



# 15916 Russell Avenue

## *Zoning Bylaw Amendment*

*(initial submission – 2<sup>nd</sup> review)*

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

*April 26, 2021*





15916 Russell Avenue



# EARLY REVIEW

- Application presented to LUPC on March 8, 2021
- Proposal to rezone the property to allow for subdivision

## **PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
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.



# PROPOSAL

- Rezoning from “RS-1 One Unit Residential” Zone to the “RS-4 One Unit (12.1m Lot Width) Residential” Zone\* (CD option)
- Rezoning would support future subdivision of the property

*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 <sup>2</sup>	410.0m <sup>2</sup>	410.0m <sup>2</sup>	410.0m <sup>2</sup>
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 (to be confirmed – may be less on eastern lot)			
Parking Spaces	2 (+1 for secondary suite)			

# PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP
- Policies support low profile housing (SFD, duplex, triplexes)
- OCP policies support preservation of mature, healthy, trees
- Proposal would result in tree loss -- impact could be offset (over time) by on-site plantings -- implemented by tree covenant



# TREE MANAGEMENT

- 8 “protected trees” per Tree Management Bylaw No. 1831

*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

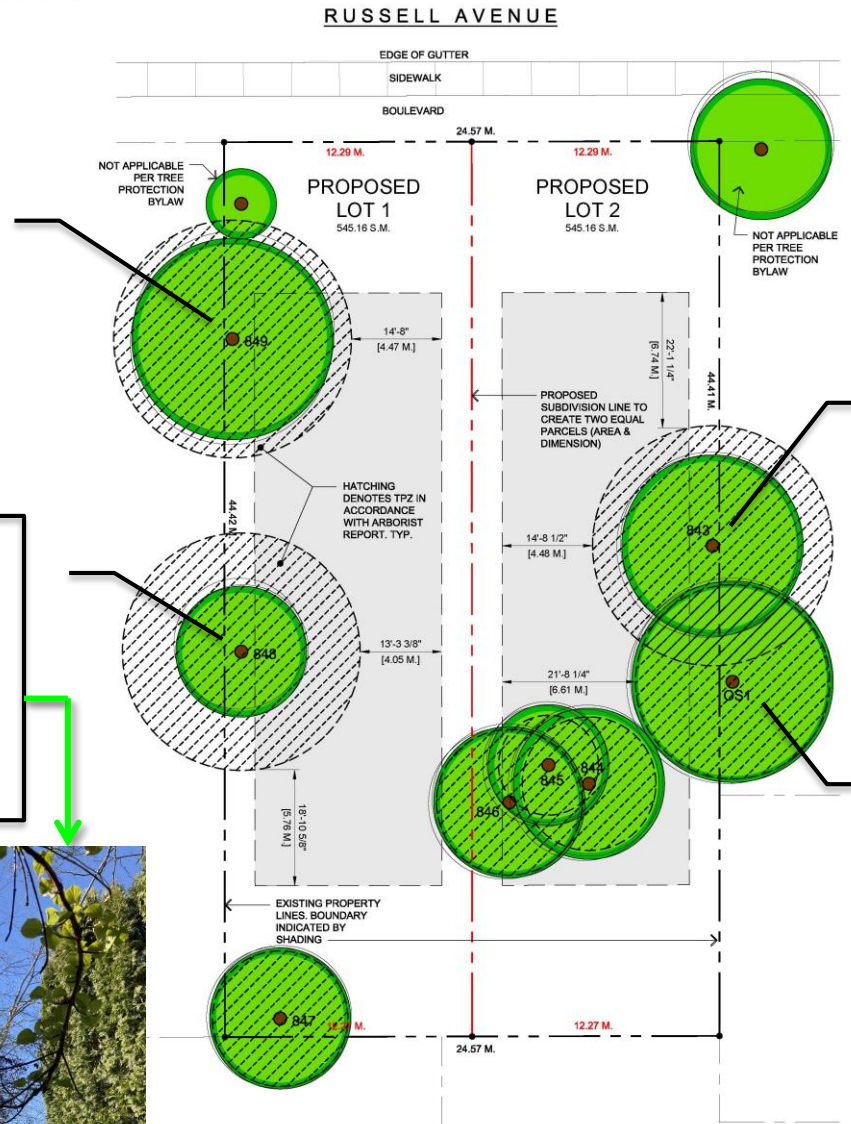
- REVISED PROPOSAL TO RETAIN THREE ADDITIONAL PROTECTED TREES
- STAFF PROPOSE PROPERTY-SPECIFIC ZONE STANDARDS (I.E., INCREASED REAR YARD SETBACK), THROUGH A COMPREHENSIVE DEVELOPMENT (CD) ZONE, TO BE APPLIED TO THE PROPOSED EASTERN LOT AS A MEANS OF ENSURING THE BUILDING ENVELOPE DOES NOT ENCOMPASS THE THREE TREES TO BE RETAINED (844, 845 & 846)



# TREE MANAGEMENT

Tree 849 – Black Locust –  
poor condition – subject to  
removal as part of  
development of abutting lot

Tree 848 – Silver Birch –  
poor condition – subject to  
removal as part of  
development of abutting lot



Tree 843 –  
Lombardy Poplar –  
good condition

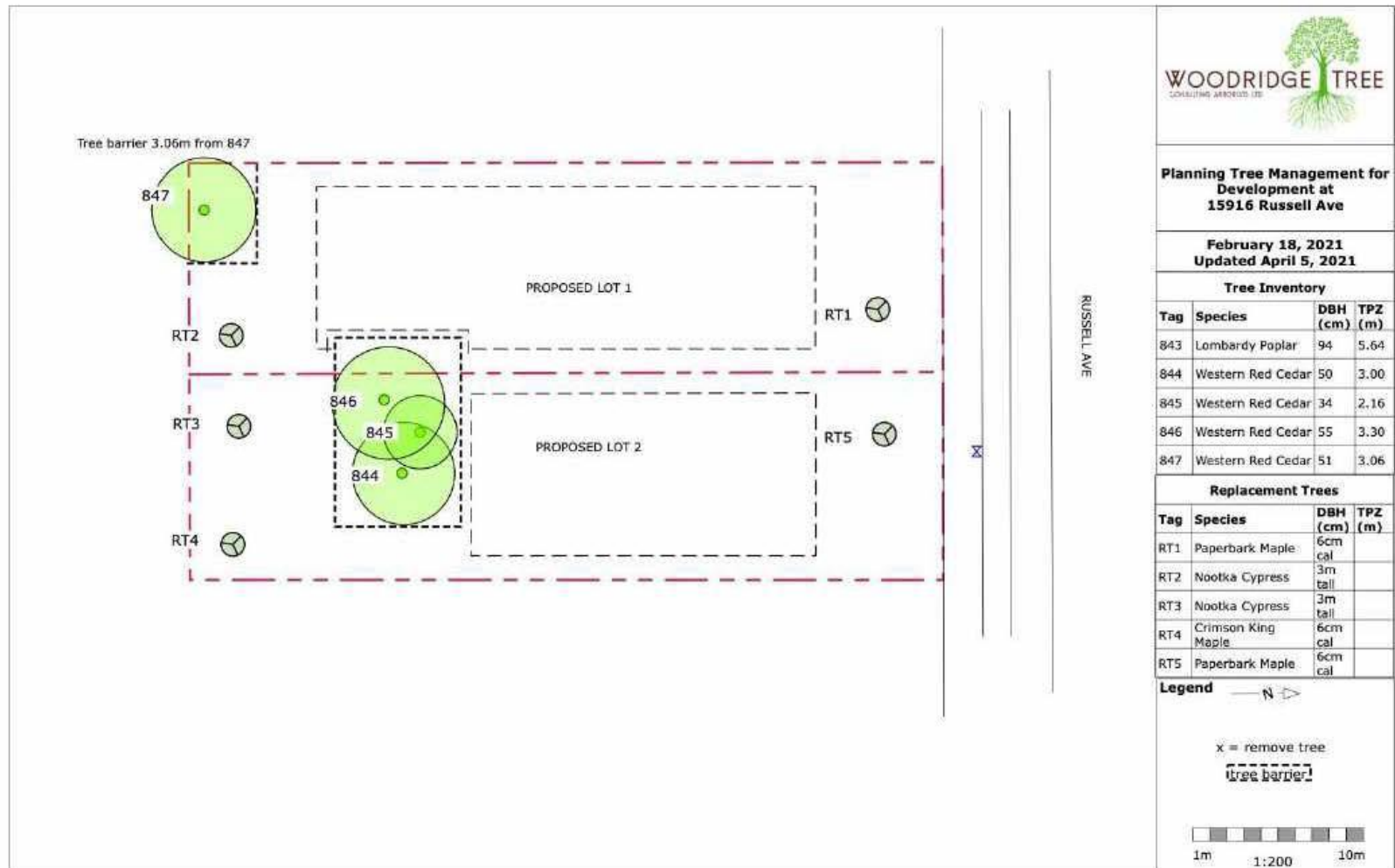
Tree OS1 – Red  
Alder – poor health  
(dead) – owner's  
support for  
Removal received

15916 - RUSSELL AVENUE  
PROPOSED SUBDIVISION PLAN  
(SHOWING ALL EXISTING TREES & RS4 SETBACKS)  
SCALE: 3/84"=1'-0"





# TREE MANAGEMENT



# RECOMMENDATION

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

- direct staff to advance the zoning amendment application at 15916 Russell Avenue to the next stage in the application review process.