

Rezoning Application for 3545 Oxford Street

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. The zoning of 3545 Oxford Street be amended from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4);*
- 2. Prior to adoption of the amendment bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) Demolition of the existing buildings and structures;*
 - b) Preparation of subdivision plans to the satisfaction of the approving officer;*
 - c) Completion of the design and submission of fees and securities for off-site works and services; and*
 - d) Installation of tree protection fencing for retained off-site trees.*

REPORT SUMMARY

This report describes an application to amend the zoning of 3545 Oxford Street from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4) to facilitate a two-lot subdivision. The proposal is in keeping with the housing policies of the Official Community Plan and the subdivision requirements of the RS4 zone. Approval is recommended.

BACKGROUND

Proposal: The applicant is proposing to amend the zoning of 3545 Oxford Street. from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4) to enable subdivision of the site into two smaller lots.

Context: The property is approximately 904.6m² (9737ft²) and located on the corner of Oxford Street and Laurier Avenue. The property is currently developed with a detached two-storey house. Neighbouring lots are of a similar size, developed with older single-residential houses and duplexes. The lot is not located in the floodplain and has rear lane vehicular access.

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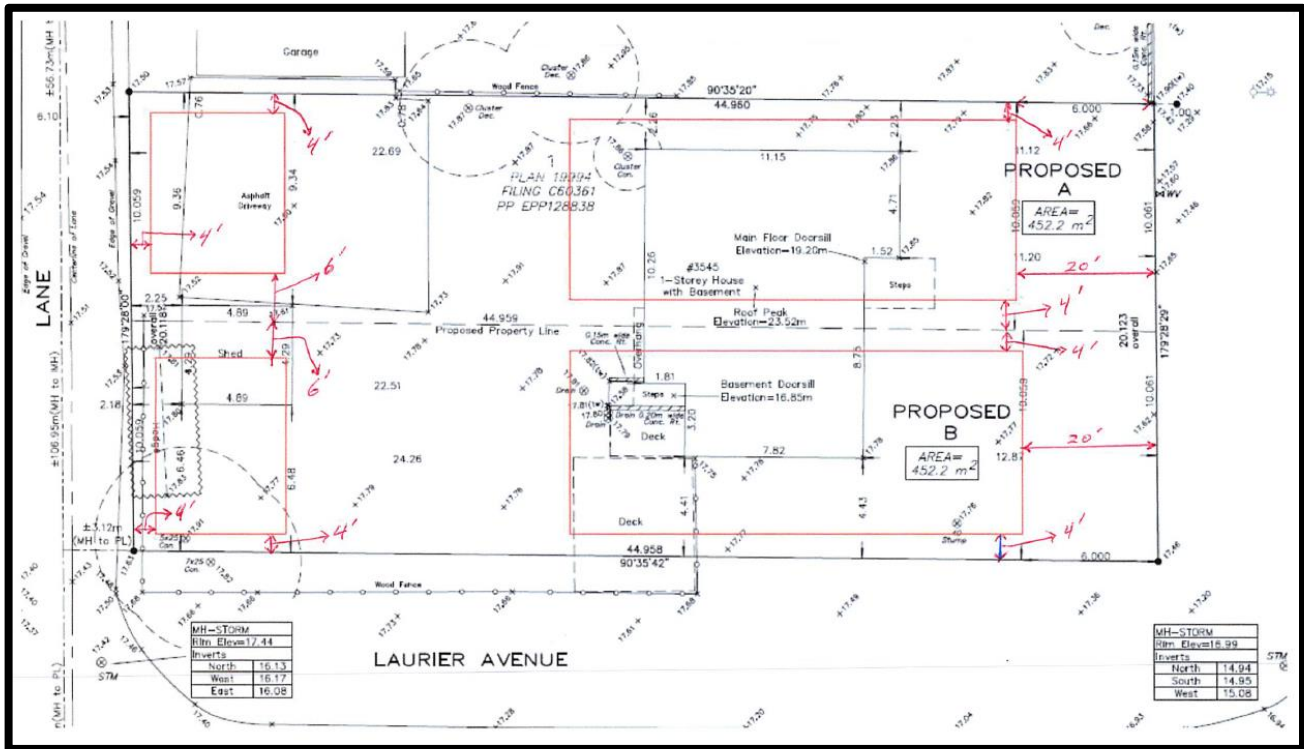
Site Context

Policy and Regulations: The site Official Community Plan (OCP) land use designation is Small Lot Residential (RSL) which enables consideration of rezoning to the RS4 zone. The RS4 zone is included in the Small-Scale Multi-Unit Housing and Environmental Conservation Development Permit Areas and any future development consisting of more than a new house and a secondary suite would be subject to development permit requirements.

Proposed Subdivision: The applicant has provided a preliminary plan of subdivision to demonstrate the proposed lots would meet the subdivision requirements of the Zoning Bylaw for RS4 zone. Both proposed lots exceed the minimum requirements.

	RS4 Zone Minimum Requirements	Proposed Lot 1	Proposed Lot 2
Lot Area	300.00 m ²	452.2 m ²	452.2 m ²
Lot Width	9.50 m	10.1 m	10.1 m
Lot Frontage	9.50 m	10.1 m	10.1 m
Lot Depth	28.00 m	45.0 m	45.0 m

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Preliminary Subdivision Plan

The applicant provided an Arborist report which identifies one on-site and one off-site tree. The off-site tree, located in the boulevard, is reported to be in good health and fair structure. The on-site tree is also in good health and fair structure. Both trees are recommended for retention and staff recommend tree protection fencing be provided throughout the construction process as a condition of rezoning.

Off-site Infrastructure and Services: The proposed subdivision would be subject to off-site works and services requirements of the Subdivision Servicing Bylaw, including road and lane improvements, sidewalk, drainage, and street lighting, as well as water, sanitary, storm, and third-party services. Vehicular access to the properties is required to be from the rear lane.

DISCUSSION

The proposed rezoning and subdivision would help meet the demand for ground-oriented housing in the community. The proposed lots exceed the Zoning Bylaw's minimum subdivision requirements and complies with OCP housing policies to consider smaller lots in areas designated Small Lot Residential.

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The proposal will result in sanitary and storm sewer upgrades and retention of the existing driveway access from the rear lane.

Staff recommend approval of the rezoning subject to the specified conditions.

FINANCIAL IMPLICATIONS

The subdivision and construction of new dwellings is anticipated to increase the assessed value of the lands resulting in increased property tax revenue for the City.

PUBLIC CONSULTATION

The applicant has posted a development sign on the site. Staff visited the site on June 13th to confirm the sign is in good condition. The applicant provided a written summary of engagement with neighbouring properties and advises they were supportive of the proposed redevelopment. No additional comments have been received by staff to date.



Sign Photo

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Recommend to Council that the zoning of 3545 Oxford Street be amended from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4) subject to the specified conditions being met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application or recommended conditions to address specified issues prior to deciding on the application.
	3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

None.

Lead author: Ben Ricketts