



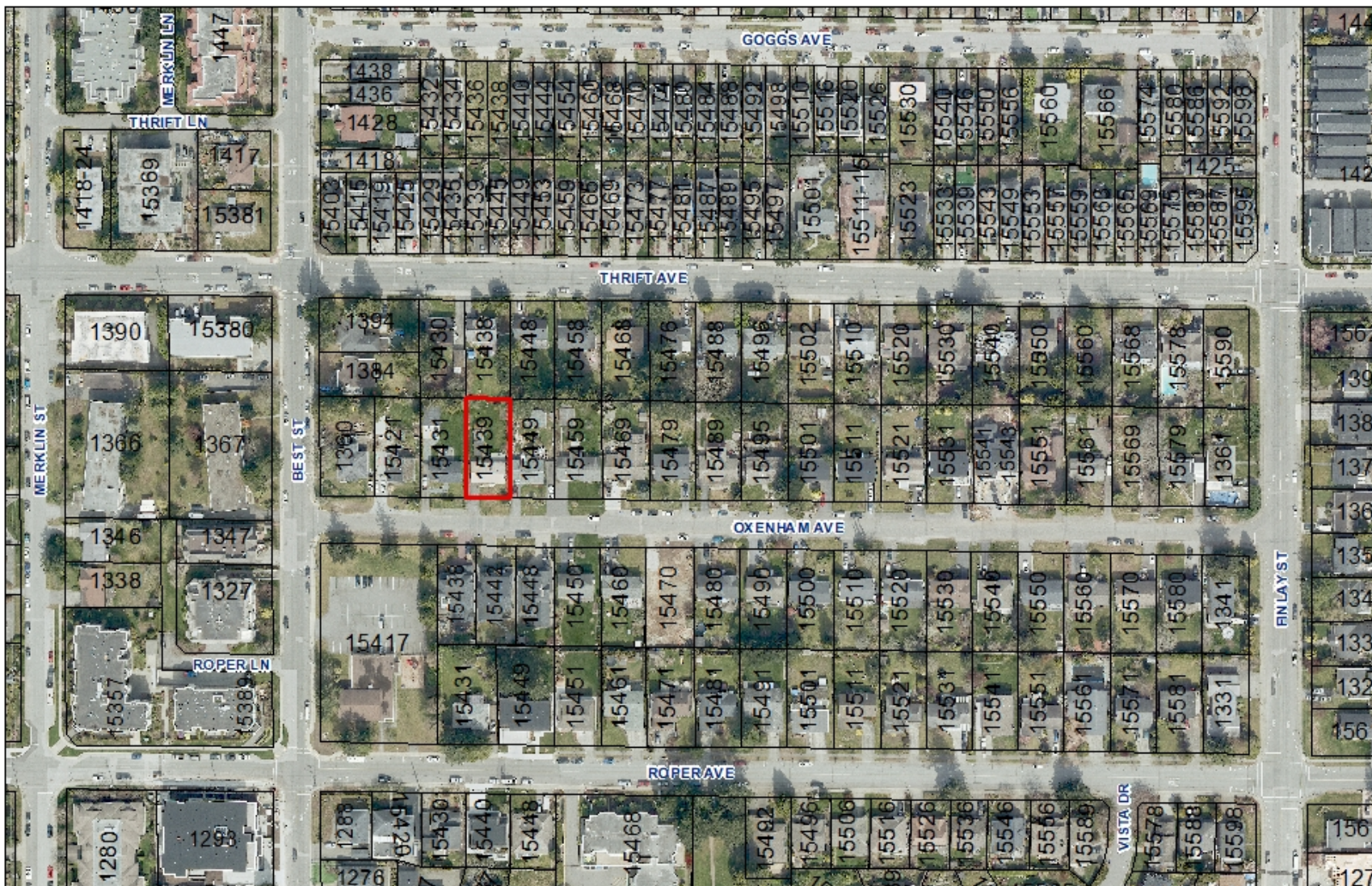
15439 Oxenham Avenue

Zoning Bylaw Amendment

(initial submission)

WHITE ROCK
My City by the Sea!

May 10, 2021



Location Map (orthographic)

15439 Oxenham Avenue

0 45 90 180 Metres



PROPOSAL

- Rezoning from “RS-1 One Unit Residential” Zone to the “RT-1 Two Unit (Duplex) Residential” Zone
- Rezoning would support future construction of duplex

Table 1: Existing and Proposed Zoning Standards

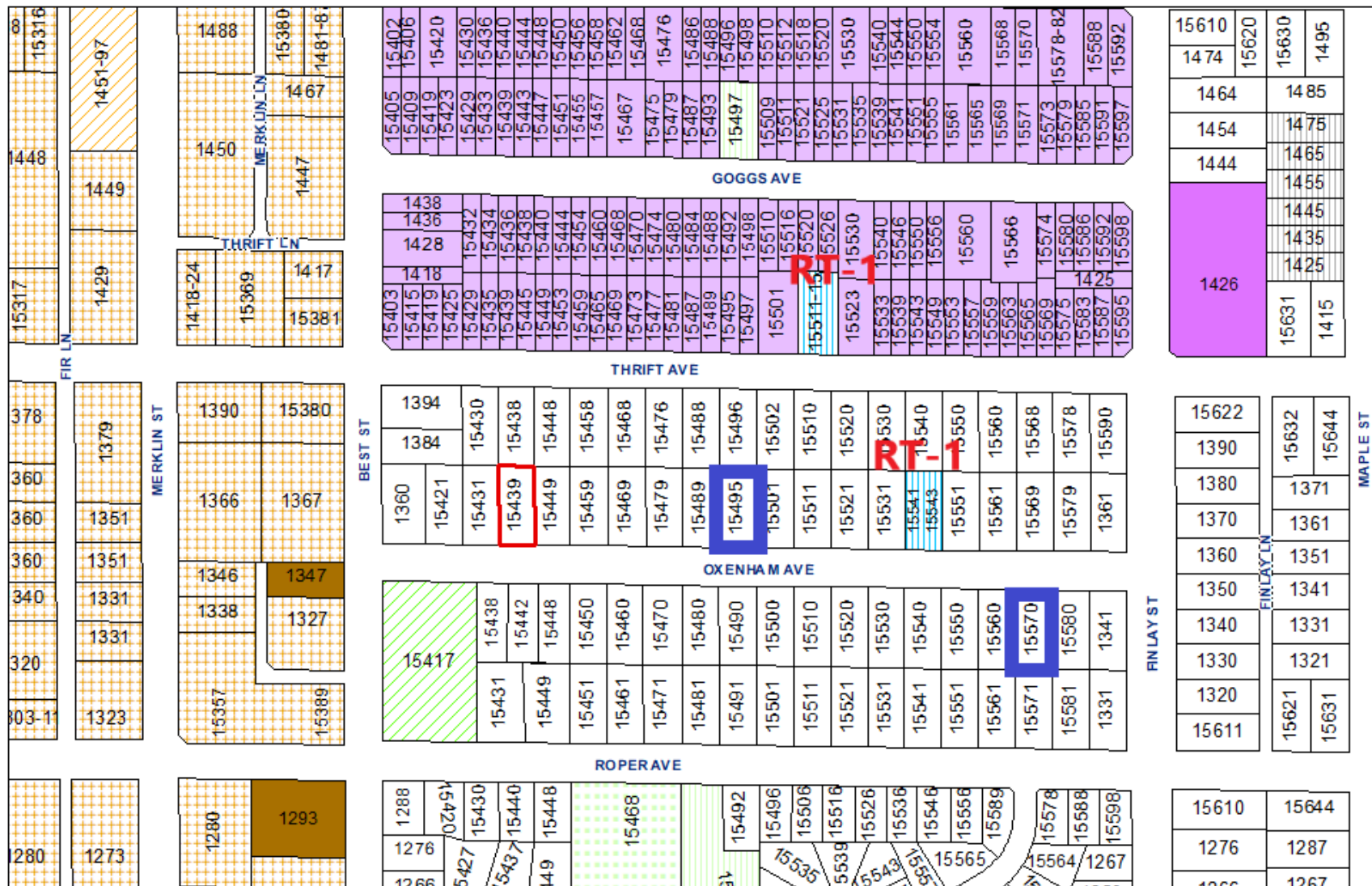
	Current Zoning	Proposed Zoning
Zone	RS-1	RT-1
Use	One-unit Residential	Two-unit Residential (Duplex)
Max. Height	7.7m	7.7m
Min. Lot Width	15.0m	18.0m
Min. Lot Depth	27.4m	30.5m
Min. Lot Area	464.0m ²	742.0m ²
Density	0.5 times lot area	
Parking Spaces	2 (+1 for secondary suite)	2 per unit (4 total)

Note: based on further review of a legal survey, the existing property is approximately 740m² whereas the minimum lot area for an RT-1-zoned property is 742m². Rezoning the property into a site-specific “Comprehensive Development” (CD) Zone, **based on the minimum RT-1 Zone standards**, could allow for a duplex with the lesser lot area; a “variance” cannot be made as the standard is tied to density. If supported, staff would work with the Applicant to change the nature of the requested zoning bylaw amendment.

PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP
- Policies support low profile housing (SFD, duplex, triplexes)
- Duplex subject to development permit & review by ADP
- No protected trees on property, or likely to be impacted by proposal



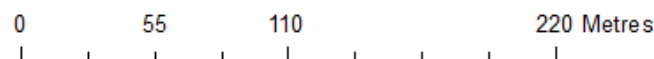


Zoning Map

15439 Oxenham Avenue



- Proposed RT-1 (Duplex) Zone



DUPLEX SKETCH

PROJECT STATISTICS:

LEGAL DESCRIPTION: 15439 Oxenham, Whiterock, BC









ZONING: RS-1 ZONING TO RT-1

SITE AREA: 7920 SQ.FT. (735.79 SQ.M.)

AVERAGE GRADE : 99.605

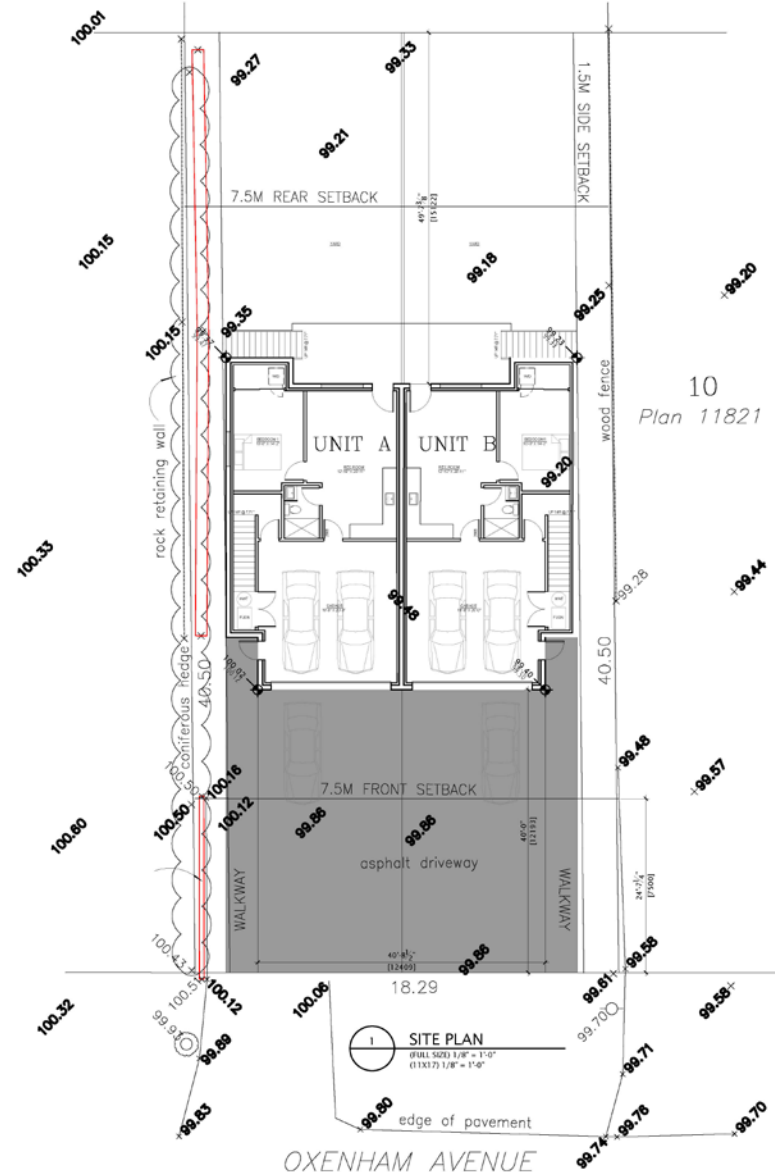
	<u>PERMITTED</u>	<u>PROPOSED</u>
FLOOR AREA	3960 SQ.FT. (367.90 SQ.M.)	3956 SQ.FT. (367.52 SQ.M.)
SITE COVERAGE	3294 SQ.FT (331.10 SQ.M.)	2421 SQ.FT. (224.92 SQ.M.)
BUILDING HEIGHT:	7.7M	7.6M
BUILDING SETBACKS:		
PARKING:	4 CARS	8 CARS
FRONT YARD	7.5M	12.19M
RIGHT SIDE	1.5M	1.5M
LEFT SIDE	1.5M	1.5M
REAR YARD	7.5M	15.12M

LEGEND:

- | | |
|---|---|
|  | DENOTES LOCATION OF SWALE (WHERE APPLICABLE) |
|  | DENOTES PROPOSED FINISHED GRADE ELEVATION IN METERS |
|  | DENOTES EXISTING GRADE ELEVATION IN METERS |
|  | DENOTES EXISTING GRADE ELEVATION FROM GRADING PLAN |
|  | DENOTES UPPER FLOOR PORTION |
|  | DENOTES MAIN FLOOR PORTION |
|  | DENOTES BASEMENT PORTION |
|  | DENOTES EASEMENT AND/OR R.O.W |

BUILDING FLOOR AREA SUMMARY:

MAIN FLOOR :	UNIT A & UNIT B = 989 SF
UPPER FLOOR :	UNIT A & UNIT B = 989 SF
BASEMENT FLOOR:	UNIT A & UNIT B = 1064.5 SF



NOTES:

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY THE OWNER.

DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE DESIGNER, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL RESPONSIBILITIES OF THIS DECISION WILL BE THE CONTRACTOR'S.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 3 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2012 BRITISH COLUMBIA BUILDING CODE.

CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, SHADES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUCCESSFUL RUN-OFF OF SURFACE WATER

REVISIONS:

[illegible]

PROJECT DESCRIPTION

PROPOSED DWELLING

PROJECT LOCATION

OXENHAM DRIVE DUPLEX

DRAWING CONTENTS

SITE
PLAN

DRAWN BY: GD	DATE: 11/17/2020
CHECKED BY: GD	JOB NO.: N/A
SCALE: AS SHOWN	TOTAL SHEETS: 7 SHEETS

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council:

- direct staff to advance the zoning amendment application at 15439 Oxenham Avenue to the next stage in the application review process.