

ATTACHMENT 6

OAKDALE LAND USE DESIGNATION UPDATE – PETITIONS FOR LAND USE CHANGE

Between July and October 2019, staff has received five petitions from groups of property owners advocating for or against a specific land use change in their area.

These requests have been evaluated and incorporated into the proposed plan where they are found to be technically feasible, support the plan goals, objectives and policies, fit with previous public feedback themes, support an improved transition between land uses, and fit with the neighbourhood context.

REQUESTS FULLY INCORPORATED INTO PLAN

The following land use change requests have been fully incorporated into the preferred land use concept in Attachment 5:

1. **Various properties in Sub-Area A, B and C: Elmwood, Gardena, Harrison, Kemsley and Westley** – (32 signatures from 2 petition letters – 1 from Sub-Area A, 24 from Sub-Area B and 7 from Sub-Area C). Request for Option 3 for Sub-Areas B and C is supported by feedback from the public consultation survey and supports plan goals, objectives and policies.
2. **500 block of Jefferson Avenue** – (7 signatures). Request for Option 3 for Sub-Area A is supported by feedback from the public consultation survey and supports plan goals, objectives and policies.

REQUESTS PARTIALLY INCORPORATED INTO PLAN

The following land use change request has been partially incorporated into the proposed Plan:

1. **563-624 Thompson Avenue, 586-590 Bole Court and 594-600 Nicola Avenue** – (29 signatures – 14 south of Thompson Ave. and 15 north of Thompson Ave.). This request is for *Townhousing* designation for the subject properties.
 - a. For the properties south of Thompson Avenue, *Townhousing* is consistent with the proposed land use designations in Option 3 and is supported by feedback from the public consultation survey.
 - b. However, for the properties north of Thompson Avenue, the requested *Townhousing* land use designation exceeds the *Neighbourhood Attached Residential* land use shown in Option 3. Staff recommends *Neighbourhood Attached Residential* land use for these properties as this would provide a more appropriate transition between *Townhousing* (south of Thompson Avenue) and *One Family Residential* (north of Nicola Avenue), as well as support a wider range of housing options in the Oakdale neighbourhood.