

# Zoning Amendment Bylaw for 1776 Jensen Avenue – First Three Readings

## RECOMMENDATION:


*That “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2025, No. 4405”, be given first three readings.*

## PREVIOUS COUNCIL/COMMITTEE ACTION

*On March 11, 2025, Committee of Council recommended to Council that:*

- 1. The zoning of 1776 Jensen Avenue be amended from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4); and*
- 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; and*
  - c) Completion of the design and submission of fees and securities for off-site works and services.*

## OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first three readings to the Bylaw.
	2	Defer first three readings and request staff to provide further information (to be specified).
	3	Decline first three readings of the Bylaw, which will retain the existing Bylaw.

Attachment 1 – Bylaw 4405

Attachment 2 – Report to Committee, March 11, 2025