

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.

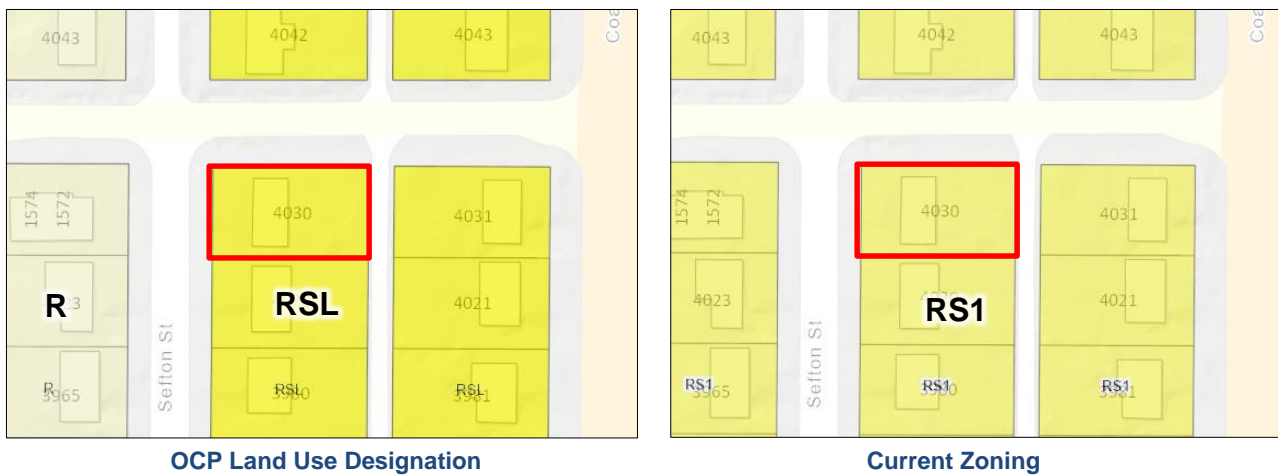


Location Map

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Context: The subject property is an 818 m² (8,800 ft²) lot located at the southeast corner of Sefton Street and Greenmount Avenue. The property is currently developed with an older one storey single residential home with access to a lane and is not located within the floodplain. The neighbouring lots are developed with one and two-storey single residential homes and duplexes.

Policy and Regulations: The property is currently zoned RS1 and the land use designation in the Official Community Plan (OCP) is Small Lot Residential (RSL). This designation enables consideration of rezoning to the RS4 zone. The RS4 zone provides for small-scale dwelling units in forms that include single residential, duplex and accessory dwelling units.

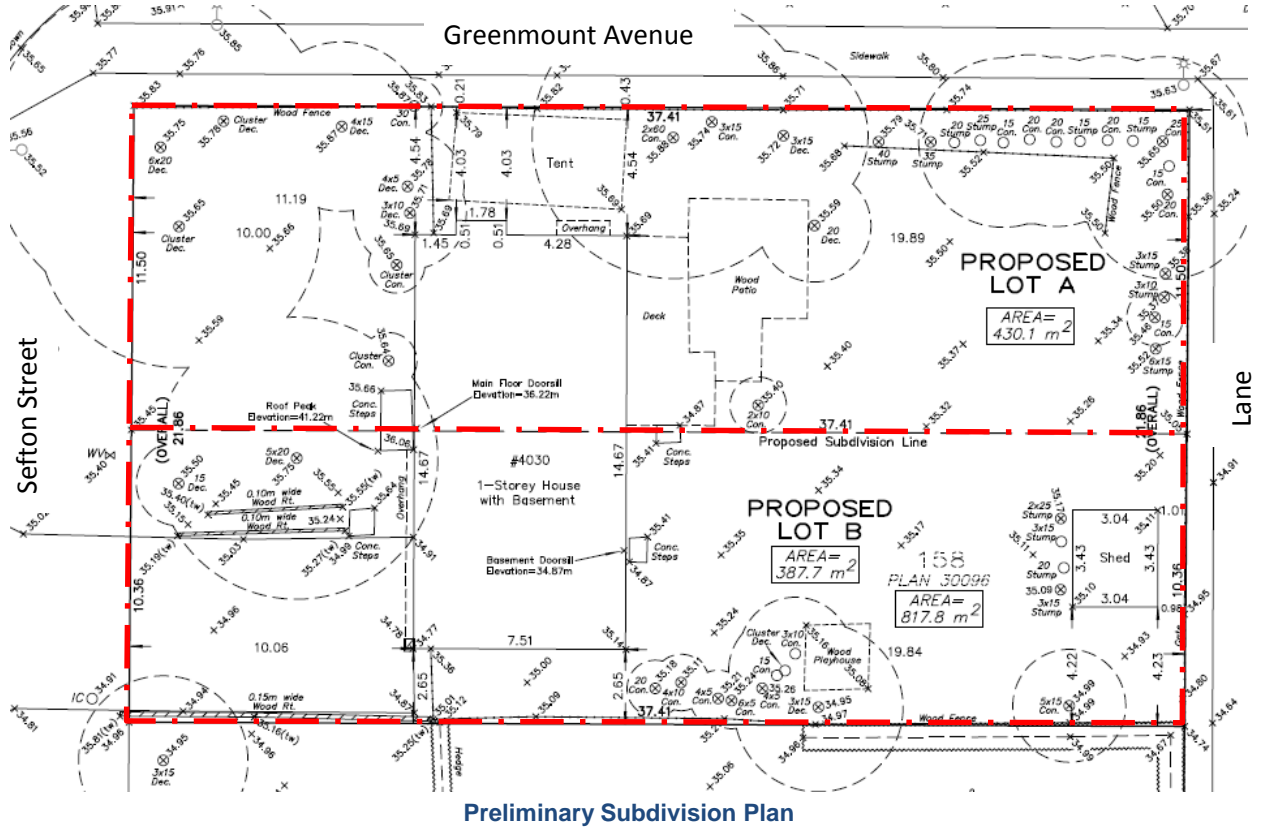


The RS4 zone is included in the Small-Scale Multi-Unit Housing and Environmental Conservation Development Permit Areas. The design guidelines in the OCP encourage a high quality of design through street presence on both roads, second floor articulation and differing appearance from adjacent buildings. The guidelines also encourage retention of mature, healthy trees with at least two trees on each lot and landscaping that provides privacy and minimizes hard surfaces.

Proposed Subdivision: The applicant has submitted a preliminary plan of subdivision to demonstrate the proposed lots meet the subdivision requirements of the Zoning Bylaw for the RS4 zone. Both proposed lots exceed the minimum requirements for lot area, width, frontage and depth. Vehicle access to the proposed lots will be from the lane.

	RS4 Zone Regulation	Proposed Lot A	Proposed Lot B
Minimum Lot Area	300 m ²	430.1 m ²	387.7 m ²
Minimum Lot Width and Frontage	9.5 m	11.5 m	10.36 m
Minimum Lot Depth	28 m	37.4 m	37.4 m

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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.



Report To: Committee of Council
 Department: Development Services
 Approved by: B. Irvine
 Meeting Date: April 1, 2025

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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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