

## NOTICE OF PUBLIC HEARING – JANUARY 30, 2023

**BYLAW 2440:**            **WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT  
(RS-2 877 KENT STREET) BYLAW, 2022, NO. 2440**

**CIVIC ADDRESS:**    **877 KENT STREET**

**PURPOSE:** Bylaw 2440 proposes to rezone the subject property from ‘RT-1 Two Unit Residential Zone’ to ‘RS-2 One-Unit (Small Lot) Residential Zone’. The intent is to permit the subdivision of the 20.12 metre wide lot into two 10.06 metre wide lots to construct two new single-family dwellings.

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

**Documents:**

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning corporate report dated September 20, 2022	R-1
Corporate Administration Department	Minutes – Various Extracts	R-2

**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, JANUARY 30, 2023**

**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, JANUARY 30, 2023**, at **7:00 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 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 2440: WHITE ROCK ZONING BYLAW, 2012, NO. 2000,**  
**AMENDMENT (RS-2 -877 KENT STREET) BYLAW, 2022, NO. 2440**

**CIVIC ADDRESS: 877 KENT STREET (See Site Map)**

**PURPOSE:** Bylaw 2440 proposes to rezone the subject property from 'RT-1 Two Unit Residential Zone' to 'RS-2 One-Unit (Small Lot) Residential Zone'. The intent is to permit the subdivision of the 20.12 metre wide lot into two 10.06 metre wide lots to construct two new single-family dwellings.

The proposed 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 January 17, 2023 until January 30, 2023. If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2278, 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.

**ADDITIONAL INFORMATION**

Further details regarding the subject of the Public Hearing 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)

## VIEW THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS

Online at [whiterockcity.ca/agendas](http://whiterockcity.ca/agendas)

## SUBMIT YOUR COMMENTS

- **Email:** [clerksoffice@whiterockcity.ca](mailto:clerksoffice@whiterockcity.ca) with “Bylaw 2440 (877 Kent Street)” noted in the subject line
- **Mail:** City Hall at 15322 Buena Vista Avenue, White Rock, V4B 1Y6

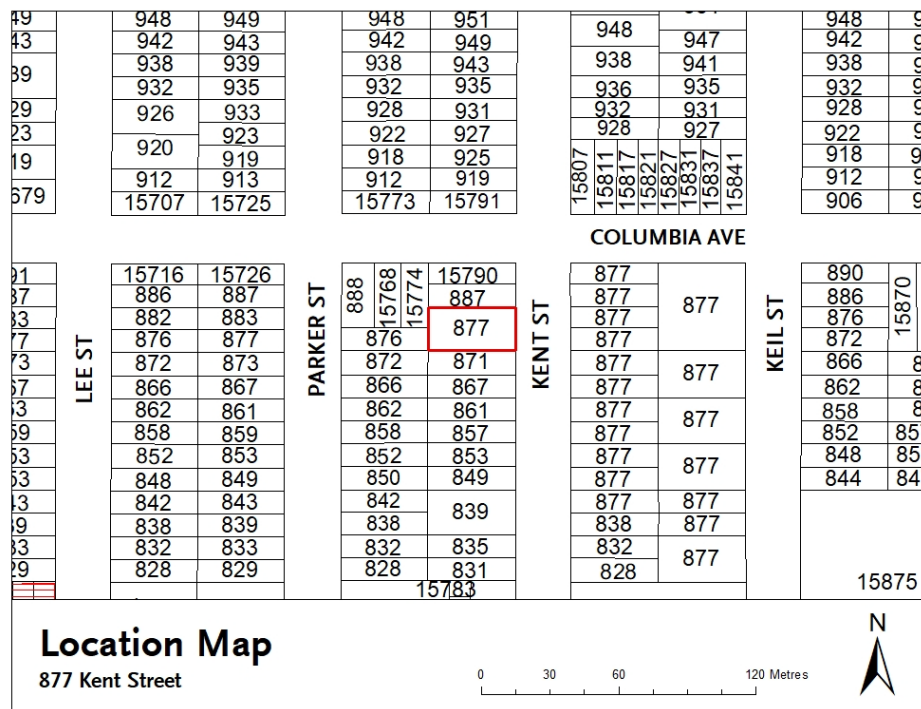
All submitted comments will be distributed to Council and must be received by 12:00 p.m. noon on the day of the public hearing.

- **In Person:** Attend in person at City Hall Council Chambers (15322 Buena Vista Ave.)

## WATCH THE PUBLIC HEARING

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

### SITE MAP: 877 Kent Street



January 17, 2023

Tracey Arthur, Director of Corporate Administration



**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW 2440**



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:

THAT Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands as shown on Schedule "1" attached hereto from the 'RT-1 Two Unit (Duplex) Residential Zone' to the 'RS-2 One Unit (Small Lot) Residential Zone'.

Lot 8 Block 5 Section 11 Township 1 New Westminster District Plan 3331  
(877 Kent Street)  
PID: 001-335-766

This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440".

PUBLIC INFORMATION MEETING on the	3 <sup>rd</sup>	day of	June, 2021
RECEIVED FIRST READING on the	20 <sup>th</sup>	day of	September, 2022
RECEIVED SECOND READING on the	20 <sup>th</sup>	day of	September, 2022
PUBLIC HEARING held on the	30 <sup>th</sup>	day of	January, 2023
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

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Mayor

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Director of Corporate Administration

## Schedule “1”

**Location Map**  
877 Kent Street

The map displays the following street grid and property numbers:

- Top Streets (North):** COLUMBIA AVE, LEE ST, PARKER ST, KENT ST, KEIL ST.
- Bottom Streets (South):** 877 Kent Street (highlighted in red).
- Property Numbers:**
  - Lee St:** 948, 949, 942, 943, 938, 939, 932, 935, 926, 933, 920, 923, 919, 912, 913, 15707, 15725.
  - Parker St:** 888, 887, 882, 883, 876, 877, 872, 873, 866, 867, 862, 861, 858, 859, 852, 853, 848, 849, 842, 843, 838, 839, 832, 833, 828, 829.
  - Kent St:** 948, 949, 938, 943, 932, 935, 928, 931, 922, 927, 918, 925, 912, 919, 15773, 15791.
  - Keil St:** 890, 886, 876, 872, 866, 862, 858, 852, 848, 844, 838, 839, 832, 833, 828, 829.

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



**DATE:** September 20, 2022

**TO:** Mayor and Council

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** Zoning Bylaw Amendment and Major Development Permit for 877 Kent Street (ZON/MJP 21-011) – First and Second Bylaw Readings

**RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommends that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;”
2. Direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;” and
3. Direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440” back for consideration of final adoption:
  - a) Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  - b) Provide tree protection and replacements plans prepared by a certified arborist and obtain a Tree Management Permit as required by the “White Rock Tree Protection Bylaw, 2022, No. 2407,” as amended; and
  - c) Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.
4. Recommend that pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440, Council consider issuance of Development Permit No. 446 for 877 Kent Street.

**EXECUTIVE SUMMARY**

This application proposes to rezone the property at 877 Kent Street from ‘RT-1 Two Unit Residential Zone’ to ‘RS-2 One-Unit (Small Lot) Residential Zone. The intent is to permit the subdivision of the 20.12 metre wide lot into two 10.06 metre wide lots to construct two new single-family dwellings. Since the two (2) new lots would be less than 12.1 metres (40 feet) in width, it is classified in Section 22.1 of the Official Community Plan (OCP) as “intensive residential development” under Section 488(1)(e) of the *Local Government Act*. In addition, the development is regulated by the requirement for a Major Development Permit and is reviewed

under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines. Overall, staff supports the proposal subject to the recommended conditions.

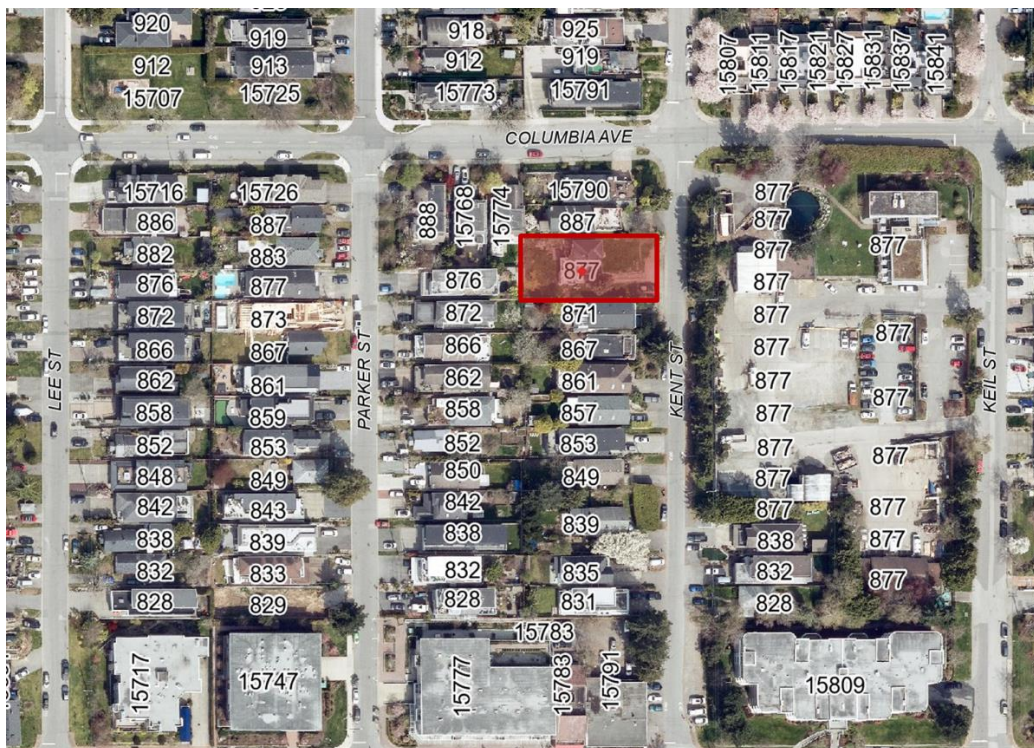
A copy of draft Zoning Amendment Bylaw No. 2440 is included in this corporate report as Appendix A. The draft Major Development Permit No.446 is included in Appendix B, the location and ortho maps of the property are included in Appendix C, Legal Survey is included in Appendix D, and the architectural and landscape drawings are included in Appendix E.

### **PREVIOUS COUNCIL DIRECTION**

<b>Motion &amp; Meeting Date</b>	<b>Motion Details</b>
LU/P-046 March 29, 2021	THAT Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 877 Kent Street proceed to the next stage in the application review process.
2021-189 April 12, 2021	THAT Council resolve that the zoning amendment application at 877 Kent Street proceed to the next stage in the application review process.

### **INTRODUCTION/BACKGROUND**

If approved, the zoning would be amended from RT-1 to RS-2, enabling the property's subdivision into two lots. The subdivision proposes to split the lot north-to-south resulting in two lots having frontages of approximately 10.06 metres and depth of approximately 38.07 metres each; the properties adjacent to the subject property have a similar configuration to that proposed. Figure 1.0 below illustrates the Subject Property (in red) and the site's context.



**Figure 1: Subject property and site context**

The subject property is on the south side of Columbia Avenue between Parker Street and Kent Street. The properties immediately west, north and south are zoned RS-2. The City’s Public Works Yard is directly east of the subject property

The subject property, including the property immediately south of the subject property, is tied to a Statutory Right of Way (SROW) with the City from the 1980’s for a storm main connection. The city constructed the main through the interior side yard of said properties to provide service connections (see Appendix C).

## **ANALYSIS**

The proposal has undergone a series of revisions to ensure alignment with the City’s Development Permit Area. The project is consistent with the OCP’s Mature Neighbourhood DPA policies. The following sections describe details of the proposal and key land use planning considerations in preparing the staff recommendation outlined in this report.

### **White Rock Official Community Plan, 2017, No. 2220**

The property is within the City’s “Mature Neighbourhood” designation as outlined in the Official Community Plan (OCP). This OCP designation aims to create low-scale housing forms, including single-family homes with secondary suites, duplexes, and triplexes. The OCP policies are intended to maintain residential character within established neighbourhoods by encouraging gentle infill while supporting a variety of housing choices and different levels of affordability. The development is regulated by the requirement for a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines. These guidelines are applied to the new dwellings within the “Mature Neighbourhood” designation to ensure that the proposal fits within the established character of the existing neighbourhood.

The proposed gentle infill will moderately increase housing availability in White Rock without significantly changing the character of the existing single-family neighbourhood and add housing options to the community by introducing smaller single-family detached homes. The proposal meets the Mature Neighbourhood DPA Guidelines and is consistent with the policy objectives of the OCP. Development Permit No. 446 is included as Appendix B in the report.

## **Zoning**

The subject property is approximately 20.12 m (66.01 ft) wide and 38.07 m (124.90 ft) deep. It has a lot area of approximately 766.0 m<sup>2</sup> (8,254.1 ft<sup>2</sup>), exceeding the minimum requirements of both the existing RT-1 zone and the proposed RS-2 zone. Table 1.0 below summarizes the proposed development's current and proposed zoning and configuration. The proposed use of the property is permitted within the RS-2 zone.

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

Zone Standard	RT-1 (Existing) zone	Existing Lot conditions	RS-2 (Standard)	RS-2 (Proposed)**	
				Proposed North Lot (Lot 1)	Proposed South Lot (Lot 2)
Lot Width ( <i>min</i> )	18.0 m	20.12 m	10.0 m (32.81ft)	<b>10.06 m</b>	<b>10.06 m</b>
Lot Depth ( <i>min</i> )	30.5 m	38.07 m	27.4 m (89.9ft)	<b>38.07 m</b>	<b>38.07 m</b>
Lot Area ( <i>min</i> )	742.0 m <sup>2</sup> (7,986.8 ft <sup>2</sup> )	766.0 m <sup>2</sup>	362.0 m <sup>2</sup> (3896.53 ft <sup>2</sup> )	<b>382.98 m<sup>2</sup></b>	<b>382.98 m<sup>2</sup></b>

Lot Coverage (max)	45%	-	50%	48.8%	48.12%
Floor Area	0.5 times the lot area	-	0.6 times the lot area	0.6 times the lot area	0.6 times the lot area
Height (max)	7.7 m	7.7 m	7.7 m	7.59 m	7.59 m
Setbacks (min)					
Front	7.5 m	14.25 m	3.0 m*	6.12 m	6.27 m
Rear	7.5 m	11.32 m	3.0 m*	6.66 m	5.89 m
Interior side	1.5 m	2.27 m	1.2 m	1.2 m	1.2 m
Off-Street Parking	Two per dwelling unit; 4 spaces in total (no secondary suites permitted in RT-1 zone)		Two per dwelling unit and one for a secondary suite	Two per dwelling unit plus one for a secondary suite	Two per dwelling unit plus one for a secondary suite
*Front and rear setbacks shall, in combination, be not less than 12.0m (39.37 ft) ** Exact dimensions are to be determined at the time of building permit; dimensions may not exceed the indicated maximum and minimum requirements					

While the existing RT-1 zoning allows for a duplex zone, the proposed RS-2 zoning allows for one single-family dwelling per lot. Additional permitted “accessory” uses in both zones include a childcare centre, boarding use, bed and breakfast, registered secondary suite or home occupation. The parking supply requirements of the bylaw (i.e., two spaces per unit plus one additional space for any secondary suite) appear to be satisfied within the design of the subdivided lots. Still, the City’s Parking department expressed some concern with the proposed secondary suites parking spaces on the proposed infill lots (see *Interdepartmental Involvement/Implications* section below).

Council’s approval of the proposed rezoning and subsequent subdivision approval by the City’s Approving Officer would allow for a maximum of two (2) units (two principal homes) along with one secondary suite per lot.

### **Public Information Meeting and Public Feedback**

On June 3, 2021, a Public Information Meeting (PIM) was held digitally to raise awareness of the application. There were 80 letters delivered to property owners and occupants within 100 metres of the subject property. The meeting was advertised in the Peace Arch News on May 20, 2021, and May 27, 2021. There were no attendees at the June 3, 2021, PIM.

### **Public Realm and Streetscape Improvements**

The applicant would complete improvements to the City boulevard at the time of redevelopment (e.g., sidewalks, street tree planting, etc.). Modifications to the overall street would occur when enough money is collected to warrant an overall capital improvement project.

### **Mature Neighbourhood DPA Guidelines**

The applicant has submitted a response to the Mature Neighbourhood Development Permit Area Guidelines, which apply to the proposal according to OCP Policy 22.1. The response to the guidelines is attached as Appendix F. Staff consider the submitted response to conform with the Development Permit Guidelines. Figure 2.0 below is a rendering of the proposed development on the subject property following the subdivision of the property into two lots.





**Figure 2: Proposed front view rendering along Kent Street**

The applicant has adequately identified how the proposed development meets the development permit guidelines by:

- a) Ensuring that the proposal is compatible with the surrounding neighbourhood comprising a mixture of older and more recently developed houses. The massing of the proposed residences is slightly stepped back from each other to reduce the shadowing effects of the building on the neighbouring properties.
- b) To create visual interest through the design, the proposal incorporates open decks, roofing styles and height variations to break down the building massing and a range of cladding materials.
- c) To address passive solar design principles, solar gain is minimized by setting several windows back on the partially covered decks and providing the maximum canopy permitted by the Angle of Containment on open decks where possible.

### **Advisory Design Panel Review**

The application was presented to the Advisory Design Panel (ADP) on October 19, 2021; the ADP deferred making a recommendation pending the resolution of the issues listed. However, the panel requested that the applicant return and discuss how the issues have been addressed. Accordingly, on February 24, 2022, the applicant presented the following revisions of the application:

- The massing of the garage was reduced. The front garage wall height was reduced by 5 feet, thereby reducing the dominance of the garages;
- The height of the front entrance has been raised, making it more visible from the street;
- The setbacks for dwelling units on the proposed lots have been staggered by 4 feet; making the units appear slightly offset from one another when viewed from Kent Street;
- Revised rear elevations and sections to avoid mirror design;

- Concerns about the accuracy of the renderings for the development. The applicant retained a new rendering consultant renderings to address these concerns;
- EV charging stations are proposed to be installed in both dwelling units.

At the March 15, 2022 meeting, the ADP was overall in support of the design based on the revisions made. The Panel recommended that this application proceeds to Council, subject to the following considerations made to the satisfaction of staff (see Table 2.0 below; see Appendix G for related ADP meeting minutes):

**Table 2: ADP comments and applicant's responses**

<b>ADP Comments</b>	<b>Applicant's response</b>
<ul style="list-style-type: none"> <li>• Look at ways to improve the character of the north house (Lot #1) if possible. For example, it may be good to look at ways to use a similar material and colour board on the south lot while ensuring the home has its unique identity.</li> </ul>	<ul style="list-style-type: none"> <li>• A revised design for the north lot has been submitted to staff. This new design ensures that the north lot has its unique identity while ensuring that the guidelines for the “Mature Neighbourhood” DPA are met.</li> </ul>
<ul style="list-style-type: none"> <li>• Recommended dropping the ceiling height of the front entrances for both units to match the first-storey roof line along the sides of the houses.</li> </ul>	<ul style="list-style-type: none"> <li>• The ceiling height of the front entrances has been dropped to ensure that the first-storey roof matches the storey roof line along the sides of the houses.</li> </ul>
<ul style="list-style-type: none"> <li>• Consider implementing more oversized windows and using shared colours and elements between the two houses.</li> </ul>	<ul style="list-style-type: none"> <li>• The new design has larger windows and balconies using shared colours, complementing both homes.</li> </ul>
<ul style="list-style-type: none"> <li>• Use a different material for the garage door for the dwelling unit on Lot #2 (south).</li> </ul>	<ul style="list-style-type: none"> <li>• The garage door material for the south home has been revised as recommended.</li> </ul>
<ul style="list-style-type: none"> <li>• There are Inconsistencies between the site plan and landscape plan drawings. E.g. the landscaping plan appears to show gravel between the houses and along the outer edges of the properties, which is not consistent with the site plans.</li> </ul>	<ul style="list-style-type: none"> <li>• The site and landscaping plans have been revised to ensure that all drawings are consistent.</li> </ul>
<ul style="list-style-type: none"> <li>• Consider planting some larger shrubs and tree varieties at the front of the properties and indicating the same in the landscape plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Conducted further consultations with the applicant's Landscape Architect and provided a new landscape plan consistent with the site plan and has larger shrubs and tree varieties.</li> </ul>

Staff believe the applicant has responded satisfactorily and made changes to the proposal to reflect the comments noted above.

### **Tree Management and Protection**

As per the OCP, development projects should be designed to preserve and protect mature, healthy trees. The applicant has submitted an arborist report which identifies a total of six (6) “protected trees,” which are subject to the provisions of the City's Tree Protection Bylaw, No. 2407 (see Appendix H). In addition, there is one on-site tree and five off-site trees. Table 3.0 below identifies



the protected trees, their size, and whether they are proposed for removal or retention. The table also identifies the value of securities for tree retention and the number and value of replacement trees where removals are proposed.

**Table 3: Summary of Protected Trees tied to the development**

Tree Ref.	Species	DBH (cm)	Retain / Remove	Security for Retention / Replacement Value	# of Replacements
29	Spruce	45	Remove	\$3,000	2
OS 1	Black Pine	25	Retain	\$3,000	NA
OS 2	Katsura	20	Retain	\$3,000	NA
OS 3	Apple	14	Retain	\$3,000	NA
OS 4	Curly Willow	25	Retain	\$3,000	NA
OS 5	Cherry	70	Retain	\$10,000	NA
<b>Total</b>				<b>\$25,000</b>	<b>2</b>

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the proposed tree protection measures and removals. Two new trees are proposed as part of the development. All the trees identified on the Tree Retention/Removal Plan in the Arborist report (see Appendix H) have been given their retention/removal recommendation on a preliminary basis. This will be further reviewed upon receipt of an application for a Tree Management Permit (TMP), likely to accompany a future request for demolition of the existing building. Final recommendations will be based on design/construction and grading details.

### **FINANCIAL IMPLICATIONS**

The following fees would be collected if approved for rezoning and subdivision (Table 4.0). Note these fees are subject to change:

**Table 4: 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	\$2,993.00	1	<b>\$2,993.00</b>
Metro Vancouver (Regional) DCCs	\$6,254.00	1	<b>\$6,254.00</b>
Surrey School District School Site Acquisition Charges (SSAC)	\$1,000.00	1	<b>\$1,000.00</b>
<b>Total</b>			<b>\$29,541.76</b>

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

The applicant held a digital public information meeting (PIM) on June 3, 2021. If Council provides first and second readings of the Zoning Amendment Bylaw, a Public Hearing will offer the community an opportunity for direct written and verbal comments to be provided to Council.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Zoning Bylaw amendment application was referred to municipal departments for comments.

The Parking Department noted the following concerns with the proposed secondary suite parking:

- A total of six (6) vehicles on this (sub-divided) property would be an excessive number of vehicles to add to the neighbouring area (i.e. a minimum of three (3) parking spaces per lot required per proposed RS-2 zone, see Table 1.0 above).
- The probability of all vehicles being parked on the properties is slim with the location of the secondary suite parking spaces proposed in tandem with the two-car garages.
- Kent street is too narrow to allow for on-street parking, and the boulevard cannot be encroached on for parking needs.
- Recommend that secondary suites not be permitted on this property.

All other interdepartmental comments provided to the applicant have been addressed related to this stage of the rezoning proposal. The application complies with the City's Zoning Bylaw requirements.

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 would be required as a condition of 3<sup>rd</sup> reading.

### **CLIMATE CHANGE IMPLICATIONS**

The application will enable modest infill within the 'Mature Neighbourhood' designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

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

Tree retention benefits the uptake of greenhouse gases and reduces factors contributing to climate change. The subject property contains mature trees subject to the city's Tree Protection Bylaw. In addition, five off-site mature trees border the property line of the subject property and neighbouring property to the north and south of the subject property that this development would impact. Staff have made efforts to ensure optimal long-term tree preservation occurs.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The proposal is aligned with the Corporate Vision established as part of Council's Strategic Priorities, particularly concerning supporting a community where people can live, work and play in an enjoyable atmosphere.

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

The following alternate options are available for the Council's consideration:

1. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440 and direct staff to schedule a public hearing with the added condition to register no-secondary suites covenant prior to final adoption.
2. Reject "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440," or

3. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440,” and refer the application to staff to address any issues identified by Council.

### **CONCLUSION**

The City has received applications for a zoning bylaw amendment and major development permit, to allow the subdivision of the lot at 877 Kent Street into two (2) new lots. Staff recommend that the Zoning Amendment Bylaw be given first and second reading and that a Public Hearing be scheduled. If Council adopts the zoning amendment bylaw, staff recommend that Council approve the subsequent issuance of the Major Development Permit following the final adoption of the bylaw. Overall, staff supports the proposal subject to the recommended conditions noted.

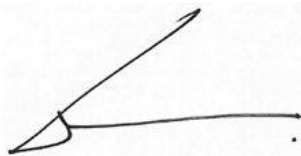
Respectfully submitted,



Anne Berry, MCIP, RPP  
Director, Planning and Development Services

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

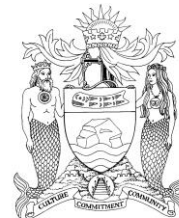
I concur with the recommendations of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Draft Zoning Amendment Bylaw No. 2440  
Appendix B: Draft Major DP No. 446  
Appendix C: Location and Ortho Maps  
Appendix D: Legal Survey  
Appendix E: Architectural and Landscape Drawings  
Appendix F: Mature Neighbourhood DPA Guidelines Response Table  
Appendix G: Adopted March 15 2022 ADP Meeting Minutes  
Appendix H: Arborist Report and Plans

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW 2440**



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:

THAT Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands as shown on Schedule "1" attached hereto from the 'RT-1 Two Unit (Duplex) Residential Zone' to the 'RS-2 One Unit (Small Lot) Residential Zone'.

Lot 8 Block 5 Section 11 Township 1 New Westminster District Plan 3331  
(877 Kent Street)  
PID: 001-335-766

This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440".

PUBLIC INFORMATION MEETING on the	3 <sup>rd</sup>	day of	June, 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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Director of Corporate Administration

## Schedule “1”

**Location Map**  
877 Kent Street

The map displays the following streets and address ranges:

- LEE ST** (Left): 948-912, 15707-15725
- PARKER ST** (Middle-Left): 888-828, 15768-15783
- KENT ST** (Center): 948-912, 15773-15791
- COLUMBIA AVE** (Top): 948-912, 15807-15841
- KEIL ST** (Right): 890-844, 15870-15875

Address 877 on Kent Street is highlighted with a red box.

THE CORPORATION OF THE  
CITY OF WHITE ROCK



**DEVELOPMENT PERMIT NO. 446**

1. This Development Permit No. 446 is issued to **1234286 B.C. LTD, INC.NO. BC1234286** as the owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: **LOT 8 BLOCK 5 SECTION 11 TOWNSHIP 1 NEW  
WESTMINSTER DISTRICT PLAN 3331**

Civic Address: **877 Kent Street**

PID: **001-335-766**

The property subject to Development Permit No. 446 is indicated on Schedule A and is referred to herein as the “Lands”.

2. This Development Permit No. 446 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Official Community Plan Bylaw, 2017, No. 2220” as amended, and in conformity with the procedures prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. The terms, conditions and guidelines as set out in “White Rock Official Community Plan Bylaw, 2017, No. 2220” as amended, that relate to “Mature Neighbourhood Infill Development Permit Area” shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the “RS-2 One Unit (Small Lot) Residential Zone” of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Architectural (Design) Plans prepared by Paragon Designs (dated 6 September 2022) and the Landscape Plans prepared by Huckleberry Landscape Design (dated 6 September 2022) attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Lot 1 Elevation Drawings

Schedule D	Lot 2 Elevation Drawings
Schedule E	Renderings
Schedule F	Landscape Plan

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
  - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plan (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
  - c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$63,176.25 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.
10. In the event of any ambiguity or conflict between this permit and a City Bylaw, the terms of the City Bylaw will apply.

Authorizing Resolution passed by the Council for the City of White Rock on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

This development permit has been executed at White Rock, British Columbia on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

The Corporate Seal of THE CORPORATION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:

---

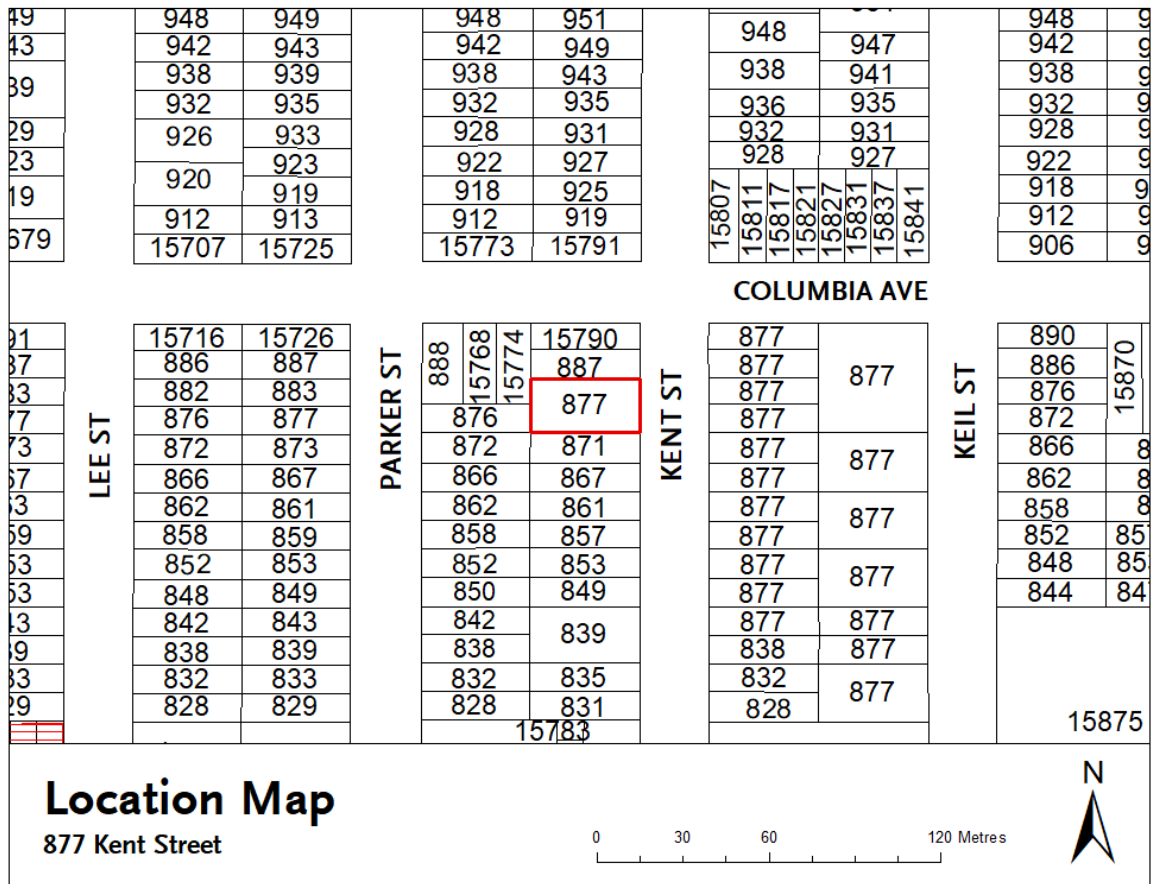
Mayor  
Authorized Signatory

---

Director of Corporate Administration  
Authorized Signatory



## Schedule A – Location Map



**Schedule B – Site Plan [attached separately]**

CIVIC ADDRESS:

LOT #2, 871 KENT STREET,  
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# 2, SEC. 11, TWP 1  
NWD PLAN 12907

CALCULATIONS:

ZONE : RS-2

LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)  
PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)

PROPOSED F.A.R.:

GROUND FLOOR AREA = 1,384.0 SQ.FT.  
SECOND FLOOR AREA = 1,090.0 SQ.FT.

TOTAL AREA = 2,474.0 SQ.FT.

GARAGE AREA = 392.0 SQ.FT.  
BASEMENT AREA = 1,384.0 SQ.FT.

TOTAL AREA OF THE HOUSE = 4,250.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.

PROPOSED SITE COVERAGE = 1,984.0 SQ.FT. (48.12%)

CIVIC ADDRESS:

LOT #1, 877 KENT STREET,  
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# A, SEC. II , TWP I  
NWD PLAN 12907

CALCULATIONS:

ZONE : RS-2

LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)  
PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)

PROPOSED F.A.R.:

GROUND FLOOR AREA = 1,383.0 SQ.FT.  
SECOND FLOOR AREA = 1,087.0 SQ.FT.

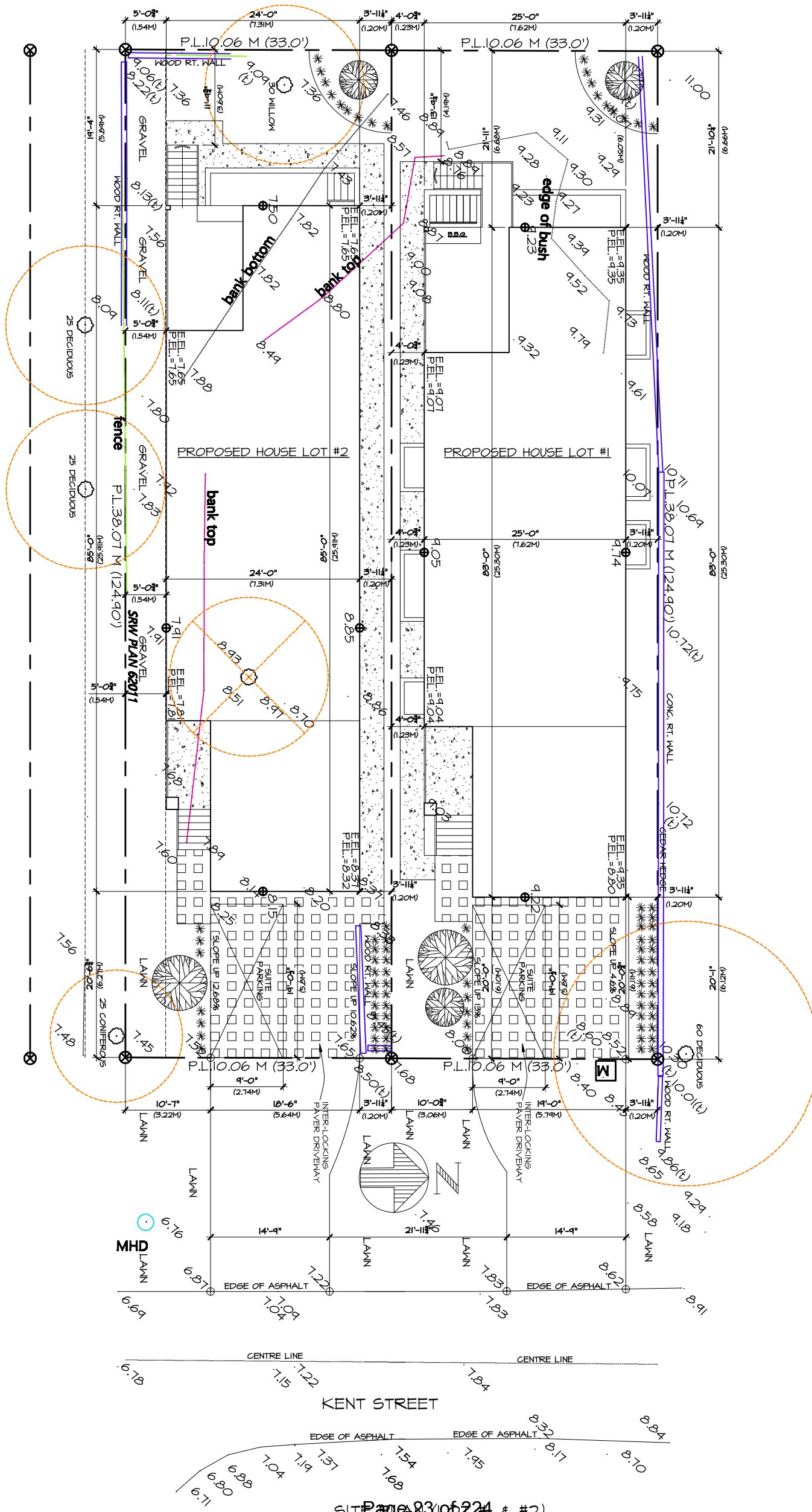
TOTAL AREA = 2,470.0 SQ.FT.

GARAGE AREA = 402.0 SQ.FT.  
BASEMENT AREA = 1,383.0 SQ.FT.

TOTAL AREA OF THE HOUSE = 4,255.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.

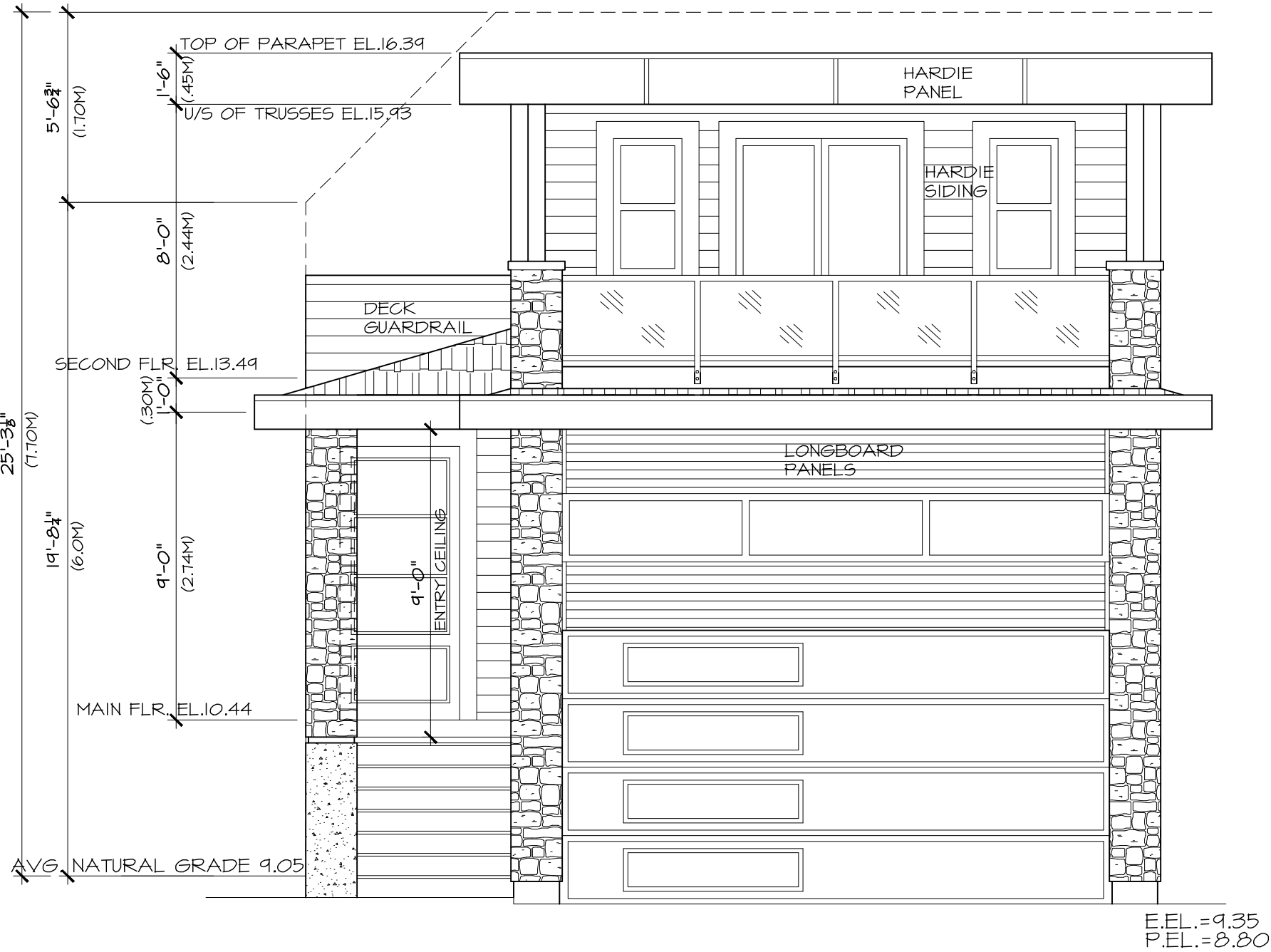
PROPOSED SITE COVERAGE = 2,012.0 SQ.FT. (48.80%)



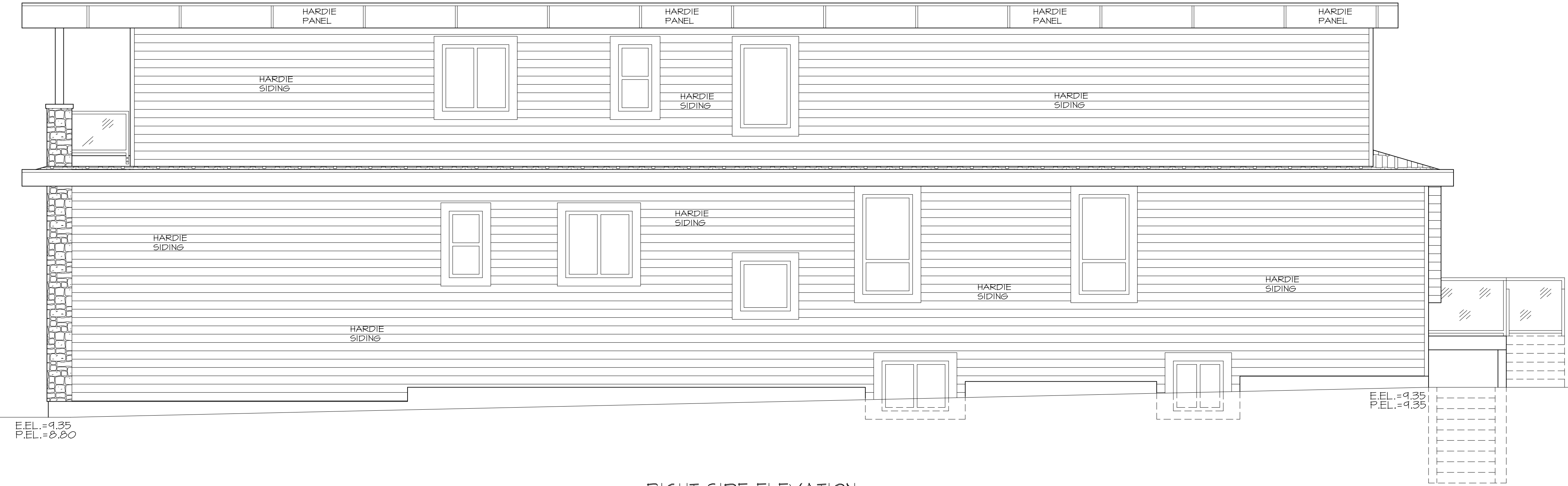
**Schedule C – Lot 1 Elevations (attached separately)**



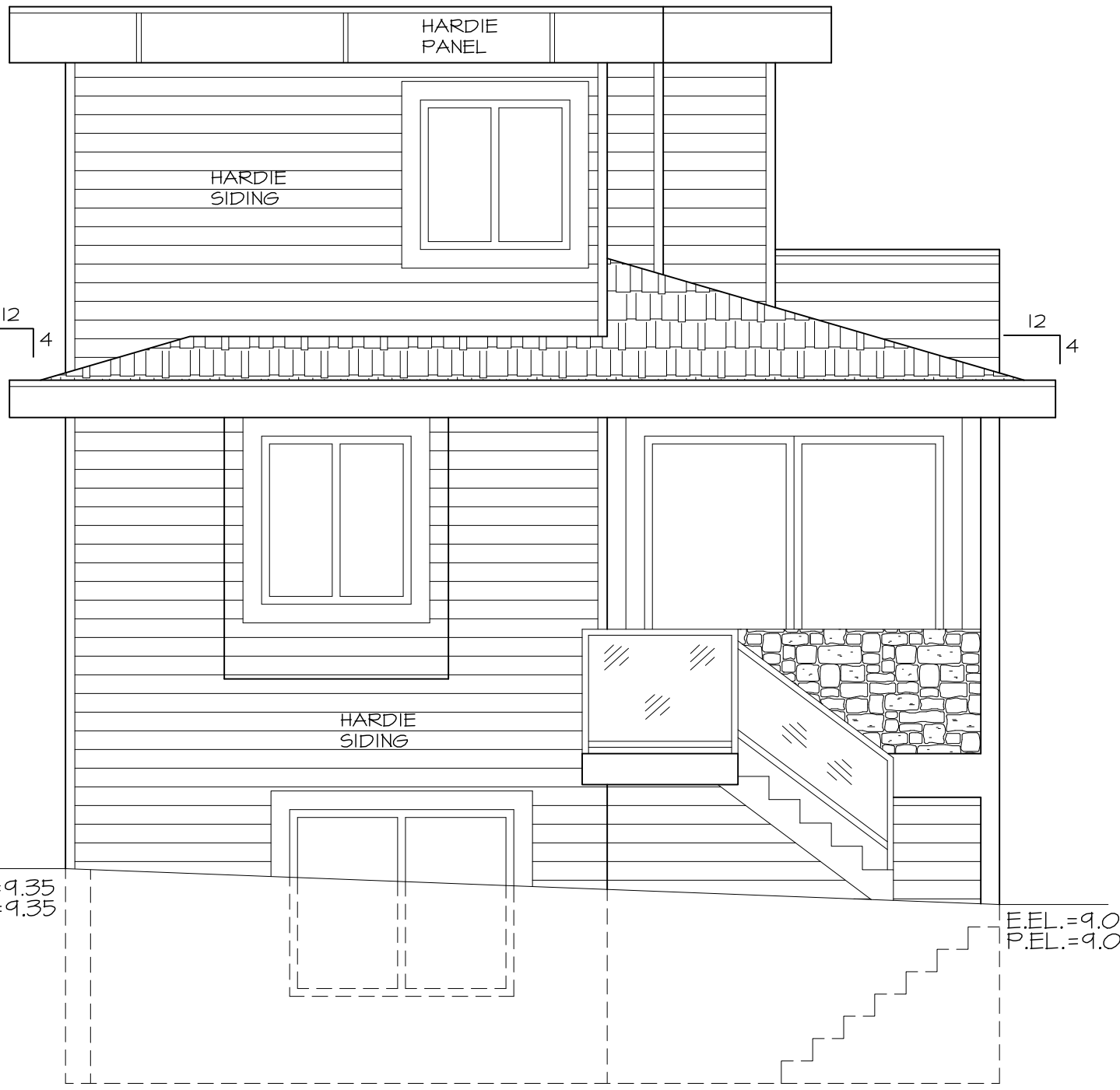
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

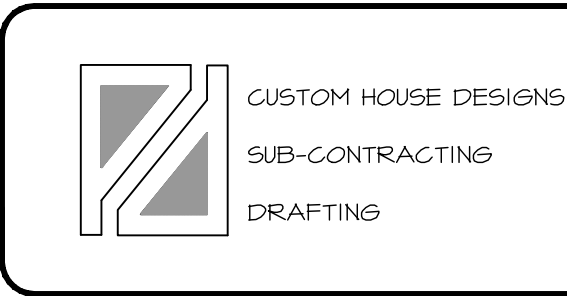


REAR ELEVATION

GENERAL NOTES:-  
The Designer assumes no responsibility for structural or dimensional errors or omissions. The Contractor and/or Owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the Designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Written dimensions shall have precedence over scaled dimensions.

DRAWING NO.	DATE: SEP.06, 2022	TITLE:
A 3	DRAWN:	ELEVATIONS
	SCALE: 1/4"=1'-0"	
	CHECKED BY: P.D.	

PROPOSED HOUSE FOR  
1234286 B.C. LTD.  
AT LOT# \_\_, 877 KENT STREET,  
WHITE ROCK, B.C.



PARAGON DESIGNS  
6948 -150B STREET, SURREY, B.C. V3S - 0W7,  
EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

THESE PLANS CONFORM  
TO THE B.C. BUILDING  
CODE 2018 EDITION

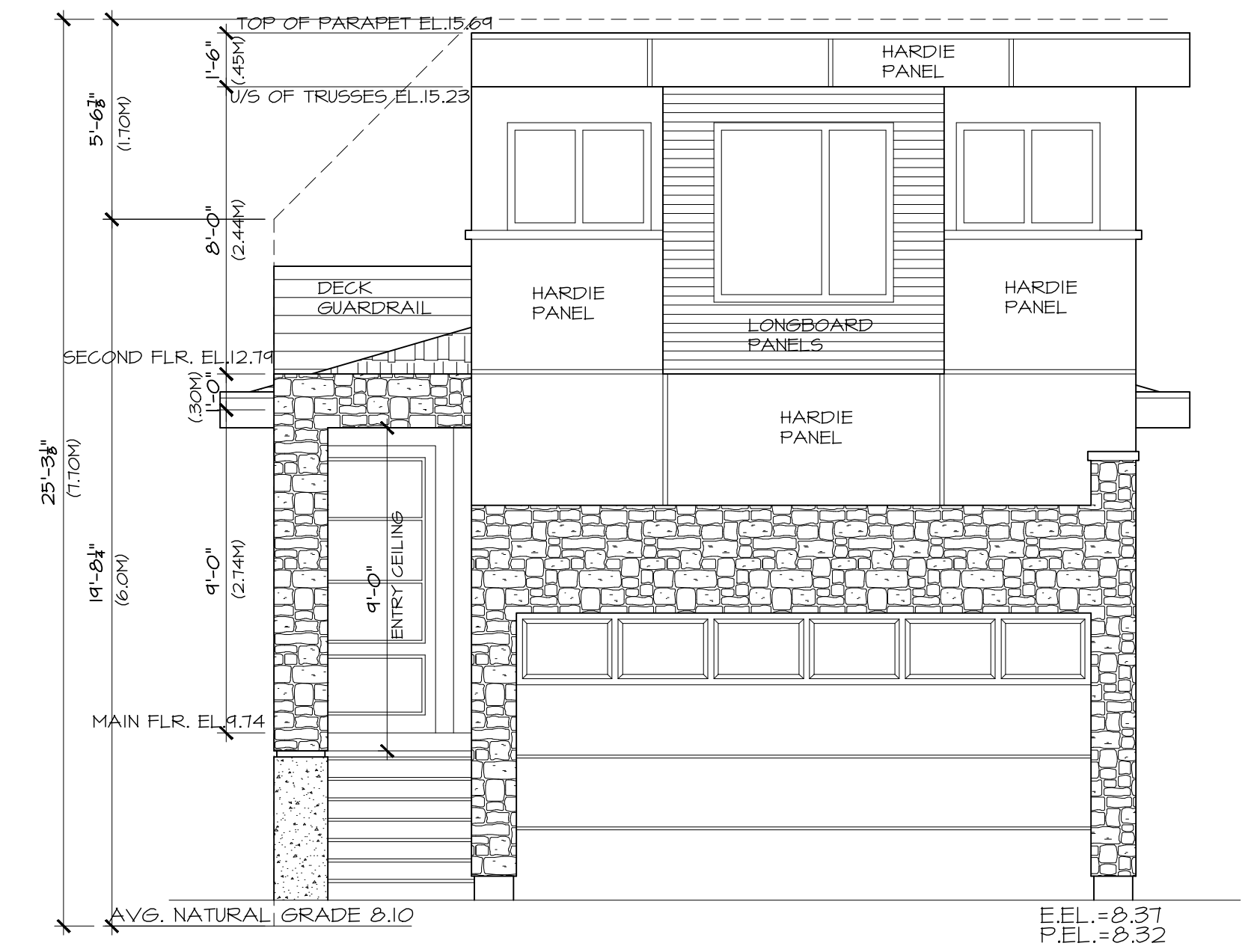
**Schedule D – Lot 2 Elevations [attached separately]**



# LOT 2 - Elevations



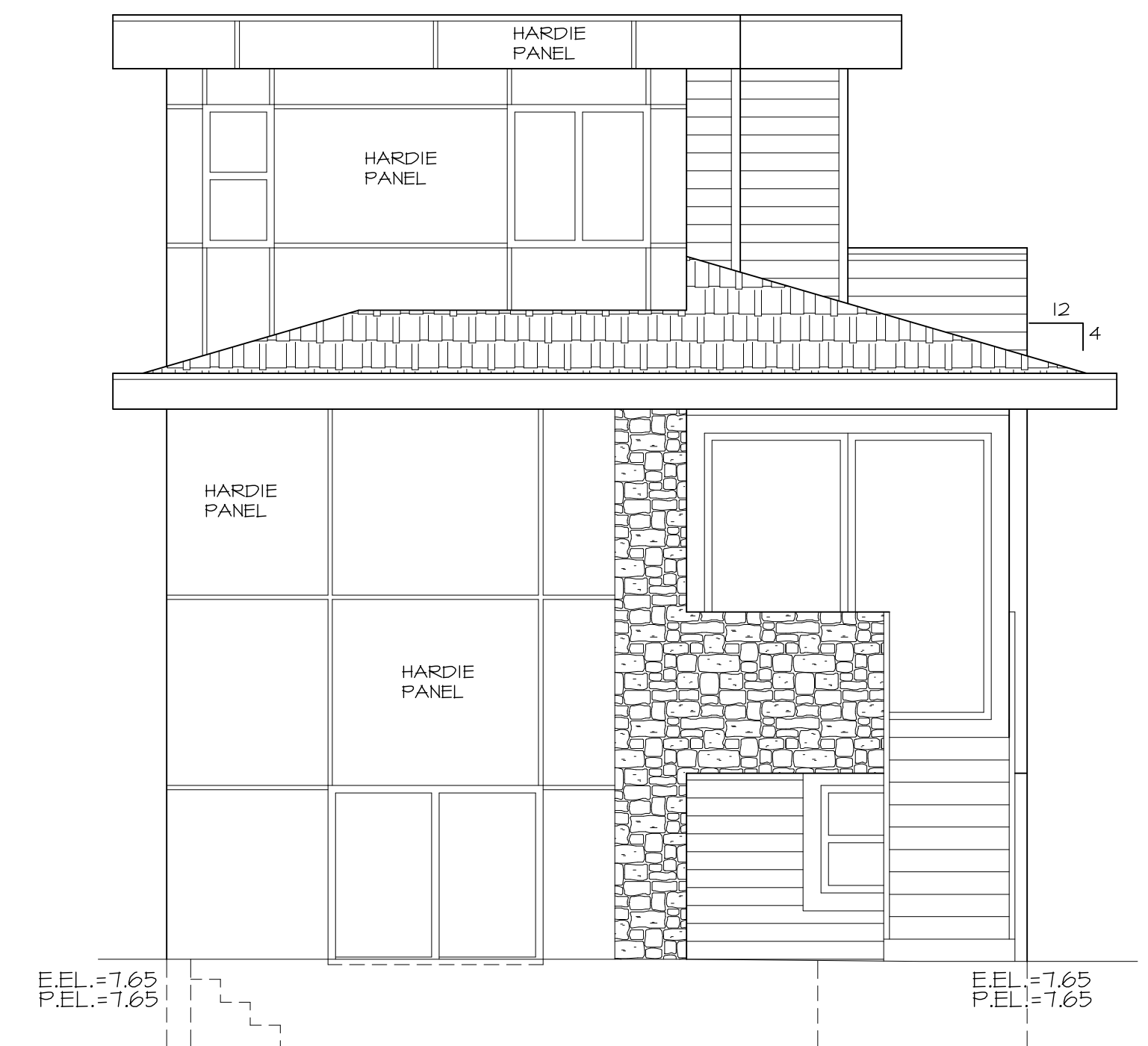
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

## GENERAL NOTES:-

The Designer assumes no responsibility for structural or dimensional errors or omissions. The Contractor and/or Owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the Designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Written dimensions shall have precedence over scaled dimensions.

DRAWING NO.

A 3

DATE: SEP.06, 2022

DRAWN:

SCALE: 1/4"=1'-0"

CHECKED BY: P.D.

TITLE:

ELEVATIONS

PROPOSED HOUSE FOR  
1234286 B.C. LTD.  
AT LOT# 2, 877 KENT STREET,  
WHITE ROCK, B.C.



CUSTOM HOUSE DESIGNS  
SUB-CONTRACTING  
DRAFTING

PARAGON DESIGNS

6948 -150B STREET, SURREY, B.C. V3S - 0W7,  
EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

THESE PLANS CONFORM  
TO THE B.C. BUILDING  
CODE 2018 EDITION

## Schedule E – Renderings

West Elevation (View from Kent Street)

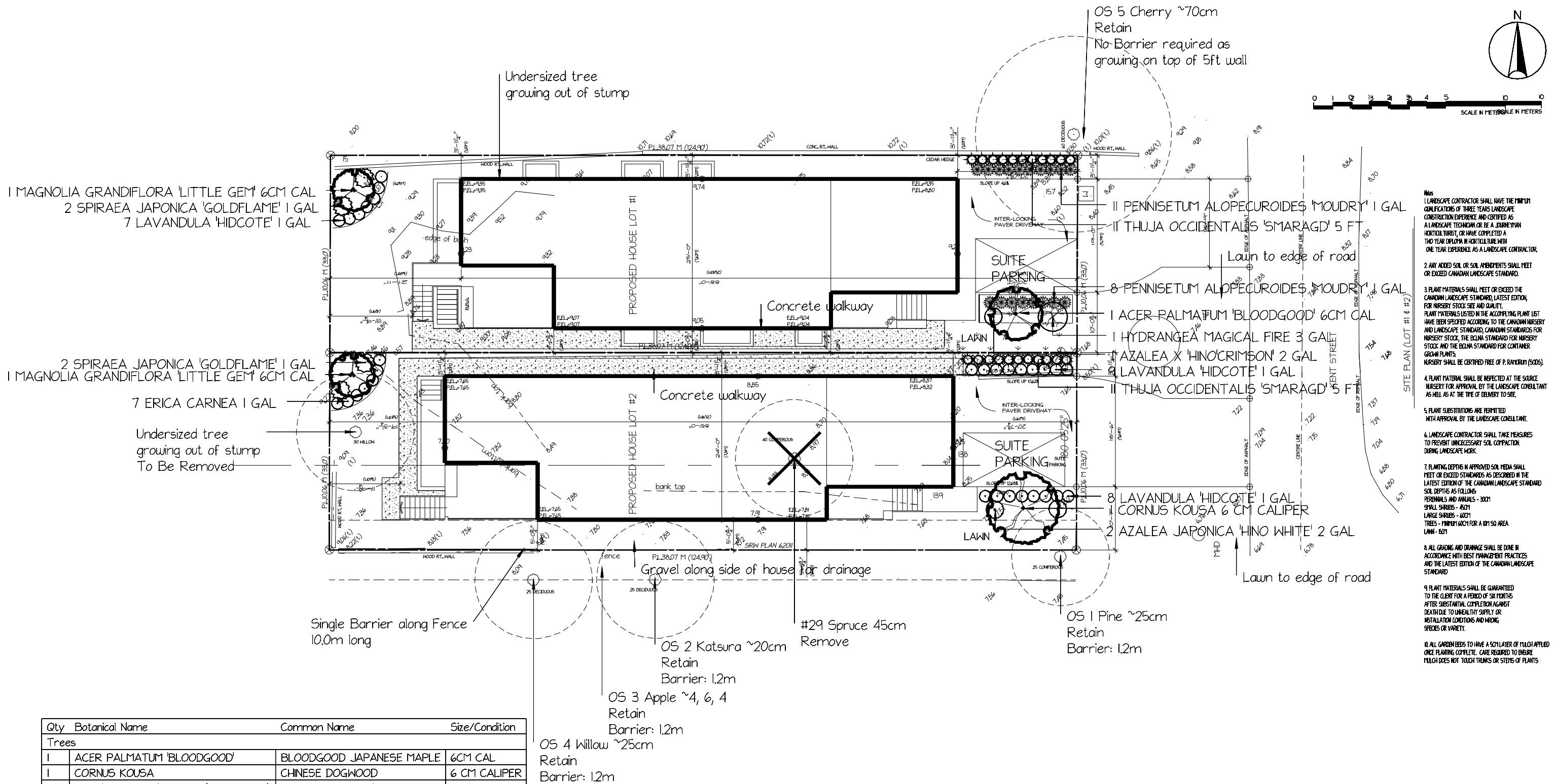


East Elevation (View from Rear yard)





**Schedule F – Landscape Plan [attached separately]**



Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL
1	CORNUS KOUSA	CHINESE DOGWOOD	6 CM CALIPER
2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6CM CAL
Shrubs			
2	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	2 GAL
1	AZALEA X 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2 GAL
7	ERICA CARNEA	WINTER HEATHER	1 GAL
1	HYDRANGEA MAGICAL FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
4	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	1 GAL
22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	5 FT
Ornamental Grasses			
19	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	1 GAL
Perennials and Annuals			
24	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL



604-724-3025  
www.huckleberrylandscape.ca

Address: 877 KENT STREET

Client Name: SUE GILLProject: 2 LOT SUBDIVISION

Drawing: LANDSCAPE PLANDrawing no: 1 OF 1Revision no: 4

Scale: 1:200Date: SEPT 6 2022Drawn by: AKK

49		948	949		948	951		948		948	9
43		942	943		942	949		948	947	942	9
39		938	939		938	943		938	941	938	9
29		932	935		932	935		936	935	932	9
23		926	933		928	931		932	931	928	9
19		920	923		922	927		928	927	922	9
679		912	913		918	925		15807	15811	918	9
		15707	15725		912	919		15817	15821	912	9
					15773	15791		15827	15831	906	9
								15837	15841		
COLUMBIA AVE											
91		15716	15726		888	15768	15774	15790	877	890	
87		886	887		876	887		877	877	886	15870
83		882	883		872	877		877	877	876	
77	LEE ST	876	877	PARKER ST	866	871		877	877	872	
73		872	873		866	867		877	877	866	8
67		866	867		862	861		877	877	862	8
63		862	861		858	857		877	877	858	8
59		858	859		852	853		877	877	852	85
53		852	853		850	849		877	877	848	85
53		848	849		842	839		877	877	844	84
43		842	843		838	835		877	877		
39		838	839		832	831		838	877		
33		832	833		828	831		832	877		
29		828	829			15783		828			
											15875

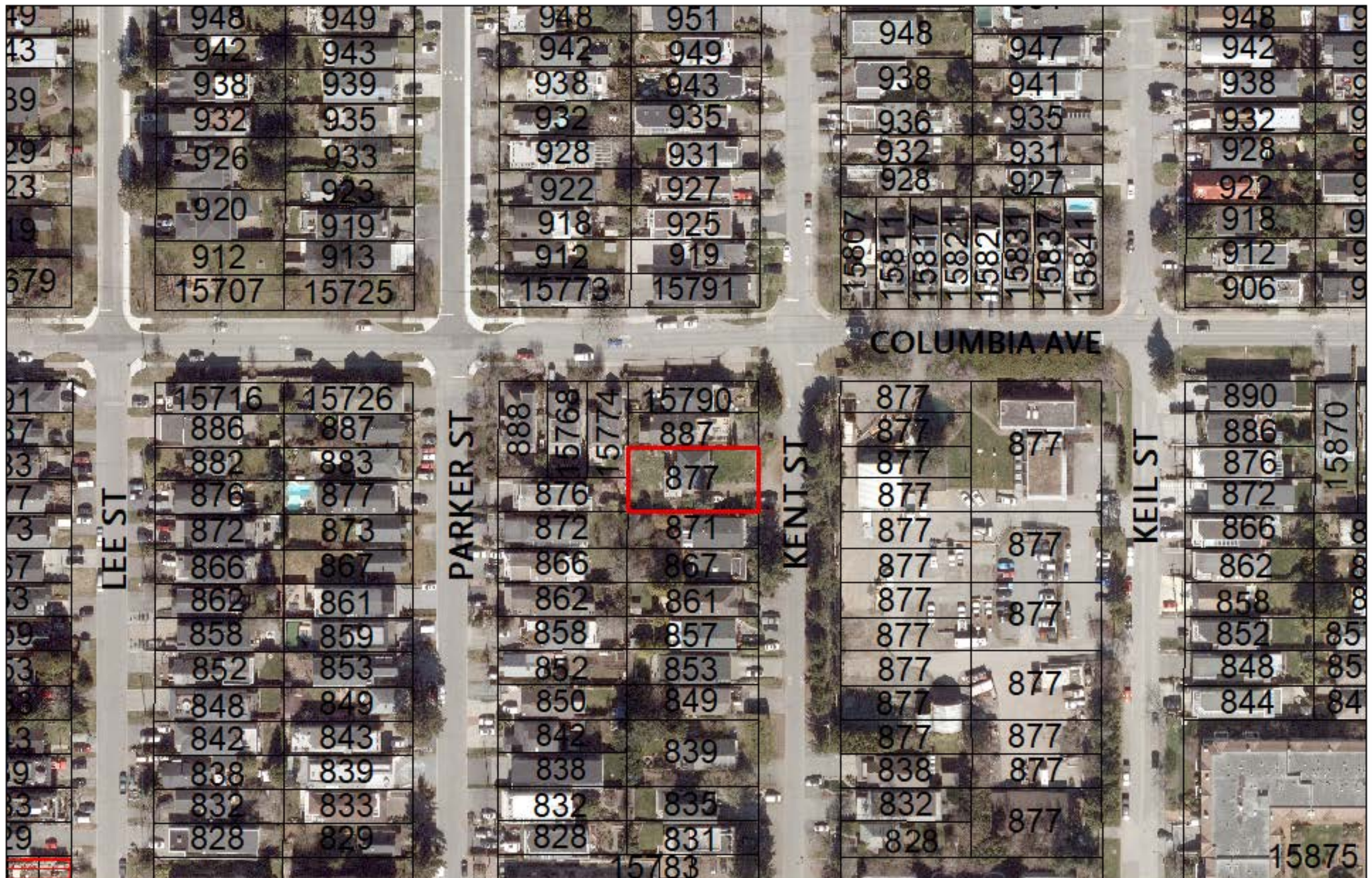
# Location Map

877 Kent Street

0 30 60 120 Metres







# Orthographic Map

877 Kent Street

0 30 60 120 Metres





TOPOGRAPHIC SITE PLAN OF LOT 8  
BLOCK 5 SECTION 11 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN 3331

CIVIC ADDRESS:

877 Kent Street, White Rock, BC  
P.I.D. 001-335-766

LEGEND

- CB DENOTES CATCH BASIN - ROUND
- Ⓜ DENOTES WATER METER
- MHS DENOTES SANITARY MANHOLE
- MHD DENOTES STORM MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION

SCALE 1 : 250

2.5 0 5 10  
ALL DISTANCES ARE IN METRES

Lot dimensions are derived from FIELD SURVEY.

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS)  
Derived from Control Monument WR88003 located at the  
intersection of Marine Dr. & Kent St.  
Elevation = 4.548m

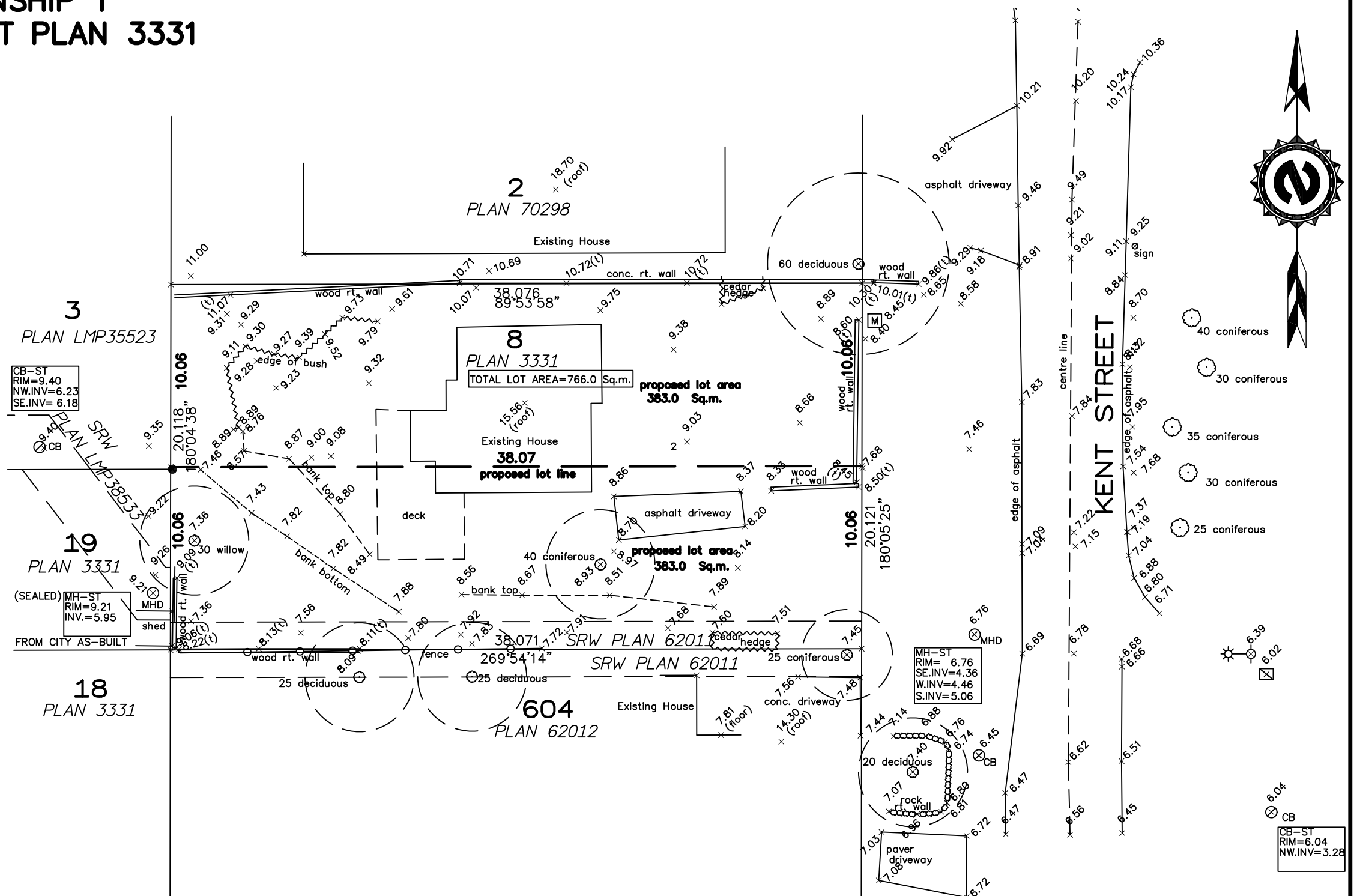
Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are  
shown in cm.

This Plan was prepared for architectural design and permit  
purposes, and is for the exclusive use of our client. The  
signatory accepts no responsibility or liability for any  
damages that may be suffered by a third party as a  
result of reproduction, transmission or alteration to this  
document without consent of the signatory.

CERTIFIED CORRECT  
DATED THIS 30TH DAY OF MAY, 2020

----- BCLS  
Finny Philip



CIVIC ADDRESS:

LOT #2, 877 KENT STREET,  
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# 2, SEC. II , TWP I  
NAD PLAN 12907

CALCULATIONS:

ZONE : RS-2  
LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)  
PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)  
PROPOSED F.A.R.:  
GROUND FLOOR AREA = 1,384.0 SQ.FT.  
SECOND FLOOR AREA = 1,090.0 SQ.FT.  
TOTAL AREA = 2,474.0 SQ.FT.

GARAGE AREA = 392.0 SQ.FT.  
BASEMENT AREA = 1,384.0 SQ.FT.

TOTAL AREA OF THE HOUSE = 4,250.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.  
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CIVIC ADDRESS:

LOT #1, 877 KENT STREET,  
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# A, SEC. II , TWP I  
NAD PLAN 12907

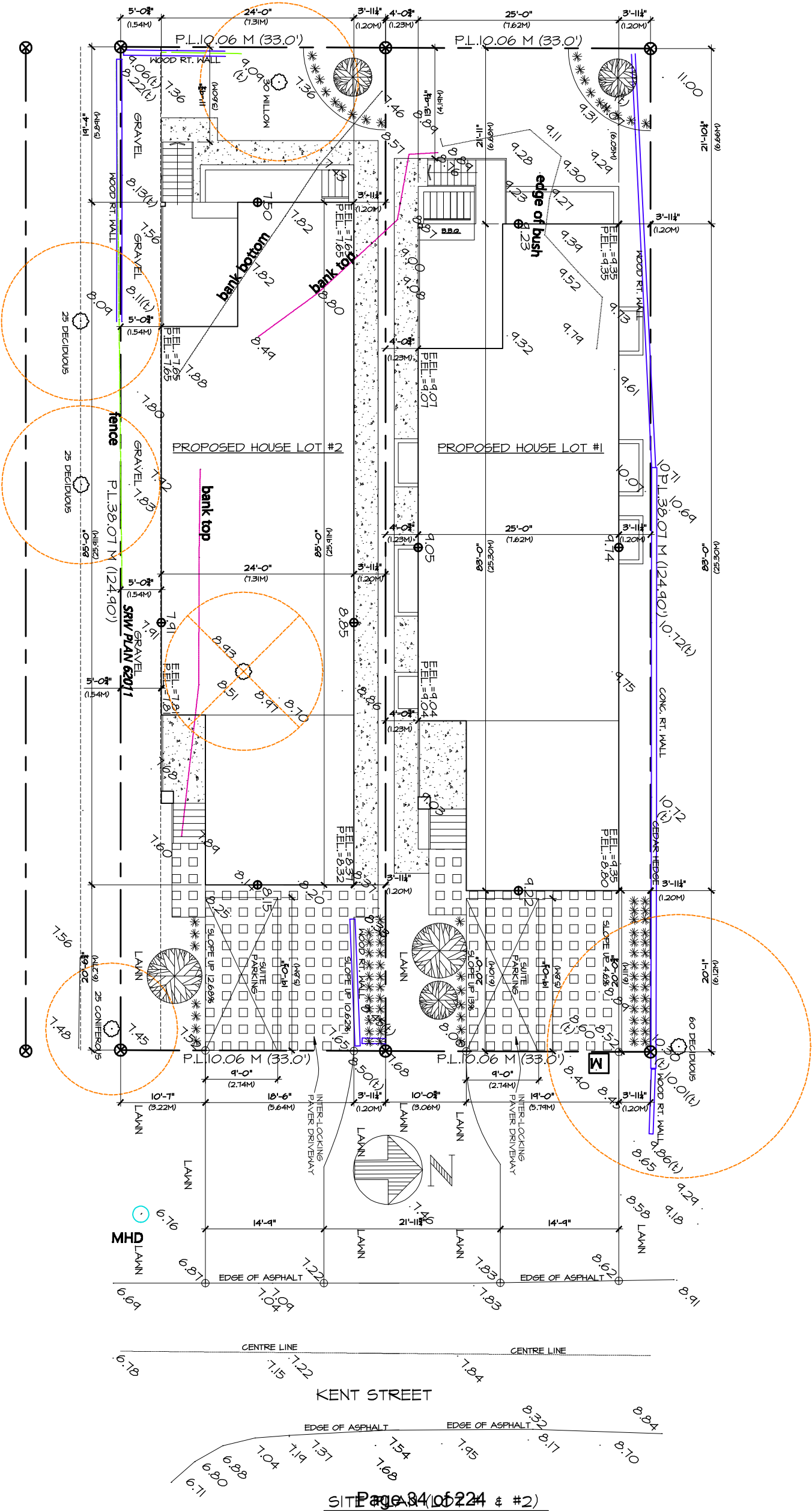
CALCULATIONS:

ZONE : RS-2  
LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)  
PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)  
PROPOSED F.A.R.:  
GROUND FLOOR AREA = 1,383.0 SQ.FT.  
SECOND FLOOR AREA = 1,087.0 SQ.FT.  
TOTAL AREA = 2,470.0 SQ.FT.

GARAGE AREA = 402.0 SQ.FT.  
BASEMENT AREA = 1,383.0 SQ.FT.

TOTAL AREA OF THE HOUSE = 4,255.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.  
PROPOSED SITE COVERAGE = 2,012.0 SQ.FT. (48.80%)



CIVIC ADDRESS:

LOT #1, 877 KENT STREET,  
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# A, SEC. II, TWP I  
NAD PLAN 12407

CALCULATIONS:

ZONE : R5-2

LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)

PERMI. F.A.R. = 224.8 M.S. (2,473.55 SQ.FT.)

PROPOSED F.A.R.:

GROUND FLOOR AREA = 1,383.0 SQ.FT.

SECOND FLOOR AREA = 1,087.0 SQ.FT.

TOTAL AREA = 2,470.0 SQ.FT.

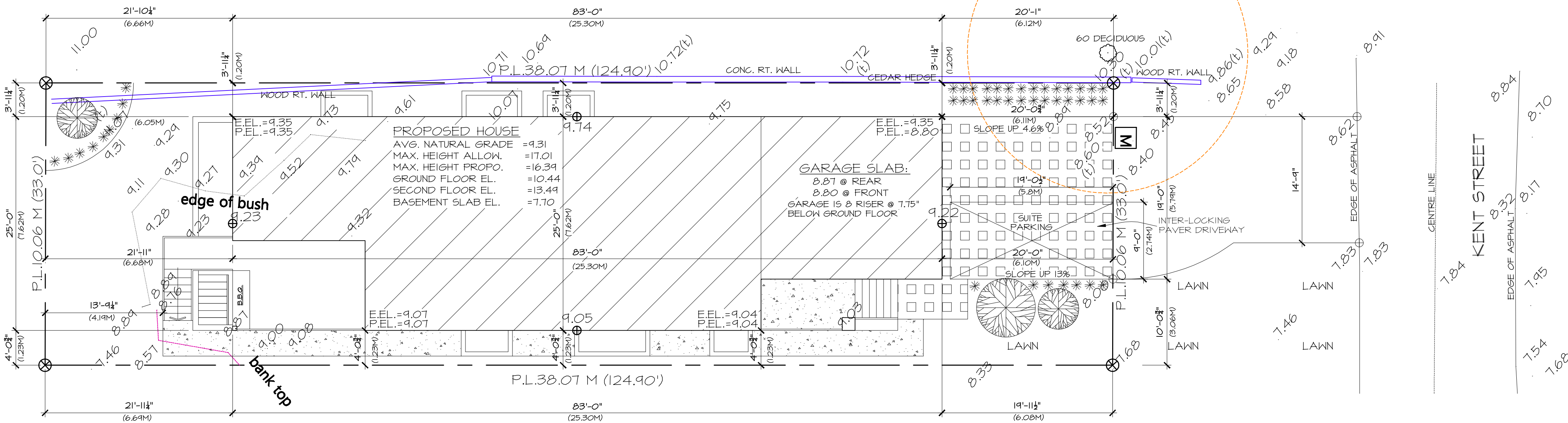
GARAGE AREA = 402.0 SQ.FT.

BASEMENT AREA = 1,383.0 SQ.FT.

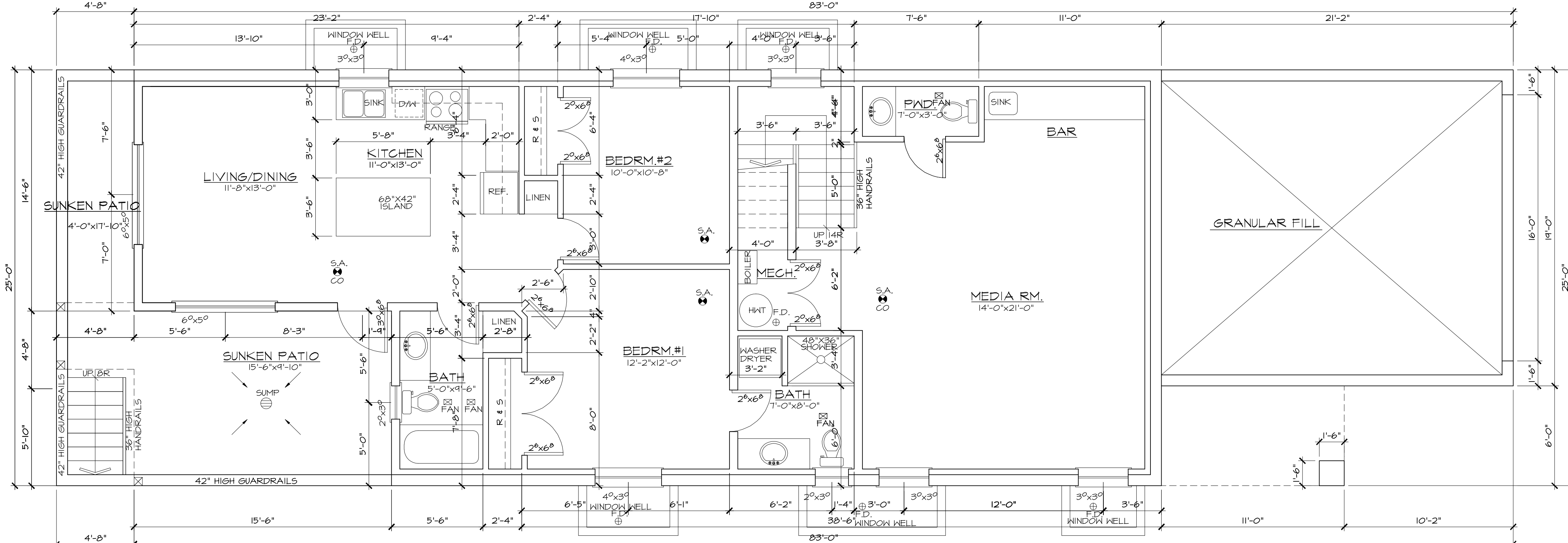
TOTAL AREA OF THE HOUSE = 4,255.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.

PROPOSED SITE COVERAGE = 2,012.0 SQ.FT. (48.80%)



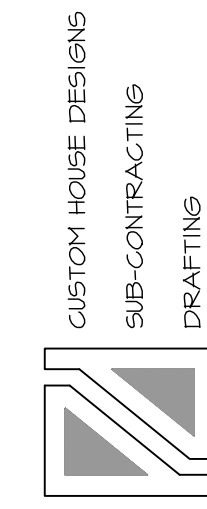
SITE PLAN (LOT #1)



BASEMENT PLAN 1,383.0 SQ.FT. (8'-0" CEILING)  
(SECONDARY SUITE AREA = 816.0 SQ.FT.)

GENERAL NOTES:-  
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PARAGON DESIGNS  
6948 -150B STREET, SURREY, B.C. V3S - 0W7,  
EMAIL : PGON@TELUS.NET PHONE : 604-716-9796



THESE PLANS CONFORM  
TO THE B.C. BUILDING  
CODE 2018 EDITION

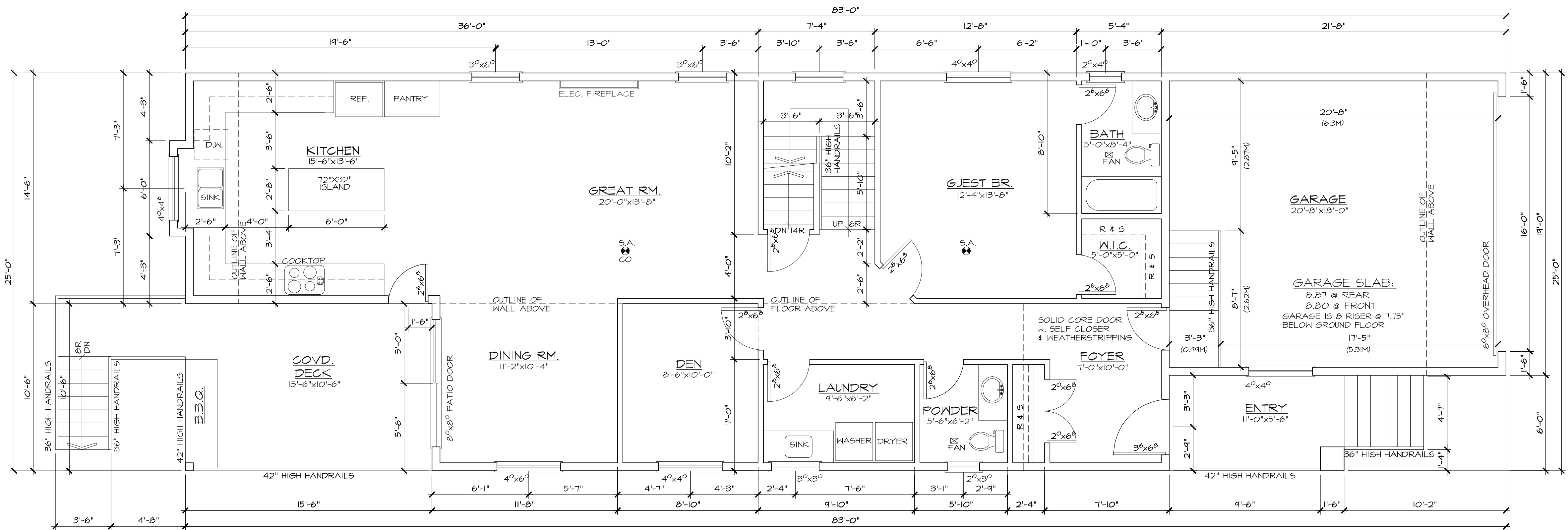
PROPOSED HOUSE FOR  
1234286 B.C. LTD.  
AT LOT# 1, 877 KENT STREET,  
WHITE ROCK, B.C.

TITLE:  
FLOOR PLANS

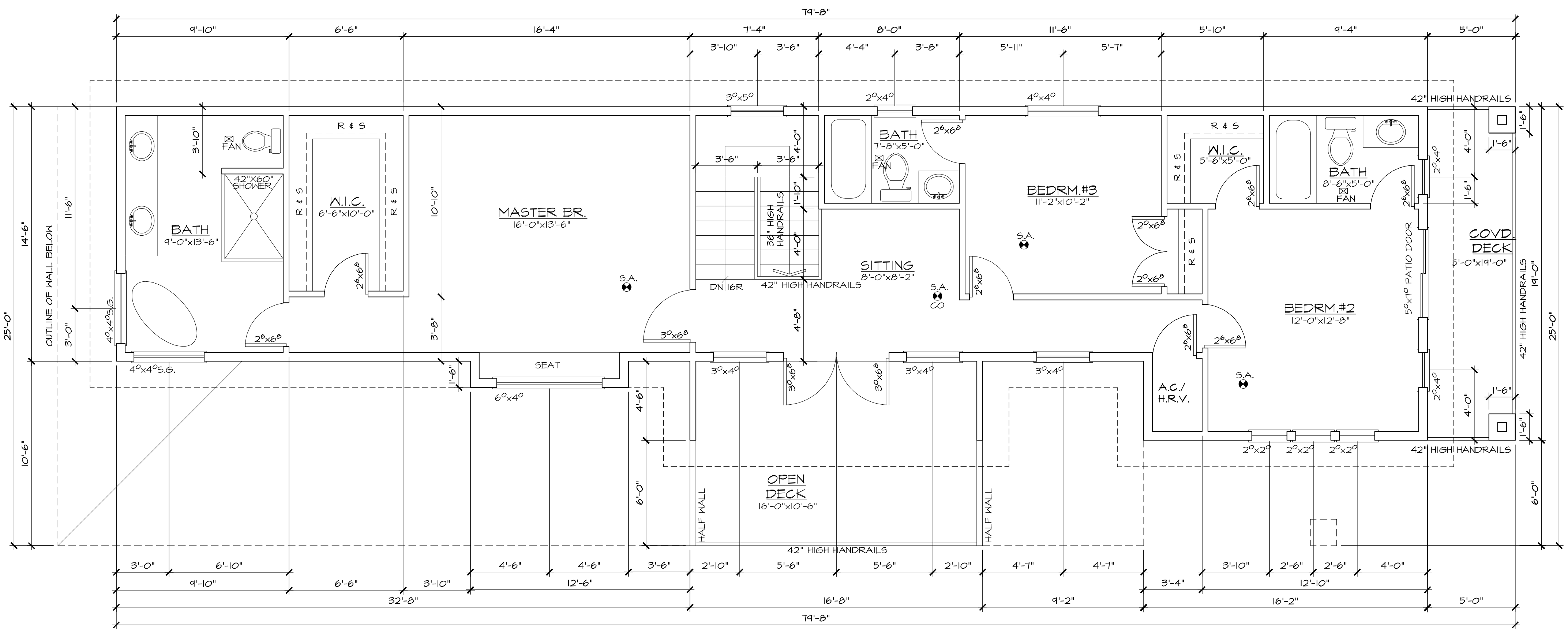
DATE: SEP 06, 2022  
DRAWN: P.D.  
SCALE: 1/4" = 1'-0"  
CHECKED BY:

A I





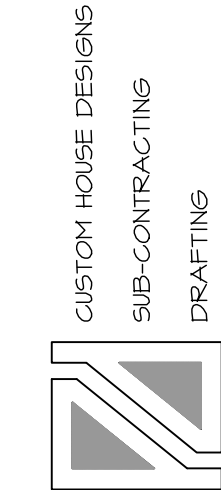
GROUND FLOOR PLAN 1,383.0 SQ.FT. (9'-0" CEILING)  
GARAGE AREA = 402.0 SQ.FT.



SECOND FLOOR PLAN 1,087.0 SQ.FT. ( 8'-0" CEILING )

GENERAL NOTES:-  
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PARAGON DESIGNS  
6948 -150B STREET, SURREY, B.C. V3S - 0W7,  
EMAIL : PGON@TELUS.NET PHONE : 604-716-9796



THESE PLANS CONFORM  
TO THE B.C. BUILDING  
CODE 2018 EDITION

PROPOSED HOUSE FOR  
1234286 B.C. LTD.  
AT LOT# 1, 877 KENT STREET,  
WHITE ROCK, B.C.

TITLE:  
FLOOR PLANS

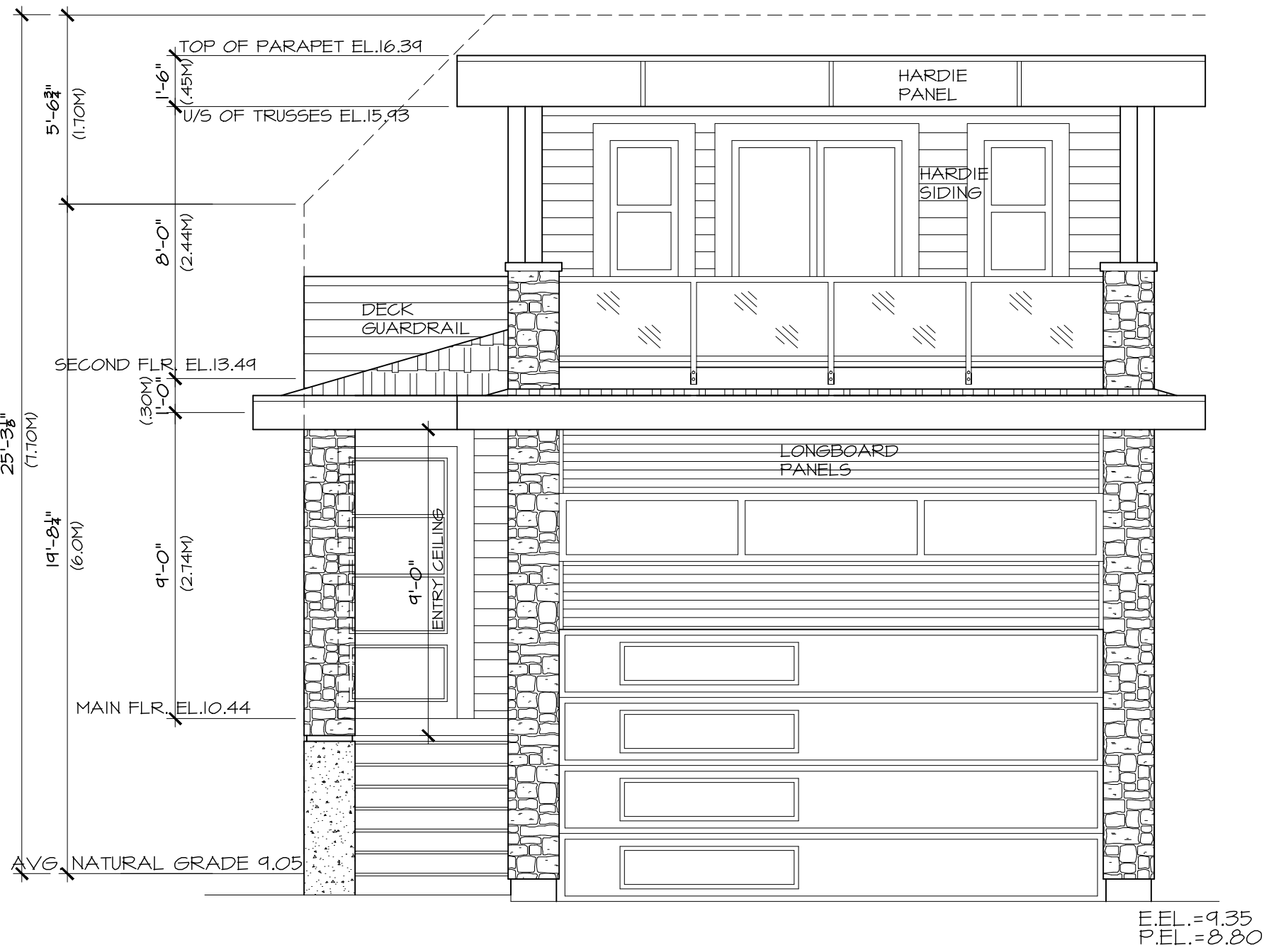
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DRAWN: P.D.  
SCALE: 1/4" = 1'-0"  
CHECKED BY:  
DRAWING NO.

A 2





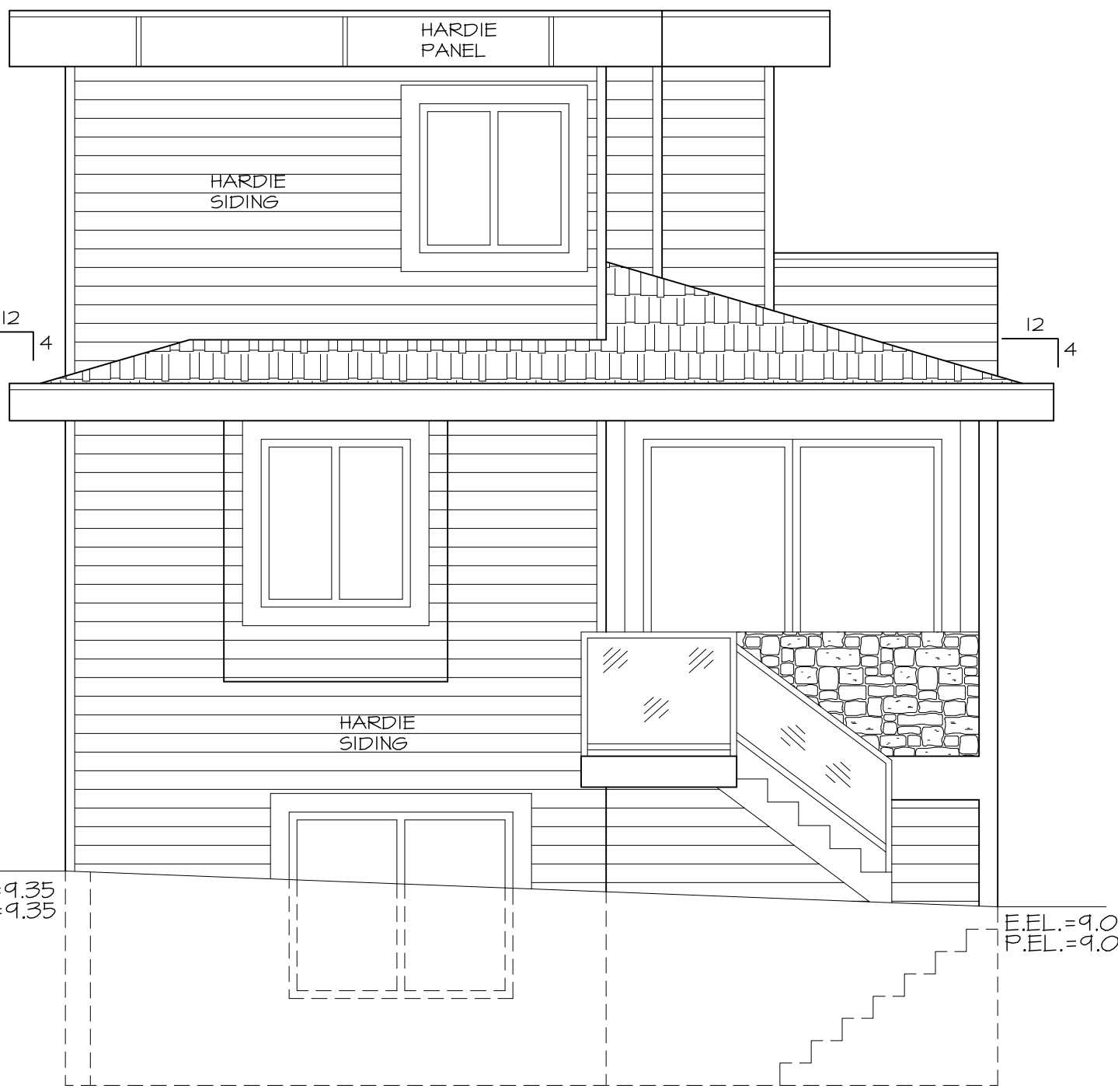
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTES:-  
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DRAWING NO.	DATE: SEP.06, 2022	TITLE:
A 3	DRAWN:	ELEVATIONS
	SCALE: 1/4"=1'-0"	
	CHECKED BY: P.D.	

PROPOSED HOUSE FOR  
1234286 B.C. LTD.  
AT LOT# 2, 877 KENT STREET,  
WHITE ROCK, B.C.

CUSTOM HOUSE DESIGNS  
SUB-CONTRACTING  
DRAFTING

PARAGON DESIGNS  
6948 -150B STREET, SURREY, B.C. V3S - 0W7,  
EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

THESE PLANS CONFORM  
TO THE B.C. BUILDING  
CODE 2018 EDITION

CIVIC ADDRESS:

LOT #2, 877 KENT STREET,  
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# 2, SEC. II, TWP 1  
NAD PLAN 12407

CALCULATIONS:

ZONE : R5-2

LOT AREA = 383.0 M.S. (4122.58 SQ.FT.)

PERMI. F.A.R. = 224.8 M.S. (2473.55 SQ.FT.)

PROPOSED F.A.R.:

GROUND FLOOR AREA = 1384.0 SQ.FT.

SECOND FLOOR AREA = 1090.0 SQ.FT.

TOTAL AREA = 2,474.0 SQ.FT.

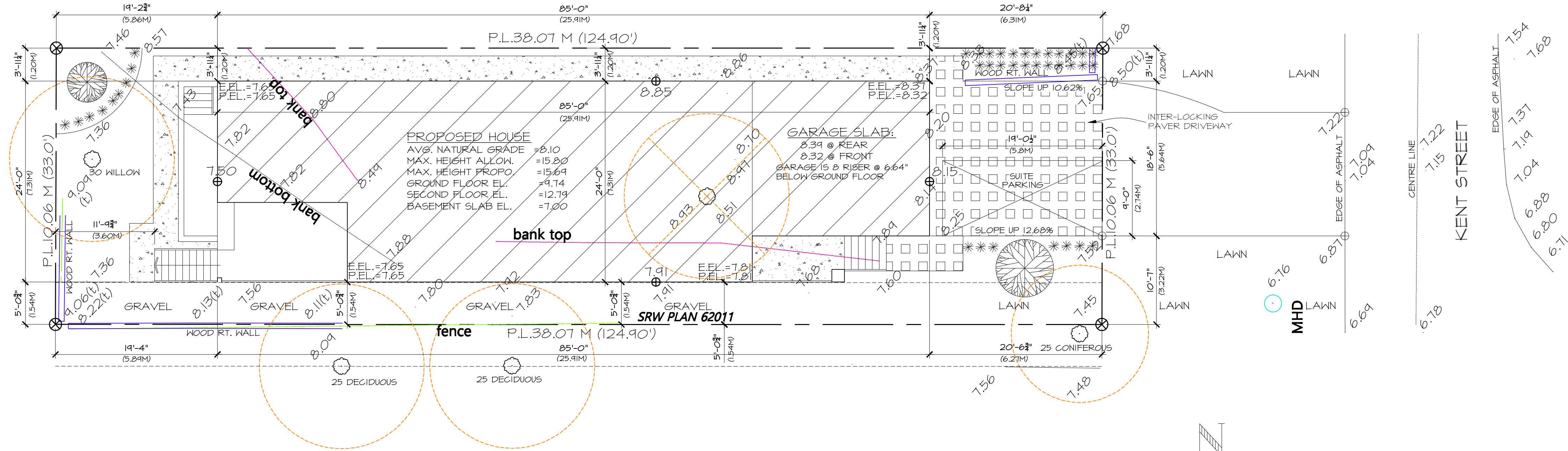
GARAGE AREA = 392.0 SQ.FT.

BASEMENT AREA = 1384.0 SQ.FT.

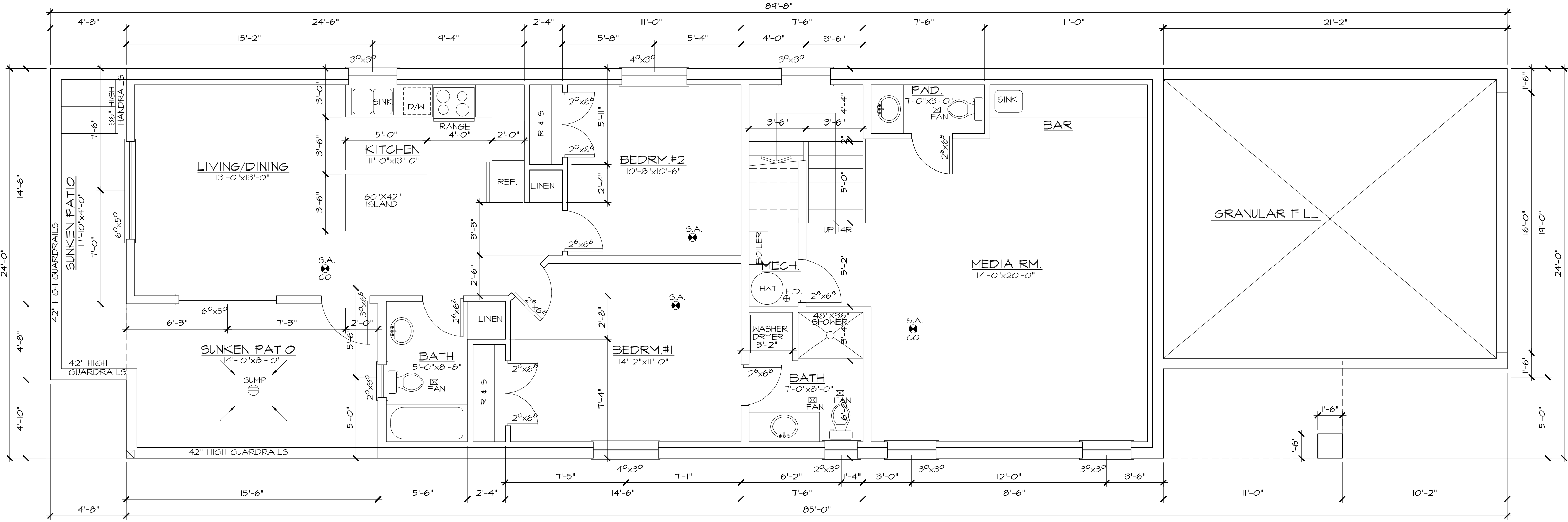
TOTAL AREA OF THE HOUSE = 4,250.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.

PROPOSED SITE COVERAGE = 1,984.0 SQ.FT. (46.12%)



SITE PLAN (LOT #2)

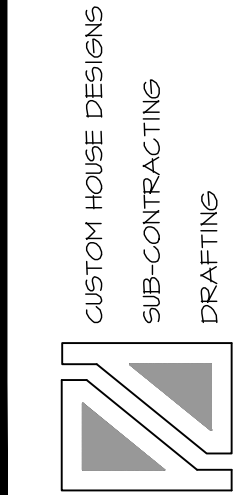


BASEMENT PLAN 1,385.0 SQ.FT. (8'-0" CEILING)  
(SECONDARY SUITE AREA = 818.0 SQ.FT.)

GENERAL NOTES:-

The Designer assumes no responsibility for structural or dimensional errors or omissions. The contractor and/or owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Written dimensions shall have precedence over scaled dimensions.

PARAGON DESIGNS  
6948 -150B STREET, SURREY, B.C. V3S - 0W7,  
EMAIL : PAGON@TELUS.NET PHONE : 604-716-9796



THESE PLANS CONFORM  
TO THE B.C. BUILDING  
CODE 2018 EDITION

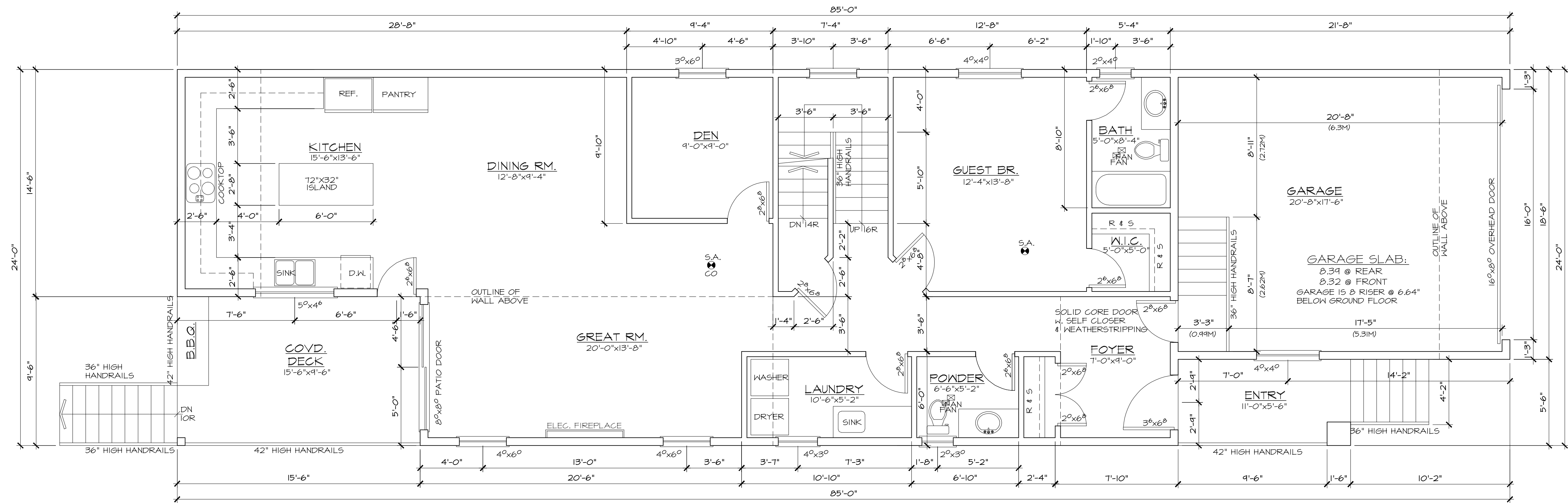
PROPOSED HOUSE FOR  
1234286 B.C. LTD.  
AT LOT# 2, 877 KENT STREET,  
WHITE ROCK, B.C.

TITLE:  
FLOOR PLANS

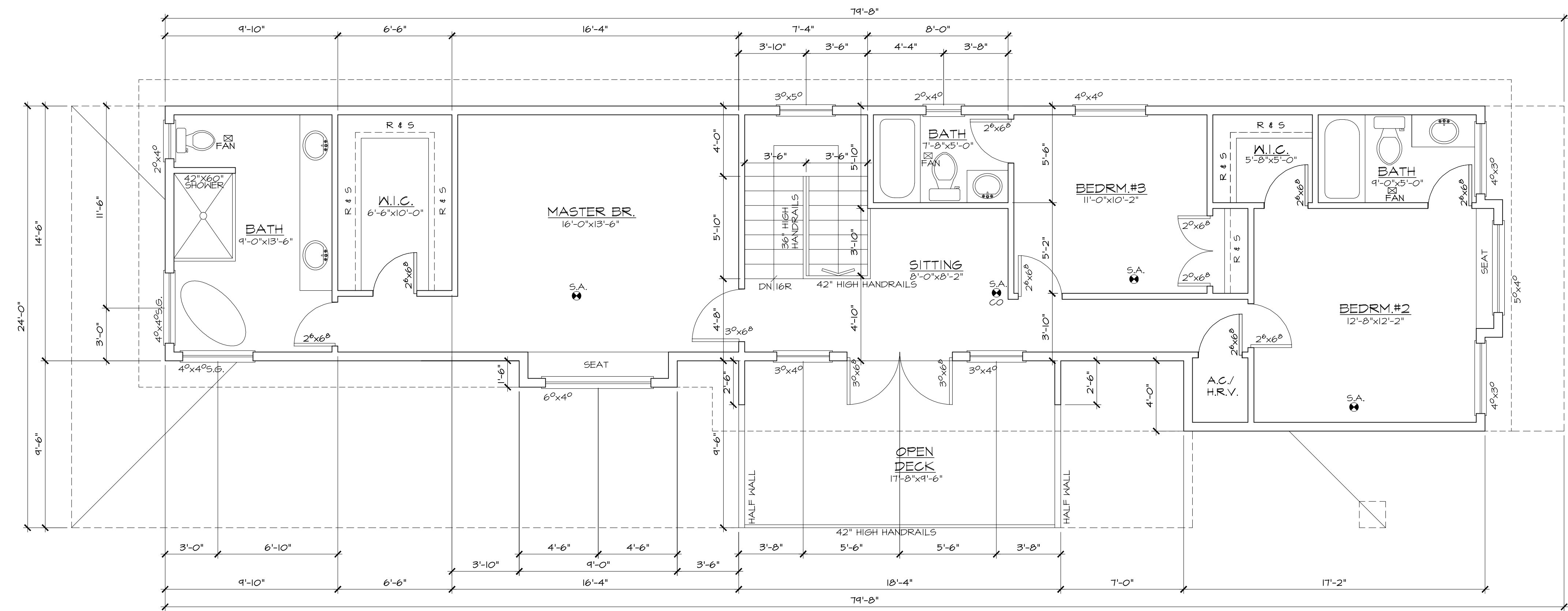
DATE: SEP 06, 2022  
DRAWN: P.D.  
SCALE: 1/4" = 1'-0"  
CHECKED BY:

DRAWING NO.  
A 1





GROUND FLOOR PLAN 1,384.0 SQ.FT. (9'-0" CEILING)  
GARAGE AREA = 392.0 SQ.FT.



SECOND FLOOR PLAN 1,090.0 SQ.FT. ( 8'-0" CEILING )

GENERAL NOTES:-  
The Designer assumes no responsibility for structural or dimensional errors or omissions. The contractor and/or owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Written dimensions shall have precedence over scaled dimensions.

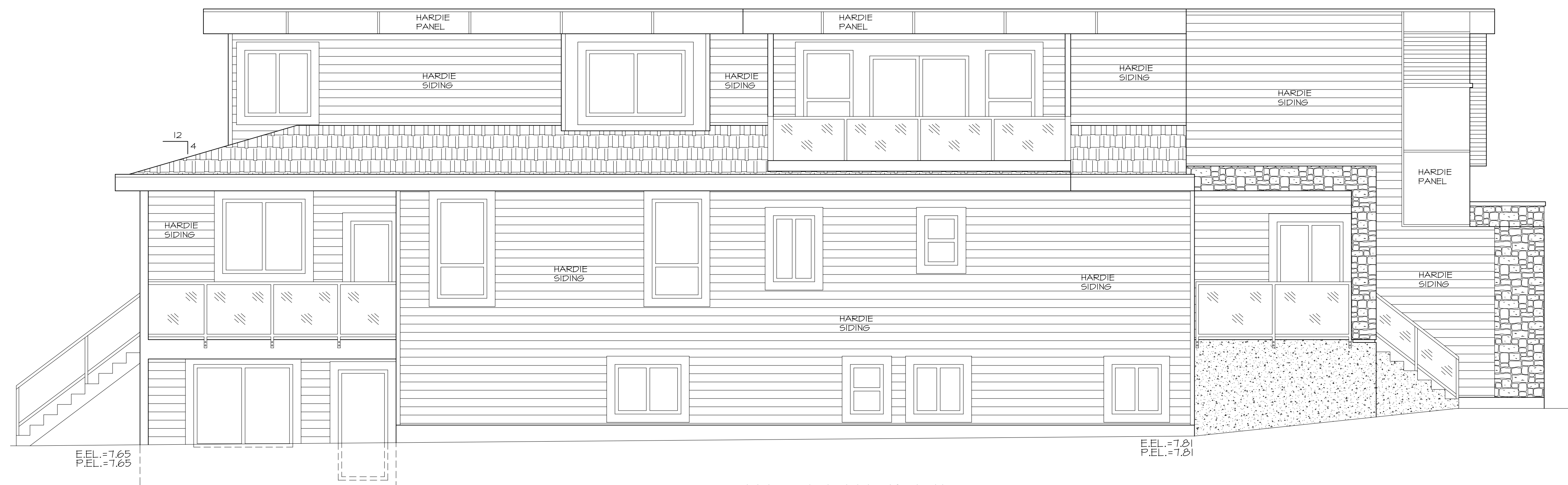
PARAGON DESIGNS  
6948 -150B STREET, SURREY, B.C. V3S - 0A7,  
EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

CUSTOM HOUSE DESIGNS  
SUB-CONTRACTING  
DRAFTING

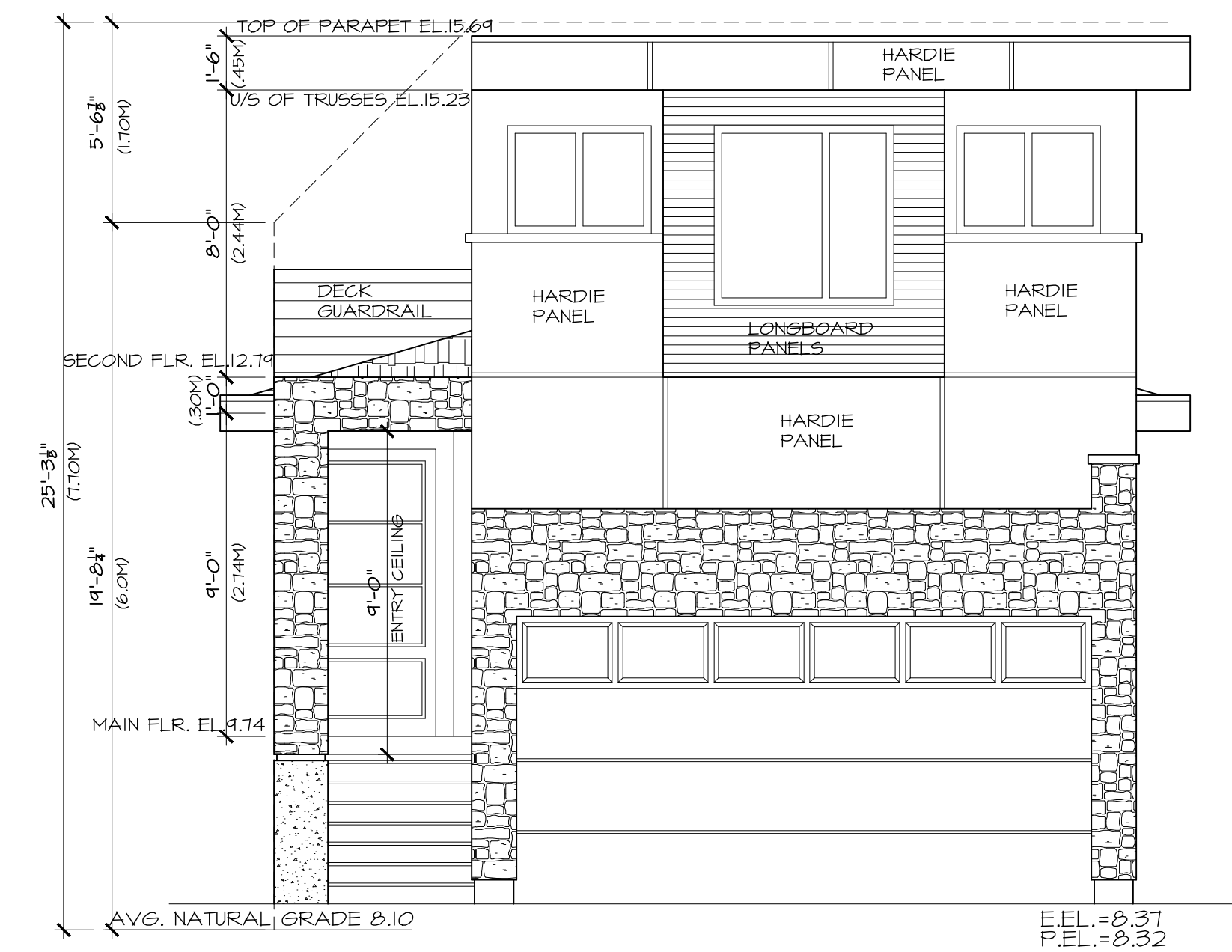
THESE PLANS CONFORM  
TO THE B.C. BUILDING  
CODE 2018 EDITION

PROPOSED HOUSE FOR  
1234286 B.C. LTD.  
AT LOT# 2, 8771 KENT STREET,  
WHITE ROCK, B.C.

TITLE: FLOOR PLANS			
DATE:SEP06, 2022	DRAWN: P.D.	SCALE: 1/4" = 1'-0"	CHECKED BY:
DRAWING NO. A 2			



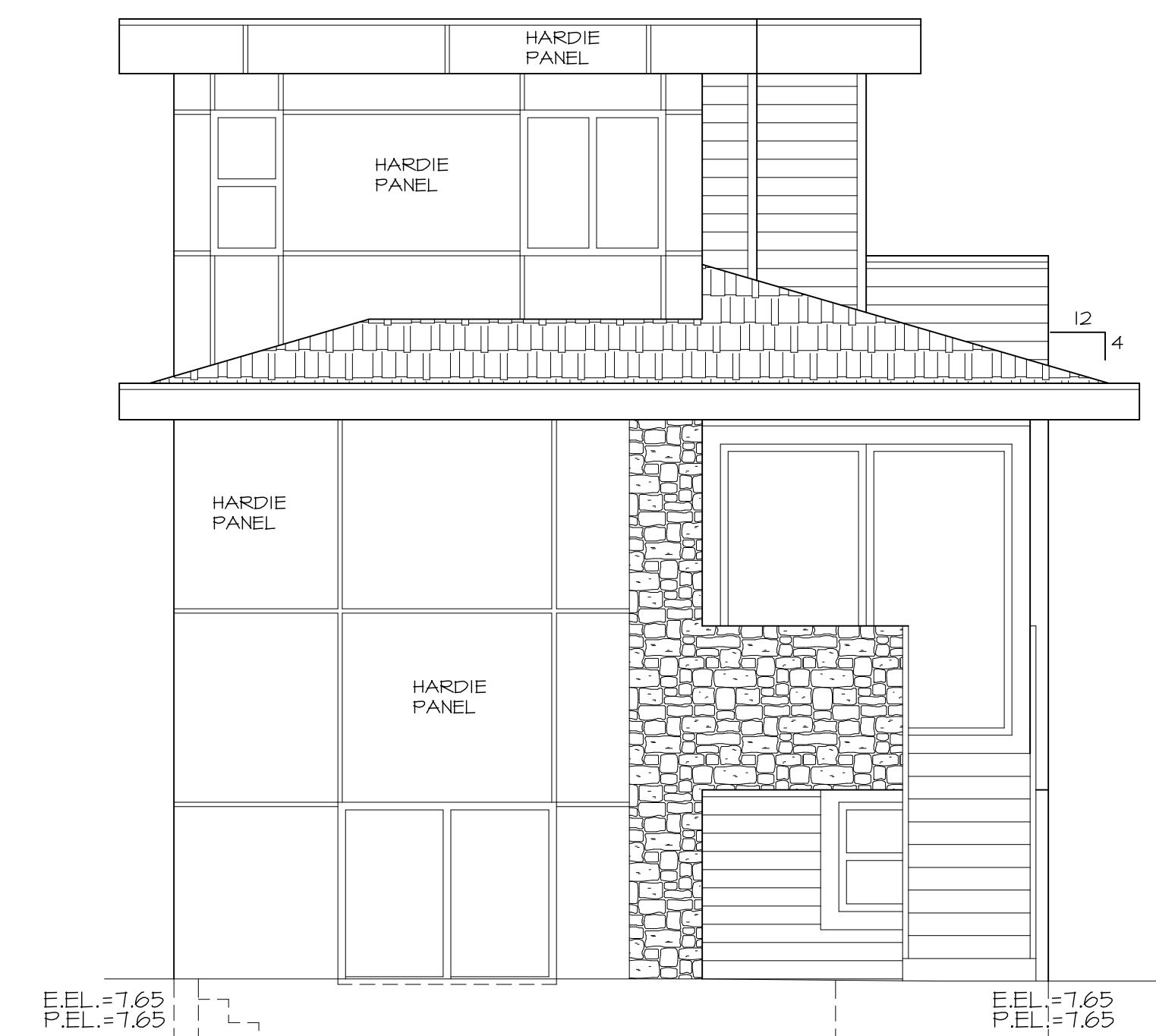
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

## GENERAL NOTES:-

The Designer assumes no responsibility for structural or dimensional errors or omissions. The Contractor and/or Owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the Designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Written dimensions shall have precedence over scaled dimensions.

DRAWING NO.

A 3

DATE: SEP.06, 2022

DRAWN:

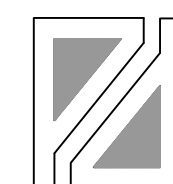
SCALE: 1/4"=1'-0"

CHECKED BY: P.D.

TITLE:

ELEVATIONS

PROPOSED HOUSE FOR  
1234286 B.C. LTD.  
AT LOT# 2, 877 KENT STREET,  
WHITE ROCK, B.C.

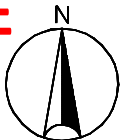


CUSTOM HOUSE DESIGNS  
SUB-CONTRACTING  
DRAFTING

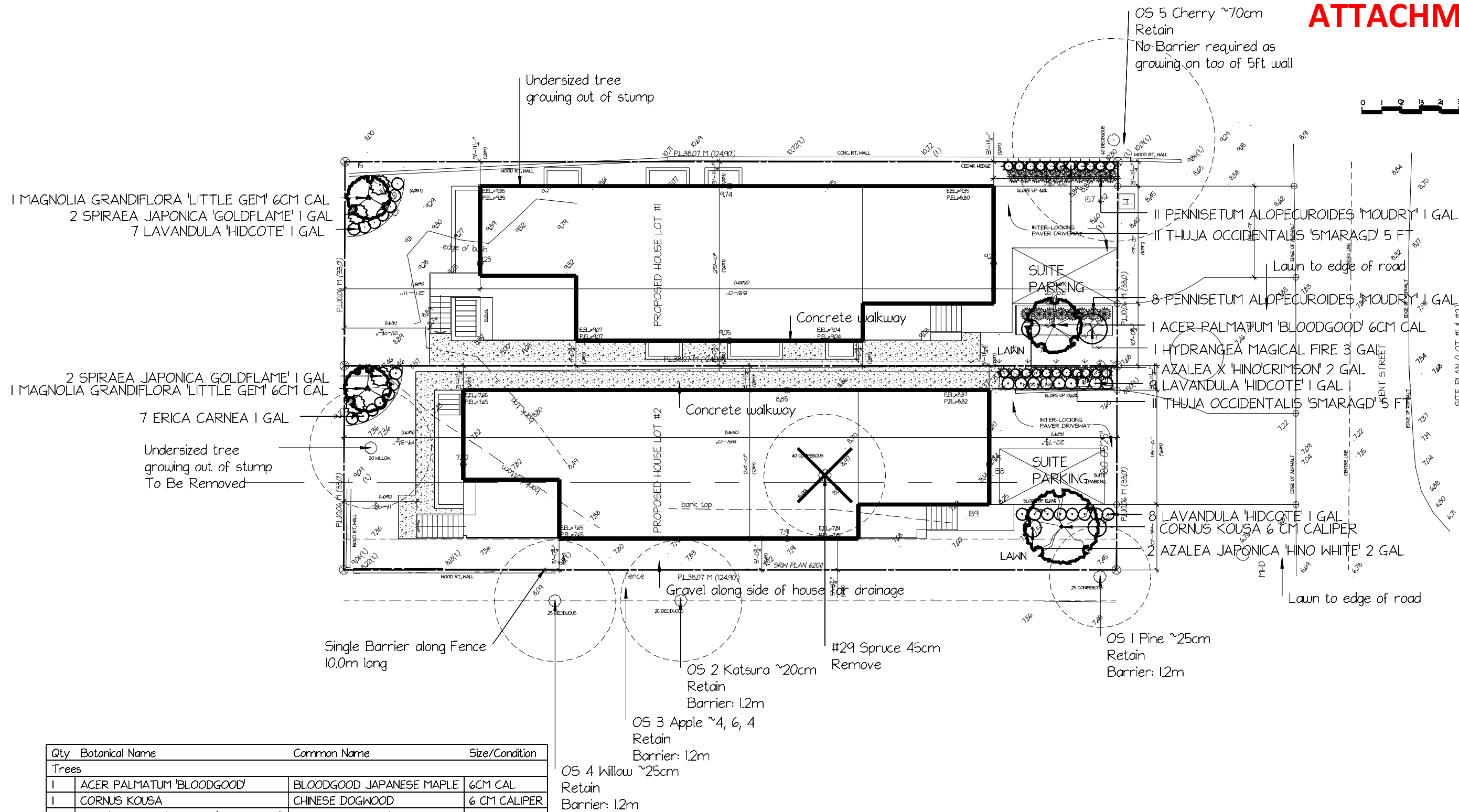
PARAGON DESIGNS

6948 -150B STREET, SURREY, B.C. V3S - 0W7,  
EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

THESE PLANS CONFORM  
TO THE B.C. BUILDING  
CODE 2018 EDITION




0 1 2 3 4 5 6  
SCALE IN METERS



- Notes
1. LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR EMPLOYMENT IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.
  2. ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.
  3. PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCNA STANDARD FOR NURSERY STOCK AND THE BCNA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAYONUM (SODS).
  4. PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.
  5. PLANT SUBSTITUTIONS ARE PERMITTED WITH APPROVAL BY THE LANDSCAPE CONSULTANT.
  6. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.
  7. PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. SOIL DEPTHS AS FOLLOWS:  
PERENNIALS AND ANNUALS - 30CM  
SMALL SHRUBS - 40CM  
LARGE SHRUBS - 60CM  
TREES - MINIMUM 60CM FOR A 10YR 50 AREA  
LAWN - 60CM
  8. ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
  9. PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.
  10. ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO ENSURE MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS.

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL
1	CORNUS KOUSA	CHINESE DOGWOOD	6 CM CALIPER
2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6CM CAL
Shrubs			
2	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	2 GAL
1	AZALEA X 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2 GAL
7	ERICA CARNEA	WINTER HEATHER	1 GAL
1	HYDRANGEA MAGICAL FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
4	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	1 GAL
22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	5 FT
Ornamental Grasses			
19	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	1 GAL
Perennials and Annuals			
24	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL



604-724-3025  
www.huckleberrylandscape.ca

Address: 877 KENT STREET

Client Name: SUE GILLProject: 2 LOT SUBDIVISION

Drawing: LANDSCAPE PLANDrawing no: 1 OF 1Revision no: 4

Scale: 1:200Date: SEPT 6 2022Drawn by: AKK











City of White Rock – Planning & Development Services

**Mature Neighbourhood Infill**

**Development Permit Area Guidelines**



The objectives of the **Mature Neighbourhood Infill Development Permit Area** are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of infill development (i.e: duplexes, triplexes, small-lot single family) within established neighbourhoods.
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

<p><b>Please provide a summary of how your proposal achieves the objectives and policies of the Mature Neighbourhood Infill DPA below:</b></p>
<p>We have taken into consideration the surrounding home in relation with the Mature neighbourhood Infill Development Guidelines and are confident that building these two homes in place of the existing older home will enhance and is inline with the requirements of the City.</p>
<p>NOTE 1: All ‘Applicant Response’ sections must be filled out by the applicant.</p> <p>NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.</p>



City of White Rock – Planning & Development Services

**Mature Neighbourhood Infill**

**Development Permit Area Guidelines**

**Section 22.9.1 - Buildings**

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (a)**

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.

**Applicant Response**

We have considered the existing homes in the area and have chosen the finishing colors and materials accordingly while ensuring compliance with all zoning requirements.

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (b)**

Consider alternatives to the traditional side- by-side duplexes and triplexes, such as front/ rear and top/bottom layouts. ‘Mirror-image’ designs will not be permitted for single family dwellings, duplexes, or triplexes. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances.

**Applicant Response**

The two homes we are proposing are not "mirror-images" as Lot 1 home has a front balcony where Lot 2 home does not. In addition, we have the overhangs to ensure weather protection.

The designs of the two homes are complimentary to each other, trying to avoid a mirror image design by adding windows and verandas as much as possible.

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.1 (c)

Create visual interest with architectural details that break up the mass of the building and give each dwelling unit in a duplex or triplex its own visual identity. Open verandas and peaked roofs are encouraged for duplexes, triplexes, and small-lot single family development.

#### Applicant Response

We have taken into account the neighbouring homes and as it is a good mix of buildings, we opted for the designs as shown. We have created open verandas on both homes, in front and sides. The muted color tones appear to fit in well with the streetscape.

#### Mature Neighbourhood Infill DPA Guideline 22.9.1 (d)

Use a variety cladding colours and/or materials to avoid large, uniform expanses. Different cladding colours or materials can be used to differentiate between units in a duplex or triplex.

#### Applicant Response

The color schemes we have chosen are similar to those in the current neighborhood, sticking to grey and muted tones, using cultured stones and hardie boards.

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (e)**

Follow passive solar design principles for the orientation and siting of buildings. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high- angle sun in summer. Maximize passive ventilation and passive cooling through building orientation.

**Applicant  
Response**

Will be built to requirements. Window wells will be constructed with customized metal covers to prevent animals or people from falling in.

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (f)**

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

**Applicant  
Response**

The use of cultured stones and hardie board contributes to the natural design elements.

Mature Neighbourhood Infill DPA Guideline 22.9.1 (g)	
Ensure that garages do not dominate the front face of a building. If a garage faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of a garage is encouraged.	
Applicant Response	We have added landscape details to ensure that the garage does not dominate the front face of the homes, as to soften the appearance.

Section 22.9.2 – Public Realm and Landscape	
Mature Neighbourhood Infill DPA Guideline 22.9.2 (a)	
Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.	
Applicant Response	We are willing to work the City to build any sidewalks as required to support the public realm and landscape.
Mature Neighbourhood Infill DPA Guideline 22.9.2 (b)	
Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer- grained street grid.	
Applicant Response	N/A

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (c)

Use light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, and roads are landscaped. Incorporate shared pedestrian accesses where possible to minimize impervious areas.

#### Applicant Response

We will be ensuring that the paving materials used for the driveways are light colored and thus reduce heat absorption.

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (d)

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

#### Applicant Response

We have retained Anne Kulla, Huckleberry Landscape Design to oversee the project. She is making the necessary recommendations and will be working with us throughout the project.

City of White Rock – Planning & Development Services

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (e)

Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.

#### Applicant Response

We have retained Anne Kulla, Huckleberry Landscape Design to oversee the project. She is making the necessary recommendations and will be working with us throughout the project.

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (f)

Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.

#### Applicant Response

We will make use of drainage, gravel and porous soil as required to ensure all City stormwater drainage requirements are met.

## Section 22.9.3 – Parking and Functional Elements

### Mature Neighbourhood Infill DPA Guideline 22.9.3 (a)

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for duplexes or triplexes that are located on corner lots or that have street and lane accesses.

**Applicant  
Response**

Parking requirements have been met as per requirements.

### Mature Neighbourhood Infill DPA Guideline 22.9.3 (b)

Provide sufficient space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal.

**Applicant  
Response**

Garbage collection stop will be at the edge of the driveways such that it is accessible by City services.



**PRESENT:** P. Byer, Chairperson  
P. Rust  
F. Kubacki  
J. Vasto  
R. Dhall

**ABSENT:** J. Muego

**NON-VOTING MEMBERS:** S. Greysen, BIA Representative

**GUESTS:** S. Gill, Applicant (877 Kent Street)  
A. Kulla, Landscape Designer (877 Kent Street)  
J. Ogden, Owner (1091 Stayte Road)  
J. Kaur, Applicant (1091 Stayte Road)  
R. Toora, Designer (1091 Stayte Road)

**STAFF:** J. Calenda, Interim Director, Planning & Development Services  
N. Syam, Planner  
J. Pelzman, Planning & Development Assistant II

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**1. CALL TO ORDER**

The meeting was called to order at 3:32pm.

**2. ADOPTION OF AGENDA**

It was **MOVED** and **SECONDED**

THAT the Advisory Design Panel adopts the March 15, 2022, agenda as circulated.

**CARRIED**

**3. ADOPTION OF MINUTES**

It was **MOVED** and **SECONDED**

THAT the Advisory Design Panel adopts the minutes from the February 15, 2022, meeting as circulated.

**CARRIED**

**4. APPLICATION SUBMISSIONS TO THE ADVISORY DESIGN PANEL**

At the beginning of this section of the agenda, J. Calenda (Interim Director, Planning & Development Services) provided an overview of the policy and regulatory framework applicable to the applications under review by the ADP. The following subsection outlines the minutes of the meeting as they relate to the applications.

**4.1. Application: 877 Kent Street – Proposed Intensive Residential Development – S. Gill (Applicant)**

The Applicant provided an overview of the updates to their proposed intensive residential development since the previous ADP review on October 19, 2021.

- A member of the Panel requested clarification on the garage door for the southern house and asked if it was clear glass. The Applicant responded by saying that it was glass but reflective with privacy panels. The Panel recommended using a different material.
- A member of the Panel commented about the landscaping plan only showing small shrubs and columnar trees at the front of the properties and recommended planting some larger shrubs and tree varieties instead.
- A member of the Panel recommended dropping the ceiling height of the front entrances to match the first storey roof line along the sides of the houses.
- A member of the Panel appreciated the change to two single-family homes, which fits in with the character of the street and is less massing for the neighbourhood.
- A member of the Panel noted that the design of the north house could be improved. They recommended implementing larger windows and using some shared colours and elements between the two houses.
- A member of the Panel noted that there are some inconsistencies in the drawings because the landscaping plan appears to show gravel between the houses and along the outer edges of the properties which is not consistent with the site plans. The Applicant acknowledged the inconsistencies and confirmed that they will work with City staff to make sure the landscaping plan is consistent with other plans.

Following the receipt of final comments, the Chairperson asked for a motion.

It was **MOVED** by R. Dhall and **SECONDED** by P. Rust

THAT the Advisory Design Panel supports the application for the development proposal at 877 Kent Street proceeding to Council, subject to the following considerations made to the satisfaction of Staff:

- Revise the design of the garage door on the south house to a different material.
- Recommendation to use larger shrubs and tree varieties at the front of the properties.
- Recommendation to lower the ceiling height of the front entrances to match the first storey roof line along the sides of the houses.
- Revise the design of the north house to have larger windows and some shared colours and elements between the two houses.
- Request for more consistency between the landscaping plan and the other site plans.

**CARRIED**

#### 4.2. Application: 1091 Stayte Road – Proposed Duplex – J. Ogden (Owner)

The Owner provided an overview of their proposed duplex development.

- A member of the Panel asked the Owner why there was a gap between the units on the second level. The Owner responded that it was an attempt to reduce the mirroring effect of the two units. The Panel noted that there may be some heat loss from having two exterior walls in the design.
- A member of the Panel recommended using a different variety of tree and plant species along the property line. It was suggested that utilizing different tree and plant species may also reduce the need for a large fence.
- A member of the Panel noted that there was a lack of windows on the rear elevation. They recommended using some colours and elements from the front elevation on the rear. They also recommended using vertical windows instead of horizontal windows.
- A member of the Panel had concerns with some mature off-site trees from the adjacent property impacting the building on the first and second floors. The Owner said that there may need to be some trimming done to prevent this. The Panel asked if the Arborist and the neighbour came to an agreement to allow the trees to be trimmed. The Owner responded by saying he will have to discuss this with the Arborist.
- A member of the Panel noted that one of the large off-site trees may not survive the construction that occurs in the root zone area. The Panel also noted that the City's new Tree Protection Bylaw may require revisions to the Arborist Report that was submitted with the application.
- A member of the Panel asked about the location of the garbage/recycling bins. City Staff responded by saying that the Applicant proposed an enclosed structure for the bins, but this may impact the setback requirements and is still under discussion.
- A member of the Panel recommended that the proposal include roughed-in electric vehicle charging infrastructure.

Following the receipt of final comments, the Chairperson asked for a motion.

It was **MOVED** by R. Dhall and **SECONDED** by F. Kubacki.

THAT the Advisory Design Panel supports the application for the development proposal at 1091 Stayte Road proceeding to Council, subject to the following considerations made to the satisfaction of Staff:

- Recommendation to use a different variety of tree and plant species along the property line to reduce the need for a large fence.
- Recommendation to use colours and elements from the front elevation on the rear elevation.
- Revise the design to replace the horizontal windows with larger vertical windows.
- Recommendation to include roughed-in electric vehicle charging infrastructure in the design.

**CARRIED**

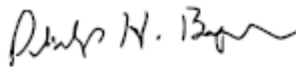
A member of the Panel requested an additional motion to update the unit addresses to align with the streets they are facing.

It was **MOVED** by P. Byer and **SECONDED** by P. Rust.

**CARRIED**

##### **5. CONCLUSION OF THE MEETING**

There being no further business, the Chairperson declared the meeting concluded at 5:29 pm.



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P. Byer  
Chairperson, Advisory Design Panel



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J. Calenda  
Interim Director, Planning & Development  
Services, City of White Rock



***Preliminary Arborist Report  
For 2 Lot subdivision  
For  
877 Kent Street  
White Rock, BC***

***Prepared for:  
Sue Gill  
Phone: 604-518-1400  
Email: gillsu@gmail.com***

***Feb. 17, 2021***

***Prepared by:  
Huckleberry Landscape Design  
Anne Kulla  
Certified ISA Arborist PN-6263A  
Certified Tree Risk Assessor no. 334  
Member BCLNA***

## **Huckleberry Landscape Design**

9756 Crown Cres,  
Surrey, BC V3V 6H9

Cell: 604-724-3025

Email: [anne@huckleberrylandscape.ca](mailto:anne@huckleberrylandscape.ca)

**Subject Property Address:** 877 Kent Street, White Rock

**Property Inspection Date:** June 8, 2020

**Submittal Date:** February 17, 2021

### **Summary:**

The owner of this lot is planning to demolish the existing house then apply to subdivide it into two lots. This is the preliminary report for the application for subdivision.

There is only one bylaw sized tree on the property and two undersized trees growing out of old stumps. These are all to be removed.

There are four offsite trees on the south neighbouring property and one offsite tree on the north neighbouring property. There are also four hedging cedars along both the north and south property lines; these are all undersized.

The one removed tree will require two replacement trees. The locations are shown on the Landscape Plan.

The offsite trees to the south are to be protected during construction. Protective Tree Barriers (PTB) are to be installed as per the Tree Plan. The one offsite tree to the north does not require a PTB as it is sitting on top of a five-foot high retaining wall; its roots will not be impacted by any work on the subject property.

Based on the lot layout and location of the trees, there should be no tree issues with the services. Services will enter the property from Kent Street, according to the site plan provided to the arborist.

### Tree Retention/Removal Table

	Total # of Trees	Retained	Removed	Total Replacements
On Site Trees	1	0	1	2
Off Site Trees	5	5	0	0
City Trees	0	0	0	0
Totals	6	5	1	2

### Assignment:

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees over 30cm diameter
- Make recommendations for protection or removal of the trees
- Provide a written report of the findings for the landowner and City as part of the development permit application process

### Glossary:

TPZ – Tree Protection Zone

PTB – Protective Tree Barrier

CRZ - Critical Root Zone

NBZ – No Build Zone

P/L – Property Line

### Methodology:

The trees were assessed using visual assessment from the ground. Tools used for assessment may include binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

### Site Conditions:

This lot is located on a steep slope on Kent St. before it flattens out to the beach area. There is an elevation change of 1.7m between the north side of the property and the south

side. As well, there is a grade change of 2m between where the house is located and the rear property line.

### **Tree locations:**

The sole bylaw sized onsite tree is in the SE quadrant of the lot, close to the existing house.

There are two undersized trees in the back yard, a willow growing on an old stump and an apple growing out of the retaining wall.

There are four offsite trees along the south property line and one offsite tree located in the NE corner on the neighbour's property. This tree is 1.5m above the grade of the subject property.

### **Tree Inventory and Risk Assessment Table:**

A table at the end of the report lists the permit-size trees affected by construction by both common and scientific name, their condition (G = Good, F = Fair and P = Poor), Live Crown Ratio (LCR) and height and spread in metres (ex. 10m x 12m). Other information, recommendations for either retention or removal and protective barrier sizes for trees to be retained is included there as well.

.

Where a Tree Risk Assessment, using the Basic Tree Risk Assessment form, is given, the following criteria is used:

- The Likelihood of impacting a Target
- The Consequences of failure

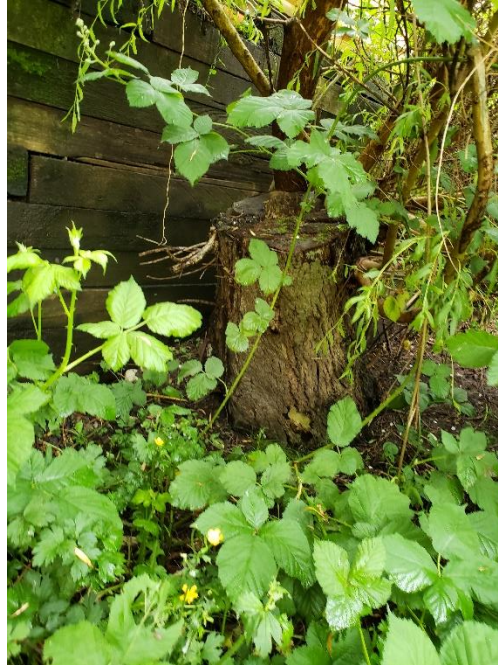
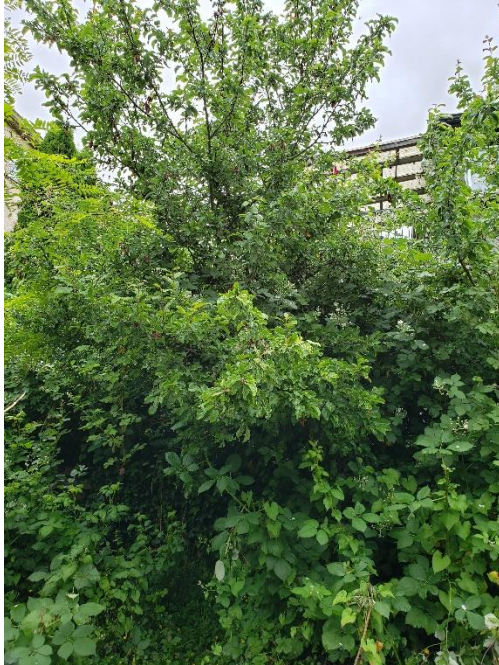
A rating system of low to high is used for both categories. A rating of high or extreme means removal is recommended.

### **Arborist Observations:**

This lot is quite large for the area. There is only one tree on the property of bylaw size.

There are two other undersized trees located in the back yard: a willow growing out of a large stump and an apple tree suckering from the neighbour's lot. Both these trees appear to be bigger than they truly are; they are not included in the Tree Inventory.

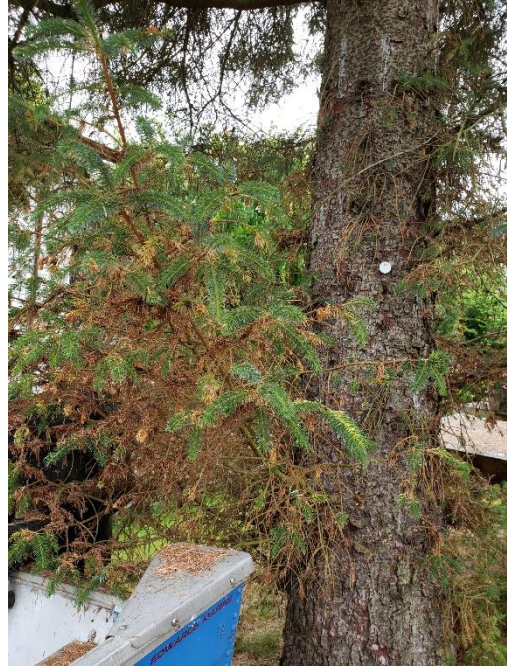




L: Apple tree stems, all undersized; R: undersized willow tree at back, tree was cut down many years ago and small 15cm stem is growing out of stump.

Tree #29 is a spruce tree located near the existing house.

- There is quite a bit of needle/ branch dieback in the lower north side of the tree; the cause is unknown currently.
- There is a large, surficial root growing in the existing parking area/ driveway area with some surface damage from being driven on.
- The tree is in fair condition
- The tree is located inside one of the new houses
- The tree is to be removed



Tree #29, spruce. Lower north side has extensive needle/ branch dieback.



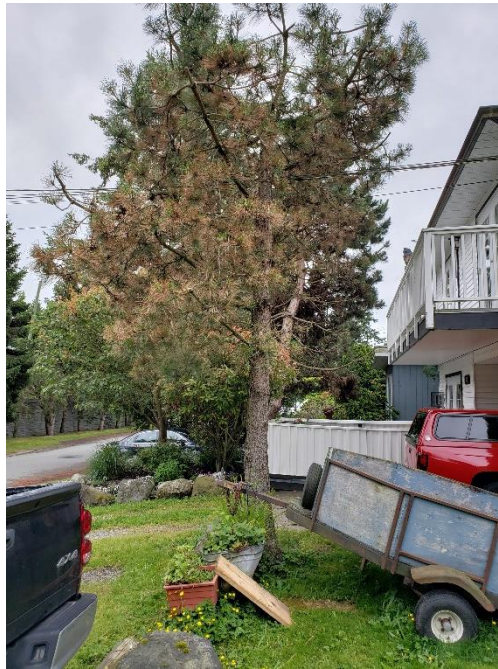
Surficial root getting damage from vehicle traffic

OS1 is a pine tree located along the south property line near the front of the lot.

- The tree has been topped to 5m
- There is excessive dieback in the tree indicating it is in decline.
- The tree is to be retained – it is up to the neighbour to deal with any decline issues of the tree



- A protective tree Barrier of 1.2m is to be constructed and retained during the demolition and construction phases. Please see Tree Plan for layout



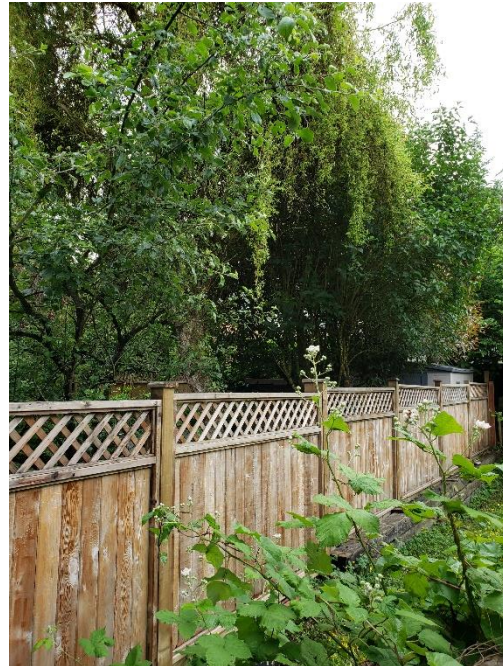
OS 1, Pine on SE corner



2 hedging cedars on south property line appear to be on the subject property, not shared

There are three small offsite trees along the south property line; they are all under 30cm dbh.

- All three are far enough away to not be affected by any demolition or construction.
- A single line of orange fencing should be placed along the fence to remind workers to stay away from this area with machinery.
- The small apple tree between the katsura and the willow tree was not on the survey



L: OS 2, Katsura; R: OS 3, Apple and OS 4, curly willow

On the north property line is a 1.5m concrete retaining wall. The wall appears in good condition and will likely be retained. At the top of the wall are two hedging cedars and a cherry tree. All are on the neighbour's property.

- The cherry tree will not require a PTB or any securities to the city as long as the existing retaining wall is kept in place.
- If the wall is to be removed/ replaced, then the tree will be assigned a security from the city and protective barriers will need to be installed.
- As well, any work removing or doing any work to the wall will require onsite arborist supervision.
- The water connection is located 2.5m south of the wall. With the tree 1.5m higher than the water metre, there should be no conflict with work at the water connection and the tree roots.





L: 2 hedging cedars and OS 5, cherry growing at top of 1.5m retaining wall; R: 1.5m retaining wall on north side of property

Based on the lot layout and location of the trees, there should be no tree issues with the services.

#### **Replacement Trees:**

One tree is recommended for removal. Two replacement trees are required. The owner wishes to plant an extra two trees for a total of four trees, two on each lot.

#### **White Rock Tree Protection and Replacement Securities:**

##### **Tree Protection securities:**

Size of Tree Retained	Securities
Dbh $\leq$ 50cm	\$2,500.00 per retained tree
Dbh of 51-65cm	\$4,500.00 per retained tree
Dbh > 65cm	\$10,000 per retained tree

##### **Tree Replacement Securities**

Size of Tree Removed*	Replacement Ratio	Replacement Ratio Securities/ Cash-in-lieu (\$1,500 per replacement tree)
$\leq$ 50cm dbh	2:1	\$3,000
51-65cm dbh	3:1	\$4,500
51-65cm dbh	4:1	\$6,000
66-75cm dbh	5:1	\$7,500
76-85cm dbh	6:1	\$9,000

\*Lower value trees as defined in Bylaw 1831 will have a 2:1 replacement ratio, regardless of size (dbh).

The final location of replacement trees is to be determined at time of planting. Trees should be more than 3 metres to any foundation and more than 1 metre to property lines and should not interfere with visibility or services.

All trees must be of a size as stated in the City of White Rock Tree Protection Bylaws; 3m in height for conifers and 6cm DBH for deciduous trees; all trees are to be ball and burlap (b & b), not containers.

The trees shall be planted to best landscaping standards as outlined in the latest edition of the Canadian Landscape Standard.

- Ensure the root ball is uniformly watered on day prior to planting, if possible.
- The planting hole shall be twice as wide as it is deep. The top of the root ball should be the same level or slightly higher than the top level of the hole. Plant root ball on a solid base in hole and fill hole with native soil. Some soil amender may be mixed in along with the native soil.
- Tamp backfill around roots to remove large air pockets.
- A 5 to 7.5cm layer of mulch may be applied around the planting area but must be kept 15cm away from trunk
- Create a water well by piling mulch around outside of planting hole to form a 'moat;
- Water thoroughly, allowing water to soak down to bottom of rootball.
- Water the newly planted tree once a week, making sure the water goes at least 20cm deep
- Stake tree if necessary, using current staking practices
- Regular maintenance should be adopted for one year after planting; this includes regular watering, pruning, and cultivating the planting area (weeding and loosening topsoil)

The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.

February 17, 2021



Anne Kulla  
Certified ISA Arborist PN-6263A  
Certified Tree Risk Assessor no. 334  
Dipl. Horticulture, CLT  
BCLNA member

## Tree Preservation Summary

Address: 877 Kent Street, White Rock

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>1</b>
<b>Protected Trees to be Removed</b>	<b>1</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2</li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]</b>	<b>0</b>

Off-Site Trees	Numbers of Trees
<b>Protected Off- Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = ___</li> <li>All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =</li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

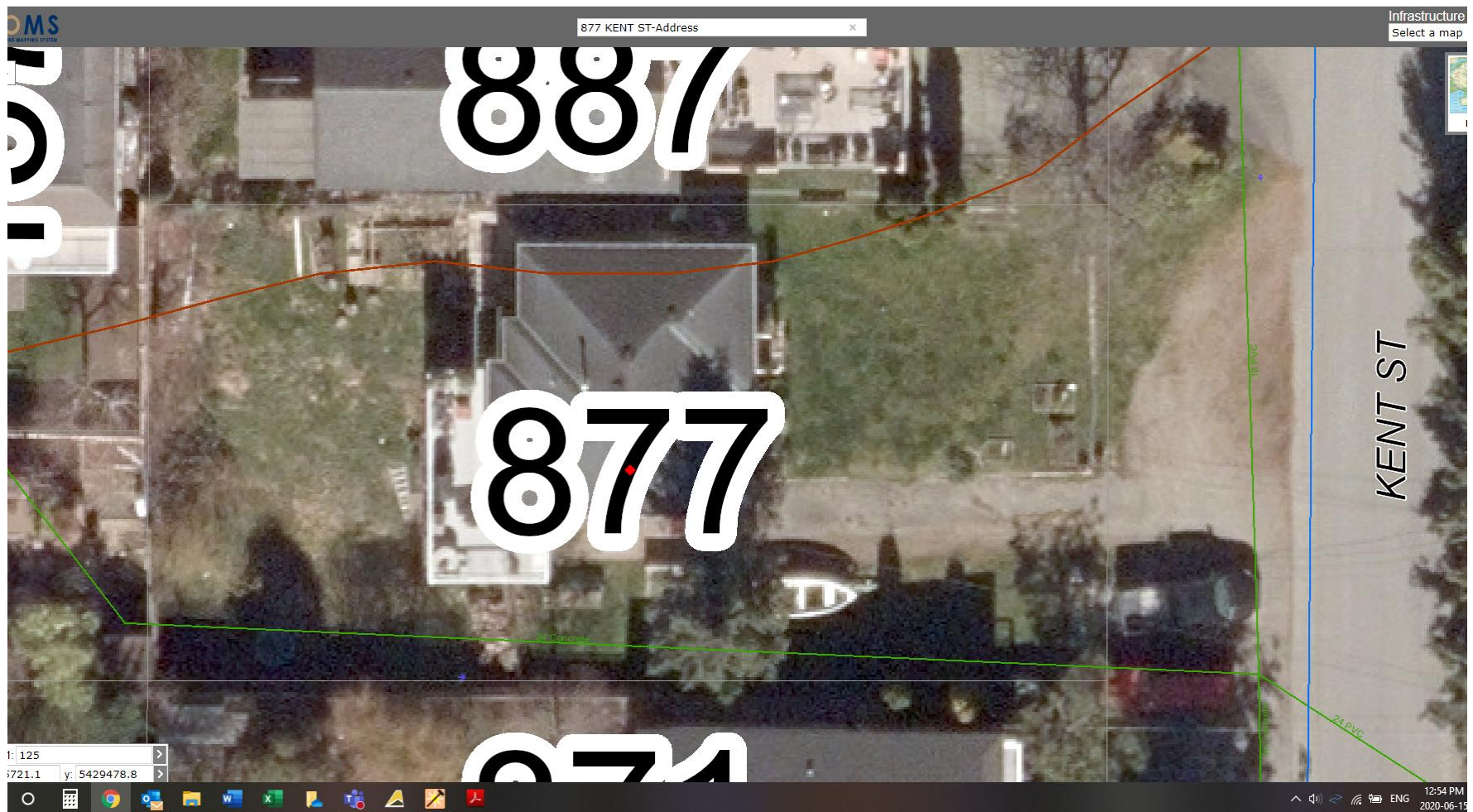
*Anne Kulla*

Summary, report and plan prepared and submitted by:

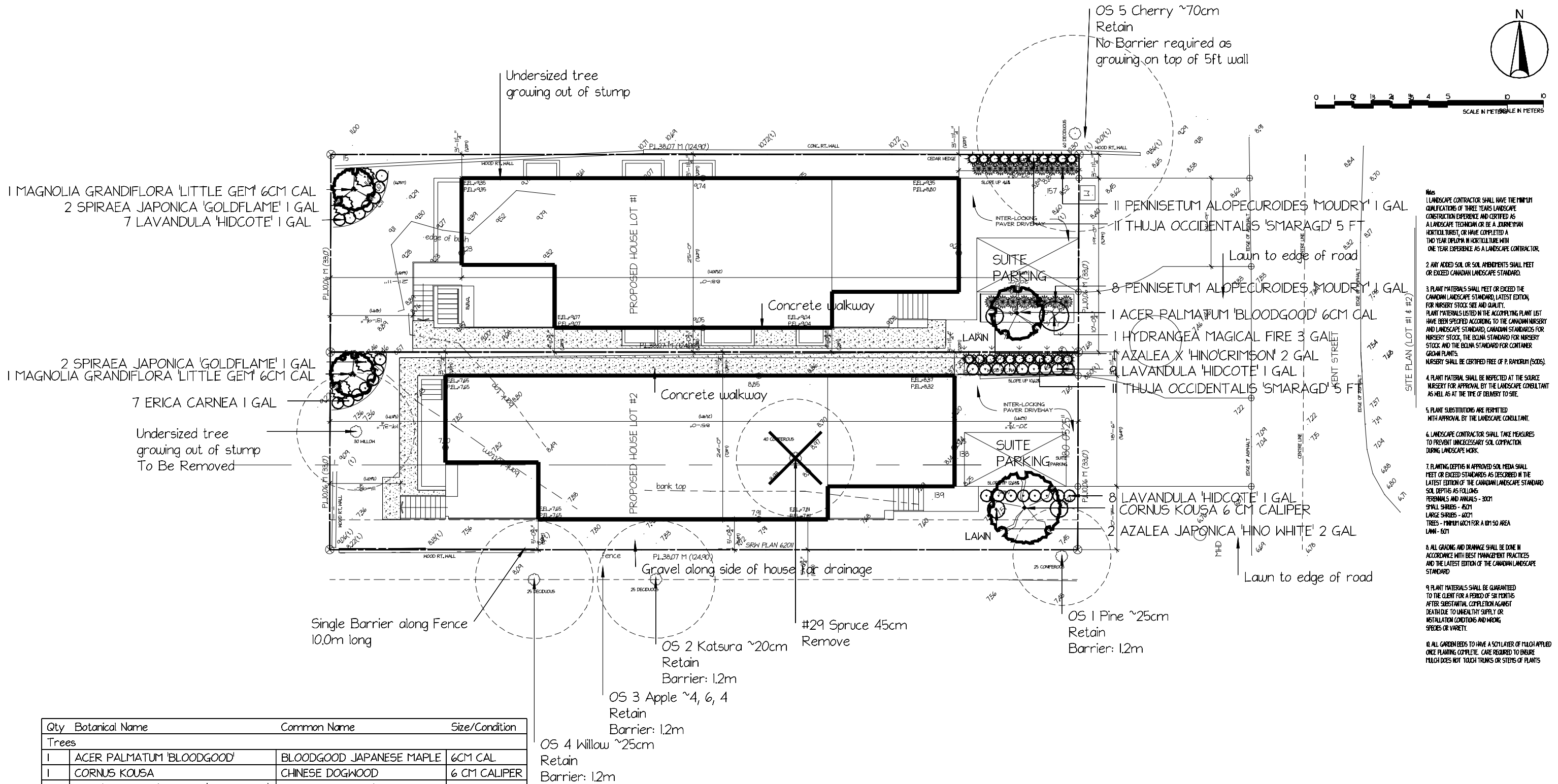
## Tree Inventory and Risk Assessment

	ID #	Surveyed Y/N	Location: On, Off, Shared, City	Botanical Name	Common Name	DBH (cm)	LCR (%)	Canopy (Dia)	Condition (Structure, Health, TRAQ rating)	Comments	Retain/ Remove	TPZ (m)
	12735 Ocean Cliff Drive, Surrey											
1	29	Y	On	<i>Picea species</i>	Spruce	45	90	6 m	Fair	Die back on North side branches. Large exposed root in driveway, damaged Tree will be fully inside building envelope	Remove	3
2	OS 1	Y	Off	<i>Pinus nigra</i>	Black Pine	~25	40	3 m	Fair to poor	Topped, branches have a lot of needle dieback	Retain	1.2
3	OS 2	Y	Off	<i>Cercidiphyllum japonicum</i>	Katsura	~20	90	5 m	Good	No obvious issues	Retain	1.2
4	OS 3	N	Off	<i>Malus species</i>	Apple	~4, 6, 4	50	3 m	Good	0.5m from P/L	Retain	1.2
5	OS 4	Y	Off	<i>Salix matsudana</i>	Curly willow	~25	40	4 m	Good	No obvious issues	Retain	1.2
6	OS 5	Y	Off	<i>Prunus species</i>	Cherry	~70	60	7 m	Good	Growing on top of 1.5m retaining wall; highly unlikely roots will be in subject property. If retaining wall is to be removed, then tree will require securities and protection. Water service is nearby but should not interfere with tree	Retain No barrier required unless retaining wall to be removed	4.5






Screen shot from WRMOS. Services will enter of Kent Street and should not pose any problems for offsite trees.



Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL
1	CORNUS KOUSA	CHINESE DOGWOOD	6 CM CALIPER
2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6CM CAL
Shrubs			
2	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	2 GAL
1	AZALEA X 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2 GAL
7	ERICA CARNEA	WINTER HEATHER	1 GAL
1	HYDRANGEA MAGICAL FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
4	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	1 GAL
22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	5 FT
Ornamental Grasses			
19	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	1 GAL
Perennials and Annuals			
24	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL



Huckleberry

Landscape Design

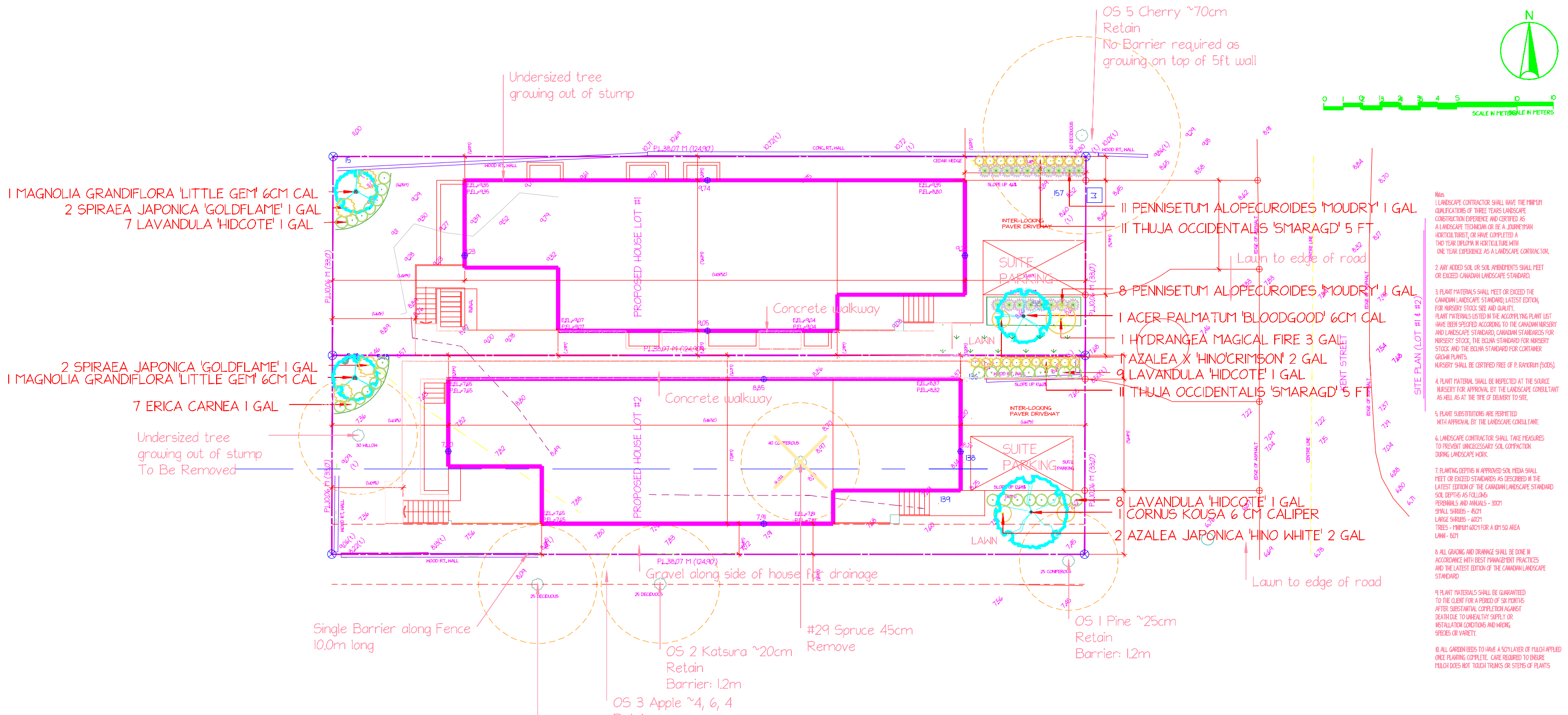
604-724-3025  
www.huckleberrylandscape.ca

Address: 877 KENT STREET


Client Name: SUE GILLProject: 2 LOT SUBDIVISION

Drawing: LANDSCAPE PLANDrawing no: 1 OF 1Revision no: 4

Scale: 1:200Date: SEPT 6 2022Drawn by: AKK



Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL
1	CORNUS KOUSA	CHINESE DOGWOOD	6 CM CALIPER
2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6CM CAL
Shrubs			
2	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	2 GAL
1	AZALEA X 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2 GAL
7	ERICA CARNEA	WINTER HEATHER	1 GAL
1	HYDRANGEA MAGICAL FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
4	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	1 GAL
22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	5 FT
Ornamental Grasses			
19	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	1 GAL
Perennials and Annuals			
24	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL



**Huckleberry**  
Landscape Design

604-724-3025  
www.huckleberrylandscape.ca

Address: 877 KENT STREET

Client Name: SUE GILL

Project: 2 LOT SUBDIVISION

Drawing: LANDSCAPE PLAN

Drawing no: 1 OF 1

Revision no: 4

Scale: 1:200

Date: SEPT 6 2022

Drawn by: AKK

- Notes
1. LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR EMPLOYMENT IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.
  2. ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.
  3. PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCNA STANDARD FOR NURSERY STOCK AND THE BCNA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAYONUM (SODS).
  4. PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.
  5. PLANT SUBSTITUTIONS ARE PERMITTED WITH APPROVAL BY THE LANDSCAPE CONSULTANT.
  6. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.
  7. PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. SOIL DEPTHS AS FOLLOWS:  
PERENNIALS AND ANNUALS - 30CM  
SMALL SHRUBS - 40CM  
LARGE SHRUBS - 60CM  
TREES - MINIMUM 60CM FOR A 10M SQ AREA  
LAWN - 60CM
  8. ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
  9. PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND MIXING SPECIES OR VARIETY.
  10. ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO ENSURE MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS.

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**MINUTE EXTRACTS REGARDING BYLAW 2440: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-2 877 KENT STREET) BYLAW, 2022, NO. 2440**

**Land Use and Planning Committee – September 20, 2022**

**4. ZONING BYLAW AMENDMENT AND MAJOR DEVELOPMENT PERMIT FOR 877 KENT STREET (ZON/MJP 21-011) - FIRST AND SECOND BYLAW READINGS**

Corporate report dated September 20, 2022 from the Director of Planning and Development Services titled "Zoning Bylaw Amendment and Major Development Permit for 877 Ken Street (ZON.MJP 21-011) - First and Second Bylaw Readings".

The Director of Planning and Development Services provided a PowerPoint to outline the subject application.

The following discussion points were noted:

- Parking: smaller parcel area (narrow street) concern with the number of vehicles if secondary suites are permitted (already parking concerns in the area)  
The applicant was asked about the parking and it was noted there will be a two (2) car garages, and parking available within the parking lot lines
- Challenging to state no parking on the street as it is a public right of way

**Motion Number: 2022-LU/P-022** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommends that Council:**

- Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;”
- Direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;” and
- Direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877



**Kent Street) Bylaw, 2022, No. 2440” back for consideration of final adoption:**

**Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;**

**Provide tree protection and replacements plans prepared by a certified arborist and obtain a Tree Management Permit as required by the “White Rock Tree Protection Bylaw, 2022, No. 2407,” as amended; and**

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

- **Recommend that pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440, Council consider issuance of Development Permit No. 446 for 877 Kent Street.**

Voted in the Negative (2): Councillor Johanson, and Councillor Kristjanson

**Motion CARRIED (4 to 2)**

## **Regular Council Meeting – September 20, 2022**

### **8.1.d BYLAW 2440: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-2 877 KENT STREET) BYLAW, 2022, NO. 2440**

Bylaw 2440 - A bylaw to amend the White Rock Zoning Bylaw to rezone the property at 877 Kent Street from ‘RT-1 Two Unit Residential Zone’ to ‘RS-2 One-Unit (Small Lot) Residential Zone. This bylaw is on the agenda for consideration of first and second reading.

**Note:** Bylaw 2440 was the subject of a corporate report at the September 20<sup>th</sup> Land Use and Planning Committee meeting, and may be considered at this time or deferred to a future meeting.

**Motion Number: 2022-379** It was MOVED and SECONDED

**That Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440.*”**

Voted in the negative (2): Councillor Johanson, and Councillor Kristjanson

**Motion CARRIED (4 to 2)**

**Motion Number: 2022-380** It was MOVED and SECONDED

**THAT Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440.*”**

**Motion CARRIED (6 to 0)**

**Motion Number: 2022-381** It was MOVED and SECONDED

**THAT Council direct staff to address the following conditions prior to bringing “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440*” back for consideration of final adoption:**

- a. **Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;**
- b. **Provide tree protection and replacements plans prepared by a certified arborist and obtain a Tree Management Permit as required by the “*White Rock Tree Protection Bylaw, 2022, No. 2407,*” as amended; and**
- c. **Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.**

**Motion CARRIED (6 to 0)**

**Motion Number: 2022-382** It was MOVED and SECONDED

**THAT Council recommend that pending adoption of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440, Council consider issuance of Development Permit No. 446 for 877 Kent Street.*”**

Voted in the negative (1): Councillor Johanson

**Motion CARRIED (5 to 1)**