

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 26, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 15916 Russell Avenue (Revised Submission)

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 a revised Application for rezoning which, if approved, would permit the subdivision of the property at 15916 Russell Avenue. The Application was presented to the City’s Land Use and Planning Committee on March 9, 2021. The Application originally proposed the removal of seven (7) protected trees, being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, and the retention of one (1) protected on-site tree.

The Application has been revised to reduce the building envelope available to proposed eastern lot thereby enabling the retention of three (3) protected trees; the remaining three (3) on-site trees and one (1) off-site tree would be removed. It is noted that the one (1) off-site tree is in poor condition and the owner is supportive of its removal.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
Motion # LU/P-33 (March 9, 2021) [Defeated]	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.
Motion # LU/P-034 (March 9, 2021) [Carried]	THAT the Land Use and Planning Committee direct staff work with the applicant for 15916 Russell Avenue on a revised design where as many trees as possible are preserved.

INTRODUCTION/BACKGROUND

The City has received a revised zoning bylaw amendment Application to change the zoning of the property at 15916 Russell Avenue (see Appendix A – Location & Ortho Maps). The Application proposes to change the zoning of the property from the “RS-1 One Unit Residential” Zone to the “RS-4 One Unit (12.1m Lot Width) Residential” Zone. If the Application were

approved the minimum lot width requirements would be reduced enabling the subdivision of the property.

The Application was considered by the Land Use and Planning Committee (LUPC) on March 9, 2021. The Committee passed a motion directing that staff work with the applicant “on a revised design whereas many trees as possible are preserved.” The Applicant has provided a revised submission which would enable the retention of three additional trees. Based on a review of this submission, staff suggest that the scope of the zoning amendment, applicable to the proposed eastern lot, change from the RS-4 Zone to a property-specific Comprehensive Development (CD) Zone. The CD Zone, if approved, would allow for the creation of an increased rear yard setback which would establish a building envelope outside of the tree protection zones of the three additional trees intended for retention. The Applicant has expressed support for this option.

Table 1 that follows provides a snapshot of the existing and proposed zoning as well as a potential Comprehensive Development (CD) Zone, being limited to the eastern lot only.

Table 1: Existing, Proposed and Optional Zoning

	Current Zoning	Proposed Zoning	Optional Zoning (western half)	Optional Zoning (eastern half)
Zone	RS-1	RS-4	RS-4	CD-##
Use	One-unit Residential			
Max. Height	7.7m	7.7m	7.7m	7.7m
Min. Lot Width	15.0m	12.1m	12.1m	12.1m
Min. Lot Depth	27.4m	27.4m	27.4m	27.4m
Min. Lot Area	464.0m ²	410.0m ²	410.0m ²	410.0m ²
Front Setback	7.5m	7.5m	7.5m	7.5m
Interior Side Setback	1.5m	1.35	1.35	1.35
Rear Setback	7.5m	7.5m	7.5m	approx. 17m
Density	0.5 times the lot area (<i>to be confirmed – may be less on eastern lot</i>)			
Parking Spaces	2 (+1 for secondary suite)			

Tree Management & Protection

As illustrated in Appendix B (Subdivision Plan), there are eight (8) trees that are subject to White Rock Tree Management Bylaw, 2008, No. 1831. This includes seven (7) on-site trees and one (1) off-site tree. An Arborist Report prepared by Woodridge Tree Consulting Arborists Ltd. (updated April 5, 2021) recommends that three (3) on-site trees and the one (1) off-site tree be removed. A letter expressing support for the removal of the off-site tree, which is in poor condition, has been received from the Owner of the tree.

Table 2 below identifies the trees to be removed and those to be retained. Based on the feedback from the LUCP on March 9, 2021, staff have also included a column which outlines the “condition” of each tree. The conditions noted were provided by the City’s Arboricultural Technician based on two on-site reviews of the trees in question. The Table further 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 could take cash-in-lieu and use the funds for planting elsewhere on City boulevards or parks.

Table 2: Tree Management

Tree Ref.	Species	DBH (cm) [total]	Condition	Retain / Remove	Replacement Security	# of Replacements
843	Lombardy Poplar	94	Good	Remove	\$3,000	2
844	Western Red Cedar	50	Good	Retain	\$3,000	NA
845	Western Red Cedar	34	Good	Retain	\$3,000	NA
846	Western Red Cedar	55	Good	Retain	\$4,500	NA
847	Western Red Cedar	51	Good	Retain	\$4,500	NA
848	Silver Birch	93	Poor	Remove	\$3,000	2
849	Black Locust	74	Poor	Remove	\$6,000	4
OS1	Red Alder	75	Poor	Remove	\$3,000	2
Total					\$30,000.00	10

Figure 1 below illustrates the RS-4 building (zoning) envelope available to each of the proposed lots and the impact of protected trees on both the subject property and the abutting lots.

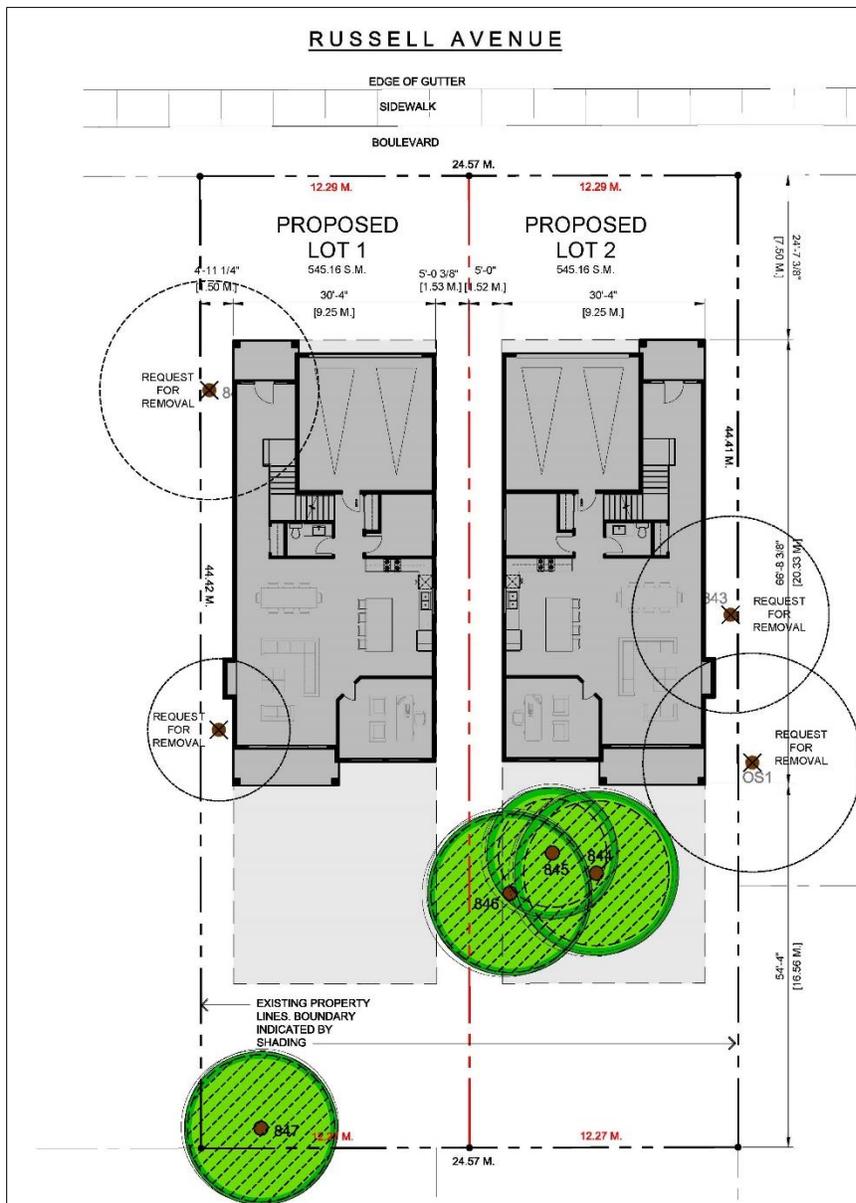


Figure 1: Subdivision Plan (15916 Russell Avenue)

It is noted that trees No. 848 and 849 have tree protection zones that encumber the building envelope of the vacant lot immediately west of the subject property (i.e., 15908 Russell Avenue). The owner of this lot will reportedly soon be submitting a building permit and a tree management permit (TMP) to support the construction of a new home. The TMP application would request removal of Trees No. 848 and 849 as listed above. Based on recent site investigations undertaken by the City's Arboricultural Technician, and in light of the impact of these trees on the buildability of the lot, it is anticipated that a permit for the removal of these two trees will be granted, subject to replacements as required. This is noted as two of the four removals outlined above may occur outside of the scope of this rezoning application.

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 Replacement Tree Plan included in Appendix C. Over time, the positive environmental impact of these replacement trees, if given room to grow, could exceed that lost as a result of the subdivision and subsequent development of each lot.

As noted earlier, the rezoning application could be reframed to introduce a property-specific Comprehensive Development (CD) Zone which would establish an enlarged rear yard setback on the eastern portion of the property so as to ensure that future development of the eastern lot is situated outside the tree protection zones of trees that are noted for retention. While the trees protected by this increased setback may, over time, warrant removal, the additional lands made available by the setback could provide ample space for replacement.

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 due to the subdivision would reduce the tree canopy in the short-term but may also enable the City to see ten replacement trees established to the longer term benefit of the 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 15916 Russell Avenue, which if approved, would permit the property to be subdivided. At this preliminary stage, which is the second time Council has provided an early review, the Applicant has indicated that the proposed subdivision would require the removal of four (4) protected trees and as compensation for these the Applicant is proposing that five (5) replacement trees be planted on-site and five (5) replacement trees be provided as cash-in-lieu.

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.

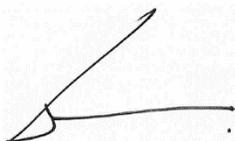
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



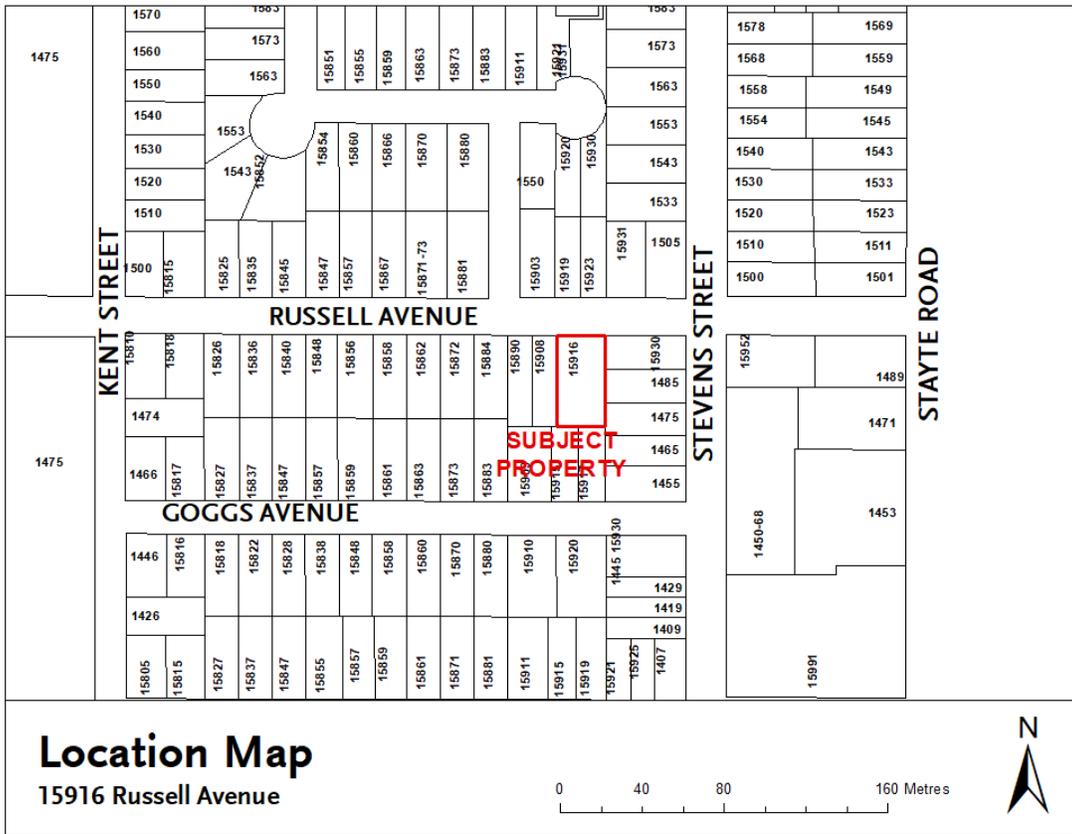
Chief Administrative Officer

Appendix A: Location and Ortho Maps

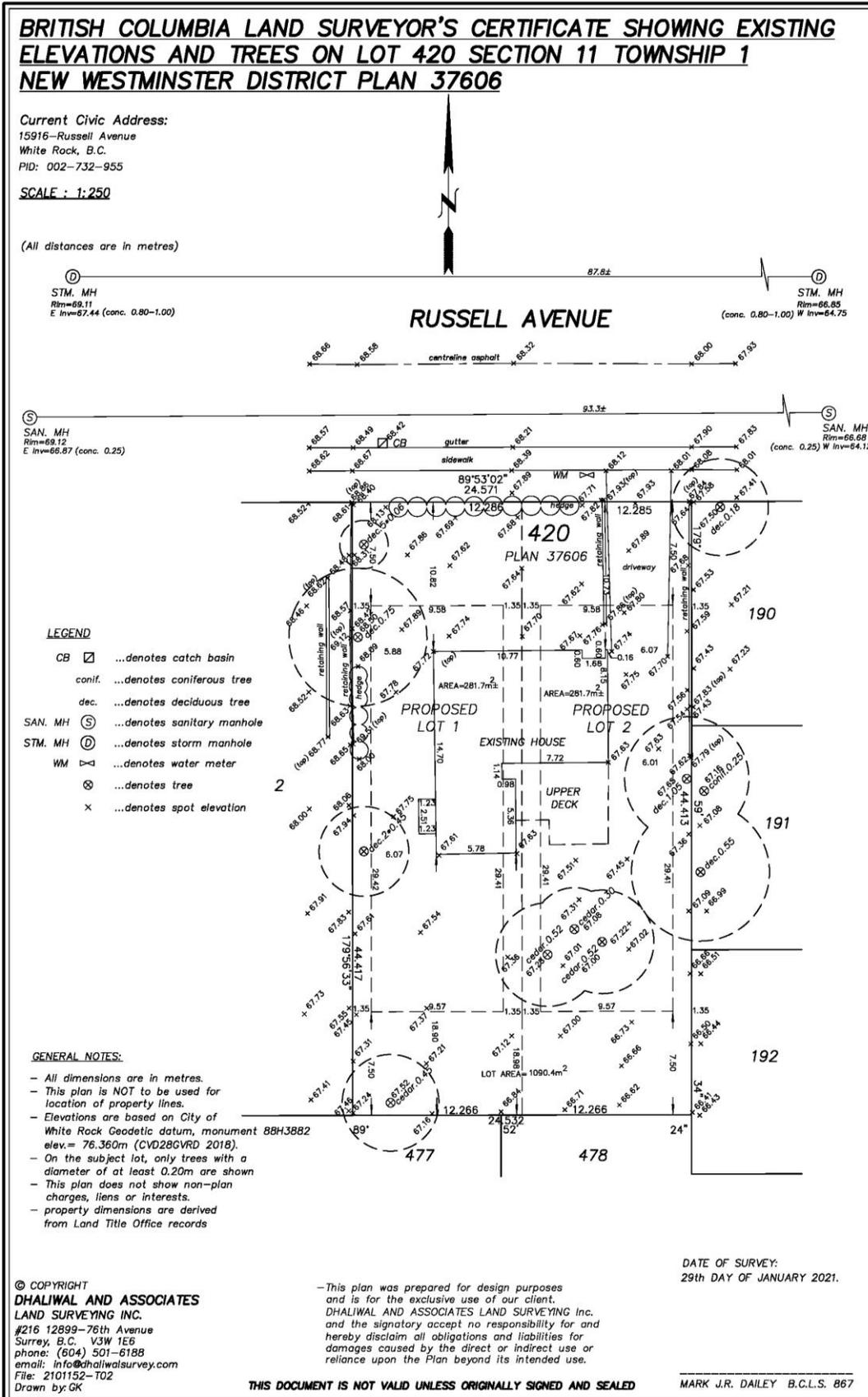
Appendix B: Subdivision Plan

Appendix C: Replacement Tree Plan

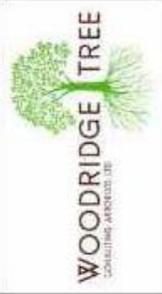
Appendix A – Location and Ortho Maps



Appendix B – Subdivision Plan



Appendix C – Replacement Tree Plan



Planning Tree Management for Development at 15916 Russell Ave

**February 18, 2021
 Updated April 5, 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

Replacement Trees		
Tag	Species	DBH (cm) TPZ (m)
RT1	Paperbark Maple	6cm cal
RT2	Nootka Cypress	3m tall
RT3	Nootka Cypress	3m tall
RT4	Crimson King Maple	6cm cal
RT5	Paperbark Maple	6cm cal