

**2024-368-RZ, 12350 Laity Street and 12358 Laity Street, RS-1 to R-1  
Zone Amending Bylaw No. 8083-2025**

**Recommendation:**

**THAT *Zone Amending Bylaw No. 8083-2025* be given first, second, and third reading;**

**THAT staff be directed to work with the applicant to address the outstanding terms and conditions as set out in the January 20, 2026, report, and any other as identified by Council, prior to recommending bylaw adoption; and**

**THAT Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act.**

**Report Purpose and  
Summary Statement:**

To recommend that Council consider first, second and third readings of *Zone Amending Bylaw No. 8083-2025* to rezone 12350 Laity Street and 12358 Laity Street from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to allow the future construction of 8 lots.

**Strategic Alignment:**

Liveable Community

To: Mayor and Council

File number: 2024-368-RZ

**2024-368-RZ, 12350 Laity Street and 12358 Laity Street, RS-1 to R-1  
Zone Amending Bylaw No. 8083-2025**

**BACKGROUND:**

Applicant:	Paul Hayes		
Legal Description:	Lot 112 District Lot 248 Group 1 New Westminster District Plan 37928 Lot 113 District Lot 248 Group 1 New Westminster District Plan 37928		
OCP Designation:	<i>Urban Residential</i> [no change]		
Within Urban Area Boundary:	Yes		
Area Plan:			
OCP Major Corridor:	Yes		
Zoning:			
	Existing:	RS-1 (Single Detached Residential)	
	Proposed:	R-1 (Single Detached (Low Density) Urban Residential)	
Surrounding Uses:			
	North:	Use:	Single Detached Residential
		Zone:	R-1 (Single Detached (Low Density) Urban Residential)
		Designation:	<i>Urban Residential</i>
	South:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Urban Residential</i>
	East:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Urban Residential</i>
	West:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Urban Residential</i>
Existing Use of Property:	Single Detached Residential [no change]		
Site Area:	0.405 ha		

Proposed Vehicular Access: 123B Avenue  
Servicing Requirement: Urban Standard  
Flood Plain: No  
Fraser Sewer Area: Yes

## **ANALYSIS:**

### **Project Description:**

The subject properties are located at 12350 Laity Street and 12358 Laity Street, and are situated north of Dewdney Trunk Road, between 124 Avenue and 123 Avenue (Attachment A). The properties are approximately 0.41 ha in size and are flat with significant trees along the Laity Street frontage (Attachment B). There is one single detached dwelling on each property (total of two) that are proposed to be demolished as part of the rezoning application. The neighbourhood comprises primarily single detached houses, with access to public transit routes along Dewdney Trunk Road.

The proposed rezoning to the R-1 zone is supported by the Official Community Plan (OCP) under the current *Urban Residential* land use designation (Attachment C). *Zone Amending Bylaw No. 8083-2025* proposes to rezone the property to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of 8 lots (Attachment D). The proposed site is consistent with the surrounding neighbourhood and continues with a similar lot size and layout along 123B Avenue.

Any subdivision layout provided is preliminary and is subject to change prior to approval by the Approving Officer.

### **PLANNING ANALYSIS:**

This rezoning application is being considered for first, second, and third reading as the application. A Public Hearing is not required for this type of application since it is for residential uses that are consistent with the OCP.

### **Official Community Plan:**

The *Urban Residential* designation permits the proposed development under the R-1 zone. The subject application aligns with OCP Policies 3-19 to 3-21, which support residential infill in neighbourhoods and major corridors that match surrounding lot patterns, housing forms, and neighbourhood character. The policies permit a range of housing types, including secondary suites, duplexes, triplexes, townhouses, and apartments, provided they adhere to local scale, massing, and height expectations, and comply with provincial housing legislation. All infills must demonstrate compatibility with existing development, ensure appropriate transitions in height and density, minimize traffic and parking impacts, and preserve Significant Trees, environmental features, and neighbourhood character. The proposed subdivision is consistent with these policies.

### **Zoning Bylaw:**

The application proposes to rezone the subject properties from RS-1 to R-1 to permit a future subdivision of 8 lots (Attachment D). The minimum permitted lot size for the RS-1 zone is 668 m<sup>2</sup>, and the minimum lot size for the proposed R-1 zone is 371 m<sup>2</sup>. All the proposed lots meet the minimum lot area requirements.

### **Off-Street Parking and Loading Bylaw:**

The development proposal meets the requirements of the *Off-Street Parking and Loading Bylaw 7970-2023*. Each lot will be required to provide a minimum of two off-street parking spaces on the property. Additionally, a minimum of one parking space per dwelling unit shall be provided with roughed-in infrastructure capable of providing Level 2 EV charging.

### **Development Information Meeting:**

The Director of Planning and Building waived the requirement for a Development Information Meeting for this application in accordance with Council Policy 6.20. The reasons for that decision are as follows:

- The proposal is consistent with the OCP and Zoning Bylaw;
- The proposal is consistent with the neighbourhood context; and
- A development sign has been installed, and this was considered a form of public notification.

### **Parkland Requirement:**

As there are more than three additional lots proposed to be created, the developer is required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is no suitable land for park dedication on the subject properties. Therefore, it is recommended that the Council require the developer to pay the City an amount in lieu equal to 5% of the market value of the land being proposed for subdivision. The amount payable to the City in lieu of park dedication must be derived from an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

### **Environmental Considerations:**

Significant trees over 50cm in diameter and in good condition must be retained or compensated at \$1,800.00 per tree if removal is proposed. A Tree Permit will be required for any tree removal, protection, or compensation. Developable areas must achieve a minimum of 40 trees per hectare through planting, retention, or compensation; if this target cannot be met on-site, a cash-in-lieu fee of \$600.00 per tree will apply.

## **Conditions to be Met Prior to Adoption:**

Staff have advised the applicant that adoption of the Zone Amending Bylaw will not be recommended unless the following conditions, and any others that Council identifies, are met:

1. Registration and/or filing of the following legal documents:
  - i. Subdivision plan for:
    - a) consolidation of the subject properties;
    - b) Road dedication to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*
  - ii. Restrictive covenant for geotechnical report;
  - iii. Restrictive covenant for tree protection;
  - iv. Restrictive covenant for the stormwater management plan;
  - v. Restrictive covenant for the rezoning servicing agreement and receipt of the security deposit, as outlined in the Agreement. The following servicing upgrades will be required through the Agreement:
    - a) Utility Servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No 4800-1993*; and
    - b) Frontage upgrades to the applicable road standard.
2. Removal of the existing dwellings.
3. If the Director of Waste Management from the Ministry of Environment and Parks determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties.
4. In addition to the Ministry of Environment and Parks Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
5. That a voluntary contribution, in the amount of \$73,600.00 (\$9,200.00/lot), or such rate applicable at third reading of this application, be provided in keeping with Council Policy 6.31 with regard to Community Amenity Contributions.

## **INTERNAL/EXTERNAL REFERRALS:**

### **School District No. 42:**

This application was referred to School District No. 42. A response was received on March 27, 2025, and is attached as Attachment E. The proposed subdivision would affect the student population for the catchment areas currently served by Glenwood Elementary and Westview Secondary Schools. Based on the creation of 8 lots, the estimated number of school-age residents is 4.

## **CONCLUSION:**

It is recommended that first, second, and third readings be given to *Zone Amending Bylaw No. 8083-2025* (Attachment F) and that staff be directed to work with the applicant to address the outstanding terms and conditions as set out in the January 20, 2026, report, and any other as identified by Council, prior to recommending bylaw adoption.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

"Rosario Perez"

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Prepared by: Rosario Perez, Planning Technician

### **Attachments:**

- (A) Location Map
- (B) Aerial Map
- (C) OCP Map
- (D) Subdivision Plan
- (E) SD 42 Letter
- (F) *Zone Amending Bylaw No. 8083-2025*

## Report Approval Details

Document Title:	2024-368-RZ, 12350 and 12358 Laity Street, RS-1 to R-1.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment A - Location Map.pdf</li><li>- Attachment B - Aerial Photo.pdf</li><li>- Attachment C - OCP Map.pdf</li><li>- Attachment D - Subdivision Plan.pdf</li><li>- Attachment E - SD 42 Letter.pdf</li><li>- Attachment F - Zone Amending Bylaw No. 8083-2025.pdf</li></ul>
Final Approval Date:	Jan 7, 2026

This report and all of its attachments were approved and signed as outlined below:

James Stiver, Director of Planning and Building

Scott Hartman, Chief Administrative Officer