

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 11, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application - 15733 Thrift Avenue

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15733 Thrift 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 enable the subdivision of the property at 15733 Thrift Avenue into two lots. 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 the application can proceed to public information meeting or should be denied as it would not be supported by Council. Staff have recommended that the applicant seek an early review of this proposal from Council, particularly regarding the impact of the development on protected trees, as well as any other matter that may affect the proposal.

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 an application to amend the Zoning Bylaw to change the zone of 15733 Thrift Avenue (see Appendix A – Location Plan & Ortho Image). The application seeks to

rezone the property from the “RS-1 One Unit Residential” Zone to the “RS-4 One Unit (12.1m Lot Width) Residential” Zone. The rezoning, if approved, would reduce the minimum lot width requirements and allow the property to be split into two lots, each of which could then be developed with a single detached dwelling. Table 1 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 (12.25 metres proposed)
Min. Lot Depth	27.4m	27.4m
Min. Lot Area	464.0m ²	410.0m²
Density	0.5 times lot area	
Parking Spaces	2 (+1 for secondary suite)	

The Official Community Plan (OCP) designates the subject property as “Mature Neighbourhood.” The designation supports single family homes with secondary suites. The OCP establishes development permit area (DPA) guidelines applicable to infill projects within mature neighbourhoods when such infill takes the form of duplexes, triplexes or “intensive residential development.” The latter refers to subdivisions 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 12.25 metres and therefore, the DPA guidelines would not apply.

Tree Management & Protection

Based on a preliminary review of the proposal, staff suggested that the Applicant request an early review by Council considering the potential impact of the development on trees. As illustrated in Appendix B – Rezoning and Subdivision Plan, the property contains ten (10) trees that are subject to White Rock Tree Management Bylaw, 2008, No. 1831 (i.e., private property trees with a trunk diameter at breast height of 30 cm or more). An Arborist Report prepared by Radix Tree & Landscape Consulting Inc. (dated December 21, 2020) recommends that four (4) of these trees be removed for the proposal. 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, and the number of replacement trees that would be required with those to be removed.

Tree Ref.	Species	DBH (cm) [total]	Retain / Remove	Retention Security	# of Replacements
1	Western Red Cedar	90 & 92.5	Retain	\$10,000	NA
2	Orchard Cherry	30	Remove	\$2,500**	2
3	Orchard Plum	31	Remove	\$2,500**	2
4	Horse Chestnut	28, 29 & 21 [78]	Remove	\$10,000**	5
5	Douglas Fir	100	Remove	\$10,000**	6
6	Douglas Fir	92	Retain	\$10,000	NA
7	Douglas Fir	84	Retain	\$10,000	NA
8	English Holly*	18 & 13 [31]	Retain	None	NA

9	Red Maple	29 & 33 [62]	Retain	\$4,500	NA
10	English Holly*	17 & 14.5 [31.5]	Retain	None	NA
Total				\$59,500	15

* Note that holly trees on private property are not considered “protected trees” per Bylaw No. 1831.

** Note the City may hold securities through demolition to ensure that there is an incentive to retain trees until such time as their removal is enabled with the issuance of a building permit.

Part 8, Section 3 of the City’s Tree Management Bylaw, provides that a minimum of one replacement tree must be planted on each lot that is the location of a protected tree subject to an application; other replacement trees may be provided either on-site or as cash-in-lieu to be planted by the City on public property. It is noted that tree removals are commonly approved subject to the receipt of cash-in-lieu of replacement trees, particularly in situations where site constraints make it impractical to plant new trees on private property. The drawback with this approach is that the immediate impact of tree removals on private lands is not easily offset by the planting of trees on public lands as there are limited spaces to support City tree planting. Alternative to taking cash-in-lieu, staff believe there is value in pushing for increased on-site replacement where there exists an opportunity to do so, as in the case of a rezoning proposal.

In discussing the project with the Applicant, staff suggested that a planting plan be prepared to demonstrate the potential for on-site replacement trees as compensation for the removals (see Appendix C – Planting Plan). While staff believe spatial constraints will make it impractical to plant all fifteen (15) replacement trees on the property, there does appear to be an opportunity to plant upwards of four trees within the rear yard of each lot. Over time, the positive environmental impact of these replacement trees, if given room to grow, would likely 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. A registered covenant, merits consideration of the advancement of the rezoning proposal through the public approvals process.

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 four (4) trees as a result of the subdivision would reduce the tree canopy in the short-term but would also result in the planting of 15 replacement trees.

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 15733 Thrift Avenue, which would enable the property to be subdivided into two lots. At this preliminary stage, the applicant has indicated that the proposed subdivision would require the removal of four (4) out of ten (10) protected trees on the property, which would require 15 replacement trees. If the application is advanced to the next stage in the application 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.

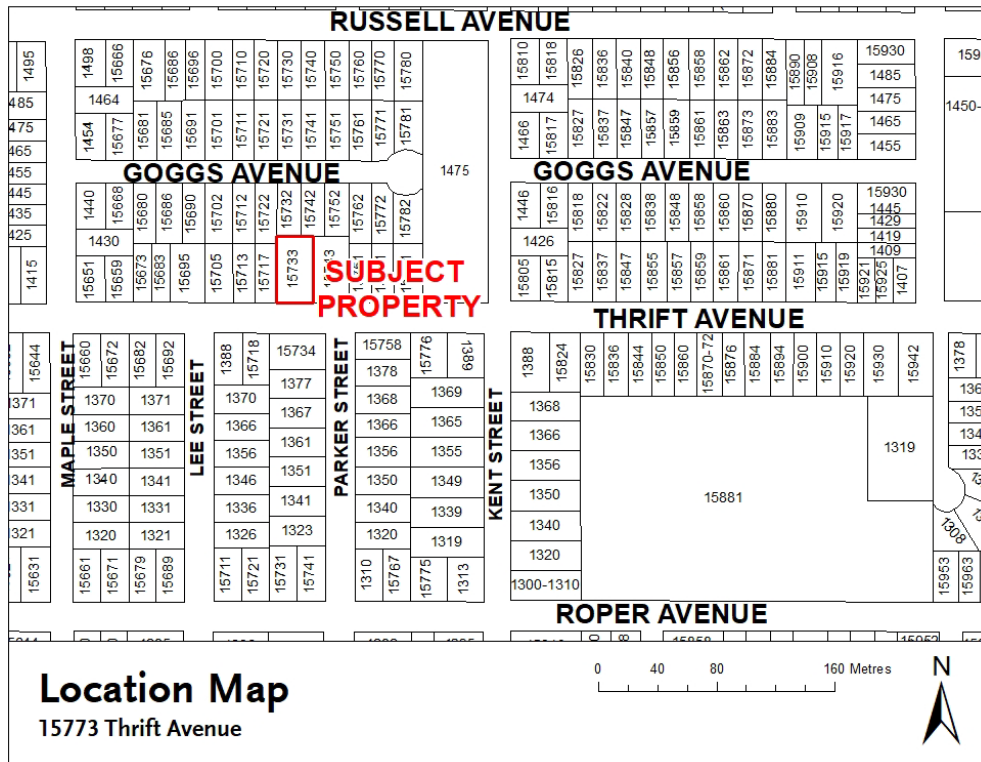
A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', with a stylized flourish at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Location and Ortho Map
Appendix B: Rezoning and Subdivision Plan
Appendix C: Planting Plan

APPENDIX A

Location Plan and Ortho Photo



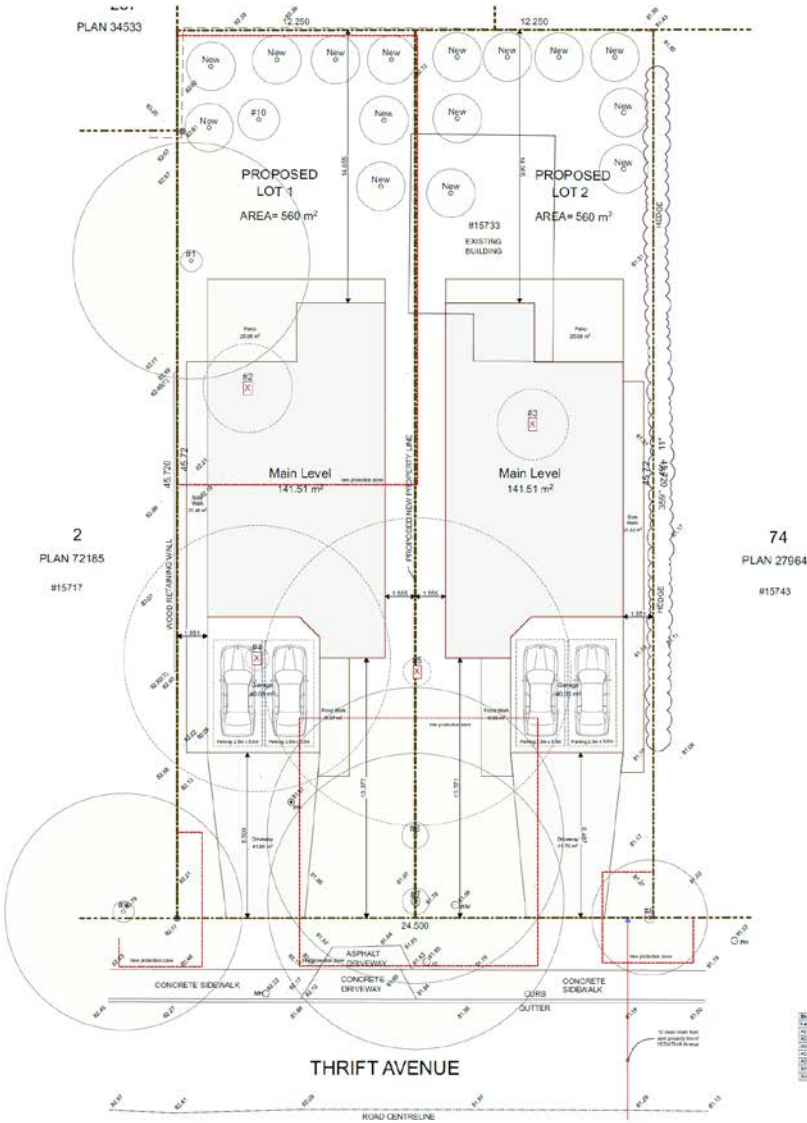
Proposed
Rezoning & Subdivision
15733 Thrift Avenue

Project Summary			
Proposal	Rezoning & Subdivision		
Address	15733 Thrift Avenue		
Zoning	Current RS-1 Proposed RS-1		
	Existing	Proposed	
Site width	24.50 m 80.4 ft.	12.25 m 40.2 ft.	
Site length	45.72 m 150.0 ft.	45.72 m 150.0 ft.	
Site Area	1,120.1 m ² 12,057 s.f.	560.1 m ² 6,029 s.f.	

ALLOWABLES	Existing	Proposed
Finished floor area 0.50	500.1 m ² 5,399 s.f.	560.1 m ² 6,029 s.f.
Lot coverage RS-1 40% RS-4 45%	446.1 m ² 4,793 s.f.	560.1 m ² 6,029 s.f.
Impervious Area	no requirement	560.1 m ² 6,029 s.f.
Building Heights		
Principal building sloped roof	7.70 m 25.3 ft.	7.70 m 25.3 ft.
Storey (plus basement)	2½	2½
Height of pitched roof accessory buildings and structures	5.00 m 16.4 ft.	5.00 m 16.4 ft.
Required Yards & Setbacks		
Front yard	7.5 m 24.6 ft.	8.51 m 27.92 ft.
	7.5 m 24.6 ft.	8.51 m 27.92 ft.
Rear yard	7.5 m 24.6 ft.	14.07 m 46.15 ft.
Side yard	1.5 m 4.92 ft.	1.55 m 5.09 ft.

APPENDIX B

Rezoning and Subdivision Plan



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Dore Design & Media Solutions Inc.

Mullin Residences
15733 Thrift Avenue
White Rock, BC

The design and specifications of all drawings
conform to BCBC 2018

Cover Sheet

Scale	1:100
Project Name	15733 Thrift Avenue
Drawn By	Brad Doré
Check By	Brad Doré
Date	2020-11-13
Sheet No.	A01

APPENDIX C

Planting Plan

