

## NOTICE OF CONSIDERATION – FEBRUARY 24, 2025

**BYLAW 2535:** WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT  
(15733 THRIFT AVENUE [RS-2 SSMUH]) BYLAW, 2025, NO. 2535

**CIVIC ADDRESS:** 15733 THRIFT AVENUE

A Public Hearing is prohibited on this zoning amendment bylaw in accordance with Section 464 (3) of the *Local Government Act*. Bylaw 2535 is coming forward due to the City's new zoning bylaw (Bylaw 2506) being adopted on June 27, 2024 to facilitate small-scale multi-unit housing (SSMUH) which meets new provincial legislation requirements.

Prior to this, Council had supported the rezoning bylaw for 15733 Thrift Avenue under the previous Zoning Bylaw (it received three (3) readings). The original intent of the rezoning application to enable a subdivision from one (1) to two (2) residential lots remains unchanged.

**PURPOSE:** The applicant is requesting to rezone the subject property from the RS-1 SSMUH Residential Zone to the RS-2 SSMUH Residential Zone. The rezoning, if approved, will enable the creation of two (2) residential lots by way of subdivision.



**NOTE:** Previous Public Information Package for the December 6, 2021  
Public Hearing for this proposed application provided for information purposes.



THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF CONSIDERATION OF  
WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT  
(15733 THRIFT AVENUE [RS-2 SSMUH]) BYLAW, 2025, NO. 2535**

**NOTICE** is hereby given that the Council of the City of White Rock will be considering first, second and third reading for “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment (15733 Thrift Avenue [RS-2 SSMUH]), 2025, No. 2535*” in accordance with Section 467 of the *Local Government Act* at the Regular Council Meeting scheduled for **MONDAY, FEBRUARY 24, 2025**, at 4:00 p.m. in the Council Chambers at the White Rock Community Centre.

A Public Hearing is prohibited on this zoning amendment bylaw in accordance with Section 464 (3) of the *Local Government Act*. Bylaw 2535 is coming forward due to the City’s new zoning bylaw (Bylaw 2506) being adopted on June 27, 2024 to facilitate small-scale multi-unit housing (SSMUH) which meets new provincial legislation requirements.

Prior to this, Council had supported the rezoning bylaw for 15733 Thrift Avenue under the previous Zoning Bylaw (it received three (3) readings). The original intent of the rezoning application to enable a subdivision from one (1) to two (2) residential lots remains unchanged.

**PURPOSE:** The applicant is requesting to rezone the subject property (as shown on the site map) from the RS-1 SSMUH Residential Zone to the RS-2 SSMUH Residential Zone. The rezoning, if approved, will enable the creation of two (2) residential lots by way of subdivision.

**COPIES OF THE BYLAW MAY BE INSPECTED:** In the Corporate Administration Office at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from February 11, 2025 until February 24, 2025 between the hours of 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays.

**ADDITIONAL INFORMATION**

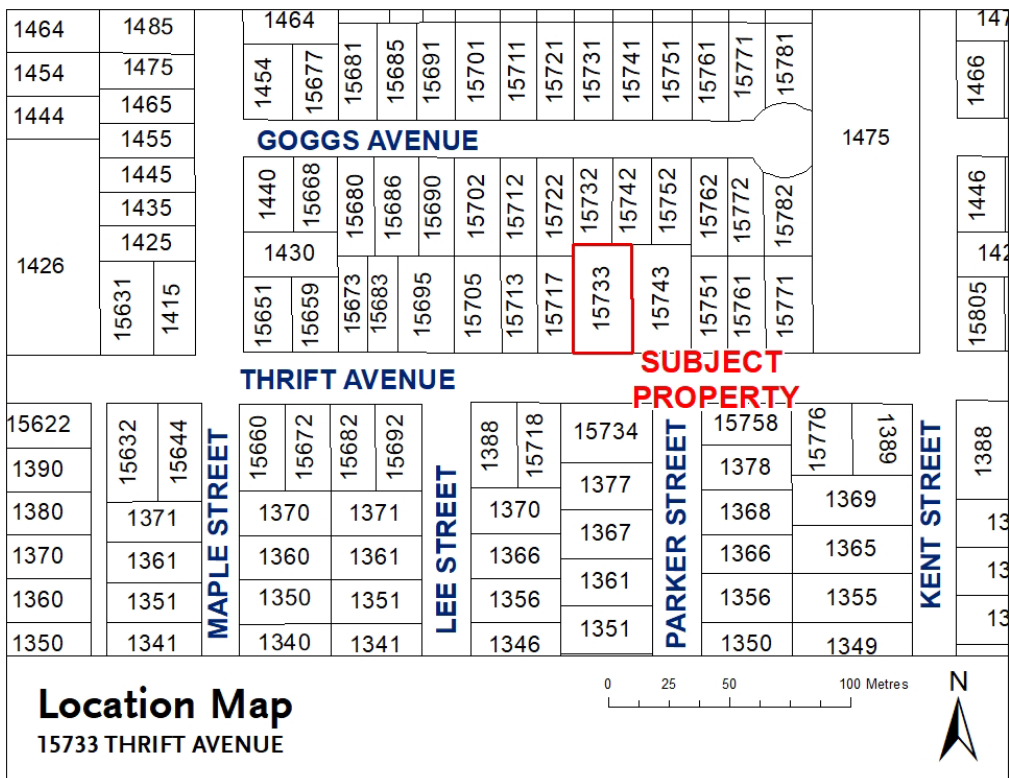
Further details regarding the subject of the application may be found online:  
[whiterockcity.ca/agendas](http://whiterockcity.ca/agendas)

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca)

**WATCH THE REGULAR COUNCIL MEETING**

Live online or view the video the following day at [whiterockcity.ca/agendas](http://whiterockcity.ca/agendas)

**SITE MAP: 15733 Thrift Avenue**



February 11, 2025  
 Tracey Arthur, Director of Corporate Administration

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW 2535**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2024, No. 2506" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. The *White Rock Zoning Bylaw, 2024, No. 2506* is amended for the following lands :  
    LOT 73 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 27964  
    (15733 Thrift Avenue)  
    PID: 008-919-232
  - a) by changing the zoning in Schedule B from the 'RS-1 SSMUH Residential Zone' to the 'RS-2 SSMUH Residential Zone' shown on Schedule "1" attached hereto ;
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 6, (15733 Thrift Avenue [RS-2 SSMUH]) 2025, No. 2535"

RECEIVED FIRST READING on the \_\_\_\_\_ day of \_\_\_\_\_

RECEIVED SECOND READING on the \_\_\_\_\_ day of \_\_\_\_\_

PUBLIC HEARING prohibited pursuant to *Local Government Act* Section 464 (4)

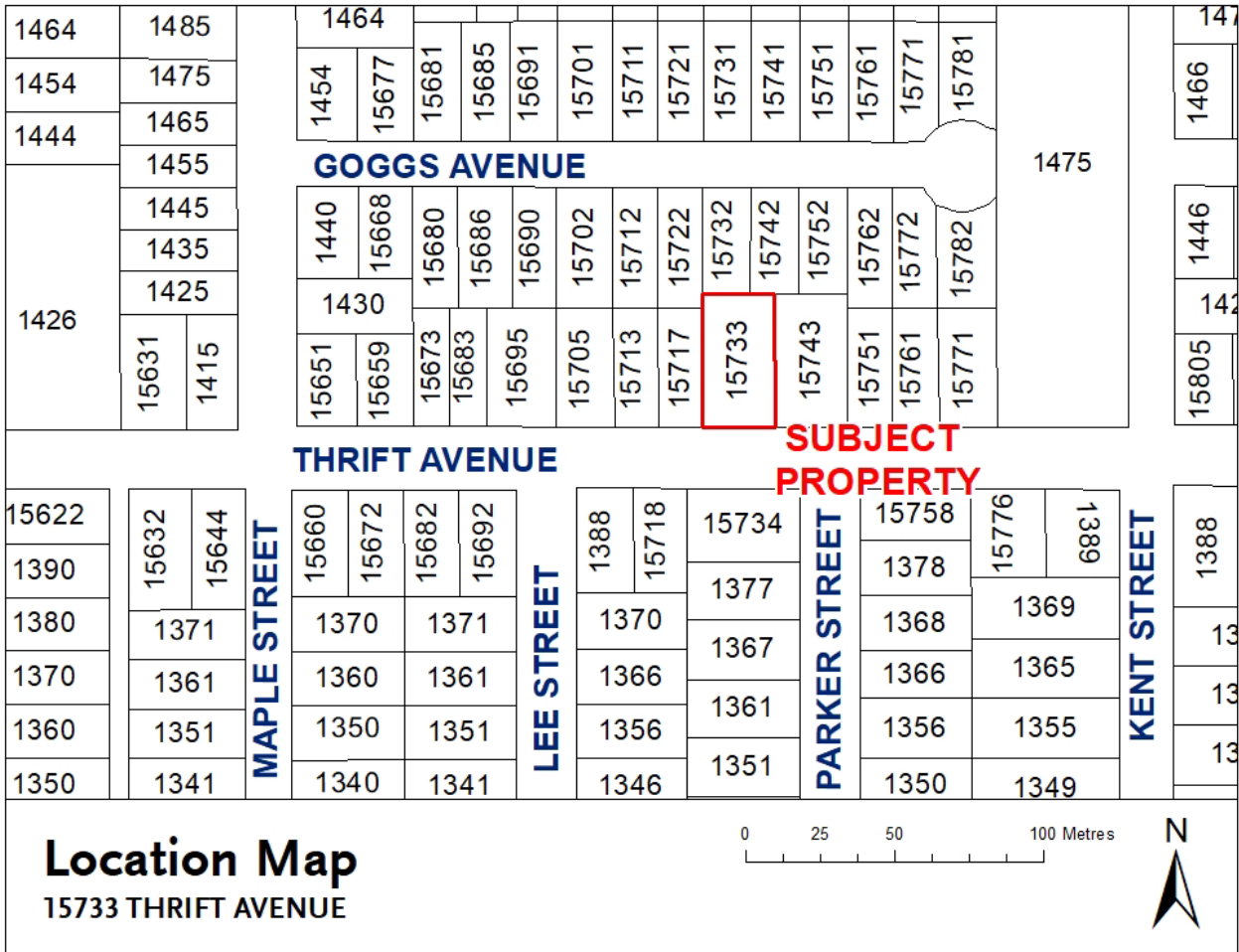
RECEIVED THIRD READING on the \_\_\_\_\_ day of \_\_\_\_\_

RECONSIDERED AND FINALLY ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Schedule "1"



## **NOTICE OF PUBLIC HEARING – DECEMBER 6, 2021**

**BYLAW 2410:           WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT  
(RS-4 – 15733 THRIFT AVENUE) BYLAW 2021, NO. 2410**

**CIVIC ADDRESS:    15733 THRIFT AVENUE**

**PURPOSE:** Bylaw 2410 proposes to amend the White Rock Zoning Bylaw for the subject site from “RS-1 One Unit Residential Zone” to the “RS-4 One Unit (12.1m Lot Width) Residential Zone”. The zoning amendment is being requested to enable the subdivision of the subject site from one (1) to two (2) lots. Each of the lots would be developed with a single-family dwelling.

**WHITE ROCK**  
*My City by the Sea!*

**Documents:**

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated January 11, 2021	R-1
Acting Director of Planning and Development Services	Land Use and Planning Committee corporate report dated November 22, 2021	R-2
Corporate Administration Department	Minutes – Various Extracts <b>Note:</b> More detailed DRAFT minutes from the November 22, 2021 Land Use and Planning Committee meeting and the November 22, 2021 Regular Council meeting will be provided when available.	R-3

**Written Submissions:**

Author	Date Received	Resident?	Status	Item #
None to date.				

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF PUBLIC HEARING  
MONDAY, DECEMBER 6, 2021**

**NOTICE** is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY, DECEMBER 6, 2021**, at **5:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*. All persons who deem their interest in property is affected by the proposed bylaw / application shall be afforded an opportunity to be heard **in person, via telephone or by forwarding written submissions** reflecting matters contained in the proposed bylaw / application that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw / application listed below:

**BYLAW 2410:                    WHITE ROCK ZONING BYLAW, 2012, NO. 2000,  
    AMENDMENT (RS-4 – 15733 THRIFT AVENUE)  
    BYLAW 2021, NO. 2410**

**CIVIC ADDRESS: 15733 Thrift Avenue (See Site Map #1)**

**PURPOSE:** Bylaw 2410 proposes to amend the White Rock Zoning Bylaw for the subject site from “RS-1 One Unit Residential Zone” to the “RS-4 One Unit (12.1m Lot Width) Residential Zone”. The zoning amendment is being requested to enable the subdivision of the subject site from one (1) to two (2) lots. Each of the lots would be developed with a single-family dwelling.

Further details regarding the subject of the Public Hearing may be obtained from the City’s Planning and Development Services Department at City Hall by contacting 604-541-2136 | [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca).

**1. Submit written comments to Council:**

You can provide your submission (comments or concerns) by email to [clerksoffice@whiterockcity.ca](mailto:clerksoffice@whiterockcity.ca) or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. (noon) on the date of the Public Hearing, December 6, 2021.**

**WHITE ROCK**  
*My City by the Sea!*

[www.whiterockcity.ca](http://www.whiterockcity.ca)



You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery to the Corporate Administration Office; or
- Emailing the Mayor and Council at [clerksoffice@whiterockcity.ca](mailto:clerksoffice@whiterockcity.ca) with the applicable subject line:
  - **Bylaw 2410 (15733 Thrift Avenue)**

**2. You may register to speak to a Public Hearing item via telephone:**

**Registration will be open from 12:00 p.m. (noon) to 4:00 p.m. on the date of the Public Hearing, December 6, 2021.** Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

**Register to speak by emailing [clerksoffice@whiterockcity.ca](mailto:clerksoffice@whiterockcity.ca) or calling 604-541-2275**

**If you miss the noted registration period, please watch the live meeting at the following link: [whiterockcity.ca/Agendas](http://whiterockcity.ca/Agendas) as there will be an opportunity for you to call in for a limited period of time.**

**3. You may attend the Public Hearing in person:**

Members of the public who wish to speak will be provided an opportunity to do so in Council Chambers at City Hall.

Please note that masks are required when in City Hall.

**Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Please contact the Corporate Administration Department at 604-541-2275 (or include a request on your written submission) if you have any concern with your personal information being included in the public information package.**

Council shall not receive further submissions from the public or interested persons concerning the bylaw /application after the Public Hearing has been concluded.

The meeting will be streamed live and archived through the City’s web-streaming service.

The proposed bylaw / application and associated reports can be viewed online on the agenda and minutes page of the City website, [www.whiterockcity.ca](http://www.whiterockcity.ca), under Council Agendas from November 23, 2021, until December 6, 2021. **If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.**

**SITE MAP 1: 15733 Thrift Avenue**



November 23, 2021  
Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** January 11, 2021  
**TO:** Land Use and Planning Committee  
**FROM:** Carl Isaak, Director, Planning and Development Services  
**SUBJECT:** Early Review of Rezoning Application - 15733 Thrift Avenue

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**RECOMMENDATION**

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15733 Thrift Avenue to the next stage in the application review process.

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**EXECUTIVE SUMMARY**

The City has received an initial application for rezoning which, if approved, would enable the subdivision of the property at 15733 Thrift Avenue into two lots. In accordance with the amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to Land Use and Planning Committee for early input and direction on whether the application can proceed to public information meeting or should be denied as it would not be supported by Council. Staff have recommended that the applicant seek an early review of this proposal from Council, particularly regarding the impact of the development on protected trees, as well as any other matter that may affect the proposal.

**PREVIOUS COUNCIL DIRECTION**

<b>Resolution # and Date</b>	<b>Resolution Details</b>
September 14, 2020 2020-443	THAT Council gives first, second, and third reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."
September 28, 2020 2020-473	THAT Council give final reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."

**INTRODUCTION/BACKGROUND**

The City has received an application to amend the Zoning Bylaw to change the zone of 15733 Thrift Avenue (see Appendix A – Location Plan & Ortho Image). The application seeks to

rezone the property from the “RS-1 One Unit Residential” Zone to the “RS-4 One Unit (12.1m Lot Width) Residential” Zone. The rezoning, if approved, would reduce the minimum lot width requirements and allow the property to be split into two lots, each of which could then be developed with a single detached dwelling. Table 1 provides a snapshot of the existing and proposed zoning.

**Table 1: Existing and Proposed Zoning Standards**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zone	RS-1	RS-4
Use	One-unit Residential	One-unit Residential
Max. Height	7.7m	7.7m
Min. Lot Width	15.0m	<b>12.1m (12.25 metres proposed)</b>
Min. Lot Depth	27.4m	27.4m
Min. Lot Area	464.0m <sup>2</sup>	<b>410.0m<sup>2</sup></b>
Density	0.5 times lot area	
Parking Spaces	2 (+1 for secondary suite)	

The Official Community Plan (OCP) designates the subject property as “Mature Neighbourhood.” The designation supports single family homes with secondary suites. The OCP establishes development permit area (DPA) guidelines applicable to infill projects within mature neighbourhoods when such infill takes the form of duplexes, triplexes or “intensive residential development.” The latter refers to subdivisions that would result in lots having frontage of less than 12.1 metres. In this case, if the rezoning were approved, the subdivision would result in lots having frontage of approximately 12.25 metres and therefore, the DPA guidelines would not apply.

### **Tree Management & Protection**

Based on a preliminary review of the proposal, staff suggested that the Applicant request an early review by Council considering the potential impact of the development on trees. As illustrated in Appendix B – Rezoning and Subdivision Plan, the property contains ten (10) trees that are subject to White Rock Tree Management Bylaw, 2008, No. 1831 (i.e., private property trees with a trunk diameter at breast height of 30 cm or more). An Arborist Report prepared by Radix Tree & Landscape Consulting Inc. (dated December 21, 2020) recommends that four (4) of these trees be removed for the proposal. Table 1 below identifies the trees to be removed and those to be retained. The table also identifies the amount of securities that would be held against trees to be retained, and the number of replacement trees that would be required with those to be removed.

<b>Tree Ref.</b>	<b>Species</b>	<b>DBH (cm) [total]</b>	<b>Retain / Remove</b>	<b>Retention Security</b>	<b># of Replacements</b>
1	Western Red Cedar	90 & 92.5	Retain	\$10,000	NA
2	Orchard Cherry	30	Remove	\$2,500**	2
3	Orchard Plum	31	Remove	\$2,500**	2
4	Horse Chestnut	28, 29 & 21 [78]	Remove	\$10,000**	5
5	Douglas Fir	100	Remove	\$10,000**	6
6	Douglas Fir	92	Retain	\$10,000	NA
7	Douglas Fir	84	Retain	\$10,000	NA
8	English Holly*	18 & 13 [31]	Retain	None	NA

9	Red Maple	29 & 33 [62]	Retain	\$4,500	NA
10	English Holly*	17 & 14.5 [31.5]	Retain	None	NA
<b>Total</b>				<b>\$59,500</b>	<b>15</b>

\* Note that holly trees on private property are not considered “protected trees” per Bylaw No. 1831.

\*\* Note the City may hold securities through demolition to ensure that there is an incentive to retain trees until such time as their removal is enabled with the issuance of a building permit.

Part 8, Section 3 of the City’s Tree Management Bylaw, provides that a minimum of one replacement tree must be planted on each lot that is the location of a protected tree subject to an application; other replacement trees may be provided either on-site or as cash-in-lieu to be planted by the City on public property. It is noted that tree removals are commonly approved subject to the receipt of cash-in-lieu of replacement trees, particularly in situations where site constraints make it impractical to plant new trees on private property. The drawback with this approach is that the immediate impact of tree removals on private lands is not easily offset by the planting of trees on public lands as there are limited spaces to support City tree planting. Alternative to taking cash-in-lieu, staff believe there is value in pushing for increased on-site replacement where there exists an opportunity to do so, as in the case of a rezoning proposal.

In discussing the project with the Applicant, staff suggested that a planting plan be prepared to demonstrate the potential for on-site replacement trees as compensation for the removals (see Appendix C – Planting Plan). While staff believe spatial constraints will make it impractical to plant all fifteen (15) replacement trees on the property, there does appear to be an opportunity to plant upwards of four trees within the rear yard of each lot. Over time, the positive environmental impact of these replacements trees, if given room to grow, would likely exceed that lost as a result of the subdivision and subsequent development of each lot. The ability to secure plantings could be achieved through the implementation of a tree covenant, registered on title of each property, as a condition of any future subdivision approval. A registered covenant, merits consideration of the advancement of the rezoning proposal through the public approvals process.

**FINANCIAL IMPLICATIONS**

Not applicable.

**LEGAL IMPLICATIONS**

Not applicable.

**COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

The project would proceed to a Public Information Meeting (PIM) if Council were supportive of the rezoning moving forward to the next stage. Following the PIM, and circulation of the application for interdepartmental comments, a bylaw would be presented to Council for 1<sup>st</sup> and 2<sup>nd</sup> readings following which the application would be subject to a Public Hearing, enabling additional community engagement. Notice of both the PIM and Public Hearing would be circulated to owners and occupants of properties within 100 metres of the subject property.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The early review of rezoning applications brings such applications before the Land Use and Planning Committee (LUPC) prior to referral to internal City departments, and several external agencies (e.g., School District, RCMP, etc.).

### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

This rezoning application relates to the City's "Our Environment" objective to protect and increase the tree canopy and enhance greenspace in the community. The removal of four (4) trees as a result of the subdivision would reduce the tree canopy in the short-term but would also result in the planting of 15 replacement trees.

### **OPTIONS / RISKS / ALTERNATIVES**

Alternatives to the staff recommendation include:

1. LUPC may direct staff to obtain additional project-specific information prior to deciding whether to advance or deny the application;
2. LUPC may deny the application; or
3. LUPC may direct the application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process.

### **CONCLUSION**

Council has adopted amendments to the Planning Procedures Bylaw which enable an early review of rezoning applications. This corporate report presents a rezoning application for the property at 15733 Thrift Avenue, which would enable the property to be subdivided into two lots. At this preliminary stage, the applicant has indicated that the proposed subdivision would require the removal of four (4) out of ten (10) protected trees on the property, which would require 15 replacement trees. If the application is advanced to the next stage in the application process, the applicant would be required to submit a complete application package with items as outlined in Schedule H to Planning Procedures Bylaw, 2017, No. 2234, and would then proceed to a Public Information Meeting.

Respectfully submitted,



Carl Isaak, MCIP, RPP.  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.

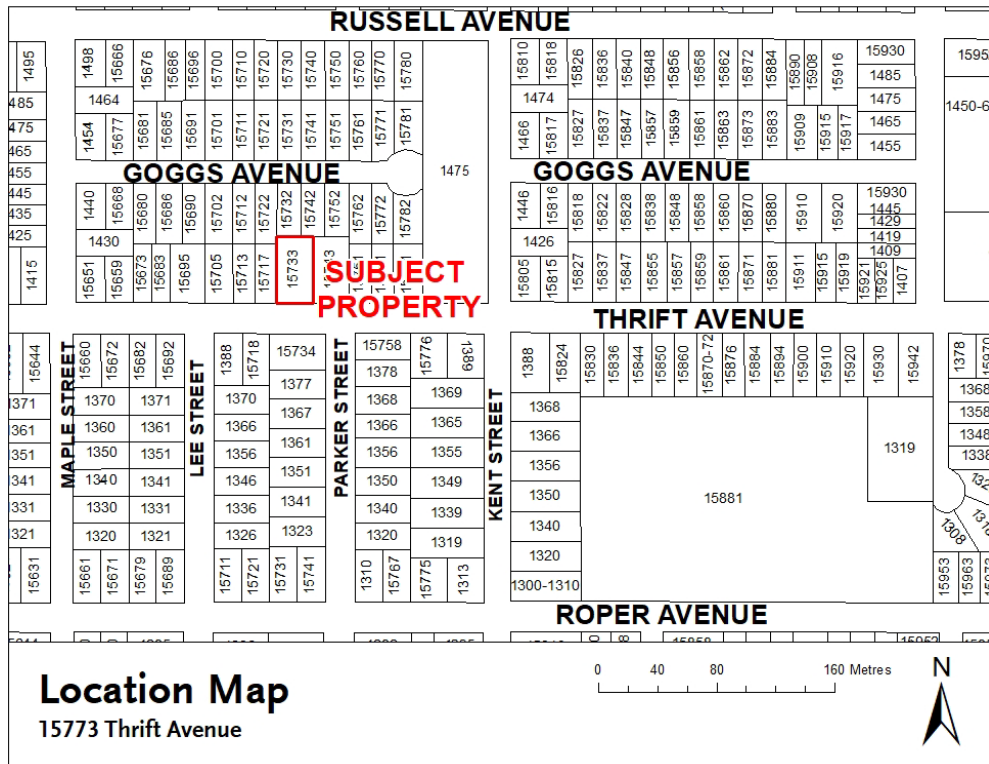
A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', is positioned above the typed name.

Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Location and Ortho Map  
Appendix B: Rezoning and Subdivision Plan  
Appendix C: Planting Plan

## APPENDIX A

### Location Plan and Ortho Photo





# Proposed Rezoning & Subdivision 15733 Thrift Avenue

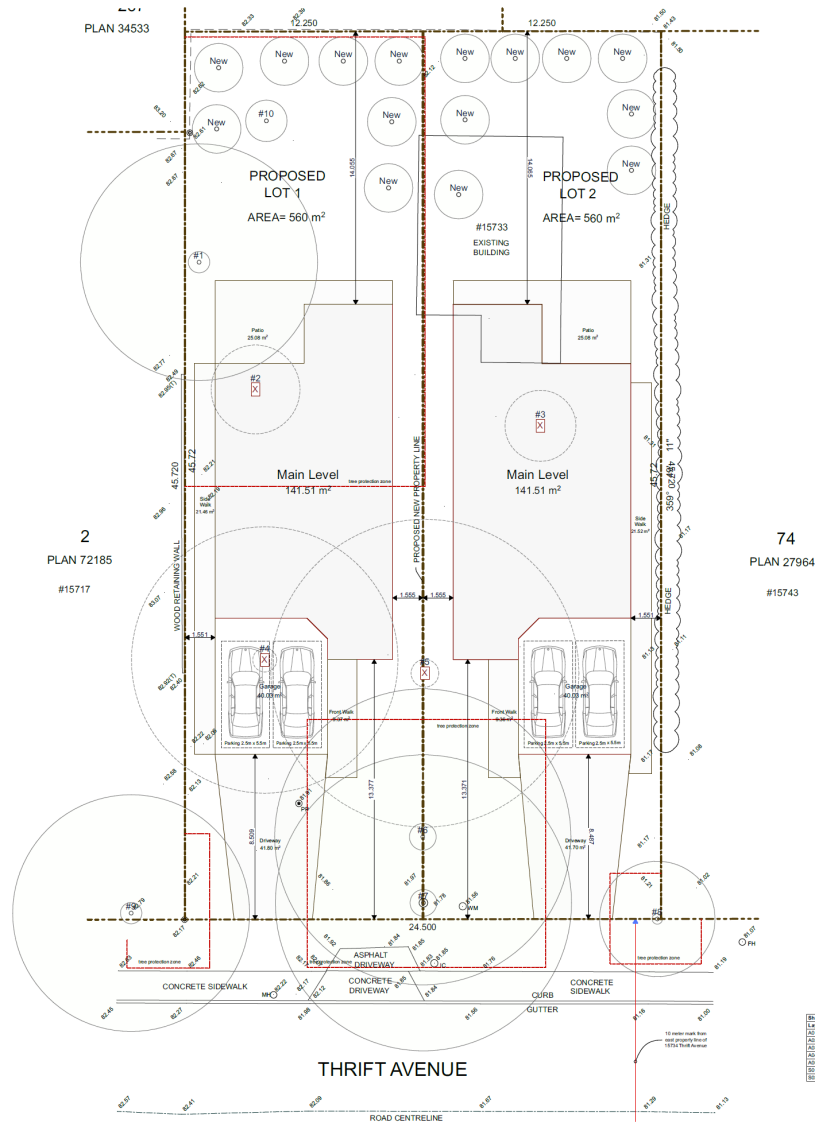
### Project Summary

Proposal	Rezoning & Subdivision	
Address	15733 Thrift Avenue	
Zoning	Current RS-1 Proposed RS-4	
	<b>Existing</b>	<b>Proposed</b>
Site width	24.50 m. 80.4 ft.	12.25 m. 40.2 ft.
Site length	45.72 m. 150.0 ft.	45.72 m. 150.0 ft.
Site Area	1,120.1 m <sup>2</sup> 12,057 s.f.	560.1 m <sup>2</sup> 6,029 s.f.

### ALLOWABLES

	Existing		Proposed	
Finished floor area 0.50	560.1 m <sup>2</sup>	6029 s.f.	Lot 1 0.5	280.0 m <sup>2</sup> 3014 s.f.
			Lot 2 0.5	280.0 m <sup>2</sup> 3014 s.f.
Lot coverage RS-1 40% RS-4 45%	448.1 m <sup>2</sup>	4823 s.f.	Lot 1 32.4	181.5 m <sup>2</sup> 1954 s.f.
			Lot 2 32.4	181.5 m <sup>2</sup> 1954 s.f.
Impermeable Area	no requirement		Lot 1 42.2	236.3 m <sup>2</sup> 2544 s.f.
			Lot 2 42.2	236.3 m <sup>2</sup> 2544 s.f.
<b>Building Heights</b>				
Principle building sloped roof	7.70 m. 25.3 ft.		7.70 m. 25.3 ft.	
Storey (plus basement)	2½		2½	
Height of pitched roof accessory buildings and structures	5.00 m. 16.4 ft.		5.00 m. 16.4 ft.	
<b>Required Yards &amp; Setbacks</b>				
Front yard	7.5 m. 24.6 ft.	Lot 1	8.51 m. 27.92 ft.	
	0.0	Lot 2	8.51 m. 27.92 ft.	
Rear yard	7.5 m. 24.6 ft.	Lot 1	14.06 m. 46.11 ft.	
	0.0	Lot 2	14.07 m. 46.15 ft.	
Side yard	1.5 m. 4.92 ft.		1.55 m. 5.09 ft.	

## APPENDIX B Rezoning and Subdivision Plan



**Brad Doré**  
Residential Design  
604.782.8240  
brad.dore@icloud.com  
www.bradidore.com  
Dore Design & Media Solutions Inc.

Mullin Residences  
15733 Thrift Avenue  
White Rock, BC

Copyright © this drawing is the exclusive property of Brad Doré & Design & Media Solutions Inc. and shall not be reproduced or distributed without the consent of Brad Doré.  
The design and specifications of all drawings conform to BCBC 2018

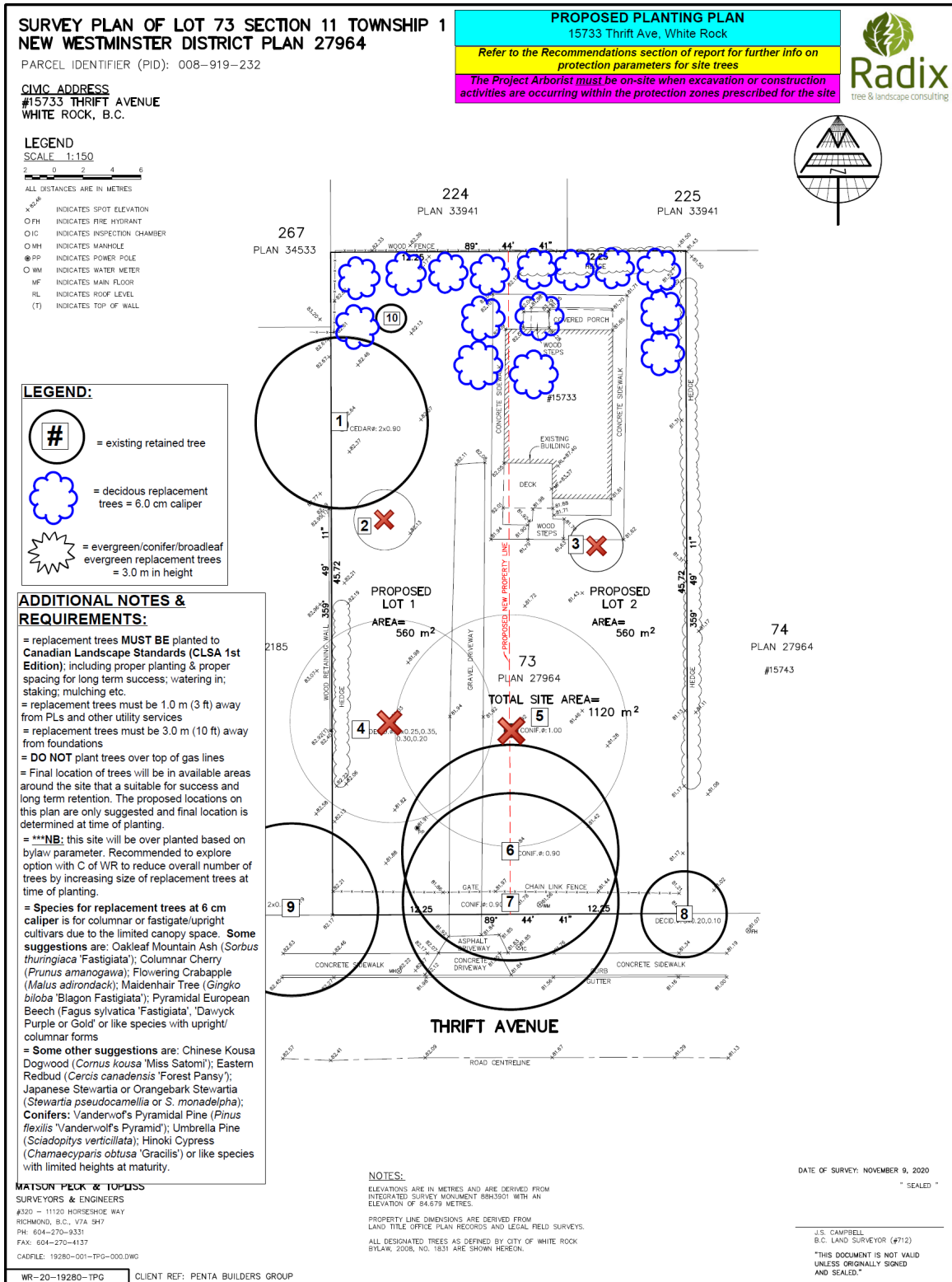
Cover Sheet

Scale	Drawn
Preliminary Permit	2020-11-18
<b>A01</b>	

Layer ID	Layer Name
01	Color Shading
02	Floor Plans
03	Excavation
04	Sections
05	Energy Labels & Details
06	Site Data & Details
07	Footing Plans

## APPENDIX C

### Planting Plan



THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** November 22, 2021

**TO:** Land Use and Planning Committee

**FROM:** Greg Newman, Acting Director, Planning and Development Services

**SUBJECT:** Consideration of 1st and 2nd Reading of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410”

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**RECOMMENDATIONS**

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410;”
  2. Recommend that Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410;” and
  3. Recommend that Council direct staff to resolve the following issues prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410” back for consideration of final adoption:
    - a) Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
    - b) Ensure that all matters pertaining to tree protection and retention, are addressed to the satisfaction of the Director of Planning and Development Services;
    - c) Confirm that a tree protection covenant is registered on title to ensure the recommendations of final Arborist Report, approved by the Director of Planning and Development Services and more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and
    - d) Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.
- 

**EXECUTIVE SUMMARY**

The City is in receipt of a zoning bylaw amendment application which proposes to change the zoning of the property from the “RS-1 One Unit Residential Zone” to the “RS-4 One-Unit (12.1 m Lot Width) Residential Zone.” The rezoning, if approved, would enable the subdivision of the lot and the construction of two single detached dwellings. Over the past ten months the Applicant and their Project Arborist have been working with City staff to evaluate options that will help maximize tree retention. As recommended in this Report, the registration of a “tree protection covenant,” could help to ensure that mitigative measures are implemented before demolition and

construction activities occur. These measures would support tree retention. Overall, staff are supportive the proposal subject to the conditions recommended herein.

**PREVIOUS COUNCIL DIRECTION**

Motion & Meeting Date	Motion Details
2021-036 January 25, 2021	THAT Council direct staff to advance the zoning amendment application at 15733 Thrift Avenue to the next stage in the application review process.

**INTRODUCTION/BACKGROUND**

The City of White Rock has received a zoning bylaw amendment application which, if approved, would change the zoning of the property at 15733 Thrift Avenue (“Subject Property”) from the “RS-1 One Unit Residential Zone” to the “RS-4 One Unit (12.1m Lot Width) Residential Zone”. The zoning amendment is being requested to enable the subdivision of the Subject Property from one to two lots. Each of the lots would be developed with a single-family dwelling. Figure 1.0 below illustrates the Subject Property and the immediate context of the site.



Figure 1.0 Site Context and Subject Property

**Official Community Plan and Zoning**

The Subject Property is located within the City’s “Mature Neighbourhood” designation as outlined in the Official Community Plan (OCP). The designation supports lower profile forms of housing including single family homes with secondary suites, duplexes, and triplexes. Policy 8.8.3 of the OCP seeks to maintain the residential character of established neighbourhoods with gentle infill. When the proposal was first presented to the Land Use and Planning Committee (LUPC) on January 11, 2021, staff acknowledged the size of the property relative to other lots in the area and the potential for the Subject Property, as is, to be developed with a large home. The

opportunity to introduce two smaller single-family homes within this neighbourhood is considered a practical means by which to optimize the use of existing City infrastructure while lessening the demand for sprawl into the periphery.

The zoning bylaw is recognized as being the vehicle for controlling the use of land as well as the siting and size of buildings and structures. Table 1.0 below summarizes the current and proposed zoning and how the subdivided lots would conform to the provisions of the amended zoning. The proposed single-family use of the property is permitted within both the RS-1 and RS-4 Zones.

**Table 1: Existing and Proposed Zoning Matrix**

Zone Standard	RS-1 (required)	RS-1 (existing)	RS-4 (required)	RS-4 (east lot)	RS-4 (west lot)
Lot Width (min)	15.0m	24.5m	12.1m	12.25m	12.25m
Lot Depth (min)	27.4m	45.7m	27.4m	45.7m	45.7m
Lot Area (min)	464m <sup>2</sup>	1,120m <sup>2</sup>	410m <sup>2</sup>	560m <sup>2</sup>	560m <sup>2</sup>
Lot Coverage (max)	40%	<40%	45%	~32%	~32%
Floor Area (max)	0.5	<0.5	0.5	0.5	0.5
Height (max)	7.7m	<7.7m	7.7m	7.7m	7.7m
<b>Setbacks</b>					
<i>Front Lot Line</i>	7.5m	~28.6m	7.5m	18.3m	14.4m
<i>Rear Lot Line</i>	7.5m	~5.4m	7.5m	7.5m	9.7m
<i>Side Lot Line (east)</i>	1.5m	~5.0m	1.35m	1.35m	1.45m
<i>Side Lot Line (west)</i>	1.5m	~12.0m	1.35m	1.45m	1.35m

### Tree Management and Protection

Policy 12.2.2 of the OCP requires “that development projects to be designed with the intent of preserving and protecting mature, healthy trees.” The Applicant has submitted an Arborist Report which identifies nine (9) on-site trees, plus one (1) off-site tree are subject to the provisions of the City’s Tree Management Bylaw. Table 1.0 below identifies each of the protected trees, their size, and whether they are proposed for removal or retention. The Table also identifies the value of securities to be held for tree retention and the number and value of replacement trees where removals are proposed.

**Table 2: Summary of Protected Trees Tied to the Development**

Tree Ref.	Species	DBH (cm)	Retain / Remove	Security for Retention / Replacement Value	# of Replacements
1	Western Redcedar	183	Retain	\$10,000	0
2	Orchard Cherry	30	Remove	3,000	2
3	Orchard Plum	31	Remove	3,000	2
4	Horse Chestnut	78	Remove	7,500	5
5	Douglas Fir	100	Retain	10,000	0
6	Douglas Fir	92	Retain	10,000	0
7	Douglas Fir	84	Retain	10,000	0
8	English Holly*	31	Remove	3,000	2
9	Red Maple (off-site)	62	Retain	4,500	0
10	English Holly	31.5	Remove	NA	NA
<b>Total</b>				<b>61,000</b>	<b>11</b>

\* This tree is shared with the City

The subdivision of land, and the subsequent development of each lot, has the potential to impact several of these trees. Appendix A includes a rezoning and subdivision plan which illustrates each of the proposed lots, the building footprints, and the tree protection zones tied to these trees outlined in Table 2. Over the past ten months, City Staff have been working with the Applicant and their Project Arborist to identify options to maximize tree retention. These options include, for example, the use of “GeoCells” which would be positioned under proposed driveways to provide additional root protection. The “GeoCells” help reduce the compaction of soils which over time can result in root damage and health decline. Further, in order to lessen impacts to trees and their root systems, the development would benefit from “L” shaped footings, or cantilevered designs, which avoid penetrating areas of the root protection zone (RPZ) altogether. Finally, the City’s Arboricultural Technician is recommending that utility installation be undertaken using HydroVac and AirSpading methods which can be employed in a much less invasive manner than more traditional excavation. To secure these mitigative controls, staff are recommending that a Tree Protection Covenant be registered on title prior to any final adoption of the zoning amendment bylaw. This Covenant would recognize a final iteration of the Applicant’s Arborist Report, which would be expected to include reference to the aforementioned controls, and any other measure required by the Director of Planning and Development Services.

Despite the opportunities that exist to limit impacts to protected trees staff continue to have reservations about the likelihood of tree survival over the long term. The three large Douglas Fir trees noted in Table 1.0 and illustrated in Appendix A, are situated in the middle of the subdivided lot. This will mean that the trees become “shared” between multiple property owners. It is understood that future conflicts can arise when owners share different opinions and appreciations for mature trees and the obligations to maintain such. While staff believe this concern is worthy of note it is also recognized that the owner could ultimately pursue a redevelopment of the lot, under the current zoning framework, and in doing so remove several of the existing trees. The opportunity to consider this application, through a zoning bylaw amendment, enables the City to not only implement controls that may help realize tree retention, by also require additional on-site plantings, which go beyond the minimum requirements of the Tree Management Bylaw. To this end, in addition to requiring the above-noted covenant, staff recommend that a minimum of three (3) trees be planted on each subdivided lot. This requirement could be incorporated into the covenant and secured prior to the issuance of an occupancy permit for each home.

## **FINANCIAL IMPLICATIONS**

If the rezoning is approved and the subdivision proceeds, the Applicant would be required to pay the following charges per Table 3.0 below. Note these fees are subject to change:

**Table 3: Applicable Development Costs**

	Fee (per Unit)	Units Subject to Fee	Sub-Total
City of White Rock Development Cost Charges (DCCs)	\$19,294.76	1	<b>\$19,294.76</b>
TransLink DCCs	\$2,975.00	1	<b>\$2,975.00</b>
Metro Vancouver (Regional) DCCs	\$5,428.00	1	<b>\$5,428.00</b>
Surrey School District School Site Acquisition Charges (SSAC)	\$1,000.00	1	<b>\$1,000.00</b>
		<b>Total</b>	<b>\$28,697.76</b>

## **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

A Public Information Meeting (PIM) for this proposal was held on November 19, 2020. Approximately 15 people attended the PIM. A copy of the Applicant’s PIM Summary is included as Appendix B. Comments received during the PIM are summarized in Table 4.0.

**Table 4: Comment and Response from PIM Summary**

Comment / Question	Applicant’s Response
Concern regarding the potential lack of parking with development; already limited in the neighbourhood.	Each dwelling (lot) would have enough parking for the principal unit (two spaces) plus a secondary suite (one additional space)
Desire to support tree retention.	The design being pursued will allow for maximum tree retention. Looking at options for additional tree planting where possible.
Concern about potential for hazardous substances to be released with demolition of the existing (older) home.	Prior to demolition a hazardous substances survey of the building will be carried out. Any mitigative controls required will be implemented as required through the City’s permitting processes.
Concern with rodents in the existing home.	Home is currently being rented. Any evidence of rodents will be addressed in a humane manner.
Is there a need for retaining walls?	Given the relatively flat topography of the lot no retaining walls are anticipated.
What are the hours of construction?	Construction activities to be restricted by the City’s Noise Bylaw: Monday through Friday (7:30am to 7:00pm) and Saturday (9am – 7pm); no construction work on Sundays and holidays.
What is the proposed rear yard setbacks?	7.5 metres or greater per the RS-4 Zone.
What is the proposed height of the garage?	The estimated height of the garage is 3.5 metres. The second storey would be setback from the garage.

Is fencing proposed?	Yes, fencing along the western lot line is proposed. Efforts to be taken to avoid impacts to Tree #1, near property line.
What is the estimated timeline to complete construction once it starts?	8 months
Neighbours expressed concerns with tree retention, particularly the maintenance of the “huge” (Douglas Fir) trees.	Owners responsible for tree maintenance.
Owners of neighbouring lot (with pool) requested 2 weeks’ notice of the demolition of the dwelling.	Notice to be given.
Concern that pushing the dwellings back more than 7.5 metres will detract from the “neighbourly look”.	Larger front yard setbacks proposed as a means of supporting tree retention. Depth of lot allows for minimum rear yard setback to be upheld.

If the zoning amendment bylaw is given 1<sup>st</sup> and 2<sup>nd</sup> Reading the proposal would be subject to a statutory public hearing. Members of the public would, through this hearing, be afforded the opportunity to express their opinions regarding the proposal direct to Council.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The zoning bylaw amendment application was circulated to other municipal departments as part of the City’s internal referral process. Comments provided to the Applicant have been addressed insofar as they relate to this stage of the rezoning proposal. One of the recommendations of this report would require approval of the final detailed (civil) designs and the execution of a “Works and Servicing Agreement,” to the satisfaction of the Director of Engineering and Operations. Further, matters pertaining to the implementation of controls to support tree retention would need to be addressed to the satisfaction of the Director of Planning and Development Services. This latter requirement would involve the receipt of a final arborist report, prepared by the Project Arborist and reviewed by the City’s Arboricultural Technician. This final report would then be registered on title through a “Tree Protection Covenant” to ensure the current, or any future owner, is required to uphold the agreed upon measures needed to support tree retention.

### **CLIMATE CHANGE IMPLICATIONS**

The subject property contains a number of mature trees which are subject to the City’s Tree Management Bylaw. Efforts have been taken to ensure these trees can be preserved with the future subdivision and development of the property. Tree retention is recognized as a benefit to the uptake of greenhouse gases and the reduction in factors which contribute to climate change.

### **IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT**

The rezoning will, if approved, support the subdivision of the lot. This subdivision would create a new lot line that runs through the “root protection zones” of several trees situated in the centre of the current lot. While staff recognize the opportunity to support the retention of these trees through the implementation of mitigative controls, reference earlier in this report, staff also recognize that the maintenance responsibilities tied to shared trees can be complicated. Registering a “tree protection covenant” on title will help ensure future owners of the lot understand the importance of these trees and the need to manage their retention collectively.



### **ALIGNMENT WITH STRATEGIC PRIORITIES**

Council has expressed a desire in supporting an overall high quality of life in the City. The ability to support residential infill can help to lessen the demand for sprawl into the periphery while also making best use of existing infrastructure. The rezoning process gives Council the opportunity to implement controls (e.g., tree protection covenants) which will ensure the natural amenity of the community remains intact over the long term. Such controls are not as easily implemented outside of a municipal approvals process.

### **OPTIONS / RISKS / ALTERNATIVES**

The following options are available for the Land Use and Planning Committee’s consideration:

1. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410,” or
2. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410,” and refer the application to staff to address any issues identified by the Committee.

## **CONCLUSION**

The City has received an application for zoning bylaw amendment which, if approved, would allow for the subdivision of the lot at 15733 Thrift Avenue. The development of the subdivided lot has the potential to negatively impact trees. Staff have reviewed these potential impacts and are recommending a series of mitigative controls. The implementation of these controls could be secured through the registration of a tree protection covenant, recommended in this report as a pre-adoption condition. Overall, staff are supportive the proposal subject to the implementation of the conditions recommended herein.

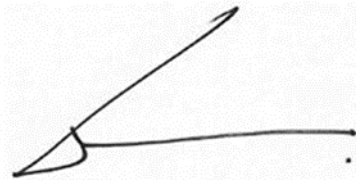
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Greg Newman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Greg Newman, MCIP, RPP  
Acting Director, Planning and Development Services

## **Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

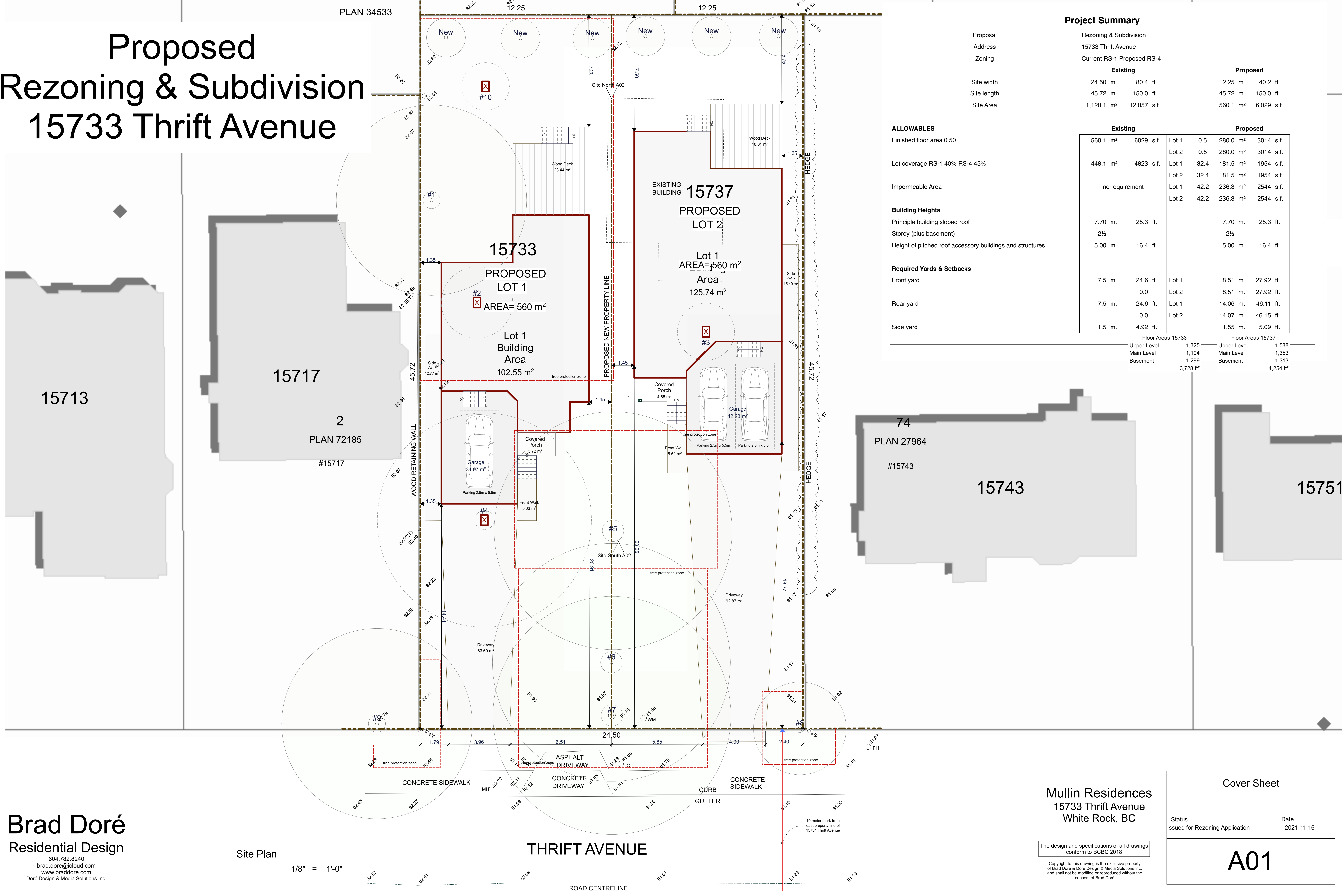
A handwritten signature in black ink, appearing to read "Guillermo Ferrero". The signature is simple and consists of a few sharp, angular strokes.

Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Rezoning and Subdivision Plan  
Appendix B: Public Information Meeting (PIM) Summary

# Proposed Rezoning & Subdivision 15733 Thrift Avenue

PLAN 34533



### Project Summary

Proposal	Rezoning & Subdivision			
Address	15733 Thrift Avenue			
Zoning	Current RS-1 Proposed RS-4			
	Existing		Proposed	
Site width	24.50 m.	80.4 ft.	12.25 m.	40.2 ft.
Site length	45.72 m.	150.0 ft.	45.72 m.	150.0 ft.
Site Area	1,120.1 m²	12,057 s.f.	560.1 m²	6,029 s.f.

### ALLOWABLES

- Finished floor area 0.50
- Lot coverage RS-1 40% RS-4 45%
- Impermeable Area
- Building Heights**
  - Principle building sloped roof 7.70 m. 25.3 ft.
  - Storey (plus basement) 2½
  - Height of pitched roof accessory buildings and structures 5.00 m. 16.4 ft.
- Required Yards & Setbacks**
  - Front yard 7.5 m. 24.6 ft.
  - Rear yard 7.5 m. 24.6 ft.
  - Side yard 1.5 m. 4.92 ft.

Existing		Proposed			
560.1 m²	6029 s.f.	Lot 1	0.5	280.0 m²	3014 s.f.
		Lot 2	0.5	280.0 m²	3014 s.f.
448.1 m²	4823 s.f.	Lot 1	32.4	181.5 m²	1954 s.f.
		Lot 2	32.4	181.5 m²	1954 s.f.
no requirement		Lot 1	42.2	236.3 m²	2544 s.f.
		Lot 2	42.2	236.3 m²	2544 s.f.
				7.70 m.	25.3 ft.
				2½	
				5.00 m.	16.4 ft.
				7.5 m.	24.6 ft.
				0.0	
				7.5 m.	24.6 ft.
				0.0	
				1.5 m.	4.92 ft.
				8.51 m.	27.92 ft.
				8.51 m.	27.92 ft.
				14.06 m.	46.11 ft.
				14.07 m.	46.15 ft.
				1.55 m.	5.09 ft.

Floor Areas 15733		Floor Areas 15737	
Upper Level	1,325	Upper Level	1,588
Main Level	1,104	Main Level	1,353
Basement	1,299	Basement	1,313
	3,728 ft²		4,254 ft²

**Brad Doré**  
Residential Design  
604.782.8240  
brad.dore@icloud.com  
www.bradore.com  
Doré Design & Media Solutions Inc.

Site Plan  
1/8" = 1'-0"

Mullin Residences  
15733 Thrift Avenue  
White Rock, BC

The design and specifications of all drawings conform to BCBC 2018

Copyright to this drawing is the exclusive property of Brad Doré & Doré Design & Media Solutions Inc. and shall not be modified or reproduced without the consent of Brad Doré

**Cover Sheet**

Status Issued for Rezoning Application	Date 2021-11-16
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# A01

15733 Thrift Avenue plan Tuesday, November 16, 2021 6:53 AM

**SUMMARY REPORT**  
**PUBLIC INFORMATION MEETING – MARCH 25, 2021**  
**15733 THRIFT AVENUE, WHITE ROCK**

**Applicant's: Patrick Mullin and Ainslie Winter**

**A digital presentation for the proposed rezoning from RS-1 to RS-4 was made. Neighbours were able to pose questions following the presentation. The following is a summary of the questions and responses.**

**Question 1:**

My concern is the lack of parking in that area. With the Parker and Lee streets intersecting it, with potentially 4 families in the 2 new units 4 parking slots are really not sufficient. Street parking on the corner of Finlay and Thrift is horrific after the development there. I would think there would need to be at least 8 (2 per unit/suite) unobstructed parking spots on the property to minimize the road parking issues. I want to ensure that we will not be required to get resident parking decals in the area.

**Applicant's Response:**

The zoning bylaw requires 2 parking spaces for a Single-Family Dwelling (SFD) and 1 additional parking space if there is a suite. Each proposed new home would exceed the zoning bylaw requirement. There would be a garage in each of the two homes, with each garage providing parking for 2 vehicles. The driveways to each home at 12m + and 16m + are long enough to allow for an additional 2 or more vehicles. There will be parking for 4 vehicles on each lot or 8 in total, exceeding the minimum requirements.

**Question 2:**

Will the trees be protected 100%?

**Applicant's Response:**

Our plan is to come up with designs that will allow for the maximum retention of trees listed in good condition as per the Arborist Report. Trees listed for removal are in less than good condition. We would work with the City Staff regarding suitable replacement trees to offset the trees to be removed.

**Question 3:**

The demolition process, how will the demolition and hazardous materials be dealt with. Will there be rodent control in place when they demo the house?

**Applicant's Response:**

Prior to demolition a pre-demo hazardous material survey would be conducted. The purpose of the survey is identifying any hazardous material so that it can be safely removed by a hazardous material contractor. Only after the hazardous material is removed and further testing indicates that indoor air quality is acceptable can we progress on with the demolition. During the building demolition we use water to wet the house down to reduce airborne particulate. Demolition of the existing home is a not in the very near future. The home will be rented out during the interim. We will monitor closely for any rodent activity. While the home is either occupied or vacant, should we find any evidence of rodents we would take the necessary measures for their humane removal.

**Question 4:**

Seeing as this lot is lower than Neighbour, would retaining walls be needed?

**Applicant's Response:**

With the existing topography, we do not see the need for retaining walls. The proposed home on the east lot would be lower than the proposed home on the west lot, following the existing slope along Thrift Ave. from West to East.

**Question 5:**

What are the hours of construction and restrictions?

**Applicant's Response:**

At the construction phase, we would adhere to City of White Rock noise bylaw. Monday through Friday – 7:30 AM to 7 PM, Saturday 9 AM to 7 PM . Sunday and Holidays – no work.

**Question 6:**

Are you going to leave 7.5 metres minimum for the back yard?

**Applicant's Response:**

The current siting of the homes are shown at 7.5 m or greater.

**Question 7:**

What's above the garage and what is the height?

**Applicant's Response:**

The garage would have a flat roof with nothing above it. The estimated height of the garage is around 3.5m. The second floor would be set back from the front of the garage.

**Question 8:**

Can we have access to potential plans that we see here?

**Applicant's Response:**

The PIM and plans shown here will be viewable on the City's YouTube page.

**Question 9:**

From the city perspective was there any lessons learned about the parking after the development of the Thrift and Finlay properties?

**Applicant's Response:**

Greg indicated that the development at this location was prior to him starting with the City of White Rock.

**Question 10:**

If you remove the NW tree, will it affect the look of the other tree?

**Applicant's Response:**

The Northwest tree is Tree #1, the two trunked Cedar. This tree is not proposed for removal and is listed as good condition in the Arborist Report.

**Question 11:**

Will we be notified of the date of the public hearing and how will that be done? Thanks

**Applicant's Response:**

Yes, as the proposal advances, notices will be sent out. Also, this will be advertised in local paper to inform those interested of upcoming Public Hearing.

**Question 12:**

How about fencing? Between homes and Neighbour in which tree is encroaching the Neighbour lot to west.

**Applicant's Response:**

Yes, we would like to have a fence along the west property line, including the area where Tree #1 (NW Tree) is located.

**Question 13:**

Once construction starts, is there an anticipated timeline to complete construction? Rough estimate would be helpful. Thank you.

**Applicant's Response:**

Once construction starts, we anticipate an 8-month construction duration for each home.

**Question 14:**

We are the neighbors from 15743 Thrift and the huge trees have been a concern for us with wind storms and breaking branches. Will these trees, if kept, who will be responsible for their maintenance or if damage is caused.

**Applicant's Response:**

We as the property owners would be responsible for the ongoing maintenance of the trees. Pruning or thinning may be required to remove dead limbs. Work would be done under Arborist supervision/direction.

**Question 15:**

Can the owners let us pool owners know the demolition date at least two weeks or more; so that we can plan? Giving us one day notice is not enough time for us.

**Applicant's Response:**

Yes, we will provide notice well in advance of the demolition work and take measures to reduce airborne particulate.

**Question 16:**

Seeing as the new houses will be 7.7 metres high, for yard space, if you go back any more than 7.5 metres, it will take away the neighbourly look.

**Applicant's Response:**

The question was referring to the front yard setback. If we kept a 7.5m front yard setback then the west home would be positioned ahead of the neighbor's home to the west. This lot is deeper than most of the properties on Thrift Ave. and with the challenges of the trees as well as addressing parking concerns we feel a front yard of greater than 7.5m is beneficial.

**Question 17:**

Is it possible the green moss can be pressure washed off the side of the red house?

**Applicant's Response:**

Yes, we have possession of the home and plan to spend time giving the home and yard some much needed attention. (This has now been completed.)

**At the conclusion of the PIM Question and Answer, neighbours were given the opportunity for further input via a feedback form. Two people offered their feedback. Their comments and our responses are below.**

- **Andrew Koenen – 1356 Parker Street – Not in favor of proposed rezoning.**

As discussed in the meeting my main concern is the lack of parking in that area, with the Parker and Lee streets intersecting it, with potentially 4 families in the 2 new properties with a suite each for 4 residences, 4 parking stalls are really not sufficient, street parking on the corner of Finlay and Thrift is horrific after the development there. I would think there would need to be at least 8 (2 per unit/suite) unobstructed (ie. not one behind the other) parking spots on the property to minimize the road parking issues. The proposal removes about 3-4 street parking spots due to the double car garages on both properties so the loss of the street parking spots as well as the additional demand for additional street parking is a concern to me. It isn't realistic to expect people to move vehicles around on a daily basis if they are parking back to back, and street parking is available in front of adjacent properties nearby. I would also like the city to ensure there won't be road safety issues with the additional vehicles parked on the road and blocking views from the stop signs. I want to ensure that we will not be required to get resident parking decals in the areas near the rezoning. My understanding is that the community plan has this area as low density housing and all the streets and amenities have been based on that. I would like to know if after the 3 lots divided into 11? properties on the corner of Thrift Ave. and Finlay Street were any lessons learned from the city perspective about parking and the developer stating it wouldn't be a problem. I see the city had to enforce resident only parking in that area as well as no parking signs near the roads in the area, which was never needed previously. The City of White Rock should look back to the subdivision on Thrift and Finlay and do a before and after analysis of the parking and transportation issues in that area and apply that to this and future development applications. The proposed properties could be designed to support more than the 2 unobstructed parking spots currently being proposed, as well as 4 Please provide your comments on the application: minimize the loss of road parking spots by changing the driveway so there was only 1/2 the needed road frontage for it. They also stated that there would be no need/plans currently for retaining walls due to elevation change, if there are I really hope that the city has setbacks now in place to protect the adjacent properties

**Applicant's Response:**

- a) Please refer to the Answer on Page 1/Question 1 – regarding parking.  
Mr. Koenen refers to a development at Thrift Ave. and Finlay Street, we fail to see the similarity or relevance regarding our proposal.
- b) Please refer to the Answer on Page 2/Question 4 – regarding retaining walls.

- **Kevin Beet - 15758 Thrift Ave. - In favour of proposed rezoning.**

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW 2410**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

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The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands:

Lot A Section 11 Township 1 New Westminster District Plan 71341  
(15733 Thrift Avenue)  
PID: 003-674-789

as shown on Schedule "1" attached hereto from the 'RS-1 One Unit Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410".

PUBLIC INFORMATION MEETING on the	24 <sup>th</sup>	day of	March, 2021
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

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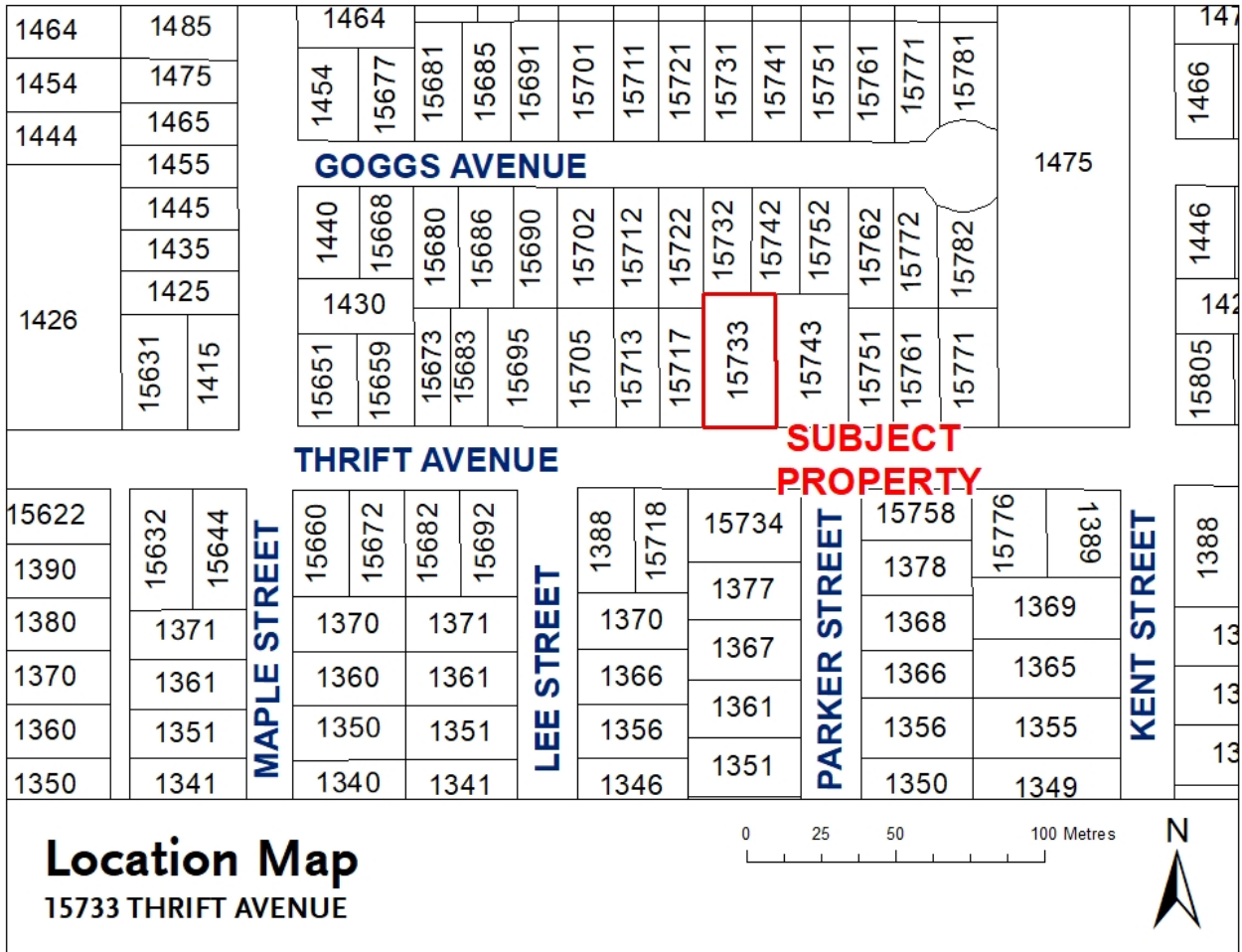
Mayor

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City Clerk



Schedule "1"



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**MINUTE EXTRACTS REGARDING BYLAW 2410: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 – 15733 THRIFT AVENUE) BYLAW 2021, NO. 2410**

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**Land Use and Planning Committee Meeting  
January 11, 2021****6. EARLY REVIEW OF REZONING APPLICATION - 15733 THRIFT AVENUE**

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application - 15733 Thrift Avenue".

The Manager of Planning gave a PowerPoint introducing the initial submission for rezoning for 15733 Thrift Avenue.

The following discussion points were noted:

- Concern noted with possible mature tree removal
- What is the likelihood we can have replacement trees in Maccaud Park instead (if they cannot be accommodated on-site). Staff noted this may be a possibility
- Development is causing loss of trees, need Land Use Policy Changes across the City to address this (would like to see Mandatory Tree Preservation)
- Would like to see ways to address if after development and the trees are not doing well, staff noted this can be addressed by way of a covenant registered on the property where they current owner at the time there is an issue with the trees would need to address this
- Would like to see what solutions come forward, don't like to see a Douglas Fir to come down
- Agree with re-development like this, as it puts more housing in the community, but would like to see trees preserved
- Concern trees noted in the plan (5,6 and 7) can't be preserved
- Protecting the trees / long range plan for the trees it may be off-site
- The Applicant noted they don't desire a 6,000sq. ft home, they are looking to build 3,000 and they plan to save as many trees as possible. The Arborist is reviewing trees (6 & 7) in the plan and seeing what can be done to help with their survival. Plan to live on the site.

**Motion Number: LU/P-08** It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15733 Thrift Avenue to the next stage in the application review process.

**Motion CARRIED**

**Councillors Fathers, Johanson and Manning voted in the negative**

**Motion Number: LU/P-09** It was MOVED and SECONDED

THAT the Land Use and Planning Committee refers the preliminary Rezoning Application for 15733 Thrift Avenue to the next Environmental Advisory Committee meeting so a review can be done applying the proposed recommendations they have been working on for Bylaw No. 1831 and Policy No. 611.

**Motion CARRIED**

**Environmental Advisory Committee Meeting  
January 21, 2021**

**4. TREE MANAGEMENT BYLAW 1831 & TREE MANAGEMENT ON CITY LANDS  
POLICY 611**

It was suggested that Item 4 (Tree Management Bylaw 1831 & Tree Management on City Lands Policy 611) and Item 5 (Referral from January 11, 2021 Land Use and Planning Committee) be discussed simultaneously to ensure there is a proof of concept with the Tree Report document.

**Note: The Committee discussed the referral from the January 11, 2021 Land Use and Planning Committee: Early Review of Rezoning Application - 15733 Thrift Avenue (Agenda Item 5) at this time.**

It was noted that the intent of having this referral is to see if the final recommendations on the Tree Management Recommendations report work effectively. The Committee's purpose is to provide a proof of concept and to consider whether and how this kind of situation raises issues that has either been addressed in the Tree Recommendation report or if it should be addressed.

The following was discussed regarding this matter:

- It was noted that there are three recommendations in the Tree Management Recommendation report that would be of help in addressing these kinds of cases:
  - R1: That Planning Bylaws and Zoning Bylaws be reviewed in removing the protection of trees.
  - R9: The review of securities and other fees.
  - R18: That Staff develop criteria for Type 2 and 3 tree permit applications.

**5. REFERRAL FROM JANUARY 11, 2021 LAND USE AND PLANNING COMMITTEE**

**5.1 EARLY REVIEW OF REZONING APPLICATION - 15733 THRIFT AVENUE**

At the January 11, 2021 Land Use and Planning Committee meeting, Council made the following recommendation:

*THAT the Land Use and Planning Committee refers the preliminary Rezoning Application for 15733 Thrift Avenue to the next Environmental Advisory Committee*

*meeting so a review can be done applying the proposed recommendations they have been working on for Bylaw No. 1831 and Policy No. 611.*

The Manager of Planning provided history on the project.

The Committee further discussed the project while referencing the Tree Management Recommendations report. Item 5.1 (Early Review of Rezoning Application - 15733) was discussed simultaneously with Item 4 (Tree Management Bylaw 1831 & Tree Management on City Lands Policy 611).

**Regular Council Meeting  
January 25, 2021**

**7.2.a.a ADVANCEMENT OF APPLICATION FOR 15733 THRIFT AVENUE -  
Recommendation**

**Motion Number: 2021-036** It was MOVED and SECONDED

THAT Council direct staff to advance the zoning amendment application at 15733 Thrift Avenue to the next stage in the application review process.

**Motion CARRIED**

**Councillors Fathers, Johanson and Kristjanson voted in the negative**

**Land Use and Planning Committee Meeting  
November 22, 2021**

**Note:** More detailed **DRAFT** minutes from the November 22, 2021 Land Use and Planning Committee meeting and the November 22, 2021 Regular Council meeting will be provided when available.

**Motion Number: 2021-LU/P-088** It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410;”
2. Recommend that Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410;” and
3. Recommend that Council direct staff to resolve the following issues prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410” back for consideration of final adoption:
  - a. Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  - b. Ensure that all matters pertaining to tree protection and retention, are addressed to the satisfaction of the Director of Planning and Development Services;
  - c. Confirm that a tree protection covenant is registered on title to ensure the recommendations of final Arborist Report, approved by the Director of Planning and Development Services and more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and

- d. Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.

**Motion CARRIED**

**Councillor Manning voted in the negative**

**Regular Council Meeting**

**November 22, 2021**

**Note:** More detailed **DRAFT** minutes from the November 22, 2021 Land Use and Planning Committee meeting and the November 22, 2021 Regular Council meeting will be provided when available.

**8.1.a. Bylaw 2410 – WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 15733 Thrift Avenue) BYLAW, 2021, NO. 2410**

**Motion:** It was MOVED and SECONDED

1. THAT Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410;”
2. THAT Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410;” and
3. THAT Council direct staff to resolve the following issues prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410” back for consideration of final adoption:
  - a. Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  - b. Ensure that all matters pertaining to tree protection and retention, are addressed to the satisfaction of the Director of Planning and Development Services;
  - c. Confirm that a tree protection covenant is registered on title to ensure the recommendations of final Arborist Report, approved by the Director of Planning and Development Services and more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and
  - d. Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.

**Motion CARRIED**

**Councillors Johanson and Manning voted in the negative**