

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 29, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

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

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 877 Kent Street, which is currently zoned for a duplex, into two lots of a similar size and zoning to others on the same block. In accordance with the amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to the Land Use and Planning Committee for early input. Through this early review, direction is sought regarding whether an application can proceed to a public information meeting, being the next milestone in the approvals process, or whether the application should be denied, as it would ultimately 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 877 Kent Street (see Appendix A – Location & Ortho Maps). The Application proposes to change the zoning of the property from the “RT-1 Two Unit (Duplex) Residential” Zone to the “RS-2 One Unit (Small Lot) Residential” Zone. If the Application were approved, the minimum lot width requirements would be reduced enabling the subdivision of the property

(see Appendix B – Survey/Subdivision Plan). Table 1 that follows provides a snapshot of the existing and proposed zoning.

Table 1: Existing and Proposed Zoning Standards

Zone Provision	Current Zoning (RT-1)	Proposed Zoning (RS-2)
Use	One or Two-unit (Duplex) Residential	One-unit Residential
Max. Height	7.7m	7.7m
Min. Lot Width	18.0m	10.0m
Min. Lot Depth	30.5m	27.4m
Min. Lot Area	742.0m ²	362.0m ²
Yard Setbacks		
- Front Lot Line (east - Kent Street)	7.5 metres	3.0 metres *
- Interior Side Lot Line (north)	1.5 metres	1.2 metres
- Interior Side Lot Line (south)	1.5 metres	1.2 metres
- Rear Lot Line (west)	7.5 metres	3.0 metres *
Density	0.5 times the lot area	0.6 times lot area
Parking Spaces	2 (+1 for secondary suite permitted in RS-2 Zone)	

* The combined front and yard setbacks must be no less than 12.0 metres

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 10.06 metres and therefore a major development permit (DP) would be required. If the Committee supports the advancement of the rezoning application, staff will review the proposed “intensive residential development” against the City’s Mature Neighbourhood Infill DPA guidelines, as set out in Section 22.9 of the OCP.

Tree Management & Protection

There are two (2) trees subject to White Rock Tree Management Bylaw, 2008, No. 1831 that are subject to review through this application. These include one (1) on-site tree and one (1) off-site tree (Ref. OS5). There are four (4) other smaller trees with root protection zones overlapping the property; these trees are not subject to the Tree Bylaw. An Arborist Report prepared by Huckleberry Landscape Design (dated February 17, 2021) recommends that one (1) on-site tree be removed (Ref. #29) and that the five (5) off-site trees be retained. The one off-site tree identified as OS5 will need further evaluation for retention depending on the building design and lot servicing requirements as there is a significant grade change and retaining wall between the lots. Permission from the Cherry tree owners would be required prior to its removal if necessary.

Table 2 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. The condition of each tree has also been evaluated by the City’s Arboricultural Technician recognizing that efforts ought to be taken to protect any tree found to be in “good” condition; the tree noted for removal is in “poor/fair” condition and is experiencing some deterioration in the lower 60% of the boughs due to the presence of Cooley Spruce Gall Adelgid. It is likely that the pests are in early feeding stages at the top of the tree that will result in the same sparse foliage and stress throughout; there are reportedly no treatments available for this type of insect infestation (see Photo 1 below taken from Arborist Report).

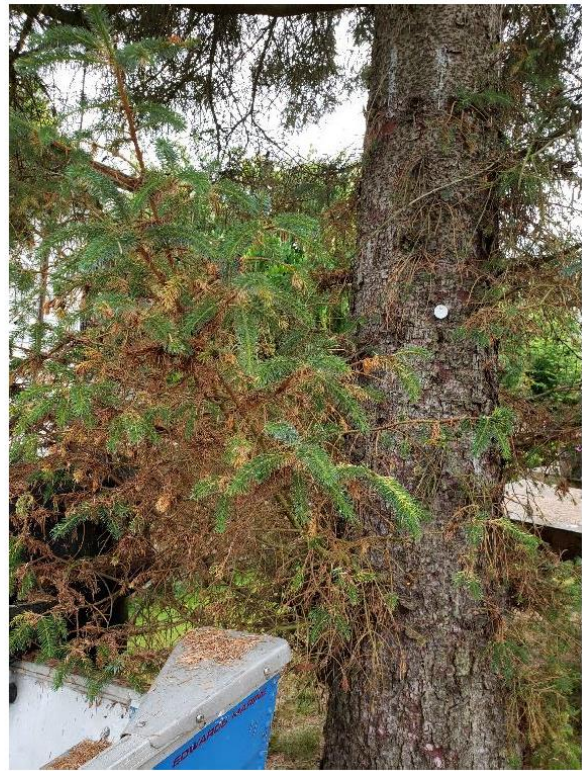


Photo 1: Photos of Tree 29 – taken from Arborist Report

Table 2: Tree Management

Tree Ref.	Species	Condition	DBH (cm) [total]	Retain / Remove	Replacement Security	# of Replacements
29	Sitka Spruce	Poor/Fair	45	Remove	\$3,000	2
OS1	Black Pine	Poor/Fair	25	Retain	0	0
OS2	Japanese Katsura	Good	20	Retain	0	0
OS3	Apple	Good	14	Retain	0	0
OS4	Curly Willow	Good	25	Retain	0	0
OS5	Cherry	Good	70	Undetermined	\$3,000 (2 replacements)	
Total					\$6,000	2 - 4

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 Landscape Plan, which identifies four (4) replacement trees (see Appendix D).

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 rezoning and subdivision process, if approved, would result in the loss of one poor-condition tree and the replacement of this tree with between two and four trees. This could, over time, provide a net environmental benefit to the White Rock 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 877 Kent Street, 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 one (1) protected tree, potentially two (2) if a neighbouring tree requires removal and is supported by the owner, and as compensation for such, the Applicant is proposing that four (4) 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: Tree Plan
- Appendix D: Landscape Plan