

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



**DATE:** January 12, 2026

**TO:** Mayor and Council

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

**SUBJECT:** 14205 Malabar Avenue (ZON00054) –First, Second and Third Reading of Draft Bylaw No. 2559

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**RECOMMENDATIONS**

THAT Council:

1. Receive for information the corporate report dated January 12, 2026, from the Director of Planning and Development Services, titled "*14205 Malabar Avenue (ZON00054) – First, Second and Third Reading of Draft Bylaw No. 2559;*"
2. Waive the requirement for the Applicant to hold a Development Information Meeting;
3. Consider giving first, second and third reading to "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 12, (14205 Malabar Avenue [RS-2 SSMUH]) 2025, No. 2559;*" and
4. Direct staff to resolve the following issues before bringing "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 12, (14205 Malabar Avenue [RS-2 SSMUH]) 2025, No. 2559* back for consideration of adoption:
  - a) Registration of a Rezoning Works and Services Agreement as a Restrictive Covenant and receipt of the security deposit, as outlined in the agreement;
  - b) Updated Arborist Report to include the preservation of the English Oak Tree (tagged as 3791) to the satisfaction of the Director, Planning and Development Services;
  - c) Registration of Restrictive Covenant, as a priority charge, to ensure the protection of the critical root zone of the English Oak Tree (tagged as 3791) to the satisfaction of the Director, Planning and Development Services;
  - d) Registration of Restrictive Covenant, as a priority charge, for geotechnical and environmental requirements to the satisfaction of the Director, Planning and Development Services;
  - e) Submission of a Riparian Areas Regulations Assessment, prepared by a Qualified Environmental Professional (QEP) and confirmation that the assessment has been received and accepted by the Province;
  - f) Resolution of all engineering requirements to the satisfaction of the Director, Engineering and Municipal Operations;
  - g) Demolition of the existing residential structure; and
  - h) Road dedication as required.

## **EXECUTIVE SUMMARY**

The City has received Zoning Bylaw Amendment, Environmental (Ravine Lands and Significant Trees, Watercourse) Minor Development Permit and Subdivision applications for the subject property located at 14205 Malabar Avenue. The proposal is to rezone the subject property from the "RS-1 SSMUH Residential" to the "RS-2 SSMUH Residential" zone to facilitate a two (2) lot subdivision to permit the construction of one-residential use on each proposed lot.

The proposal as submitted is in keeping with the objectives and policies of the Official Community Plan “**Mature Neighbourhood**” land use designation, which applies to the subject property. The subject property is subject to two Environmental Development Permit Areas, which are Environmental Watercourse and Ravine Lands and Significant Trees. Any proposed development that falls in an Environmental Development Permit Area is subject to a Minor Development Permit. Under the Development Procedures Bylaw, 2024, No. 2485, these minor development permits are staff-delegated; the permits will be reviewed and considered by the Director of Planning and Development Services.

Staff is recommending that Council waive the requirement for the Applicant to hold a Development Information Meeting. The proposal is in keeping with the RS-2 SSMUH Residential Zone of the properties that are located to the east, west and north, as well as the uses on those properties. The properties within 100 m of the subject property have been notified of the proposed development and have the opportunity to provide feedback before Council considers readings of the bylaw.

Draft zoning amendment Bylaw No. 2559 is being forwarded to Council for first, second and third reading. Attached to this report as Appendix "A" are the location and ortho maps of the subject property. The site plan of the proposed development is included as Appendix "D". All technical reports received are located within the Appendix "E-J" of the report.

## **PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
October 16, 2023 2023-381	THAT Council receive the corporate report dated October 16, 2023, from the Director of Planning and Development Services, titled “Initial Review of Rezoning Application – 14205 Malabar Avenue (ZON/MIP/SUB 23-003)” and direct staff to advance the zoning amendment application at 14205 Malabar Avenue and proceed to the next stage in the application review process. <p style="text-align: right;"><b>CARRIED</b></p>

## **INTRODUCTION/BACKGROUND**

The application is to rezone the subject property at 14205 Malabar Street from the "RS-1 SSMUH Residential" to "RS-2 SSMUH Residential" zone to facilitate a two (2) lot subdivision. If the rezoning is approved, the "RS-2 SSMUH Residential" zone would support the proposed two (2) lot subdivision to permit the construction of a one-unit residential use on each proposed lot. The subdivision is a separate process that is under the city's Approving Officer's jurisdiction.

The subject property is subject to two Environmental Minor Development Permits, as the site falls within the Environmental Watercourse and Environmental Ravine Lands and Significant Trees development permit areas. These minor development permits are staff-delegated; the permits will be reviewed and considered by the Director of Planning and Development Services.

The Applicant has supplied the required geotechnical report and environmental reports that have been peer reviewed and are attached to this report as "Appendix F, G and H". The proposed rezoning is in keeping with the objectives and policies of the OCP.

## ANALYSIS

### **Land Use Context**

The subject property is located at 14205 Malabar Avenue, west of Phoenix Street and north of Malabar Avenue. The subject property is approximately 973.71m<sup>2</sup> (10,481ft<sup>2</sup>) in area. The subject property is surrounded by a mixture of residential homes (see Figure 1.0 below). To the southeast of the subject property is Collingwood Stream.



Figure 1: Subject property and surrounding site context

### Alignment with Official Community Plan (OCP) Policies

<b>Applicable Growth Management Policies</b>		
	<b>Policy</b>	<b>Policy Compliance</b>
<b>Policy 7.4.1</b> Gentle Infill	Enable moderate residential growth in Mature Neighbourhoods, primarily in the form of secondary suites, and houseplexes.	The proposal would be moderate residential infill and could potentially facilitate a secondary suite.
<b>Applicable Land Use Designation-related policies</b>		
<i>Mature Neighbourhood</i>	<b>Policy</b>	<b>Policy Compliance</b>
<b>Policy 8.7.1</b> Uses and Building Types	Allow single-family homes and houseplexes. Allow secondary suites in single-detached homes	The proposal is in compliance with this policy.
<b>Policy 8.7.2</b> Density and Height	Allow density and height maximums for houseplexes and single-family homes as outlined in the City's Zoning Bylaw.	The proposal is in compliance with this policy.
<b>Applicable Housing Policies</b>		
<b>Objectives and Policies</b>	<b>Policy</b>	<b>Policy Compliance</b>
<b>Objective 11.1.1</b>	To expand housing choices for existing and future residents, and increase diversity of housing types for a variety of household sizes, incomes, tenures, needs, and preferences.	The proposal will, if approved, add to housing choices.
<b>Policy 11.1.3</b> Housing Choices Everywhere	Focus residential densities in the Town Centre, but ensure that housing choices are distributed throughout the city in all neighbourhoods. Allow houseplexes throughout the Mature Neighbourhood.	The subject property is located on the west side of the city outside of the Town Centre, which the policy supports.
<b>Policy 11.1.4</b> Secondary Suites	Secondary Suites – Explore opportunities to allow additional secondary suites to increase rental housing stock and improve housing affordability for homeowners, where relevant requirements such as parking and BC Building Code issues are addressed, including: a. Considering secondary suites in houseplexes; b. Considering two secondary suites in single-detached houses; and	The proposed rezoning to RS-2 SSMUH Residential zone could potentially facilitate a secondary suite in accordance with all regulations and bylaws.

	c. Reviewing and updating parking requirements for secondary suites.	
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**Development Permit Areas – Environmental**

The subject property is located within the Environmental Watercourse and the Ravine Lands and Significant Trees development permit areas and is subject to those guidelines. Development permits for these environmental development permit areas are staff delegated.

The Applicant submitted Environmental and Geotechnical reports with the development permit applications. The city had both reports reviewed at the Applicant’s expense through independent professionals. The recommendations of those reviews have been addressed by the Applicant’s professionals.

**Zoning Overview**

The proposed rezoning of the subject property from the "RS-1 SSMUH Residential" to "RS-2 SSMUH Residential" zone to facilitate a two (2) lot subdivision is in keeping with the "RS-2 SSMUH Residential" zone. Table 1.0 below provides details of the compliance of the proposed lots’ geometry with the "RS-2 SSMUH Residential" zone.

Table 1.0

Lot Dimensions for Subdivision	RS-2 SSMUH Zone Requirement	Proposed Lot 1 (approximate geometry)	Proposed Lot 2 (approximate geometry)
Lot Width (Minimum)	12.1 m (39.7ft.)	13.0 m (42.65ft.)	14.0 m (45.93ft.)
Lot Depth (Minimum)	27.4 m (89.9ft.)	38.0 m (124.67ft.)	35.19 m (115.45ft.)
Lot Area (Minimum)	410.0 m <sup>2</sup> (4,413.20 ft <sup>2</sup> )	486.4 m <sup>2</sup> (5,235.57ft <sup>2</sup> )	486.4 m <sup>2</sup> (5,235.57ft <sup>2</sup> )

The existing residential dwelling unit must be removed as a condition of the rezoning, as the structure would straddle the proposed property lines and create a non-conforming use. The existing use of the subject property is a one-unit residential use with a minimum parcel size of 742m<sup>2</sup>, and the proposed rezoning would be for one-unit residential use on lots with a minimum parcel size of 410m<sup>2</sup>.

**Interim Housing Needs Report 2024 and Provincial Housing Target Order- Review**

The city’s *Interim Housing Needs Report* has identified that the city requires 2,780 new units in the next 5 years, and 8,816 new units over the next 20-year period to address the anticipated housing needs in White Rock. This development, if approved, will provide 2 new housing units, which will count towards the overall housing supply to meet additional local demand.

The province has established a five-year housing target of 1,067 “net new” complete housing units to be built in the city by June 30, 2029. The phrase “Net New” means new units that are ready for move-in, minus units that were lost through demolition. The subject property currently contains a one residential building; the additional one (1) unit from this proposed development would qualify as “net new” and would count toward the City’s provincial housing target, provided occupancy is achieved by June 30, 2029.

### **FINANCIAL IMPLICATIONS**

This proposal will also be subject to DCCs, which will be calculated at the time of final subdivision approval, as well as all fees and charges associated with a subdivision application.

### **LEGAL IMPLICATIONS**

This report outlines several third reading conditions that require the property owner to enter into legal agreements and restrictive covenants.

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

The *Local Government Act* section 464 (3) prohibits local governments from holding public hearings for proposed zoning bylaw amendments that are consistent with the Official Community Plan (OCP), and where the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development.

Prior to Council considering the proposed new zoning bylaw for first reading, a notice was prepared indicating that the draft zoning bylaw would be brought forward for consideration for the first three readings. This public notice was mailed to residents within 100 metres of the subject property, posted on the city website, and advertised in the January 1, 2026, and January 8, 2026, editions of the Peace Arch News. Accordingly, a public hearing will not be held for this Zoning Amendment Bylaw No. 2559.

Staff is requesting Council waive the requirement for the Applicant to hold a Development Information Meeting for this application. The proposal is in keeping with the RS-2 SSMUH Residential Zone of the properties that are located to the east, west and north, as well as the uses on those properties. The neighbourhood is a mixture of RS-1 SSMUH Residential and RS-2 SSMUH Residential zoned properties; therefore, the proposal is in keeping with the neighbourhood. The properties within 100 m of the subject property have been notified of the proposed development and have the opportunity to provide feedback before Council considers the reading of the bylaw.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Applicant will be working with the Engineering Department to fulfill the requirements to facilitate the rezoning and future subdivision of the property. The recommendations section of the report contains recommended conditions to ensure that all aspects of the engineering are facilitated.

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

The Applicant submitted an arborist report entitled *Tree Evaluation Report for: 14205-Malabar Avenue White Rock, BC*, prepared by Mike Fadum and Associated dated January 5, 2023, which identifies ten (10) trees that are protected by the Bylaw, four (4) onsite and six (6) offsite trees that may be impacted by the proposal.

The one tree proposed to be removed is a 54cm DBH English Oak tree referred to as tree #3971. The removal of this tree is not supported by staff as it is a mature English Oak that contributes valuable diversity to the city's urban canopy. The geotechnical report that was submitted in conjunction with this application by Braun Geotechnical shows a soil profile in Test Pit TP24-02 that is beneficial to the growth and vitality of this tree. Staff is recommending that a critical root zone protection restrictive covenant be registered as a condition of the rezoning to protect the

English Oak. In addition, an updated arborist report will need to be submitted as a condition of the third reading of the bylaw, as the arborist report is two years old.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The proposed development is in alignment with *2023-2026 Council Strategic Priorities- Housing and Land Use* to advocate for diversity in housing and practice balanced land-use planning.

### **OPTIONS /ALTERNATIVES**

Staff are recommending that Council consider readings of the proposed bylaw; however, the following alternative options are available for Council's consideration:

1. Reject "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 12, (14205 Malabar Avenue [RS-2 SSMUH] 2025, No. 2559;*"

OR

2. Defer Consideration "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 12, (14205 Malabar Avenue [RS-2 SSMUH] 2025, No. 2559*".

### **CONCLUSION**

The proposal is to rezone the subject property at 14205 Malabar Avenue from "RS-1 SSMUH Residential" to "RS-2 SSMUH Residential" zone to support the subdivision of the subject property into two (2) residential lots to permit the construction of one-residential use on each proposed lot. The proposed rezoning is supported by the Mature Neighbourhood land use designation and housing policies of the OCP. The proposed rezoning is supportable, subject to the recommendation contained in this report, as it is in compliance with the OCP.

Respectfully submitted,

Reviewed by,



Wendy Cooper, M.Sc., MCIP, RPP  
Planner

Neethu Syam  
Planning Division Lead

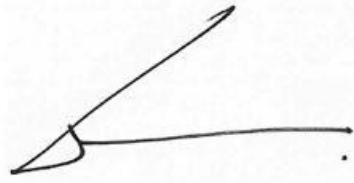
Approved by,



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

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

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a diagonal stroke.

Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Location and Ortho Maps
- Appendix B: Draft Zoning Amendment Bylaw No. 2559
- Appendix C: Council initial review report – October 16, 2023
- Appendix D: Site Plan
- Appendix E: Arborist Report
- Appendix F: Environmental Report (ESC & Environmental Letter) dated January 25, 2023, by All-Terrain Consulting Ltd.
- Appendix G: Peer Review- Environmental Report dated April 30, 2025, by Active Earth (Ken Lambertsen, R.P. Bio)
- Appendix H: Geotechnical Report – Braun Engineering
- Appendix I: Peer Review – Geotechnical Geo West
- Appendix J: Geotech Report Updated – Braun