



**877 Kent Street**  
***Zoning Bylaw Amendment***  
***(initial submission)***

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

*March 29, 2021*



# PROPOSAL

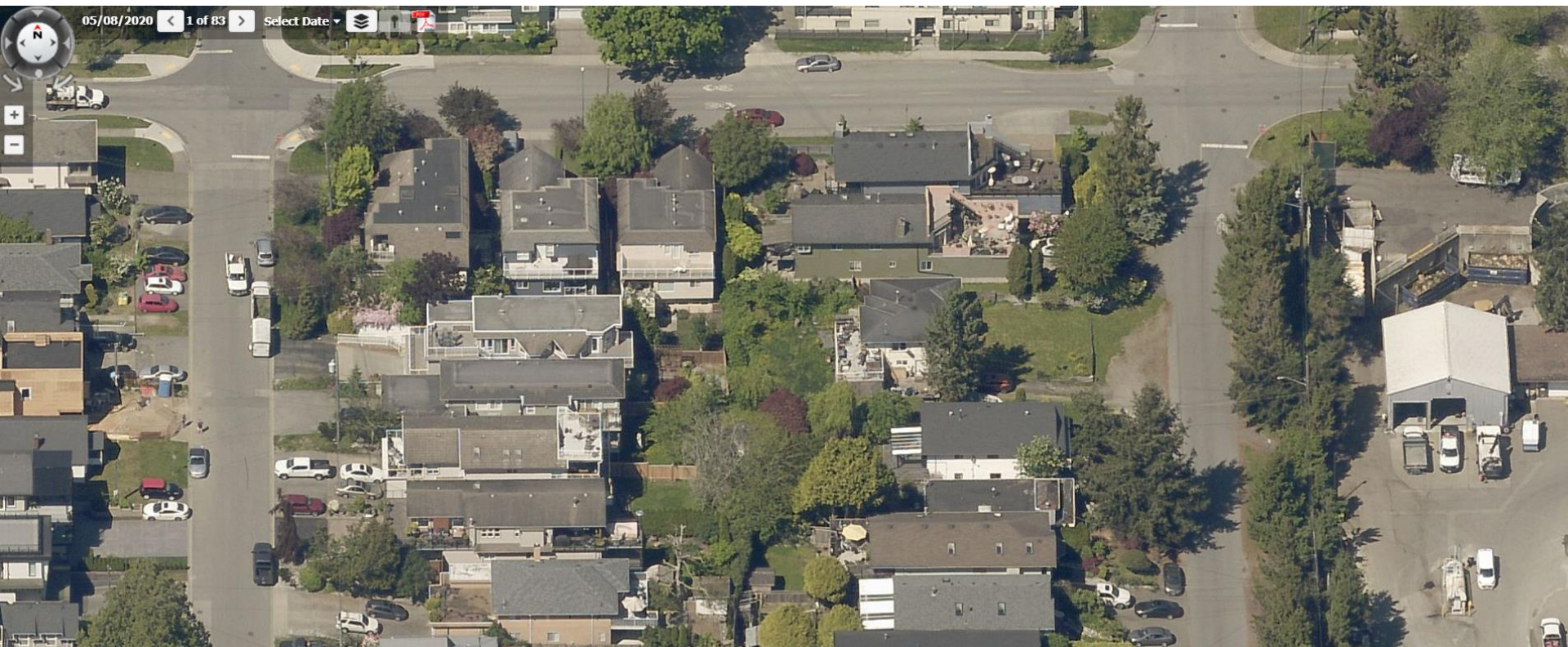
- Rezoning from “RT-1 Two Unit (Duplex) Residential” Zone to the “RS-2 One Unit (Small Lot) Residential” Zone
- Rezoning would support future subdivision of the property

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 <sup>2</sup>	362.0m <sup>2</sup>
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

# PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP where low profile housing is supported (single family homes, duplexes, triplexes)
- Proposal requires major development permit (form & character controls)
- OCP policies support designing for maximum tree retention



# TREE MANAGEMENT

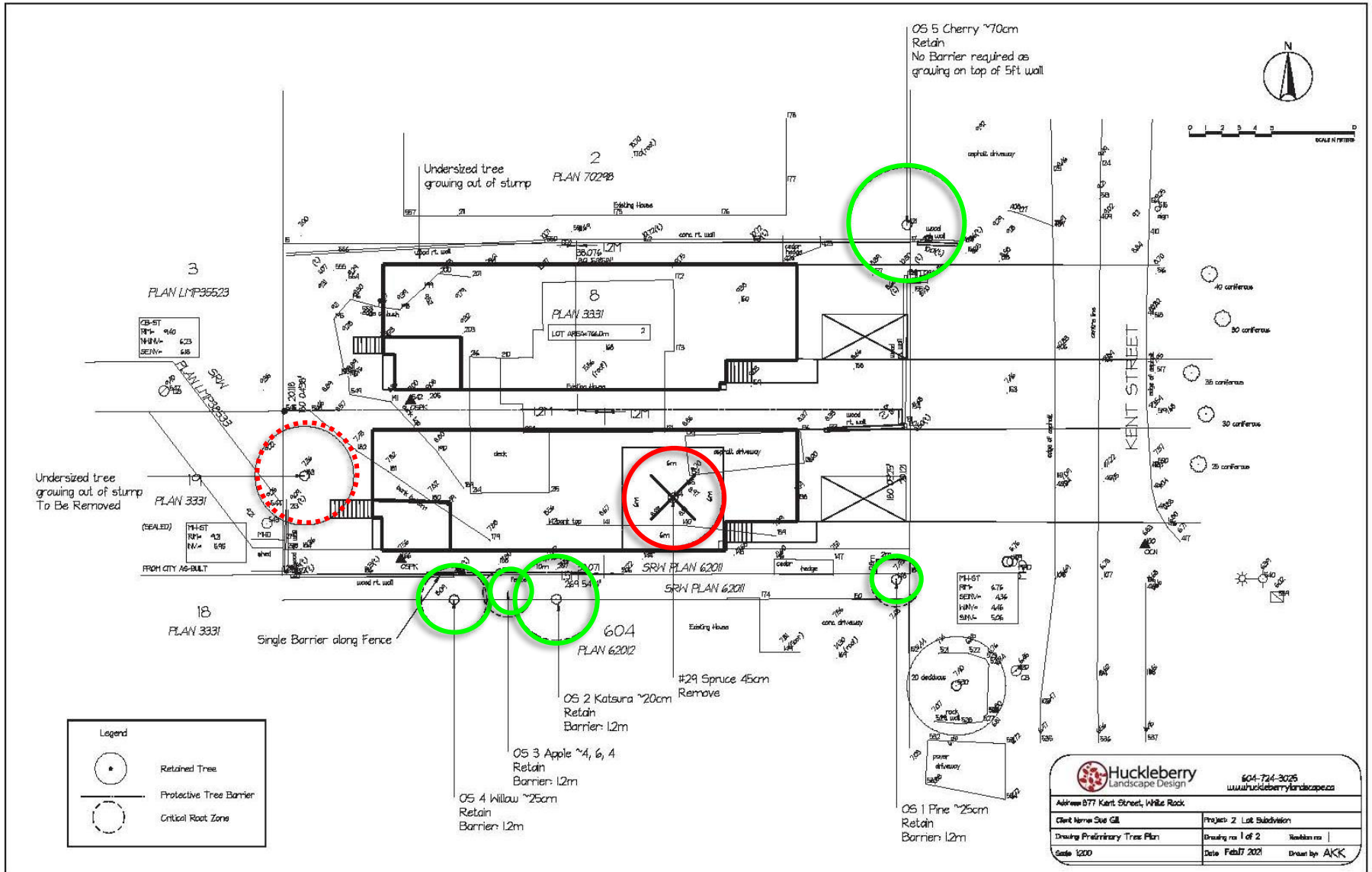
- 6 “protected trees” per Tree Management Bylaw No. 1831
- 1 tree (Sitka Spruce) proposed for removal – identified in “poor/fair” condition due to insect infestation with limited treatment options
- Opportunity to achieve replacements with future redevelopment

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)	
<b>Total</b>					<b>\$6,000</b>	<b>2 - 4</b>



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

# SITE PLAN & TREE MANAGEMENT



# RECOMMENDATION

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

- direct staff to advance the zoning amendment application at 877 Kent Street to the next stage in the application review process.