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**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT - 5646-5688  
LAUREL STREET (SOUTH SIDE) AND 3430-3690 DOUGLAS ROAD  
(EAST SIDE)**

1. THAT Council deny the request to rezone 5646-5688 Laurel Street (south side) and 3430-3690 Douglas Road (east side) from the R5 District to the R12 District and that the petitioners be so advised.
2. THAT a copy of this report be sent to Mr. Brian Correia, 5675 Abbey Drive, Delta, B.C. V4E 1B7.

**REPORT**

The Community Development Committee, at its Open meeting held on 2006 February 22, completed its review of and adopted the *attached* report responding to a request to rezone 5646 - 5688 Laurel Street (south side) and 3430 - 3690 Douglas Road (east side) from the R5 District to the R12 District. The Committee advised that the fronting Douglas Road and Laurel Street properties lack the small lot presence which is typical in the R12 District rezoning process. The Committee further advised that Douglas Road has a steep slope which could pose significant challenges for redevelopment of these properties. There would also be significant access and dedication requirements involved in any subdivisions in the petition area. The Committee, therefore, did not support the rezoning request.

Respectfully submitted,

Councillor Colleen Jordan  
Chair

Councillor Dan Johnston  
Vice Chair

Councillor Garth Evans  
Member

COPY: CITY MANAGER DIRECTOR ENGINEERING DIRECTOR PLANNING & BUILDING
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**TO:** CHAIR AND MEMBERS  
HOUSING COMMITTEE **DATE:** 2005 November 17

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500-10  
*Reference: Douglas and Laurel R12*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT - 5646-5688  
LAUREL STRET (SOUTH SIDE) AND 3430-3690 DOUGLAS ROAD  
(EAST SIDE)**

**PURPOSE:** To seek Council's concurrence that a proposed R12 District area rezoning for 5646-5688 Laurel Street (south side) and 3430-3690 Douglas Road (east side) be denied.

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**RECOMMENDATIONS:**

1. **THAT** Council deny the request to rezone 5646-5688 Laurel Street (south side) and 3430-3690 Douglas Road (east side) from the R5 District to the R12 District and that the petitioners be so advised.
2. **THAT** a copy of this report be sent to Mr. Brian Correia, 5675 Abbey Drive, Delta, B.C. V4E 1B7.

**REPORT****1.0 BACKGROUND**

On 2005 July 25, a petition requesting an R12 area rezoning of 5646 to 5688 Laurel Street (south side) and 3430 to 3690 Douglas Road (east side) was received in the Planning Department. The petition covers an area consisting of fifteen properties (one of which is a strata titled two family dwelling) zoned R5 and R9 Residential District (see *Attachment #1*), and was signed by nine of the sixteen property owners.

The properties were initially part of the Hardwick/Woodsworth R12 area rezoning process to the east, which was completed in 2000. However, the lots were not included in the final rezoning because some of the Douglas Road property owners objected to having their properties rezoned to the R12 District.

In April 2004 a petition was received to request a rezoning to the R12 District of thirteen properties on the north and south side of the 5600 and 5700 blocks of Laurel Street. Council denied the request because the area does not have small lot presence, is not undergoing redevelopment and the housing stock, though older, is well maintained.

To: *Housing Committee*  
From: *Director Planning and Building*  
Re: *Request for Area Rezoning to the R12 District -  
5646-5688 Laurel Street (south side) and 3430-3690  
Douglas Road (east side)*  
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Mr. Correia, the owner of 5676 Laurel Street, was involved in the initial Hardwick/Woodsworth area rezoning and initiated the 2004 Laurel Street petition. Mr. Correia is of the view that the area rezoning requested in his present petition is sufficiently different, from a geographic perspective, to be reconsidered.

## 2.0 SUBJECT AREA

The area represented on the petition includes six block fronts consisting of thirteen lots zoned R5 Residential District and two lots zoned R9 Residential District. Three of the R5 zoned lots contain two family dwellings, one of which is strata titled. 5686-88 Laurel Street was purchased by the City in November 2003 for inclusion within the City's Laurel Street Works Yard.

The lots in the petition area range in width from 9.25 m (30.35 ft) to 22.36 m (73.36 ft) and in size from 365.65 m<sup>2</sup> (3,935.95 sq.ft.) to 2,478.53 m<sup>2</sup> (26,679.55 sq.ft.). The lot located at 5676 Laurel Street is L-shaped with a 20.11 m (65.98 ft) width on the Laurel Street frontage and a 40.22 m (131.96 sq.ft.) width on the rear lot line. Eleven of the lots have access to a lane.

The surrounding area includes one and two family residential uses zoned R3 to the west, a small segment of R12 to the south east, and R5 to the north. A non-conforming corner store use is located on the lot at 3690 Douglas Road. The City Works Yard is located immediately adjacent and to the east of a large portion of the petition area.

Rezoning of the lots to the R12 District would result in increased development potential as follows:

- Fourteen of the fifteen lots would be eligible for a two family dwelling. Under the existing R5 zoning, five of the lots are currently eligible for a two family dwelling.
- Three of the fifteen lots would be eligible for a two lot subdivision with a single family dwelling permitted on each new lot. However, only one of the lots has lane access and would be eligible for a two family dwelling.
- The lot at 5676 Laurel Street would also be eligible for a subdivision although the existing duplex was only built in 1993. The rear lot line faces onto the Fulwell Street road right-of-way; however, Fulwell Street is not built because it is currently being used for the Works Yard parking area.

## 3.0 DISCUSSION

Area rezoning requests are evaluated using Council adopted criteria which include: age of the housing stock, size of the existing lots, stage of redevelopment in the area, appropriateness of area boundaries, character of adjacent areas, and consistency with the City's residential growth management strategy. Areas which typically undergo the R12 area rezoning process tend to be characterized by ongoing redevelopment, high levels of absentee owners and old or poor housing stock.

To: Housing Committee  
From: Director Planning and Building  
Re: Request for Area Rezoning to the R12 District -  
5646-5688 Laurel Street (south side) and 3430-3690  
Douglas Road (east side)

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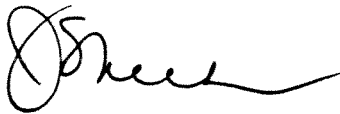
The petition area is designated for Single and Two Family Urban uses in the Official Community Plan. The petition area is not undergoing redevelopment which is a key factor in pursuing an R12 area rezoning. In terms of the age of the housing and potential for redevelopment, nine of the 15 dwellings were built before 1965 which could be an indication of redevelopment potential, however; the homes are well maintained and all the properties, with the exception of two, are owner occupied which is an indication of stability. There are only two small lots in the petition area although there are many small lots in the adjacent Hardwick/Woodsworth R12 area. There are no small lots on the north side of Laurel Street.

Generally, these properties do not bear a relationship to the emerging small lot area to the east as they abut the existing City Works Yard which is intended to remain for the foreseeable future. As well, the area also faces particular development challenges in that there is a steep slope from the east side of Douglas Road into the front yards of the lots. As a result, these lots are not permitted access directly onto Douglas Road and must use the rear lanes or access easements. It is noted that Douglas Road is a designated truck route and that some dedication may be required from future subdivision of the Douglas Road properties. Also, Fulwell Street is not a developed public road therefore new lots with frontage on this street would not be permitted.

Given the above, it is recommended that the petition for rezoning not be supported.

#### 4.0 CONCLUSION

The fronting Douglas Road and Laurel Street properties lack the small lot presence which is typical in the R12 District rezoning process. The Douglas Road area has a steep slope which could pose significant challenges for redevelopment of these properties. There would also be significant access and dedication requirements involved in any subdivisions in the petition area. Mr. Correia's requests for area rezoning on two previous occasions have been rejected by the Housing Committee and Council. It is therefore recommended that the petition for an R12 area rezoning not be supported.



J.S. Belhouse  
DIRECTOR PLANNING AND BUILDING

SF:sa  
Attachment

Copied to: City Manager  
Director Engineering

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