

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 10, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 15439 Oxenham Avenue

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 15439 Oxenham Avenue to the next stage in the application review process.

EXECUTIVE SUMMARY

The City has received an initial Application for a Zoning Bylaw Amendment which would enable the construction of a duplex at 15439 Oxenham Avenue. In accordance with Planning Procedures Bylaw, 2017, No. 2234, all rezoning applications are presented to the Land Use and Planning Committee for early input and direction on whether the application should proceed to a public information meeting (PIM) or be denied if it is fundamentally not supported by Council. Staff recommend that the subject application proceed through the approvals process.

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

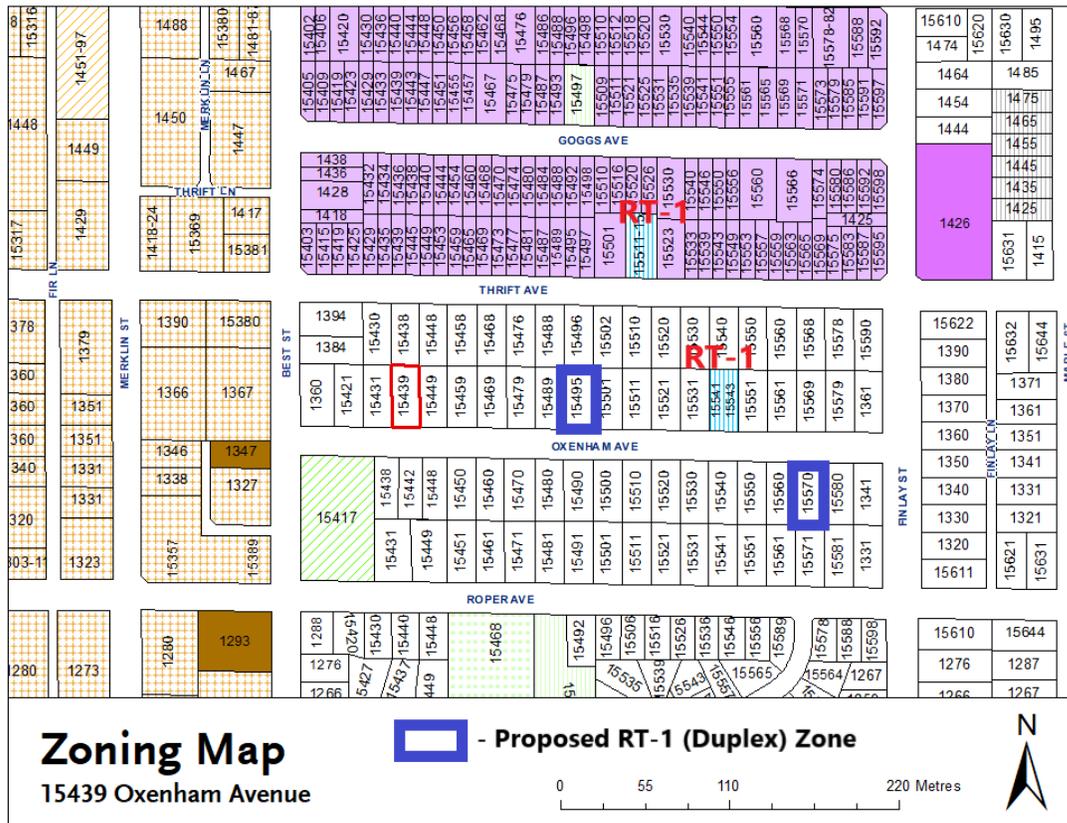
The City has received a zoning bylaw amendment Application to change the zoning of the property at 15439 Oxenham Avenue (see Appendix A – Location & Ortho Maps). The Application proposes to change the zoning of the property from the One Unit Residential (RS-1) Zone to the Two Unit (Duplex) (RT-1) Zone. The Table 1 that follows outlines the zone standards created by the RS-1 and RT-1 Zones.

Table 1: Existing and Proposed Zoning Standards

	Current Zoning	Proposed Zoning
Zone	RS-1	RT-1
Use	One-unit Residential	Two-unit Residential (Duplex)
Max. Height	7.7m	7.7m
Min. Lot Width	15.0m	18.0m
Min. Lot Depth	27.4m	30.5m
Min. Lot Area	464.0m ²	742.0m ²
Density	0.5 times lot area	
Parking Spaces	2 (+1 for secondary suite)	2 per unit (4 total)

The Official Community Plan (OCP) designates the property “Mature Neighbourhood.” The designation supports single family homes, duplexes, and triplexes. The OCP establishes development permit area (DPA) guidelines applicable to infill projects which take the form of duplexes. If the rezoning were to proceed, an application for a development permit would be required to help guide the form and character of the project; the application would also be subject to review by the City’s Advisory Design Panel (ADP).

Policy 7.4.2 of the OCP encourages the spread of duplexes and triplexes throughout the City by limiting their numbers along a single block frontage to 20 percent of the total. The Policy also discourages duplexes and/or triplexes adjacent to one another (sharing interior side lot lines). Figure 1 below presents the zoning map for the block which encompasses the subject property. The Figure highlights existing RT-1 zoned properties and two properties which are currently the subject of a rezoning application to enable a duplex (i.e., 15570 and 15495 Oxenham Avenue). The rezoning of 15439 Oxenham Avenue would uphold the policy intentions of the OCP as noted.



Tree Management & Protection

A topographic survey was provided with the Application (see Appendix B). The Survey provides that there are no “protected trees,” being subject to Tree Management Bylaw No. 1831, which would be affected by the rezoning, and any subsequent development of a duplex on the property.

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

Council has identified support for opportunities that enable greater housing choice and measures that benefit the overall quality of life in the community. The project will uphold these objectives.

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 15439 Oxenham Avenue, which if approved, would permit the construction of a duplex. If the application is advanced to the next stage in the process, the Applicant would be required to submit a complete zoning bylaw amendment application package with items as

outlined in Schedule H to Planning Procedures Bylaw, 2017, No. 2234. The Application could then proceed to a Public Information Meeting (PIM). The duplex proposal would also be subject to a major development permit, used to help control the form and character of development. The permit application would be subject to review by the Advisory Design Panel (ADP), prior to a report being brought forward for Council's consideration of the zoning amendment application.

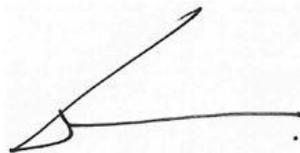
Respectfully submitted,



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

Comments from the Chief Administrative Officer

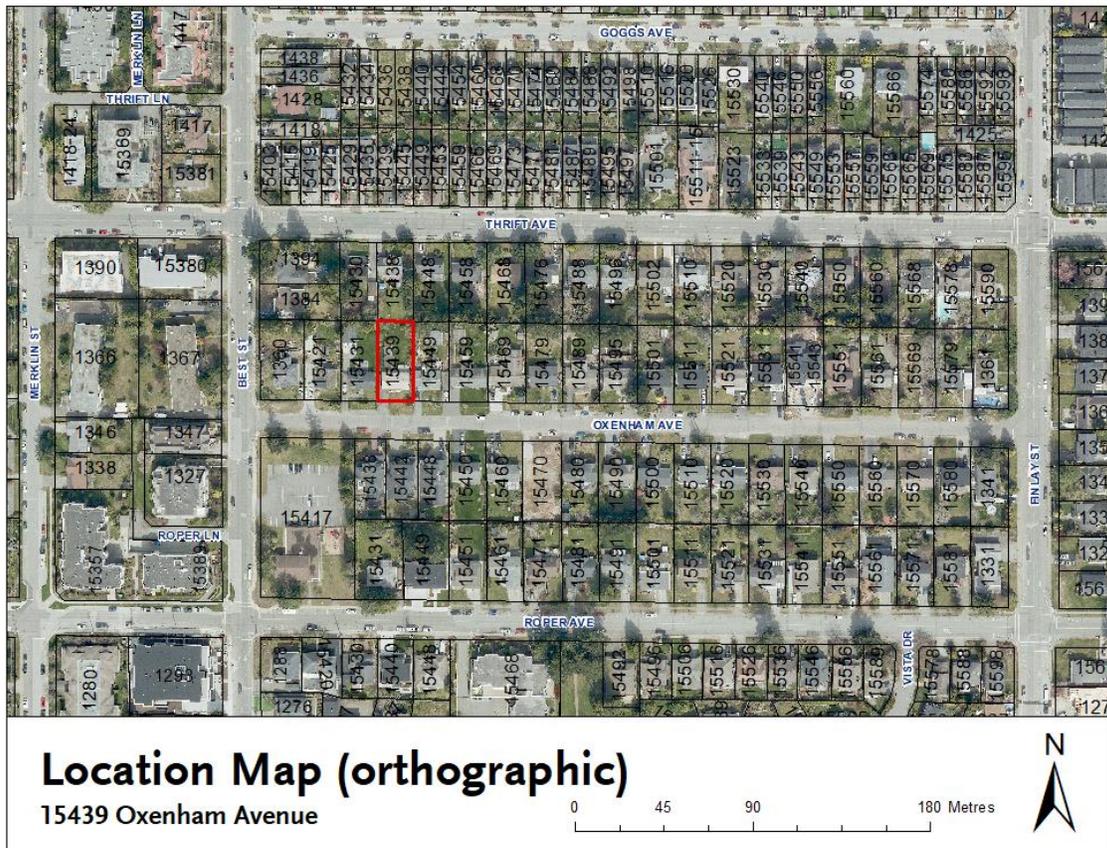
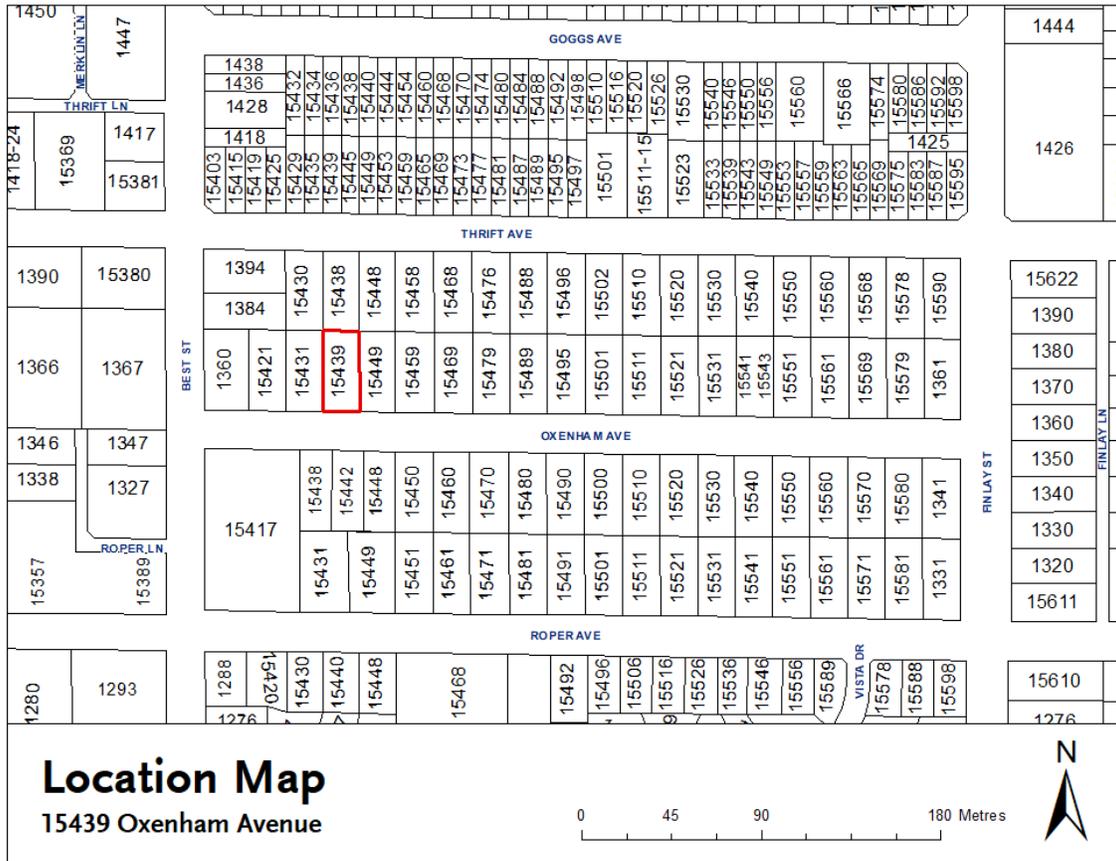
I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Location and Ortho Maps
Appendix B: Topographic Survey

Appendix A – Location and Ortho Maps



Appendix B – Topographic Survey

TOPOGRAPHIC PLAN OF LOT 9 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 11821

CIVIC ADDRESS: 15439 Oxenham Ave, White Rock, BC



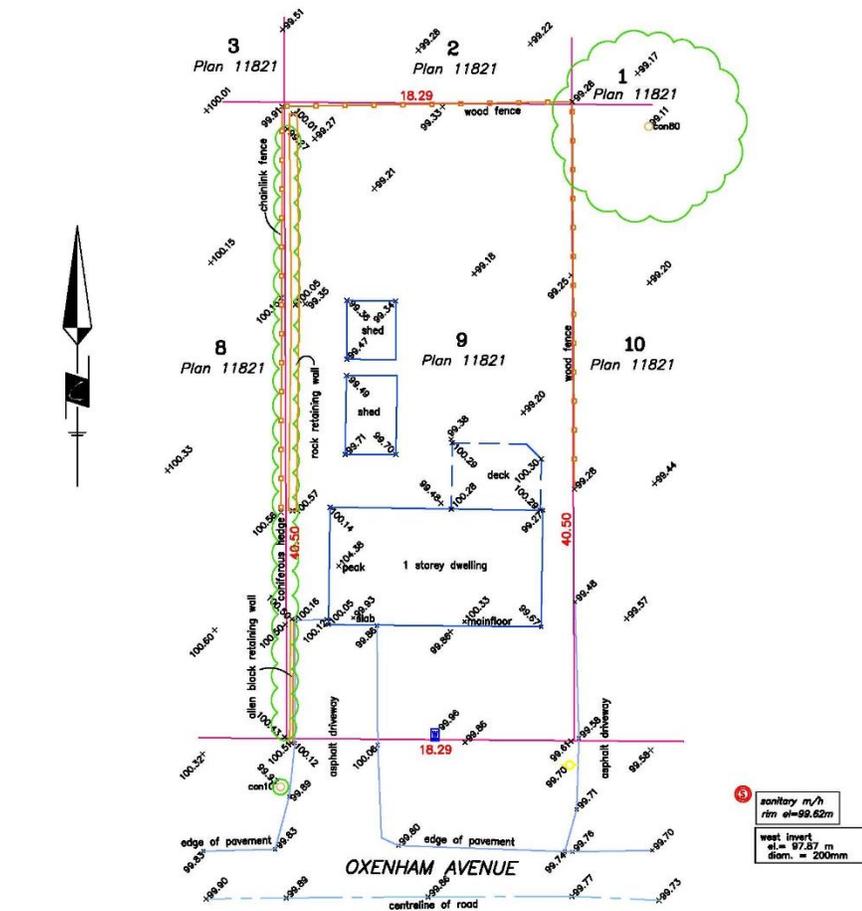
SCALE – 1 : 250
 All distances are in metres

SURVEY LEGEND

- Water meter
- Sanitary manhole
- Power pole
- Denotes coniferous tree 80cm diameter
- Denotes deciduous tree 20cm diameter

NOTES:

- 1) Elevations are in metres and are geoidal.
- 2) Elevations are derived from Control Monument no. 88H3848 located at the west side of Best Street between #1276 and #1266. Elevation = 94.427 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of WhiteRock Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Land Titles Office records and field ties.
- 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234 18525 53rd Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 29th day of January, 2021.

Sean Costello
 This plan lies within the Metro Vancouver Regional District

B.C.L.S. (900)
 File: 7835-TP