

Rezoning Application for 4030 Sefton Street

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. The zoning of 4030 Sefton Street be amended from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4); and*
- 2. Prior to adoption of the amending bylaw the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. Installation of protective fencing for on-site and off-site trees;*
 - b. Demolition of existing structures;*
 - c. Preparation of subdivision plans to the satisfaction of the Approving Officer; and*
 - d. Completion of design and submission of fees and securities for off-site works and services.*

REPORT SUMMARY

This report describes an application to amend the zoning of 4030 Sefton Street from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4) to facilitate a two-lot subdivision. The proposal conforms with the housing policies of the Official Community Plan and the subdivision requirements of the RS4 zone. Approval is recommended.

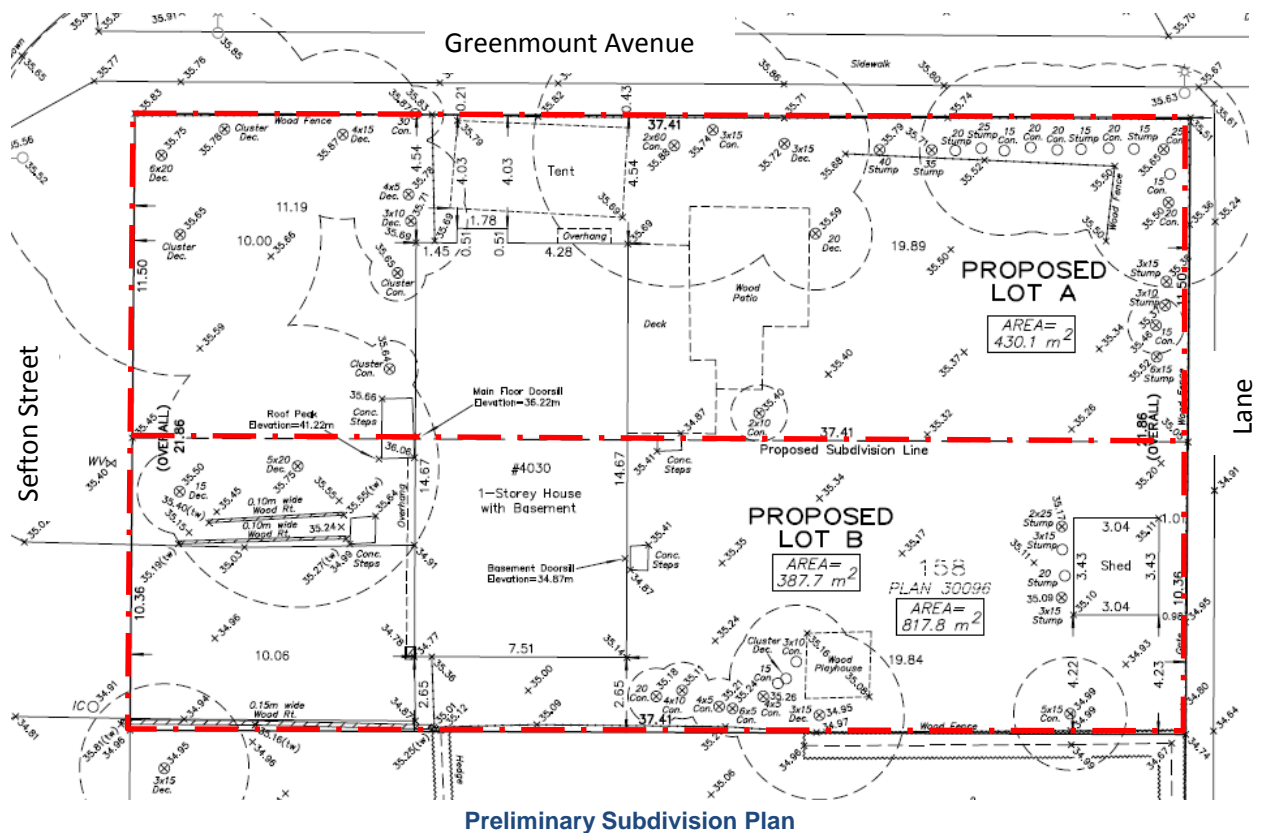
BACKGROUND

Proposal: The applicant is proposing to rezone 4030 Sefton Street from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4) in order to subdivide the property into two smaller lots.



Location Map

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The arborist report submitted with the application identifies 23 trees of varying size and health located on and off-site. Two on-site trees, a maple and a magnolia tree, in the front yard and an off-site tree will be retained and protected during construction. The remaining on-site trees would be impacted by the construction of the proposed buildings and servicing infrastructure or are in marginal condition and removal is recommended. Tree replacement would be in accordance with the Tree Bylaw.

Off-site Works and Services: The proposed subdivision would be subject to the requirements of the Subdivision Servicing Bylaw for off-site works and services, including improvement of the road and lane frontages, removal of the front driveway and additional service connections. Other requirements include extension of the sanitary and storm mains along Sefton Street.

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 comply with OCP housing policies that encourage a mix of housing including smaller residential lots in areas designated Small lot Residential.

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The proposal includes upgrades to infrastructure, retention of on and off-site trees and driveway access from the rear lane. Staff recommend approval 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. They also discussed the proposed development with neighbours in which potential traffic and parking concerns were noted.

Staff conducted a site visit on March 11, 2025, to ensure that the sign is in good condition.



OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Recommend to Council that the zoning of 4030 Sefton Street be amended from RS1 to RS4 and that the specified conditions be 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 making a decision on the application.
	3	Recommend to Council that the rezoning application be refused.

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