

Rezoning Application for 1951 - 1953 Dorset Avenue

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. The zoning of 1951-1953 Dorset 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.*

REPORT SUMMARY

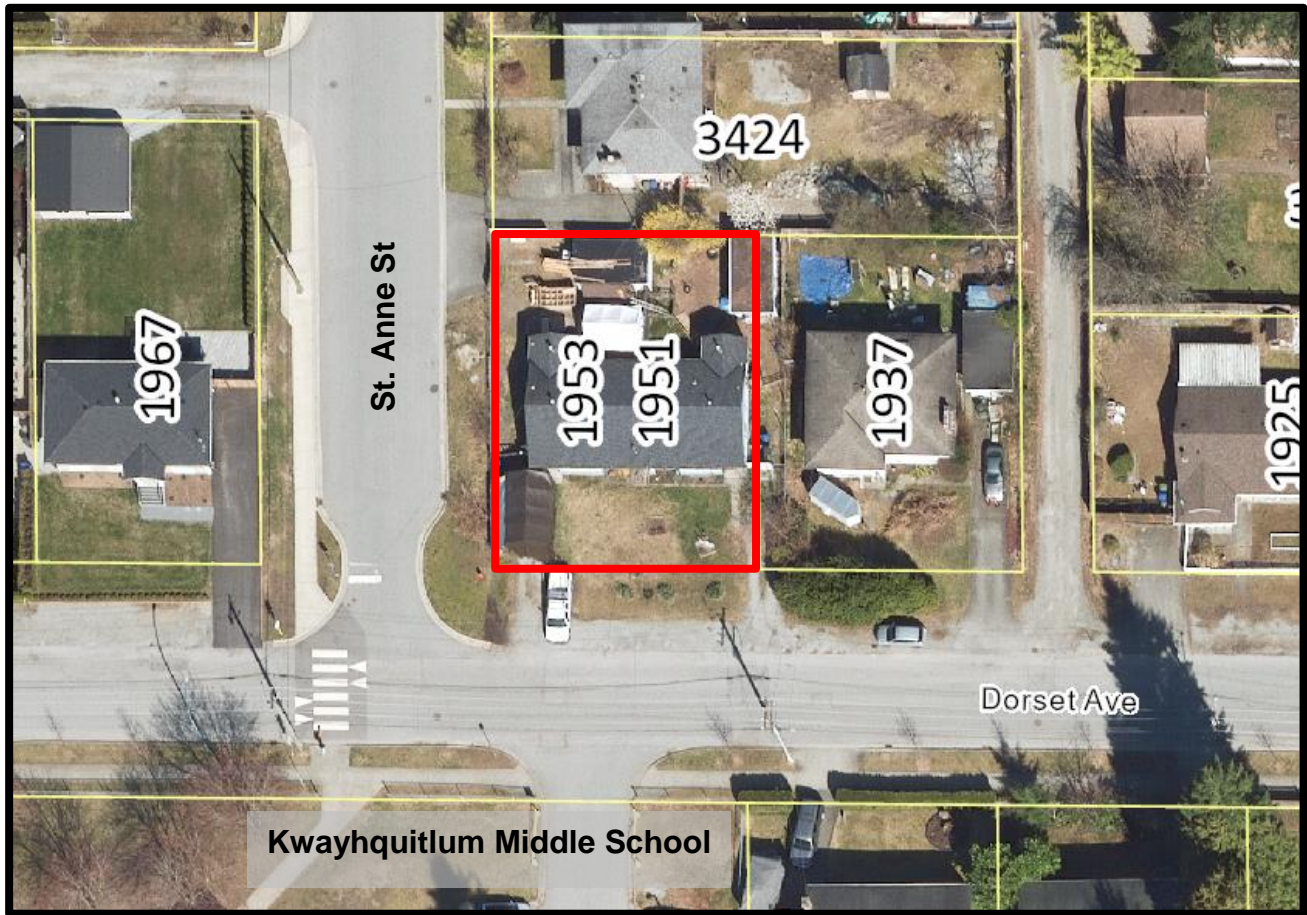
This report describes an application to amend the zoning of 1951 - 1953 Dorset Avenue from Residential Small-Scale 1 (RS1) to Residential Small-Scale 4 (RS4) to facilitate a two-lot subdivision. The proposal generally conforms with the housing policies of the Official Community Plan and the subdivision requirements of the RS4 zone. Approval is recommended.

BACKGROUND

Proposal: The applicant is proposing to amend the zoning of 1951 - 1953 Dorset Avenue from Residential Small-Scale 1 (RS1) to Residential Small-Scale 4 (RS4) to enable subdivision of the site into two smaller lots.

Site Context: The 641m² (6900 ft²) lot is located on the northeast corner of Dorset Avenue and Anne Street and is currently developed with an older duplex with minimal landscaping and no trees. The neighbourhood includes Kwayhquitlum Middle School to the south of Dorset Avenue, and lots of similar size developed with single detached houses of varying ages. The property directly to the north was recently redeveloped to include a single residential house and ADU (Accessory Dwelling Unit). The property is out of the floodplain and does not have lane access.

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Site Context

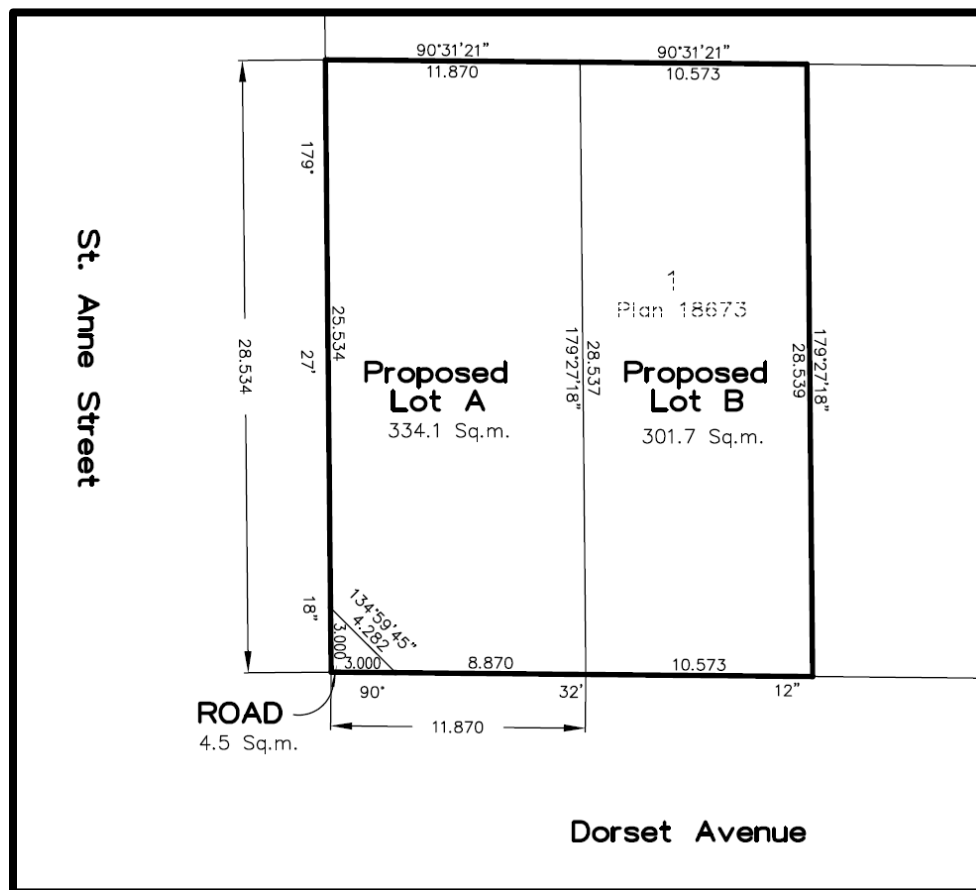
Policy and Regulations: The land use designation in the Official Community Plan for the site is Small Lot Residential (RSL). This designation supports the consideration of RS4 zones which provides for small-scale dwelling units in forms that include single residential, duplex and accessory dwelling units.

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, which encourage a high quality of design through street presence on both roads, second floor articulation and differing appearance from adjacent buildings. The guidelines require at least two trees on each lot and landscaping that provides privacy and minimizes hard surfaces.

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 A	Proposed Lot B
Lot Area	300.00 m ²	334.1 m ²	301.7 m ²
Lot Width	9.50 m	11.9 m	10.6 m
Lot Frontage	9.50 m	11.9 m	10.6 m
Lot Depth	28.00 m	28.5 m	28.5 m



Preliminary Subdivision Plan

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 corner dedication, improvement of the road frontages, new service connections and extending the sanitary main from existing manhole at the intersection of St. Anne Street and Dorset Avenue to the east property line.

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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, including improvement to Dorset Avenue designed to increase traffic safety around the adjacent middle school.

The proposed lots exceed the Zoning Bylaw's minimum subdivision requirements and complies with OCP housing policies 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.

PUBLIC CONSULTATION

The applicant has posted a development sign on the site. Staff visited the site on April 4, 2025, to confirm the sign is in good condition. No comments have been received by staff to date.




Development Sign in Place

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.

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OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1951-1953 Dorset 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.
	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.

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