

The Corporation of the
CITY OF WHITE ROCK



Land Use and Planning Committee
AGENDA

Monday, April 26, 2021, 6:30 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

T. Arthur, Director of Corporate Administration

Pages

1. CALL TO ORDER

Councillor Kristjanson, Chairperson

2. MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE

RECOMMENDATION

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning

Committee (including all members of Council) authorizes the City of White Rock to hold the April 26, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

3. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for April 26, 2021 as circulated.

4. ADOPTION OF MINUTES

3

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the minutes of the March 29, 2021 meeting as circulated.

5. Early Review of Rezoning Application – 15916 Russell Avenue (Revised Submission)

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Corporate report from the Director of Planning and Development Services dated April 26, 2021 titled "Early Review of Rezoning Application - 15916 Russell Avenue (Revised Submission)".

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 15916 Russell Avenue to the next stage in the application review process.

6. CONCLUSION OF THE APRIL 26, 2021 LAND USE AND PLANNING COMMITTEE MEETING



Land Use and Planning Committee

Minutes

March 29, 2021, 5:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Fathers (arrived at 6:58 p.m.)
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Colleen Ponzini, Director of Financial Services
Greg Newman, Manager of Planning
Donna Kell, Manager of Communications and Government Relations
Debbie Johnstone, Deputy Corporate Officer

1. **CALL TO ORDER**

Councillor Kristjanson, Chairperson

The meeting was called to order at 5:01 p.m.

2. **MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

Motion Number: LU/P-035 It was MOVED and SECONDED

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the March 29, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

3. **ADOPTION OF AGENDA**

Motion Number: LU/P-036 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for March 29, 2021 as circulated.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

4. **ADOPTION OF MINUTES**

Motion Number: LU/P-037 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the March 8, 2021 meeting as circulated.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

5. **CORPORATE REPORTS**

5.1 **Results of Official Community Plan Review Survey - Building Heights Outside the Town Centre**

Corporate report dated March 8, 2021 from the Director of Planning and Development Services titled "Results of Official Community Plan Review Survey - Building Heights Outside the Town Centre".

Note: This report was referred to the Land Use and Planning Committee at the March 8, 2021 Regular Council meeting for further discussion.

The Director of Planning and Development Services provided a PowerPoint that outlined the corporate report information on building heights outside the Town Centre including information regarding the following areas: Town Centre Transition, East Side Large Lot Infill, East Beach and West Beach.

Motion Number: LU/P-038 It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse in relation to Town Centre Transition area Option C as noted in the March 8, 2021 corporate report, with an amendment noting four (4) to six (6) stories where it is defined that along North Bluff on the east or west side permit six (6) stories; and

For the remaining sites it be noted as four (4) stories to six (6) stories with a notation that proposals over four (4) stores would be considered when there is an affordable housing component.

Voted in the Negative (1): Councillor Johanson

Absent (1): Councillor Fathers

Motion CARRIED (5 to 1)

Motion Number: LU/P-039 It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse Option A as noted in the March 8, 2021 corporate report titled "Results of OCP Review Survey- Building Heights Outside the Town Centre" in regard to the East Side Large Lot Infill.

Amendment: Motion Number: LU/P-040 It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse removal of the row of single family homes on Finlay Street - section below Russell Avenue from the area titled as "East Side Large Infill" from Official Community Plan and it remain with the mature neighbourhood designation.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

Question was called on the Main Motion as Amended and it was

Motion CARRIED (5 to 1)

Voted in the Negative (1): Councillor Trevelyan

Absent (1): Councillor Fathers

Motion Number: LU/P-041 It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse a maximum of a four (4) storey height along North Bluff road along the east side (East of Lee Street to Maccaud Park).

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

Motion Number: LU/P-042 It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the Waterfront Village be limited and/ or referred to as only the buildings that front onto Marine Drive.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

Motion Number: LU/P-043 It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse, at West Beach along Marine Drive, permitting a building height of three (3) stories.

Voted in the Negative (2): Mayor Walker, and Councillor Chesney

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

Motion Number: LU/P-044 It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse Option B as outlined in the March 8, 2020 corporate report in regard to East Beach (along Marine Drive) permitting three (3) stories and up to four (4) stories.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

5.2 1588 Johnston Road, Soleil – Development Variance Permit No. 439 (21-004)

Corporate report dated March 29, 2021 from the Director of Planning and Development Services titled "1588 Johnston Road, Soleil - Development Variance Permit No. 439 (21-004)".

The Manager of Planning provided a PowerPoint outlining the application and process.

Motion Number: LU/P-045 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property; and

2. Following the electronic public meeting, consider approval of Development Variance Permit No. 439.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

5.3 Early Review of Rezoning Application – 877 Kent Street (21-011)

Corporate report dated March 29, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application - 877 Kent Street - (21-011)".

Councillor Fathers arrived at the meeting at 6:58 p.m.

The Manager of Planning provided a PowerPoint outlining the application and process.

Motion Number: LU/P-046 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 877 Kent Street to the next stage in the application review process.

Motion CARRIED (7 to 0)

5.4 14989 Roper Avenue, Development Variance Permit No. 438 (19-023)

Corporate report dated March 29, 2021 from the Director of Planning and Development Services titled "14989 Roper Avenue, Development Variance Permit No. 438".

The Manager of Planning provided a PowerPoint outlining the application and process.

Motion Number: LU/P-047 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;

2. Following the electronic public meeting, approve issuance of Development Variance Permit No. 438.

Voted in the Negative (1): Councillor Kristjanson

Motion CARRIED (6 to 1)

6. **CONCLUSION OF THE MARCH 29, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The Chairperson concluded the meeting at 7:05 p.m.

Mayor Walker



Tracey Arthur, Director of Corporate Administration

Unapproved

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 26, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 15916 Russell Avenue (Revised Submission)

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 15916 Russell Avenue to the next stage in the application review process.

EXECUTIVE SUMMARY

The City has received a revised Application for rezoning which, if approved, would permit the subdivision of the property at 15916 Russell Avenue. The Application was presented to the City’s Land Use and Planning Committee on March 9, 2021. The Application originally proposed the removal of seven (7) protected trees, being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, and the retention of one (1) protected on-site tree.

The Application has been revised to reduce the building envelope available to proposed eastern lot thereby enabling the retention of three (3) protected trees; the remaining three (3) on-site trees and one (1) off-site tree would be removed. It is noted that the one (1) off-site tree is in poor condition and the owner is supportive of its removal.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
Motion # LU/P-33 (March 9, 2021) [Defeated]	THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 15916 Russell Avenue to the next stage in the application review process.
Motion # LU/P-034 (March 9, 2021) [Carried]	THAT the Land Use and Planning Committee direct staff work with the applicant for 15916 Russell Avenue on a revised design where as many trees as possible are preserved.

INTRODUCTION/BACKGROUND

The City has received a revised zoning bylaw amendment Application to change the zoning of the property at 15916 Russell Avenue (see Appendix A – Location & Ortho Maps). The Application proposes to change the zoning of the property from the “RS-1 One Unit Residential” Zone to the “RS-4 One Unit (12.1m Lot Width) Residential” Zone. If the Application were

approved the minimum lot width requirements would be reduced enabling the subdivision of the property.

The Application was considered by the Land Use and Planning Committee (LUPC) on March 9, 2021. The Committee passed a motion directing that staff work with the applicant “on a revised design whereas many trees as possible are preserved.” The Applicant has provided a revised submission which would enable the retention of three additional trees. Based on a review of this submission, staff suggest that the scope of the zoning amendment, applicable to the proposed eastern lot, change from the RS-4 Zone to a property-specific Comprehensive Development (CD) Zone. The CD Zone, if approved, would allow for the creation of an increased rear yard setback which would establish a building envelope outside of the tree protection zones of the three additional trees intended for retention. The Applicant has expressed support for this option.

Table 1 that follows provides a snapshot of the existing and proposed zoning as well as a potential Comprehensive Development (CD) Zone, being limited to the eastern lot only.

Table 1: Existing, Proposed and Optional Zoning

	Current Zoning	Proposed Zoning	Optional Zoning (western half)	Optional Zoning (eastern half)
Zone	RS-1	RS-4	RS-4	CD-##
Use	One-unit Residential			
Max. Height	7.7m	7.7m	7.7m	7.7m
Min. Lot Width	15.0m	12.1m	12.1m	12.1m
Min. Lot Depth	27.4m	27.4m	27.4m	27.4m
Min. Lot Area	464.0m ²	410.0m ²	410.0m ²	410.0m ²
Front Setback	7.5m	7.5m	7.5m	7.5m
Interior Side Setback	1.5m	1.35	1.35	1.35
Rear Setback	7.5m	7.5m	7.5m	approx. 17m
Density	0.5 times the lot area (<i>to be confirmed – may be less on eastern lot</i>)			
Parking Spaces	2 (+1 for secondary suite)			

Tree Management & Protection

As illustrated in Appendix B (Subdivision Plan), there are eight (8) trees that are subject to White Rock Tree Management Bylaw, 2008, No. 1831. This includes seven (7) on-site trees and one (1) off-site tree. An Arborist Report prepared by Woodridge Tree Consulting Arborists Ltd. (updated April 5, 2021) recommends that three (3) on-site trees and the one (1) off-site tree be removed. A letter expressing support for the removal of the off-site tree, which is in poor condition, has been received from the Owner of the tree.

Table 2 below identifies the trees to be removed and those to be retained. Based on the feedback from the LUCP on March 9, 2021, staff have also included a column which outlines the “condition” of each tree. The conditions noted were provided by the City’s Arboricultural Technician based on two on-site reviews of the trees in question. The Table further identifies the amount of securities that would be held against trees to be retained or removed. For those trees that would be removed the security would be held against replacement trees and where replacement trees cannot be accommodated on-site, the City could take cash-in-lieu and use the funds for planting elsewhere on City boulevards or parks.

Table 2: Tree Management

Tree Ref.	Species	DBH (cm) [total]	Condition	Retain / Remove	Replacement Security	# of Replacements
843	Lombardy Poplar	94	Good	Remove	\$3,000	2
844	Western Red Cedar	50	Good	Retain	\$3,000	NA
845	Western Red Cedar	34	Good	Retain	\$3,000	NA
846	Western Red Cedar	55	Good	Retain	\$4,500	NA
847	Western Red Cedar	51	Good	Retain	\$4,500	NA
848	Silver Birch	93	Poor	Remove	\$3,000	2
849	Black Locust	74	Poor	Remove	\$6,000	4
OS1	Red Alder	75	Poor	Remove	\$3,000	2
Total					\$30,000.00	10

Figure 1 below illustrates the RS-4 building (zoning) envelope available to each of the proposed lots and the impact of protected trees on both the subject property and the abutting lots.

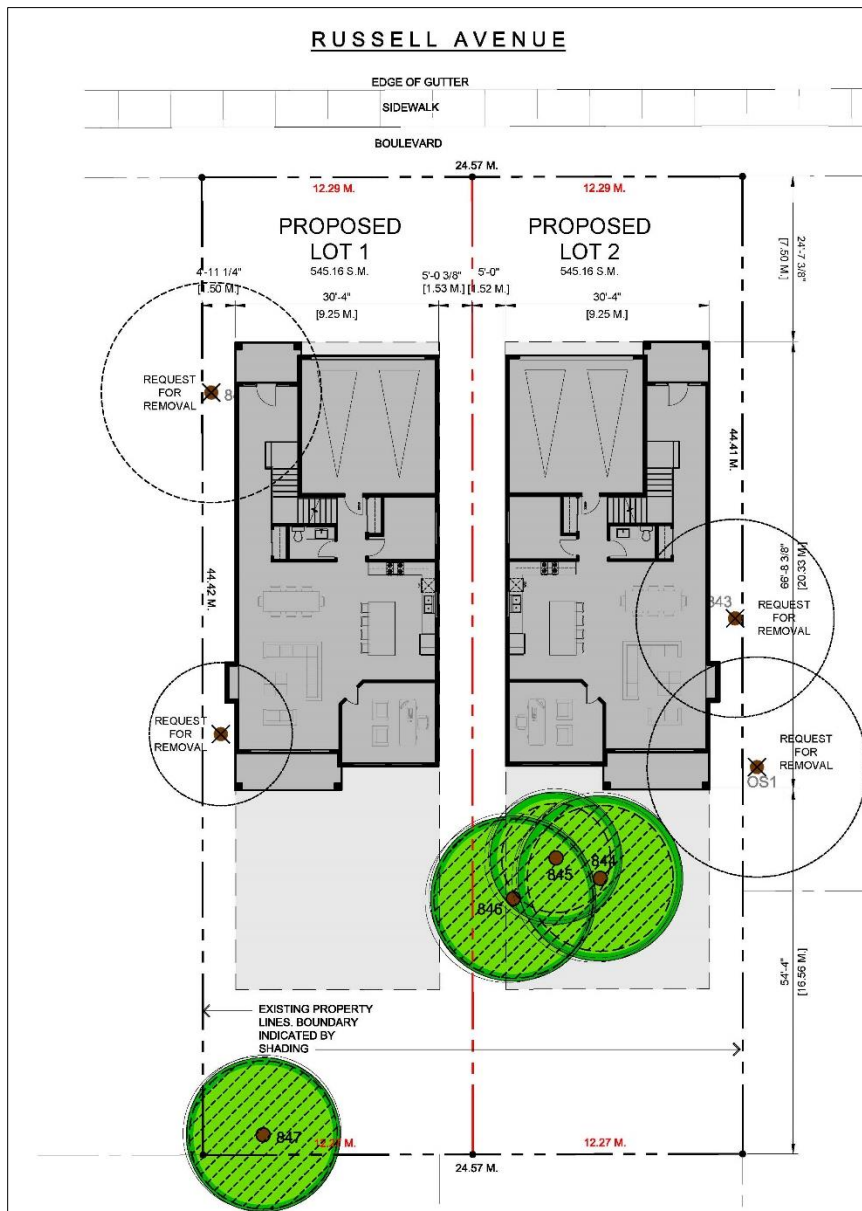


Figure 1: Subdivision Plan (15916 Russell Avenue)

It is noted that trees No. 848 and 849 have tree protection zones that encumber the building envelope of the vacant lot immediately west of the subject property (i.e., 15908 Russell Avenue). The owner of this lot will reportedly soon be submitting a building permit and a tree management permit (TMP) to support the construction of a new home. The TMP application would request removal of Trees No. 848 and 849 as listed above. Based on recent site investigations undertaken by the City’s Arboricultural Technician, and in light of the impact of these trees on the buildability of the lot, it is anticipated that a permit for the removal of these two trees will be granted, subject to replacements as required. This is noted as two of the four removals outlined above may occur outside of the scope of this rezoning application.

Part 8, Section 3 of the City’s Tree Management Bylaw, provides that a minimum of one (1) replacement tree must be planted on each lot that is the location of a protected tree subject to an application. City staff will be working with the Applicant to identify opportunities for increased, on-site tree plantings, going beyond the minimum one (1) tree required by the Tree Bylaw. In discussing the project with the Applicant, staff suggested that a planting plan be prepared to demonstrate the potential for on-site replacement trees to offset the impacts of removals; the Applicant’s Project Arborist has provided a Replacement Tree Plan included in Appendix C. Over time, the positive environmental impact of these replacement trees, if given room to grow, could exceed that lost as a result of the subdivision and subsequent development of each lot.

As noted earlier, the rezoning application could be reframed to introduce a property-specific Comprehensive Development (CD) Zone which would establish an enlarged rear yard setback on the eastern portion of the property so as to ensure that future development of the eastern lot is situated outside the tree protection zones of trees that are noted for retention. While the trees protected by this increased setback may, over time, warrant removal, the additional lands made available by the setback could provide ample space for replacement.

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 1st and 2nd 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 due to the subdivision would reduce the tree canopy in the short-term but may also enable the City to see ten replacement trees established to the longer term benefit of the community.

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 15916 Russell Avenue, which if approved, would permit the property to be subdivided. At this preliminary stage, which is the second time Council has provided an early review, the Applicant has indicated that the proposed subdivision would require the removal of four (4) protected trees and as compensation for these the Applicant is proposing that five (5) replacement trees be planted on-site and five (5) replacement trees be provided as cash-in-lieu.

If the application is advanced to the next stage in the 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.

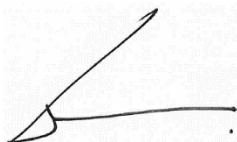
Respectfully submitted,



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

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



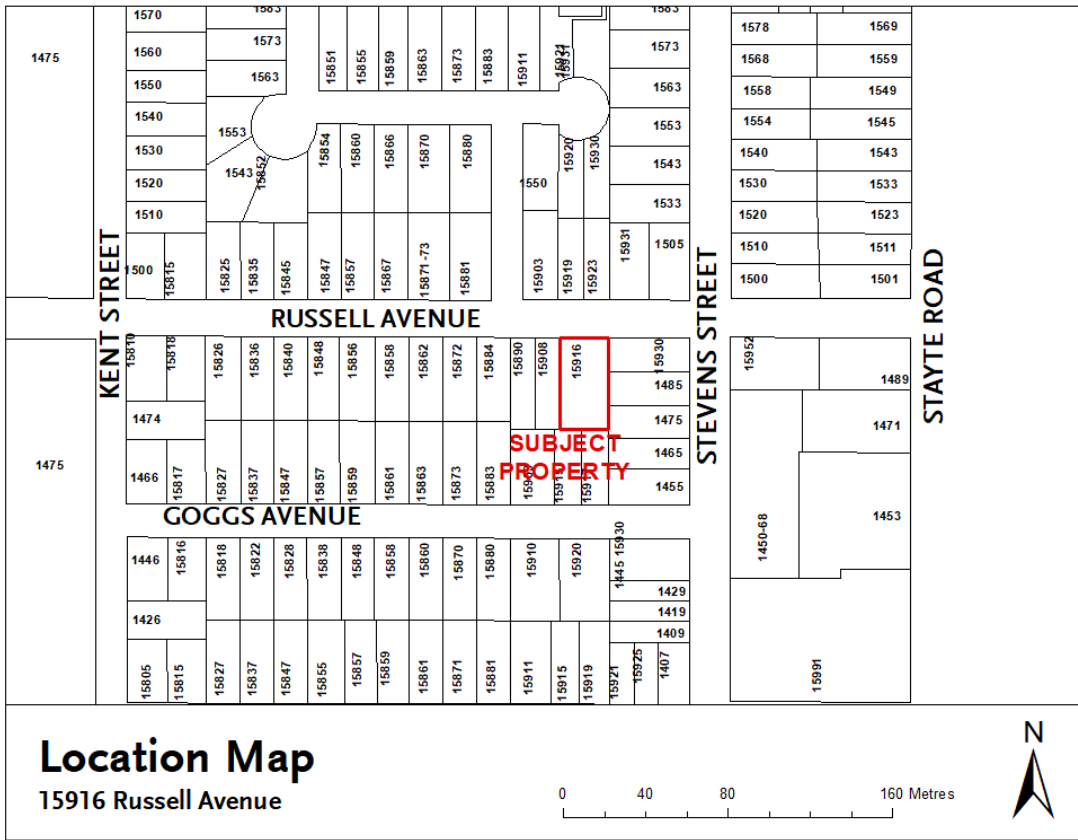
Chief Administrative Officer

Appendix A: Location and Ortho Maps

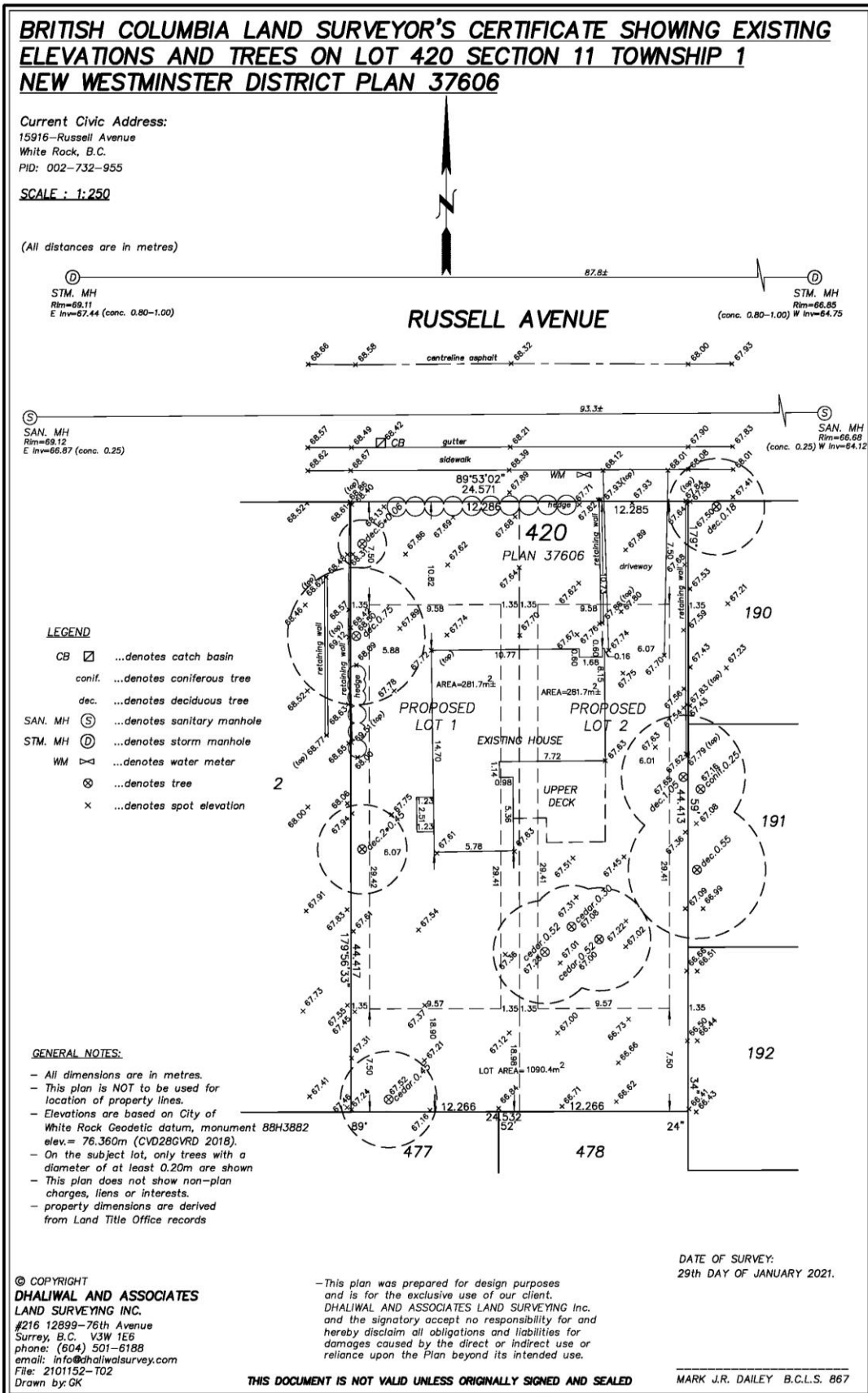
Appendix B: Subdivision Plan

Appendix C: Replacement Tree Plan

Appendix A – Location and Ortho Maps



Appendix B – Subdivision Plan



Appendix C – Replacement Tree Plan

