



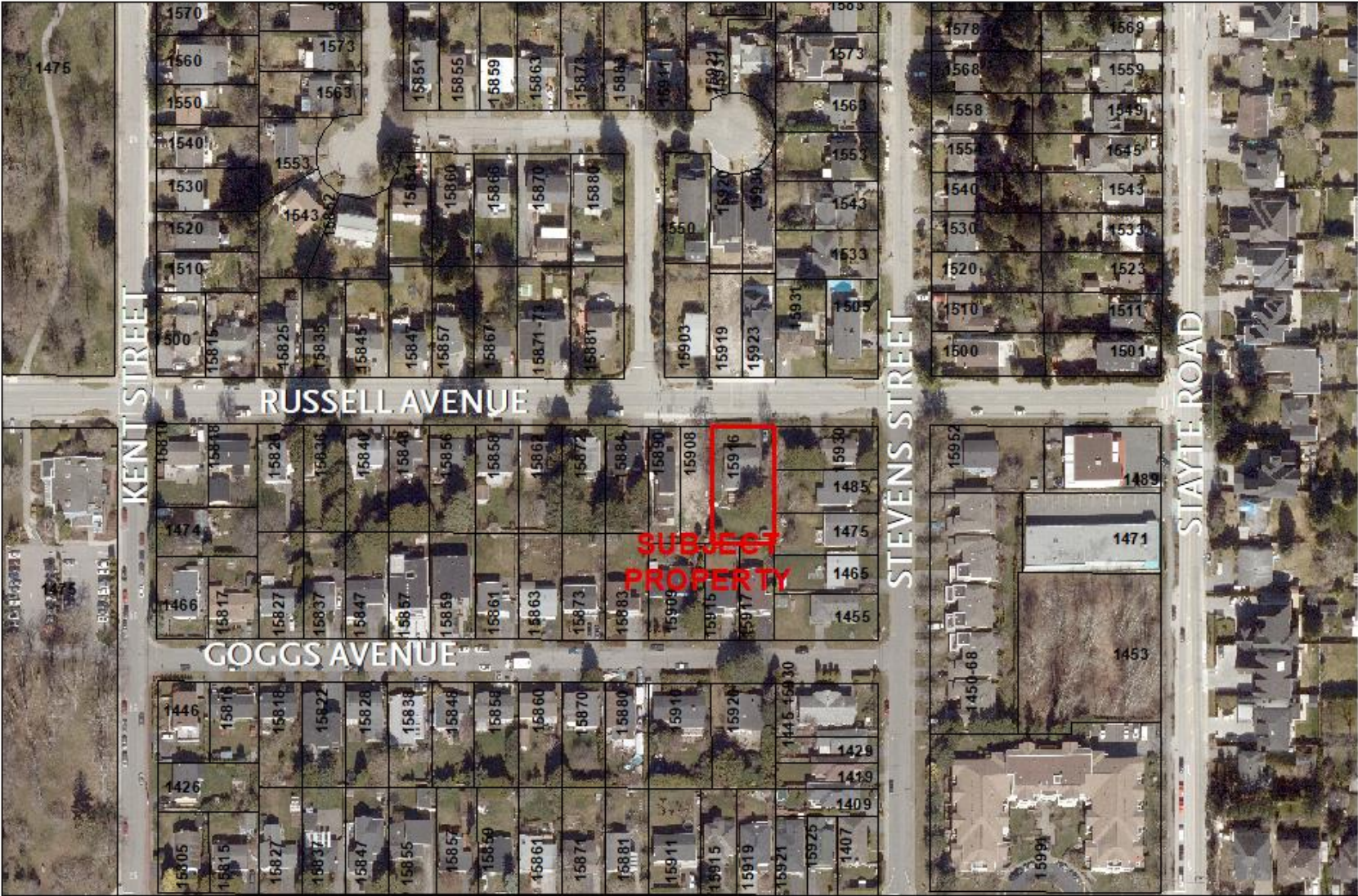
15916 Russell Avenue

Zoning Bylaw Amendment

(initial submission)

WHITE ROCK
My City by the Sea!

March 8, 2021



Ortho Image

15916 Russell Avenue



PROPOSAL

- Rezoning from “RS-1 One Unit Residential” Zone to the “RS-4 One Unit (12.1m Lot Width) Residential” Zone
- Rezoning would support future subdivision of the property

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)	

PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP
- Policies support low profile housing (SFD, duplex, triplexes)
- OCP policies support preservation of mature, healthy, trees
- Proposal would result in tree loss -- impact could be offset (over time) by on-site plantings -- implemented by tree covenant



TREE MANAGEMENT

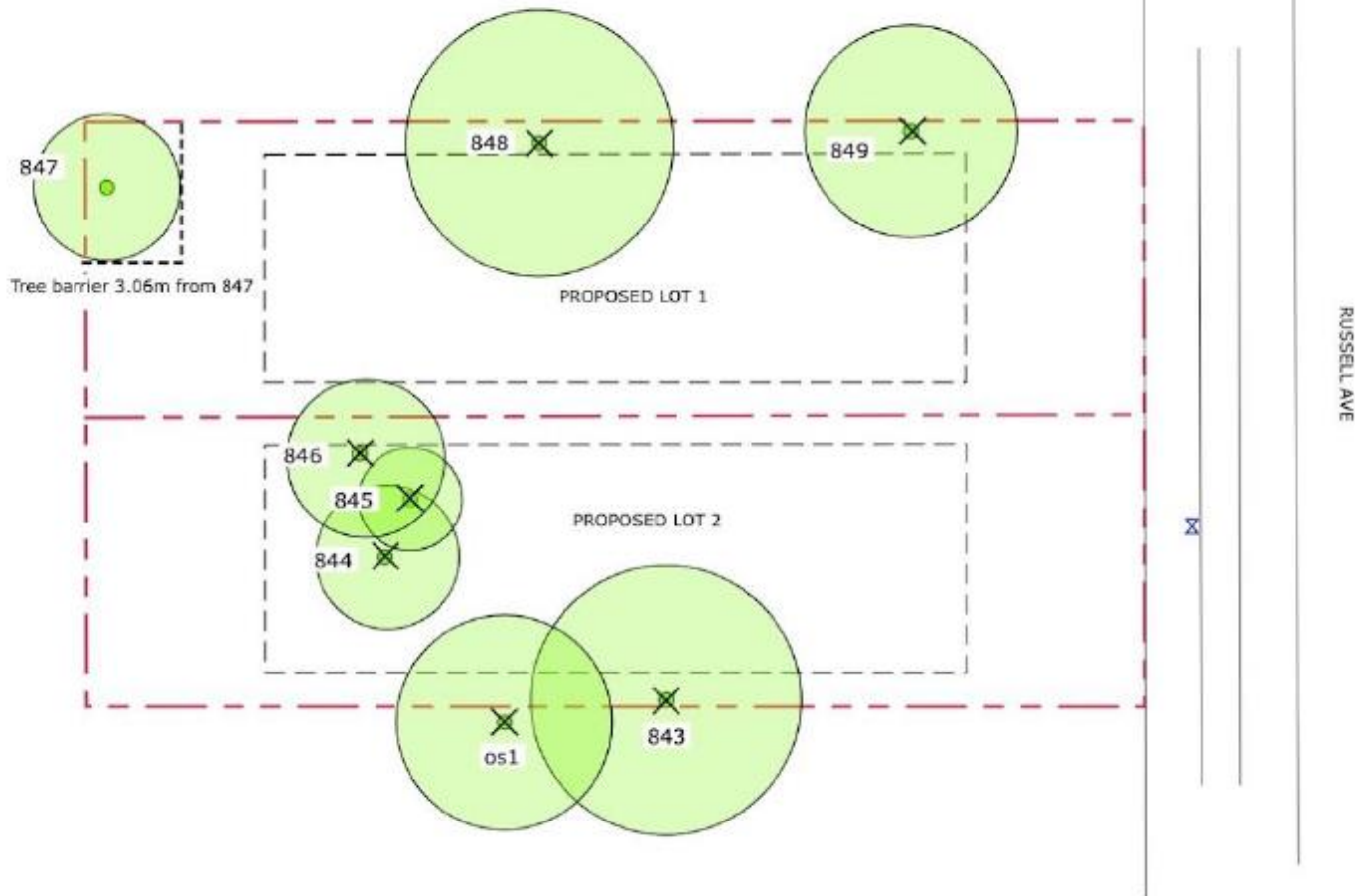
- 8 “protected trees” per Tree Management Bylaw No. 1831

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

- Common approach has been to take cash-in-lieu of trees outside of a minimum of **one** replacement – largely due to infill (site) constraints
- Replacement Tree Plan proposes 3 replacement trees on lot 1 and 5 trees within lot 2; staff have evaluated existing trees and are in general agreement with the findings of the Arborist – removals with on-site replacement may provide for long-term environmental benefits

TREE MANAGEMENT



Planning Tree Management for Development at 15916 Russell Ave

February 18, 2021

Tree Inventory

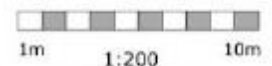
Tag	Species	DBH (cm)	TPZ (m)
843	Lombardy Poplar	94	5.64
844	Western Red Cedar	50	3.00
845	Western Red Cedar	34	2.16
846	Western Red Cedar	55	3.30
847	Western Red Cedar	51	3.06
848	Birch	93	5.58
849	Robinia	74	4.44
os1	Alder	75	4.50

Legend

— N —>

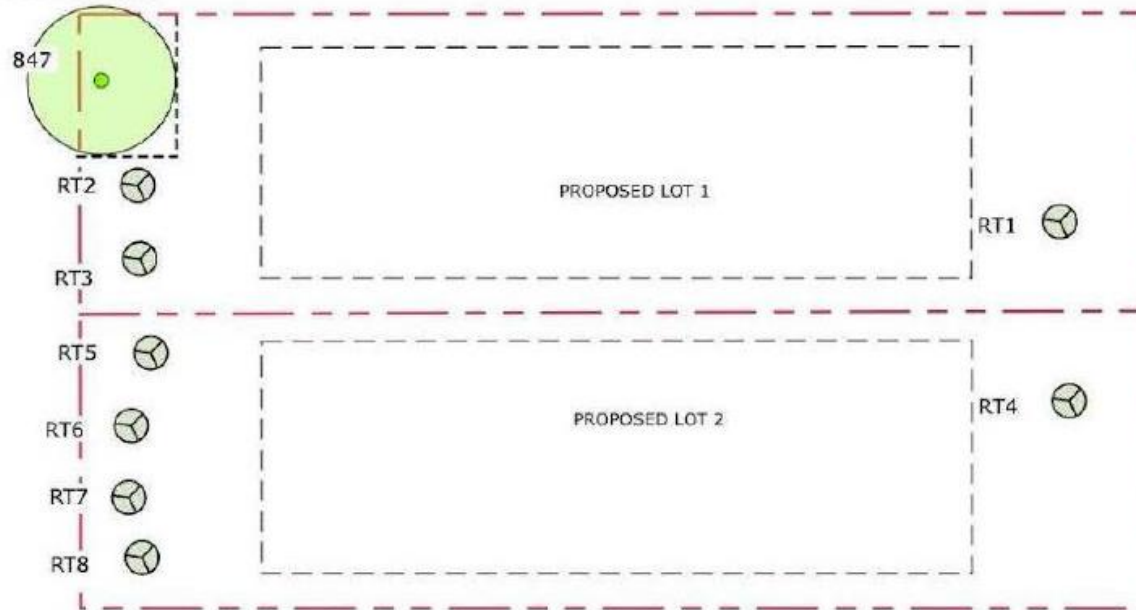
x = remove tree

(dashed line) = tree barrier



TREE MANAGEMENT

Tree barrier 3.06m from 847



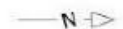
**Planning Tree Management for
Development at
15916 Russell Ave**

February 18, 2021

Tree Inventory

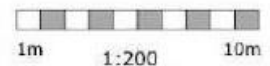
Tag	Species	DBH (cm)	TPZ (m)
847	Western Red Cedar	51	3.06
RT1	Paperbark Maple	6cm cal	
RT2	Nootka Cypress	3m tall	
RT3	Crimson King Maple	6cm cal	
RT4	Paperbark Maple	6cm cal	
RT5	Crimson King Maple	6cm cal	
RT6	Japanese Snowbell	6cm cal	
RT7	Japanese Snowbell	6cm cal	
RT8	Western Red Cedar	3m tall	

Legend



x = remove tree

Tree barrier



RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council:

- direct staff to advance the zoning amendment application at 15916 Russell Avenue to the next stage in the application review process.