

# Rezoning Application for 2940 Oxford Street

## RECOMMENDATION:

*That Committee of Council recommend to Council that:*

- 1. The zoning of 2940 Oxford Street be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4);*
- 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;*
  - c) Completion of the design and submission of fees and securities for off-site works and services; and*
  - d) Installation of tree protection fencing for retained off-site trees.*

## **REPORT SUMMARY**

This report describes an application to amend the zoning of 2940 Oxford Street from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) to facilitate a two-lot subdivision. The proposal is in keeping 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 2940 Oxford Street. from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) to enable subdivision of the site into two smaller lots.

**Context:** The property is approximately 814m<sup>2</sup> (8762ft<sup>2</sup>) and located on the east side of Oxford Street between Suffolk Avenue and Westminster Street. The property is currently developed with a detached two-storey house. Neighbouring lots are of a similar size; four are developed with older single residential houses, and one is an older duplex home. The lot is not located in the floodplain and has rear lane access.

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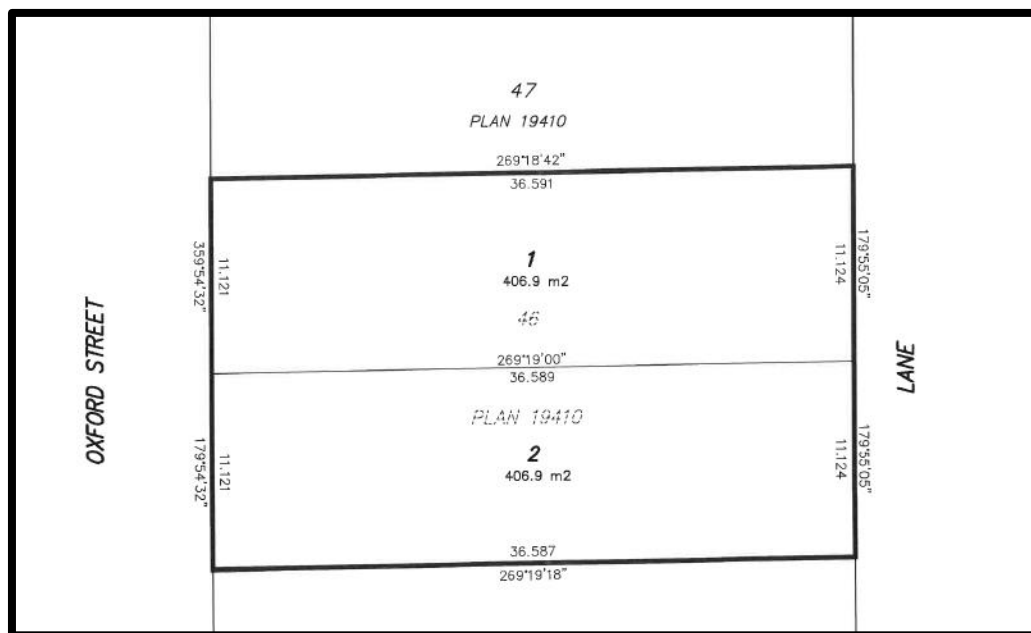
Site Context

**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. The RS4 zone, which provides for detached dwellings on small lots, is included in the Intensive Residential and Environmental Conservation Development Permit Areas and any future development would need to meet the associated OCP 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.

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	RS4 Zone Minimum Requirements	Proposed Lot 1	Proposed Lot 2
Lot Area	300.00 m <sup>2</sup>	406.9 m <sup>2</sup>	406.9 m <sup>2</sup>
Lot Width	9.50 m	11.21 m	11.21 m
Lot Frontage	9.50 m	11.21 m	11.21 m
Lot Depth	28.00 m	36.59 m	36.59 m



Preliminary Subdivision Plan

**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. Access to the properties is required to be from the rear lane.

**Trees:** The applicant provided an Arborist report which identifies 11 non-significant trees found to be in marginal condition or in direct conflict with future buildings footprints or required servicing works. Two offsite trees on the property to the south will be retained and protected throughout the construction process. Tree removal and replacement will be through issuance of a tree cutting permit.

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## **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 complies with OCP housing policies that permit small lot, single-detached residential uses and duplexes on larger lots in areas designated Small Lot Residential.

The proposal will result in sanitary and storm sewer upgrades and relocation of the existing drive way access from Oxford Street to the rear lane.

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 April 25 to confirm the sign is in good condition. The applicant provided a written summary of engagement with four neighbouring properties and advises they were supportive of the proposed redevelopment. No additional comments have been received by staff to date.




**Development Sign on Site**



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### **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 2940 Oxford Street be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 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.

### **ATTACHMENTS**

None.

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