276 questionnaires sent out to residents and property owners in the broader consultation area. The one respondent did not express support or opposition to the proposed area rezoning.

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 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.

To: Planning and Development Committee
From: Director Planning and Building
Re: R12 District Area Rezoning Public Consultation Results
2017 January 26..... Page 3

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 80% (four) of the property owners in the rezoning area did respond. Of these respondents, all support the area rezoning proposal which represents 100% of the respondents. This result meets the 70% support requirement. One property owner 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 R12 District, all five lots would be eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

4.0 CONCLUSION

The results of the public consultation process for the proposed R12 area rezoning for 7335 to 7359 14th Avenue (north side) have been reviewed and are included in this report. Of the five property owners in the rezoning area, four 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 with the recommendation that the proposed R12 area rezoning bylaw be advanced to a Public Hearing, and that a copy of this report be sent to the property owners and residents for their information.

The purpose of the rezoning is to permit the development of single and two family dwellings on small lots in accordance with the R12 District.


Lou Pelletier, Director
PLANNING AND BUILDING

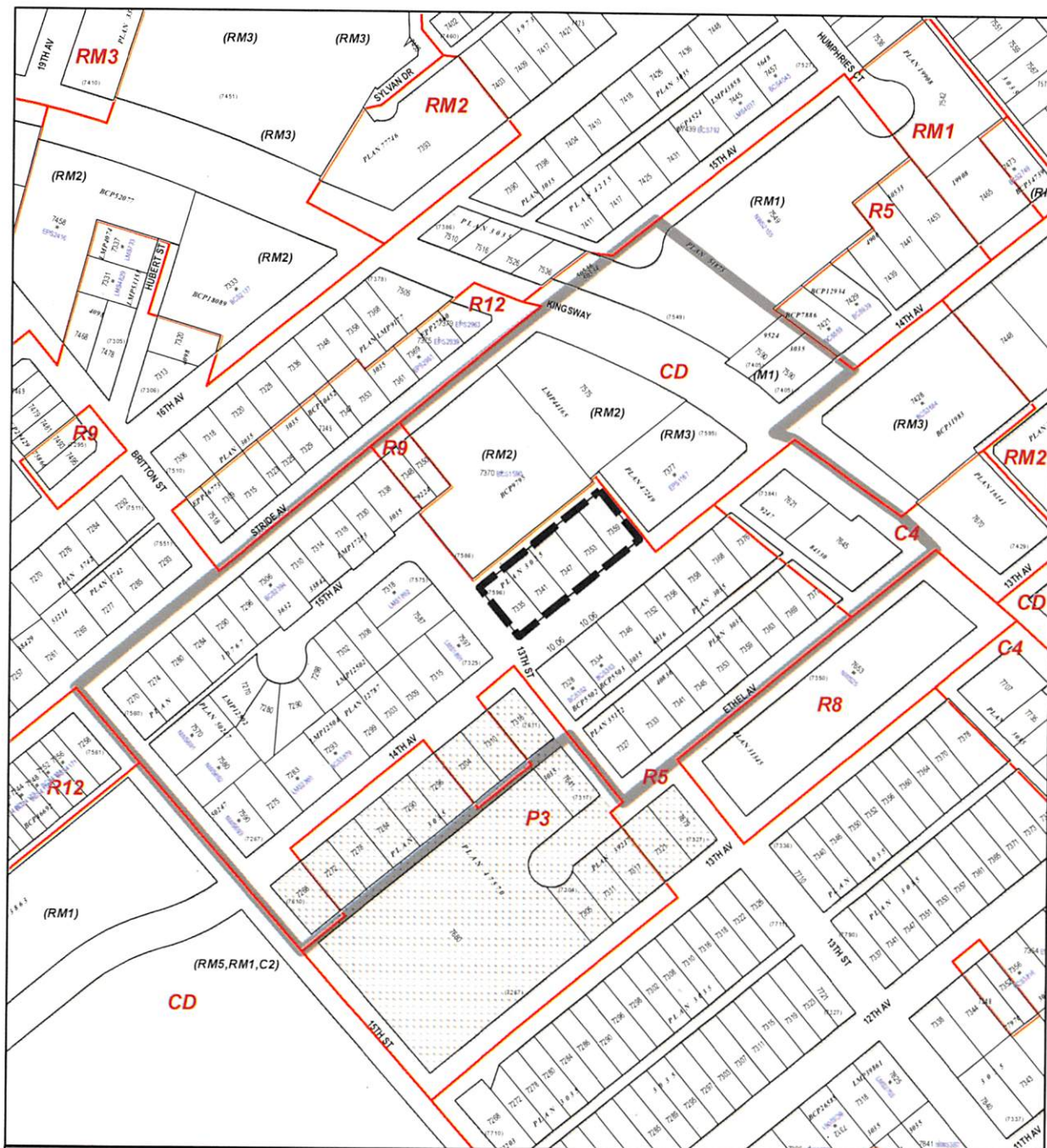
LS:spf
Attachment

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

**AREA REZONING #17-01
R5 TO R12 DISTRICT
7335 TO 7359 FOURTEENTH AVENUE**

SCHEDULE "A"

ADDRESS	LEGAL DESCRIPTION	PID
7335 14 th Avenue	Lot 24, Block 2, DL 29, Group 1, NWD Plan 3035	010-806-407
7341 14 th Avenue	Lot 23, Block 2, DL 29, Group 1, NWD Plan 3035	010-806-393
7347 14 th Avenue	Lot 22, Block 2, DL 29, Group 1, NWD Plan 3035	003-407-659
7353 14 th Avenue	Lot 21, Block 2, DL 29, Group 1, NWD Plan 3035	003-008-266
7359 14 th Avenue	Lot 20, Block 2, DL 29, Group 1, NWD Plan 3035	002-218-089



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 12 2017

SCALE:
1:3,504

DRAWN BY:
AY

NORTH SIDE OF 7300 BLOCK 14TH AVENUE R12



Rezoning Area



Consultation Area

Sketch #1