

RECOMMENDATION:

That Committee of Council recommend to Council that:

1. The zoning of 3455 Oxford Street be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4);
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 the tree on the adjacent lot;
 - b. Demolition of the existing buildings; and
 - c. Completion of design and submission of fees and securities for off-site works and services.

That Committee direct the Director of Development Services to require adherence to the proposed tree replacement plan when issuing Development Permits.

REPORT SUMMARY

This report describes a rezoning application at 3455 Oxford Street to facilitate its subdivision into two small lots. The proposed development is consistent with the housing policies of the Official Community Plan and the site's Small Lot Residential land use designation. The existing trees on site are in poor condition and will be replaced in accordance with the Tree Bylaw. As the lots would conform to the regulations of the proposed RS4 zone and future homes would be required to comply with building and landscaping design guidelines, the report recommends approval.

BACKGROUND

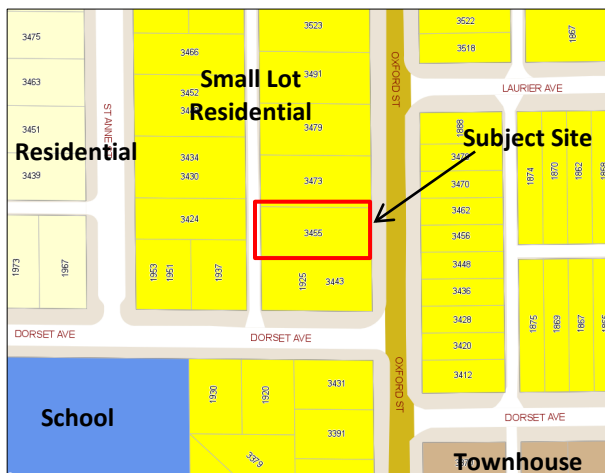
Proposal: The applicant, Navjot Singh Takhar, proposes to rezone 3455 Oxford Street to enable subdivision into two lots. The subject property is a large 904 m² (9,728 ft²) lot located on the west side of Oxford Street north of Dorset Avenue and is currently developed with an older single residential home. The neighbourhood is predominately single residential homes and duplexes.

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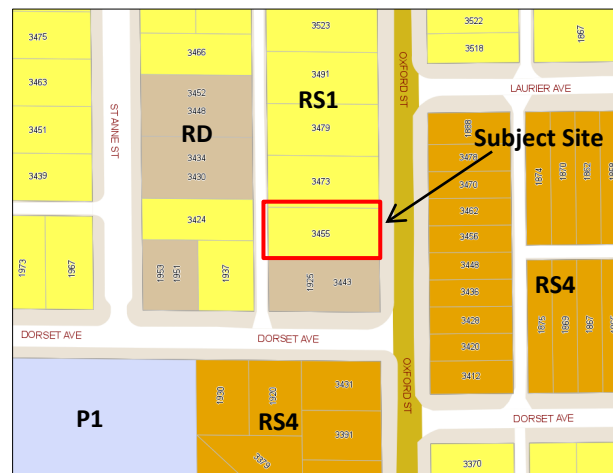


Location Map

Policy and Regulations: The Official Community Plan (OCP) designated the site as Small Lot Residential and the property is currently zoned RS1 – Residential Single Dwelling 1.



OCP Land Use Designation



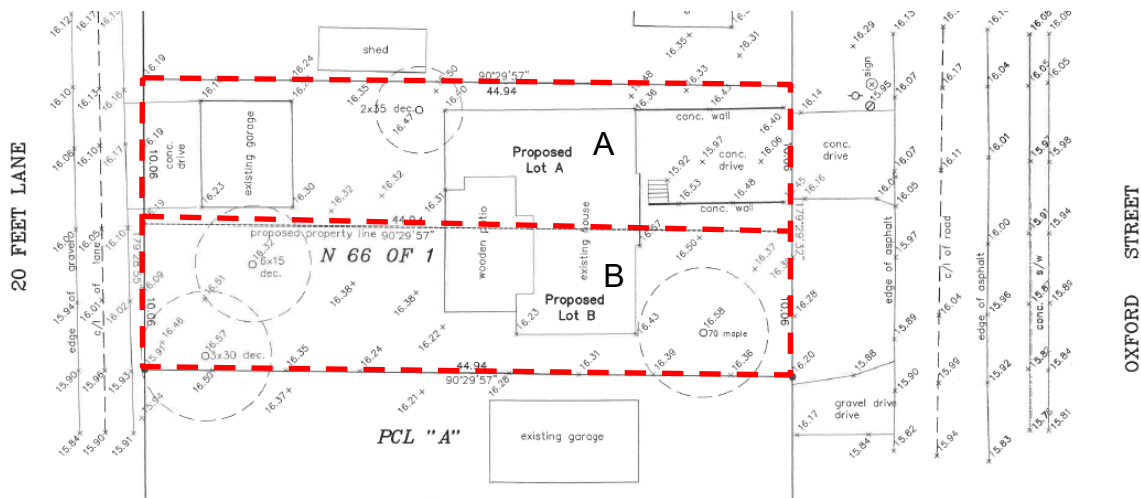
Current Zoning

OCP housing policy suggests the City should “[p]ermit small lot, single-detached residential uses in areas designated Small Lot Residential subject to City bylaw requirements”.

A Small Lot Development Permit will be required for each new house to be built on the subdivided lots. The design guidelines in the OCP encourage a high quality of design through a prominent front entrance, second floor articulation and differing appearance from adjacent buildings. The guidelines also encourage vehicle access from the lane, the planting of at least one tree in the front yard and landscaping that provides privacy and minimizes hard surfaces.

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Proposed Subdivision: The applicant has provided a preliminary plan of subdivision to demonstrate the site would meet the minimum lot area and dimensions to comply with the subdivision regulations in the Zoning Bylaw for the proposed RS4 zone.



Preliminary Subdivision Plan

	RS4 Zone Regulation	Proposed Lot A	Proposed Lot B
Minimum Lot Area	300m ² (3,230 sq.ft.)	452.1m ² (4,332.5 sq.ft.)	452.1m ² (4,419.7 sq.ft.)
Minimum Lot Width	9.5m (31.2ft)	10.06m (37.4ft)	10.06m (37.4ft)
Minimum Lot Depth	28m (91.9ft)	44.94m (115.4ft)	44.94m (117.8ft)

Tree Replacement: Four trees are located on the subject site, a large maple in the front yard and two cherry trees and a hazelnut tree in the rear yard. On the adjacent property to the north there is a large conifer tree close to the shared side lot line.

As identified in an arborist report, the four trees on the subject property are in poor health and structure. The assessment has been confirmed by City staff, and seven trees will be planted as replacements in accordance with the Tree Bylaw. The proposed tree replacement plan, as recommended in the arborist report, is provided in Attachment #1 for reference.

Off-site Infrastructure and Servicing: The additional lot will require off-site upgrades to meet the standards of the Subdivision Servicing Bylaw including providing additional service connections, upgrading the lane behind the property and reconstruction of half the road plus 1m fronting the site, curb and gutter, sidewalk, and street lighting.

DISCUSSION

The Official Community Plan was amended in 2018 to allow greater opportunity for where smaller lots may be located within established neighbourhoods. This included extension of the Residential Small Lot designation to properties along Oxford Street. The intent of this designation is to allow for consideration of rezoning for the purpose of subdivision to assist in meeting increasing demand for single residential housing in the community.

Properties along the west side of Oxford Street are currently zoned RS4 and are developed with predominantly two storey houses with vehicle access from the lane. The proposed properties are within the Small Lot Development Permit Area and will be developed in accordance with the Small Lot design guidelines which require that new buildings complement the current form and character of the neighbourhood.

The OCP encourages the preservation and planting of native trees. The four existing trees on the property were assessed to be in poor condition as stated in an arborist report. The trees are to be replaced with 7 trees, 5 native species trees (Dogwood and Vine Maple) and 2 ornamental trees (Blood Good Japanese Maple). City Arborist visited the site and is satisfied with the assessment of the existing trees and the replacement plan set out in the arborist report. To ensure the proposed tree replacement plan is adhered to, staff recommend it be included as a requirement of the Development Permits.

To protect the tree on the neighbouring lot, staff recommend the installation of protective fencing prior to issuance of a demolition permit.

Submission of design, fees and securities for off-site works and services is a recommended condition of approval prior to adoption of the amending bylaw.

The proposed rezoning would be in keeping with policies of the OCP and the subdivision information provided by the applicant demonstrates the site would exceed the minimum size requirements. Staff recommend approval.

FINANCIAL IMPLICATIONS

None.


PUBLIC CONSULTATION

A development sign has been posted on the property fronting Oxford Street. Planning staff have not received any comments in association with the current rezoning application.

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OPTIONS

(Check = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 3455 Oxford 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 to address specified issues prior to making a decision on the application
	3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Att#1: Arborist Report including tree replacement plan