

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 8, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 15916 Russell Avenue

RECOMMENDATION

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

EXECUTIVE SUMMARY

The City has received an initial Application for rezoning which, if approved, would permit the subdivision of the property at 15916 Russell Avenue. In accordance with the amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to Land Use and Planning Committee for early input and direction on whether an application can proceed to public information meeting or should be denied as it would not be supported by Council.

PREVIOUS COUNCIL DIRECTION

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

INTRODUCTION/BACKGROUND

The City has received a zoning bylaw amendment Application to change the zoning of the property at 15916 Russell Avenue (see Appendix A – Location & Ortho Maps). The Application proposes to change the zoning of the property from the "RS-1 One Unit Residential" Zone to the "RS-4 One Unit (12.1m Lot Width) Residential" Zone. If the Application were approved the minimum lot width requirements would be reduced enabling the subdivision of the property. Table 1 that follows provides a snapshot of the existing and proposed zoning.

Table 1: Existing and Proposed Zoning Standards

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

The Official Community Plan (OCP) designates the property “Mature Neighbourhood.” The designation supports single family homes with secondary suites. The OCP establishes development permit area (DPA) guidelines applicable to infill projects which take the form of duplexes, triplexes and “intensive residential development.” The latter refers to zoning amendment and subdivision applications that would result in lots having frontage of less than 12.1 metres. In this case, if the rezoning were approved, the subdivision would result in lots having frontage of approximately 12.28 metres and therefore the DPA guidelines would not apply.

Tree Management & Protection

As illustrated in Appendix B (Subdivision Plan), there are eight (8) trees that are subject to White Rock Tree Management Bylaw, 2008, No. 1831. This includes seven (7) on-site trees and one (1) off-site tree. An Arborist Report prepared by Woodridge Tree Consulting Arborists Ltd. (dated February 18, 2021) recommends that six (6) of the on-site trees be removed and that the one (1) off-site tree be removed. Permission from the owner of the off-site tree, which is noted as being in “poor health”, would be required prior to its removal. Table 1 below identifies the trees to be removed and those to be retained. The table also identifies the amount of securities that would be held against trees to be retained or removed; for those trees that would be removed the security would be held against replacement trees and where replacement trees cannot be accommodated on-site the City may take cash-in-lieu.

Table 2: Tree Management

Tree Ref.	Species	DBH (cm) [total]	Retain / Remove	Replacement Security	# of Replacements
843	Lombardy Poplar	94	Remove	\$3,000	2
844	Western Red Cedar	50	Remove	\$3,000	2
845	Western Red Cedar	34	Remove	\$3,000	2
846	Western Red Cedar	55	Remove	\$4,500	3
847	Western Red Cedar	51	Retain	\$4,500	NA
848	Silver Birch	93	Remove	\$3,000	2
849	Black Locust	74	Remove	\$6,000	4
OS1	Red Alder	75	Remove	\$3,000	2
Total				\$30,000.00	20

Part 8, Section 3 of the City’s Tree Management Bylaw, provides that a minimum of one (1) replacement tree must be planted on each lot that is the location of a protected tree subject to an application. City staff will be working with the Applicant to identify opportunities for increased, on-site tree plantings, going beyond the minimum one (1) tree required by the Tree Bylaw. In discussing the project with the Applicant, staff suggested that a planting plan be prepared to

demonstrate the potential for on-site replacement trees to offset the impacts of removals; the Applicant's Project Arborist has provided a Replacement Tree Plan included in Appendix C. Over time, the positive environmental impact of these replacements trees, if given room to grow, could exceed that lost as a result of the subdivision and subsequent development of each lot. The ability to secure plantings could be achieved through the implementation of a tree covenant, registered on title of each property, as a condition of any future subdivision approval.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

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

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

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

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

This rezoning Application relates to the City's "Our Environment" objective to protect and increase the tree canopy and enhance greenspace in the community. The removal of six (6) trees as a result of the subdivision would reduce the tree canopy in the short-term but may also enable the City to see eight (8) replacement trees established to the longer term benefit of the community.

OPTIONS / RISKS / ALTERNATIVES

Alternatives to the staff recommendation include:

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

CONCLUSION

Council has adopted amendments to the Planning Procedures Bylaw which enable an early review of rezoning applications. This corporate report presents a rezoning Application for the property at 15916 Russell Avenue, which if approved, would permit the property to be subdivided. At this preliminary stage, the Applicant has indicated that the proposed subdivision would require the removal of six (6) protected trees and as compensation for such the Applicant is proposing that eight (8) replacement trees be planted.

If the application is advanced to the next stage in the process, the Applicant would be required to submit a complete application package with items as outlined in Schedule H to Planning Procedures Bylaw, 2017, No. 2234, and would then proceed to a public information meeting.

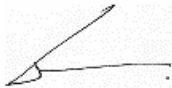
Respectfully submitted,



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

Comments from the Chief Administrative Officer

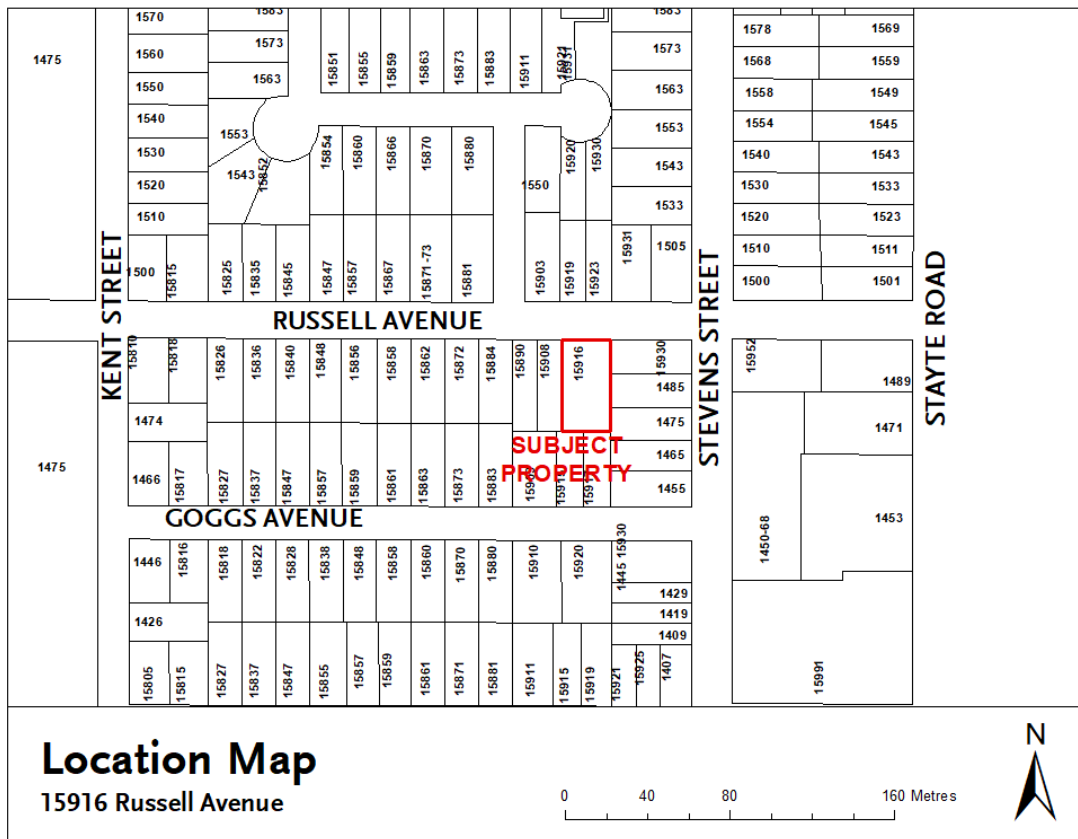
I concur with the recommendation of this corporate report.



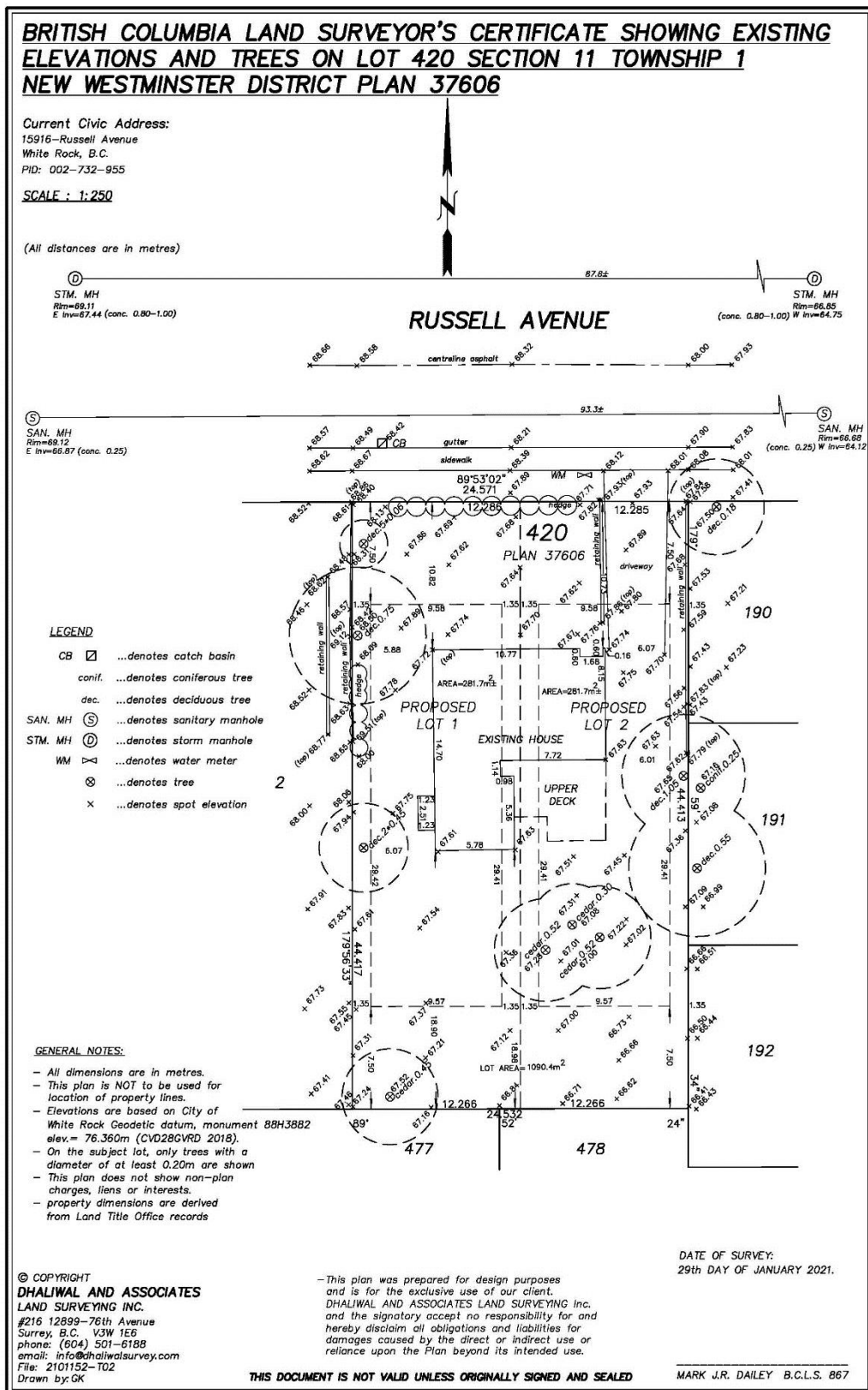
Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Location and Ortho Maps
- Appendix B: Subdivision Plan
- Appendix C: Replacement Tree Plan

Appendix A – Location and Ortho Maps



Appendix B – Subdivision Plan



Appendix C – Replacement Tree Plan

