

CITY OF BURNABY

HOUSING COMMITTEE

A

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**RE: REQUEST FOR AREA REZONING TO THE R12 DISTRICT -
5600 AND 5700 BLOCKS OF LAUREL STREET**

RECOMMENDATIONS:

1. **THAT** Council deny the request to rezone the 5600 and 5700 blocks of Laurel Street to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Mr. Brian Correia, 5676 Laurel Street, Burnaby, B.C. V5G 1N3.

REPORT

The Housing Committee, at its Open meeting held on 2004 June 22, received and adopted the *attached* report responding to a request to rezone the 5600 and 5700 blocks of Laurel Street to the R12 Residential District zoning category. The Committee advised that the subject area lacks the small lot presence which is typical in R12 District rezoning processes. In addition, the Committee noted that this area is not undergoing redevelopment and the housing stock, though older, is well cared for. The Committee, therefore, requested that Council deny the rezoning request.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor D. Johnston
Vice Chair

Councillor C. Jordan
Member

COPY - CITY MANAGER
- DIRECTOR PLANNING & BUILDING
- DIRECTOR ENGINEERING

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

2004 JUNE 17

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: PL 75000 20

SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT -
5600 AND 5700 BLOCKS OF LAUREL STREET

PURPOSE: To seek Council's concurrence that a proposed R12 District area rezoning for the 5600 and 5700 blocks of Laurel Street not proceed.

RECOMMENDATIONS:

1. **THAT** Council be requested to deny the request to rezone the 5600 and 5700 blocks of Laurel Street to the R12 Residential District zoning category.
2. **THAT** a copy of this report be sent to Mr. Brian Correia, 5676 Laurel Street, Burnaby, B.C. V5G 1N3.

REPORT

1.0 BACKGROUND

On 2004 April 21, a petition requesting the rezoning of the 5600 and 5700 blocks of Laurel Street was received in the Planning Department. The petition represented an area consisting of thirteen properties zoned R5 Residential District (see Sketch #1, attached), and was signed by six of the property owners.

The southern portion of the Laurel Street subject area was previously included in the Hardwick/Woodsworth R12 area rezoning process to the south, which was concluded in 2000. However, Laurel Street was not included in the final rezoning of those properties to the R12 District, as the Douglas Road property owners objected to being included. When those properties were excluded, Laurel Street was also excluded. There is a three year limitation on re-applying for an R12 area rezoning, and as such, this request may be considered at this time.

2.0 SUBJECT AREA

The area represented on the petition primarily represents one block front consisting of eleven lots zoned R5 Residential District, with two additional properties being on the south - both

of which are occupied by two family dwellings. Both of these properties have been designated for inclusion in the City Works Yard to the east, and one was purchased by the City in November 2003. All lots to the north are served by a lane, and one property to the south has a lane along one side of the L-shaped lot. The lots range in width from 17.41 m (57 feet) to 20.11 m (66 feet).

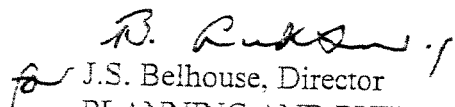
Requested area rezonings to the R12 District are evaluated using a number of factors, including age of the housing stock, stage of redevelopment in the area and an existing small lot character or presence in the neighbourhood. Areas which typically undergo the R12 area rezoning process tend to be characterized by ongoing redevelopment, high levels of absent owners and old or poor housing stock.

In terms of the age of the housing and potential for redevelopment, the subject area is not undergoing redevelopment at this time. The housing stock is generally older, though well cared for. It is noted that all the petitioners on the north side of Laurel Street are owner occupiers. In addition, there are no small lots on either side of this block. At this time, this residential area can be characterized as very stable.

In the past, R12 area rezonings have been forwarded when one criterion has not been met. However, given that none of the adopted criteria for considering an R12 area rezoning are present, the petition cannot be supported at this time.

3.0 CONCLUSION

The Laurel Street subject area lacks the small lot presence which is typical in R12 District rezoning processes. In addition, it is not undergoing redevelopment and the housing stock, though older, is well cared for. It is therefore recommended that consideration not be given to an R12 area rezoning of the 5600 and 5700 blocks of Laurel Street.


J.S. Belhouse, Director
PLANNING AND BUILDING

KSF

cc. City Manager
Director Engineering



Sketch #1



Laurel Street R12 Subject Area

