

Rezoning Application for 1776 Jensen Avenue

RECOMMENDATION:

That Committee of Council recommend 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.*

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application to amend the zoning of 1776 Jensen Avenue from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4) to facilitate a two-lot subdivision. The proposal generally 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 amend the zoning of 1776 Jensen 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 707m² (7610ft²) in size and located on the south side of Jensen Avenue between York Street and Wellington Street. The property is currently developed with an older detached one-storey house. Neighbouring lots are of similar size and developed with single detached houses of varying ages. The lot is not in the floodplain and has existing rear lane access.

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Site Context

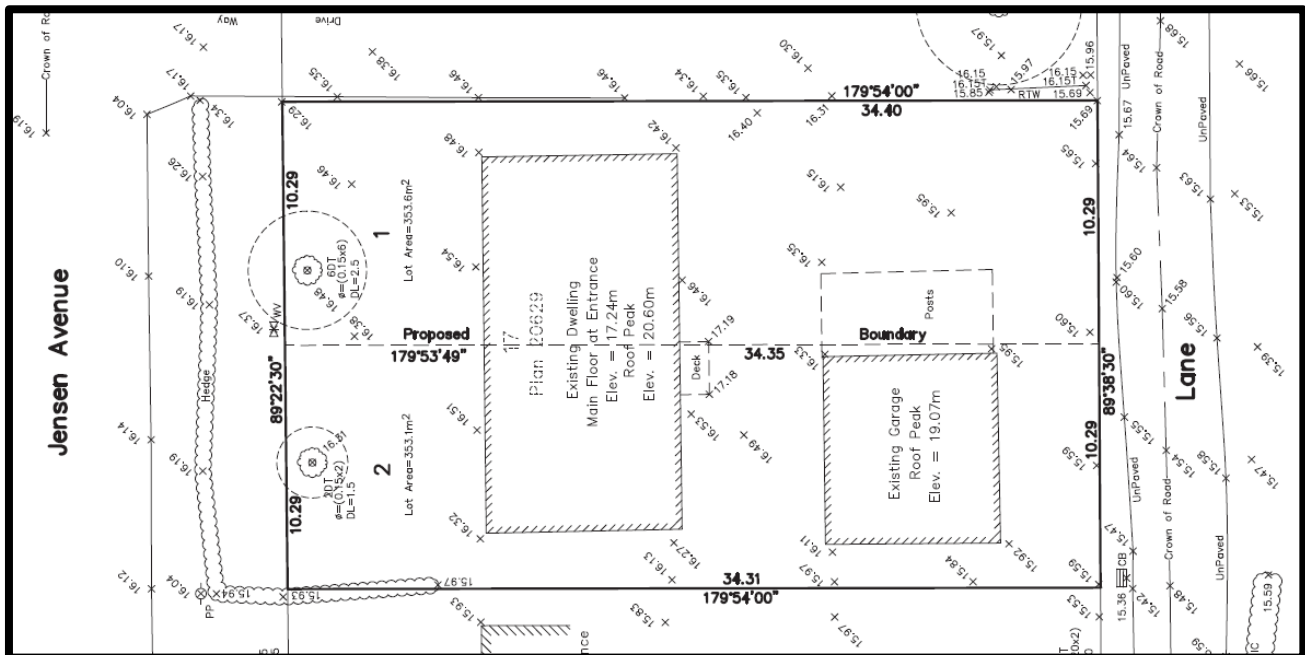
Policy and Regulations: The land use designation in the Official Community Plan for the site is Small Lot Residential (RSL). This designation supports the consideration of RS4 zones which provides for small-scale dwelling units in forms that include single residential, duplex and accessory dwelling units.

The RS4 zone is included in the Small-Scale Multi-Unit Housing and Environmental Conservation Development Permit Areas and any future development would need to meet the associated design guidelines.

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 zones. Both proposed lots exceed the minimum requirements for lot area, width, frontage and depth.

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	RS4 Zone Minimum Requirements	Proposed Lot 1	Proposed Lot 2
Lot Area	300.00 m ²	353.8 m ²	353.3 m ²
Lot Width	9.50 m	10.29 m	10.29 m
Lot Frontage	9.50 m	10.29 m	10.29 m
Lot Depth	28.00 m	34.38 m	34.33 m



Preliminary Subdivision Plan

There are two non-significant trees that will be removed as they conflict with future buildings footprints or required servicing works. Tree removal and replacement will be through issuance of a tree cutting permit.

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.

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DISCUSSION

The proposed rezoning and subdivision would help meet the demand for ground-oriented housing in the community and will result in infrastructure upgrades to services and the transportation network. The proposed lots exceed the Zoning Bylaw's minimum subdivision requirements and complies with OCP housing polices that permit small lot, single-detached residential uses and duplexes in areas designated Small Lot Residential.

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 March 5, 2025 and confirm the sign is in good condition. No comments have been received by staff to date.



Development Sign in Place

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OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Recommend to Council that the zoning of 1776 Jensen Avenue 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.
<input type="checkbox"/>	2	Request additional information or amendments to the application or recommended conditions to address specified issues prior to deciding on the application.
<input type="checkbox"/>	3	Recommend to Council that the rezoning application be refused.

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