

NOTICE OF PUBLIC HEARING – JANUARY 18, 2021

BYLAW: 2358: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358

CIVIC ADDRESS: 15561 and 15569 Oxenham Avenue (See Site Map Attached)

PURPOSE: Bylaw 2358 proposes to rezone the two (2) adjacent subject properties from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1 m lot width) Residential Zone' to permit the subsequent subdivision of the two (2) 18.9 m wide lots into three (3) 12.6 m wide lots, and allow for the construction of a new single family dwelling on each new lot; three (3) new homes in place of two (2).

WHITE ROCK
My City by the Sea!

Documents:

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated September 14, 2020	R-1
Corporate Administration Department	Minutes – Various Extracts	R-2

Written Submissions:

Author	Date Received	Resident?	Status	Item #
None to date.				

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF PUBLIC HEARING
MONDAY, JANUARY 18, 2021**

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY, JANUARY 18, 2021** at **6:00 P.M.** in accordance with the *Local Government Act*. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed bylaw/application that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw/application listed below:

- 1) BYLAW 2358: White Rock Zoning Bylaw, 2012, No. 2000, Amendment
(RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358
CIVIC ADDRESS: 15561 and 15569 Oxenham Avenue (See Site Map Attached)**

PURPOSE: Bylaw 2358 proposes to rezone the two (2) adjacent subject properties from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1 m lot width) Residential Zone' to permit the subsequent subdivision of the two (2) 18.9 m wide lots into three (3) 12.6 m wide lots, and allow for the construction of a new single family dwelling on each new lot; three (3) new homes in place of two (2).

Further details regarding the subject of the Public Hearings/Public Meetings may be obtained from the City's Planning and Development Services Department at City Hall by contacting (604) 541-2136 | planning@whiterockcity.ca.

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Hearings will be held virtually and will also be live streamed on the City website. To participate in a Public Hearing, please review the options below.

You may participate in the public hearing as follows:

1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to clerksoffice@whiterockcity.ca or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Hearing, January 18, 2021.**

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the “City Hall Drop Box” to the left outside the front door; or
- Emailing the Mayor and Council at clerksoffice@whiterockcity.ca with the applicable subject line:
 - **PH 1: Bylaw 2358, 15561 and 15569 Oxenham Avenue**

2. You may register to speak to a Public Hearing item via telephone:

Register to speak by emailing clerksoffice@whiterockcity.ca or calling 604-541-2127.

Registration will be open from **12:00 p.m. to 4:30 p.m. on the date of the Public Hearing, January 18, 2021**. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

Please note the following instructions when you call in:

- You will be put on a hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City’s Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing
- You will have 5 minutes to speak
- **Turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- **Do not put your phone on speaker phone**
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

If you miss the noted registration period, please watch the live meeting at the following link: <https://www.whiterockcity.ca/453/Video-Recording-of-Council-Meetings> as there will be an opportunity for you to call in for a limited period of time.

3. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Hearing item:

You may phone 604-541-2127 to register your support/or that you are not in support of the Public Hearing item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted). Registration will be open from **12:00 p.m. – 4:30 p.m. on the date of the Public Hearing, January 18, 2021.**

When you call-in, please be prepared to provide the following information:

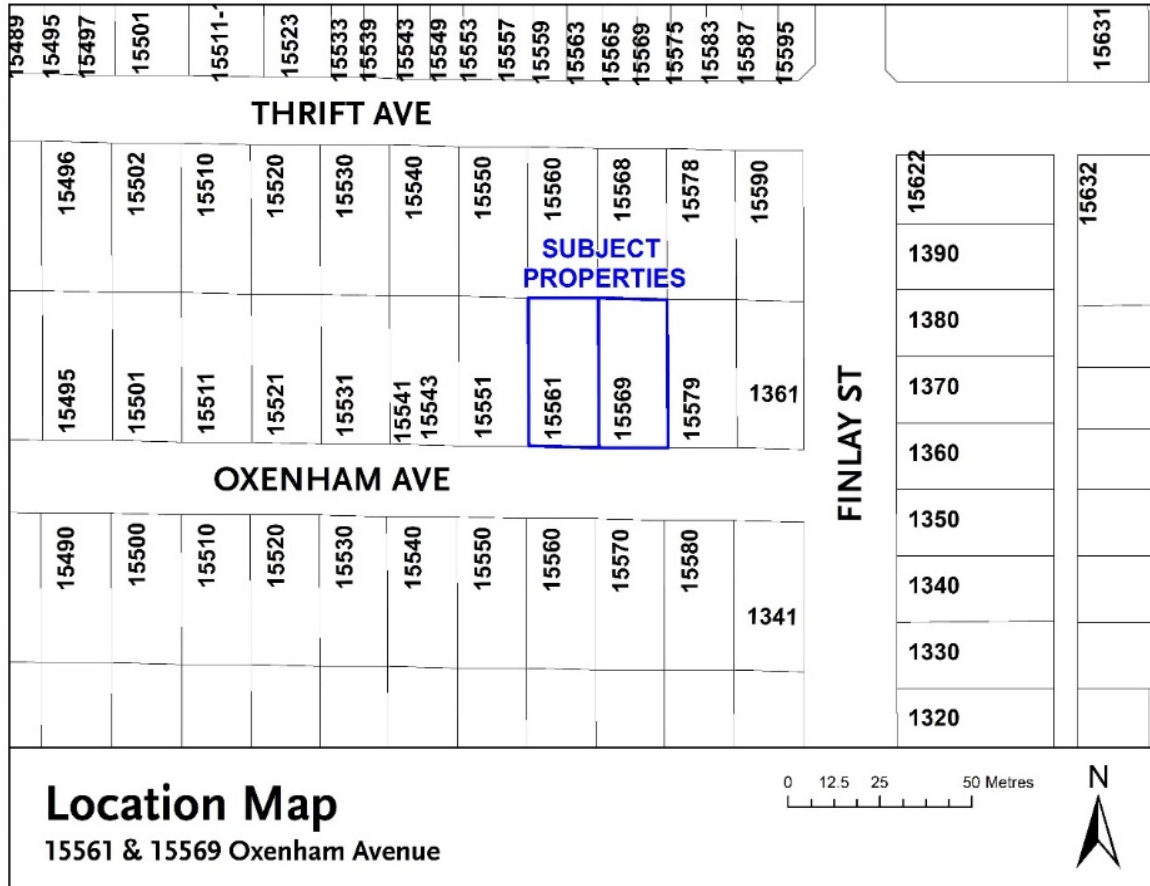
- The public hearing item
- Your first and last name
- Whether you live in the City of White Rock
- Whether you are in support of or not in support of the item

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the bylaw/application after the Public Hearing has been concluded.

The meeting will be streamed live and archived through the City's web-streaming service.

The proposed bylaw and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from January 5, 2021, until January 18, 2021. **If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.**

SITE MAP FOR BYLAW 2358, 15561 and 15569 Oxenham Avenue



January 5, 2021

Tracy Arthur

Tracy Arthur, Director of Corporate Administration

THE CORPORATION OF THE CITY OF WHITE ROCK CORPORATE REPORT



DATE: September 14, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Application for Zoning Amendment – 15561 & 15569 Oxenham Avenue
(ZON/SUB 19-022)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358;*”
2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358;*” and
3. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a) Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b) Demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services.

EXECUTIVE SUMMARY

The City of White Rock has received an application to rezone two (2) adjacent properties at 15561 and 15569 Oxenham Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ to permit the subdivision of the two (2) 18.9 m wide lots into three (3) 12.6 m wide lots, and allow for the construction of a new single family dwelling on each new lot.

The proposal is consistent with the objectives and policies of the Official Community Plan’s (OCP) Mature Neighbourhood land use designation which applies to the subject properties. OCP Objective 8.8 supports gentle infill to enable moderate residential growth in mature neighbourhoods. The proposed gentle infill will moderately increase housing availability in White Rock without significantly changing the character of the existing single-family neighbourhood, and add housing choices to the community through the introduction of smaller single-family detached homes.

A copy of Draft Zoning Amendment Bylaw No. 2358 is included in this corporate report as Appendix A, location and ortho maps of the property are included in Appendix B, and the preliminary plan of subdivision is included as Appendix C.

PREVIOUS COUNCIL DIRECTION

None.

INTRODUCTION/BACKGROUND

White Rock Official Community Plan 2017, No. 2220 (OCP) designates the subject property as ‘Mature Neighbourhood’, which is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The objective of this land use policy area is to enable single-detached and gentle infill opportunities, support different housing choices (such as secondary suites), and protect the character of existing mature single-family neighbourhoods. The subject property is zoned ‘RS-1 One Unit Residential Zone’. The intent of this zone is to accommodate one-unit residential buildings on lots of 464 m² (4,995 ft²) or larger. The proposed ‘RS-4 One Unit (12.1 m Lot Width) Residential Zone’ accommodates one-unit residential buildings on lots with a minimum lot width of 12.1 m (39.7 ft) and lots 410 m² (4,413.2 ft²) or larger. Uses permitted in the current RS-1 zoning and the proposed RS-4 zoning are both consistent with the OCP land use designation.

ANALYSIS

Site Context

The subject properties are located on the north side of Oxenham Avenue near Finlay Street. A single-family home currently resides on 15561 Oxenham Avenue. The home at 15569 Oxenham Avenue was demolished and the site remains vacant. Both properties are identical in size (763.2 m²) and dimensions (18.9 m wide by 40.4 m deep. There is no lane access to either property.

The surrounding neighbourhood to the north, south, east and west is comprised largely of single-family dwellings, with some low-rise apartment buildings to the west and Peace Arch Hospital two blocks to the north. As shown in Figure 1: Zoning Map – 15561/15569 Oxenham Avenue, the immediate area is predominantly zoned RS-1 (shaded white). However, there is presence of one RT-1 Two Unit (Duplex) Residential (hatched blue) lot along Oxenham Avenue, as well as several RM-2 Medium Density Multi-Unit Residential zoned properties (hatched brown) along Best Street and the blocks moving west. There is also a cluster of RI-1 One Unit (Infill 1) Residential zoned properties (light purple) one block to the north and one RI-2 One Unit (Infill 2) Residential Zone zoned property to the northeast. These two zones support narrower lot widths and alternative forms of housing (i.e., coach homes in the RI-2 Zone).

Zoning Comparison

The subject properties have a combined area of 1,526 m² (16,430 ft²). The rezoning will allow for the creation of three lots from the existing two lots as the RS-4 zone permits a narrower lot width from the existing RS-1 Zone (i.e., 12.1 m versus 15 m). ‘Table 1: Comparison of Zoning Requirements’ on the following page compares the requirements of the RS-1 and RS-4 zones with the proposed lots’ dimensions. The interior side lot line setbacks are marginally smaller (0.15 m/0.49 ft) in the proposed RS-4 zone, and both zones have a restriction on the floor area for the second storey of the principal building (i.e. the 2nd storey must have a floor area that is 80% of the footprint of the 1st storey) to reduce massing. If approved, this will result in smaller homes than what is currently allowed on the existing RS-1 lots.

Figure 1: Zoning Map – 15561/15569 Oxenham Avenue

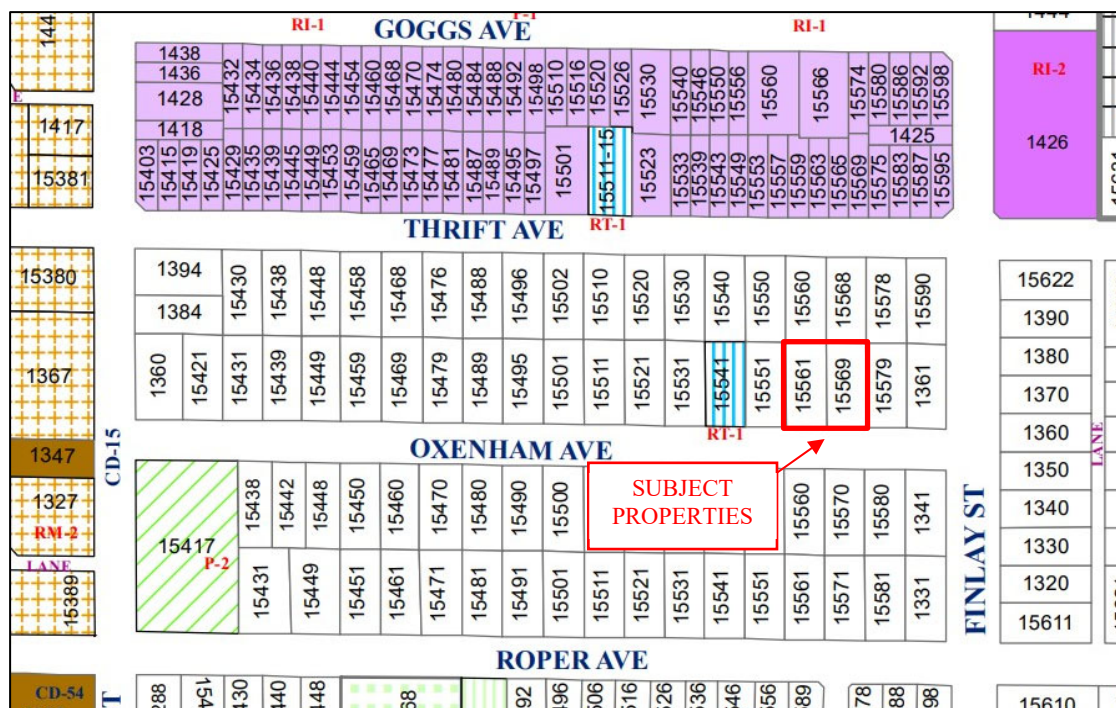


Table 1: Comparison of Zoning Requirements

	RS-1 Zone	RS-4 Zone	Oxenham Avenue Proposed Future Lot Dimensions
Minimum Lot Area	464.0 m ² / 4,994.6 ft ²	410.0 m ² / 4,413.2 ft ²	508.7 m ² / 5,476.6 ft ²
Minimum Lot Width	15.0 m / 49.2 ft	12.1 m / 39.7 ft	12.6 m / 41.3 ft
Minimum Lot Depth	27.4 m / 89.9 ft	27.4m / 89.9 ft	40.39 m / 132.5 ft
Maximum Lot Coverage	40% for lots with greater than 696 m ² lot area	45%	45%*
Maximum Residential Gross Floor Area	0.5	0.5	0.5*
Maximum Building Height	7.7 m / 25.26 ft	7.7 m / 25.26 ft	7.7 m / 25.26 ft*
Minimum Setbacks:			
Front	7.5 m / 24.61 ft	7.5 m / 24.61 ft	7.5 m / 24.61 ft*
Interior	1.5 m / 4.92 ft	1.35 m / 4.43 ft	1.35 m / 4.43 ft*
Rear	7.5 m / 24.61 ft	7.5 m / 24.61 ft	7.5 m / 24.61 ft*
Off Street Parking	2 per one unit residential; 1 additional for a secondary suite		
* Exact dimensions to be determined at time of building design; dimensions may not exceed the indicated maximum and minimum requirements			

Both the existing RS-1 zoning and proposed RS-4 zoning allow for one (1) single family dwelling per lot. Additional permitted “accessory” uses in both zones include a childcare centre, boarding use, bed and breakfast, vacation rental, home occupation, or a registered secondary suite.

Council’s approval of the proposed rezoning, and subsequent subdivision approval by the City’s Approving Officer, would allow for a maximum total of six (6) units (three principal homes and three suites), which is a net increase of two (2) units from what is currently permitted at the site if the two current properties were to be redeveloped under the RS-1 zone.

Required Parking

Two (2) parking spaces are needed to service each principal residence, and an additional space would be required if the future homes included secondary suites, for a total of three (3) per lot. Under the existing RS-1 zoning a minimum six (6) spaces would be required if both lots had a principal dwelling and secondary suite, and if the subdivision proceeds for an additional (third) lot, a minimum of nine (9) spaces would be required if each lot had a principal dwelling and secondary suite. As the current proposal is only for rezoning and subdividing the lot, no detailed building designs have been submitted for this application.

Tree Management

An arborist report prepared by Mike Fadum and Associates Ltd. identifies fifteen (15) trees in total. Eight (8) trees are located on site, five (5) offsite on the neighbouring properties to the north, and two (2) City trees located in the front of the property. All fifteen (15) trees are protected trees as defined by the *White Rock Tree Management Bylaw, 2008 No. 1831*.

A demolition permit and TMP were previously issued for 15569 Oxenham Avenue, which allowed for the removal of the two City trees (C1 and C2) to accommodate lot servicing and demolition. A hazardous tree removal permit was also issued for tree 2806 in 2019, which has yet to be removed.

The arborist report concludes that five (5) additional trees (2801, 2802, 2805, 2807, and 2808) need to be removed to accommodate construction within the three future lots as their location, and the related root protection zones, conflict with the proposed driveway access and proposed building locations. To protect the remaining on and offsite trees and allow more space in the City boulevard for tree planting, staff will require through both the Preliminary Layout Approval (PLA) letter tied to the subdivision and the Servicing and Works Agreement, that a maximum driveway width of 4.5 metres be applied so as to protect Tree 2801 (deodar cedar) and to maintain adequate space for planting City trees.

A Tree Management Permit (TMP) will be required prior to the demolition of 15561 Oxenham Avenue and a TMP will be required in advance of the construction stages of the project to address tree protection requirements, as well as any tree removals and replacements that may be necessary once designs are further refined. For the removal of the five (5) protected trees, the applicant is proposing planting four (4) replacement trees onsite. The remainder would be taken as cash-in-lieu to be used by the City for planting and maintaining trees on City-owned land.

Public Information Meeting and Public Feedback

The applicant held a public information meeting on March 11, 2020, at the White Rock Library (15342 Buena Vista Avenue). One-Hundred and Twelve (112) letters were delivered to White Rock property owners and occupants within 100 metres of the subject property. The meeting was also advertised in the February 28th and March 6th issues of the Peace Arch News.

Two (2) attendees signed the attendance sheet at the meeting and no feedback forms were collected. No emails were received with regards to the application.

Planning Review

The proposal is consistent with the objectives and policies of the OCP 'Mature Neighbourhood' land use designation. As the 'Mature Neighbourhood' is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes, the proposed rezoning and subdivision application meets the intent of the OCP.

The proposed rezoning from RS-1 to RS-4 to accommodate the proposed three-lot subdivision would create further single-detached and gentle infill opportunities, support different housing choices, while maintaining the character of the existing mature single-family neighbourhood.

FINANCIAL IMPLICATIONS

Approval of the subdivision following final approval of the rezoning would result in \$19,294.76 in municipal development cost charges as a result of the net increase of one (1) new single-family residential lot.

LEGAL IMPLICATIONS

N/A

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

N/A

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The rezoning application was circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

CLIMATE CHANGE IMPLICATIONS

The application will enable the intensification of the ‘Mature Neighbourhood’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

ALIGNMENT WITH STRATEGIC PRIORITIES

An overall review of Single Family Home zones is currently in the 2018-2022 Council Strategic Priorities, scheduled for December 2021.

OPTIONS / RISKS / ALTERNATIVES

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358*” as presented, authorize staff to schedule a Public Hearing, direct staff to resolve engineering issues, and demolition of existing structures prior to final adoption of the bylaw;
2. Reject “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358*”; or
3. Defer consideration of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358*” and refer the application to staff to address any issues identified by Council.

Staff recommend Option 1.

CONCLUSION

The City of White Rock has received an application to rezone 15561 and 15569 Oxenham Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ to allow the subdivision of the two (2) properties into three (3) new lots. The proposal is consistent with the objectives and policies of the ‘Mature Family’ OCP land use designation intended for the subject property, and the proposed gentle infill will add to White Rock’s housing stock without significantly changing the character of the existing single-family neighbourhood. Staff recommend Council give first and second readings and authorize staff to schedule a Public Hearing for this application.

Respectfully submitted,

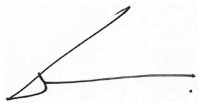


Carl Isaak, MCIP, RPP.

Director of Planning and Development Services

Comments from the Acting Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Guillermo Ferrero

Chief Administrative Officer

- Appendix A: Draft Zoning Amendment Bylaw No. 2358
- Appendix B: Location and Ortho Photo Maps
- Appendix C: Preliminary Subdivision Plan
- Appendix D: Public Information Meeting Attendance Sheet
- Appendix E: Arborist Report and Tree Replacement Plan

APPENDIX A

Draft Zoning Amendment Bylaw No. 2358

(Attached Separately)

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2358**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands:

Lot 19 Section 11 Township 1 New Westminster District Plan 25155
(15561 Oxenham Avenue)
PID: 008-710-333

Lot 18 Section 11 Township 1 New Westminster District Plan 25155
(15569 Oxenham Avenue)
PID: 008-280-959

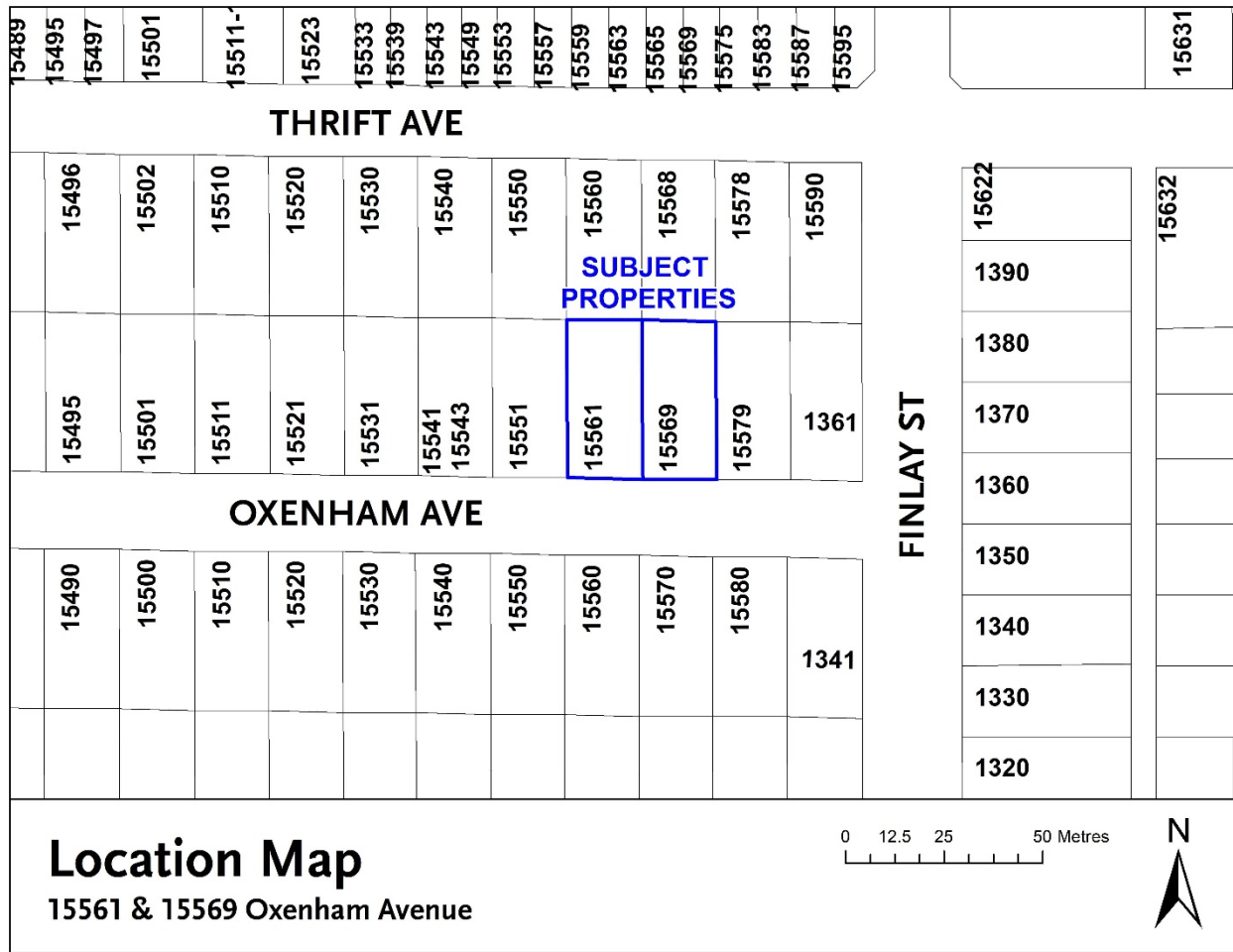
as shown on Schedule "1" attached hereto from the 'RS-1 One Unit Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358".

PUBLIC INFORMATION MEETING on the	11 th	day of	March, 2020
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

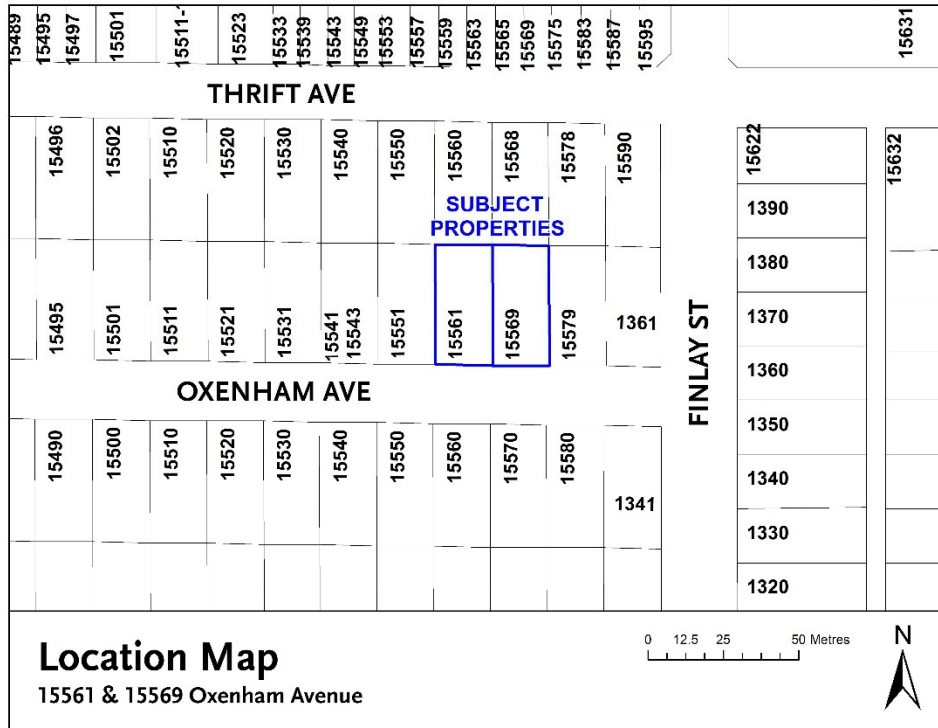
Mayor

Director of Corporate Administration



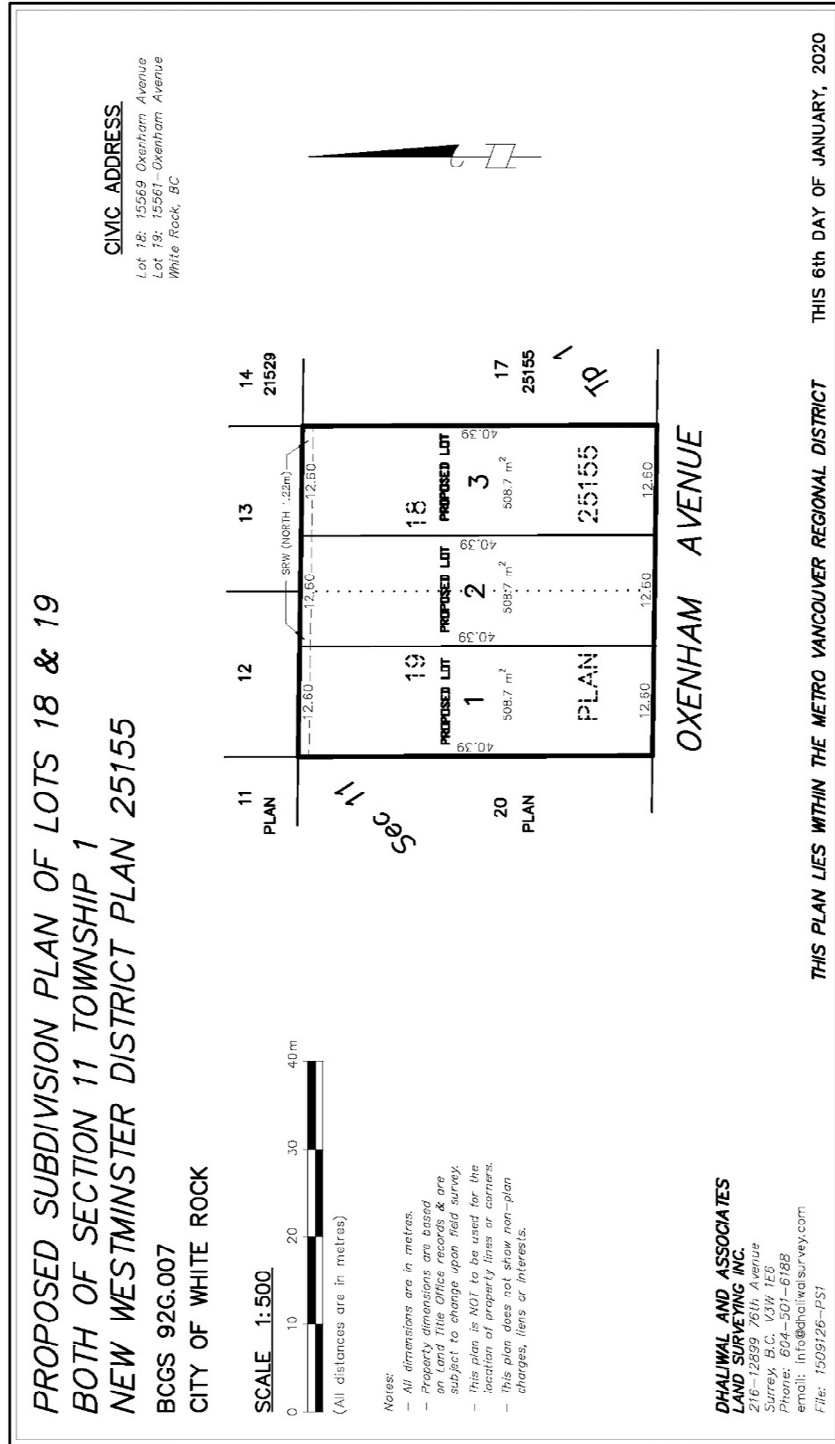
APPENDIX B

Location and Ortho Photo Maps



APPENDIX C

Preliminary Subdivision Plan



APPENDIX D

Public Information Meeting Attendance Sheet

PUBLIC INFORMATION MEETING
15561/69 OXENHAM AVENUE
REZONING APPLICATION, FILE NO. 19-022
MARCH 11, 2020
WHITE ROCK LIBRARY (MEETING ROOM) – 15342 BUENA VISTA AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	JOHN CHACRAFT	14826 THIRTY	
2.	Anthony Manning	1561 Vidal	
3.			
4.			
5.			
6.			
7.			
8.			
9.			
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14.			
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16.			

Please be advised that any personal information provided on this sign-in sheet will be used as part of the public record.

APPENDIX E
Arborist Report and Tree Replacement Plan

(Attached Separately)

**Tree Evaluation Report for:
15561 / 15569 Oxenham Avenue
White Rock, BC**

Prepared by:

**Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302**



Date: December 9, 2019

1.0 INTRODUCTION

We attended the site on July 6, 2017 and again on December 9, 2019 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 15561 / 15569 Oxenham Avenue, White Rock, BC. The sites were formerly separate building applications. The current application proposes consolidating the two lots then subdividing to create three new residential lots. A plan showing the proposed building footprints, lot lines and topographical survey was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention.



Figure 1. Aerial photograph of 15561 / 69 Oxenham Avenue (WROMS, March 2016).



2.0 FINDINGS

The dominant tree resource includes a mature deodar cedar (*Cedrus deodara*) and European birch (*Betula pendula*) on 15561 and a number of mature non native broad leaf species on 15569. Tree structure ranges from poor to good while health is typically good.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan. Photographs are provided in Appendix A.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the Tree Protection Zone (TPZ) unless pre-approved by the project arborist. The project arborist must be contacted prior to, and be onsite for, any construction near the recommended TPZ which is approximately 6x the tree diameter. Failure to comply with these recommendations may result in delays, stop work orders or fines imposed by the municipality.

4.0 TREE PRESERVATION SUMMARY

All of the trees identified for preservation, as shown on the plans attached, have been given this recommendation on a preliminary basis. Final recommendations shall be based on grading and construction details. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.



5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.

Peter Mennel B.Sc.

ISA Certified Arborist: PN-5611A

TRAQ



Table 1 - Tree Evaluation: 15561 / 15569 Oxenham Avenue, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2801	Deodar Cedar (<i>Cedrus deodara</i>)	60/64/ 65	M	G	90	3 stems. Southern stem topped for overhead utility line clearance. Remaining two stems topped at ~12m. Dripline ~5.6m	Retain 6.5m Construct driveway above grade with no excavation inside the TPZ.
2802	European Birch (<i>Betula pendula</i>)	34/34	MG	MG	NA	Topped previously at 4m. Dripline ~5.6m Tree will be significantly impacted by excavation for the building foundation and driveway	Remove. 6.5m
2803	Japanese Maple (<i>Acer palmatum</i>)	32/25/ 27	MG	MG	NA	No observed defects. Dripline ~ 4.6m east Dripline ~6.0m west	Retain 7.0m Construct driveway above grade with no excavation inside the TPZ.
2804	Japanese Maple (<i>Acer palmatum</i>)	19/22/ 23	MG	MG	NA	Canopy weighted to the west. Dripline ~3.7m east Dripline ~5.8m west	Retain 7.0m Clearance prune as necessary using sound arboricultural practices. Construct driveway above grade with no excavation inside the TPZ.
2805	Spruce (<i>Picea sp</i>)	40	MG	G	85	Lift pruned - east side to clear the existing house. Dripline ~3.5m Tree will be significantly impacted by excavation for the building foundation	Remove 4.5m



Table 1 - Tree Evaluation: 15561 / 15569 Oxenham Avenue, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2806	False Acacia (<i>Robinia pseudoacacia</i>)	65/55	P	G	NA	Codominant basal attachment that has separated. Broken scaffold limbs. Dripline ~7.5m Tree will be significantly impacted by excavation for the building foundation.	Remove 8.5m
2807	Crimson King Norway Maple (<i>Acer platanoides</i> 'Crimson King')	63	MP	M	NA	2m tall decay cavity originating from the base - west side with extensive decay. Dead central spike leader. Large broken leader. Dripline ~7.7m west Tree conflicts with building construction.	Remove 8.5m
2808	Oak (<i>Quercus sp</i>)	67	MG	M	NA	Multiple dead scaffold branches in lower canopy noted to be broken during the demolition process although not expected to jeopardize the health or stability. Canopy weighted to the north. Dripline ~6.0m. Tree conflicts with building construction.	Remove 7.0m
H1	Emerald Cedar (<i>Thuja occidentalis</i>)	2m tall	G	G	100	Typical. Hedge will be significantly impacted by excavation for building excavation.	Remove 0.5m
C2	Falsecypress (<i>Chamaecyparis lawsoniana</i>)	5m tall	MP	M	100	Half canopy tree now that western portion was removed. Location provided by others – hedges may not be where indicated – base of hedge is approximately 2.2m north of the power pole. Tree offers little aesthetics and replacement is better long term option.	Remove DL + 1m
C2500	Weeping Norway Spruce (<i>Picea abies</i> 'Pendula')	~15	G	G	100	Typical. Tree conflicts with driveway construction.	Remove 2.0m



Table 1 - Tree Evaluation: 15561 / 15569 Oxenham Avenue, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
OS1	Western Redcedar (<i>Thuja plicata</i>)	~55	M	MG	95	Topped previously at 8m with wide angle of regrowth. Dripline ~3.0m	Retain 6.0m
OS2	Western Redcedar (<i>Thuja plicata</i>)	~65	M	G	95	Topped at 8m with narrow angle of regrowth. Dripline ~5.0m	Retain 6.0m
OS3	Western Redcedar (<i>Thuja plicata</i>)	~15/ 15/35	M	G	95	Not identified at time of survey and its location is approximate. Topped at 4m with multi stemmed wide angle regrowth. Dripline ~4.0m	Retain 5.0m
OS4	Western Redcedar (<i>Thuja plicata</i>)	~18/ 20	M	MG	80	Part of a row of undersized trees. Dripline ~3.0m	Retain. 4.0m
OS5	Western Redcedar (<i>Thuja plicata</i>)	~25/ 10	M	G	90	Topped previously at 2m. Part of a larger row of undersized tree. Dripline ~3.0m	Retain. 4.0m
ADDITIONAL RECOMMENDATIONS							
<ul style="list-style-type: none"> In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist. Permission from the registered owner(s) is required prior to the removal of all offsite and shared trees regardless of their size. 							

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. 'C' refers to trees on City property.





Figure 1. C2





Figure 2. 2808





Figure 3. OS trees looking northwest





Figure 4. 2806 & 2807 (right to left)





Figure 6. OS Hedge (background)





Figure 7. 2803 & 2804 (right to left).



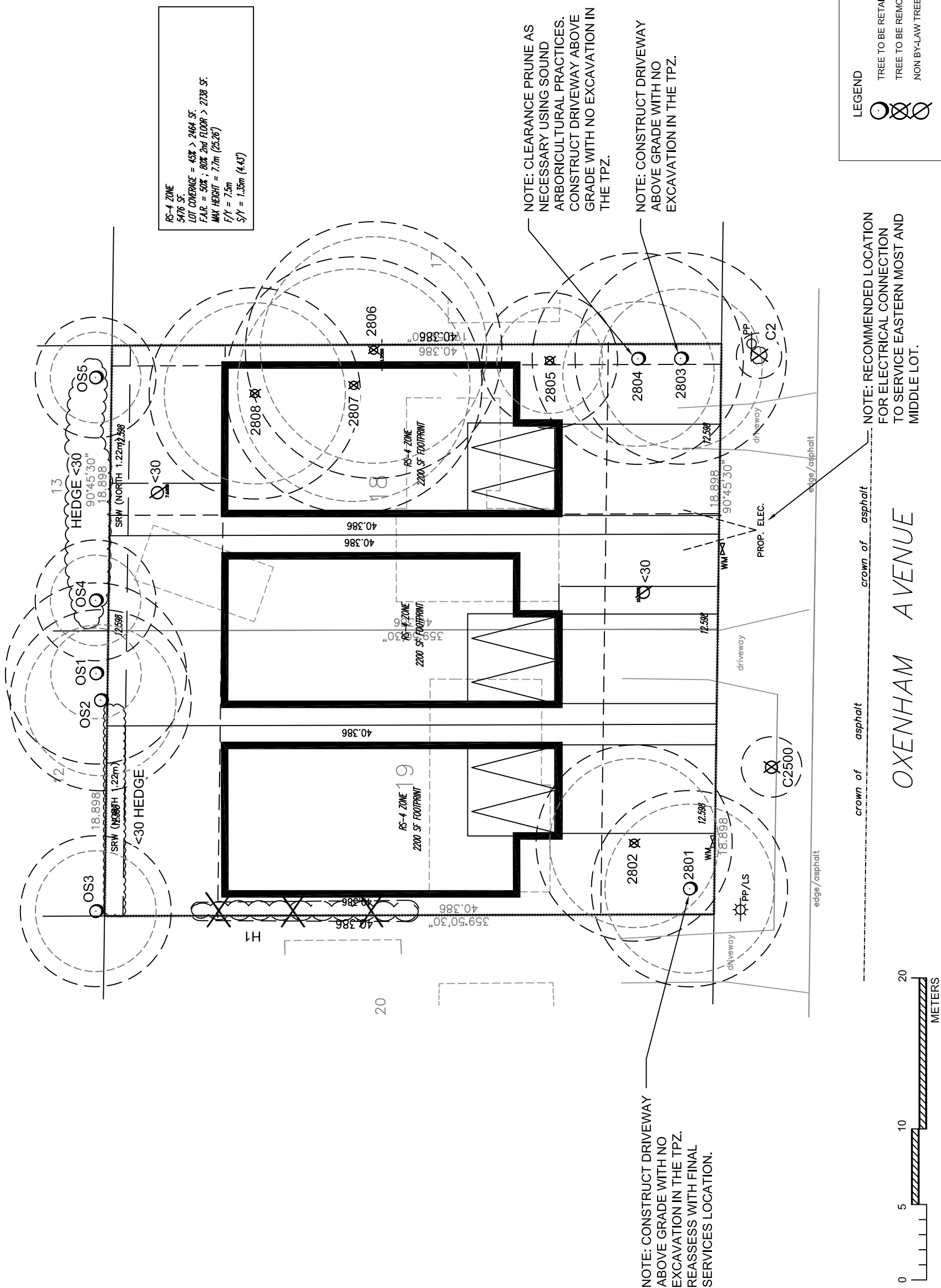
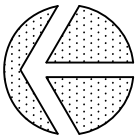


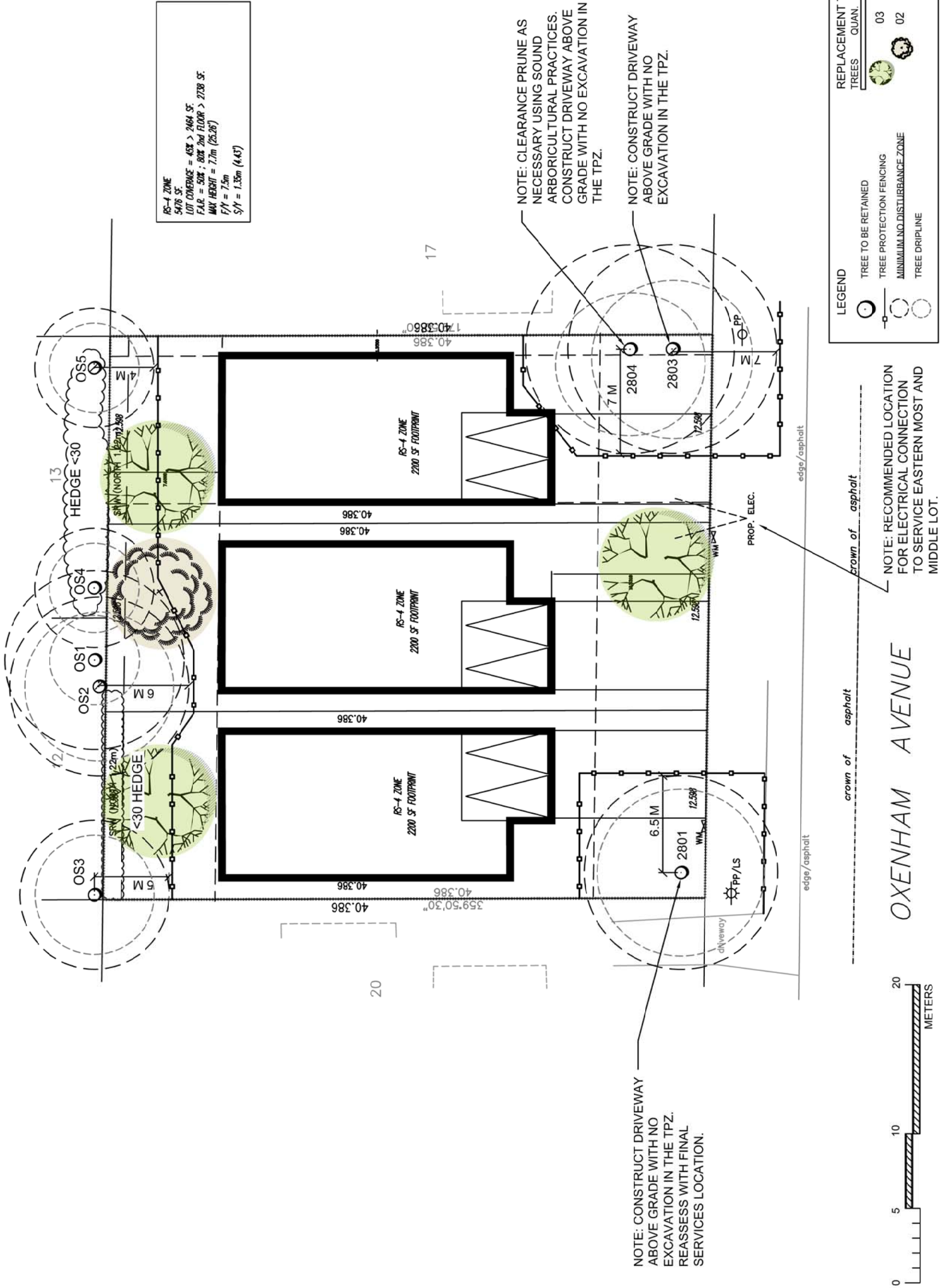
Figure 8. 2801, 2802, C2500 (Left to right).



Figure 9. Looking north.



[illegible]

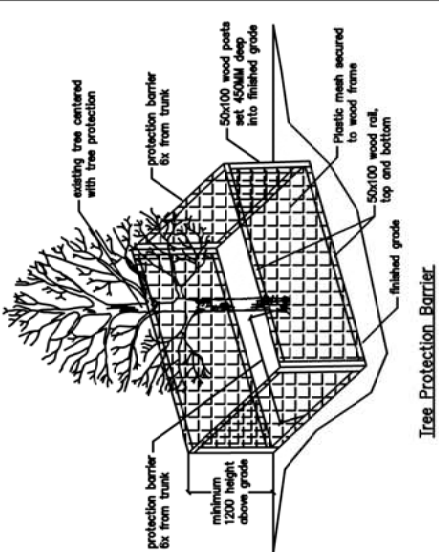


RS-4 ZONE
5476 SF
LOT COVERAGE = 43% > 2464 SF
F.A.R. = 50% : 80% 2nd FLOOR > 2739 SF
MAX HEIGHT = 7.7m (25.26')
F/F = 7.5m
S/F = 1.35m (4.43')


NOTE: CLEARANCE PRUNE AS NECESSARY USING SOUND ARBORICULTURAL PRACTICES. CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ.

NOTE: CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ.

NOTE: CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ. REASSESS WITH FINAL SERVICES LOCATION.



- GENERAL NOTES:
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS, SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

REPLACEMENT TREE SCHEDULE			
TREES	QUAN.	BOTANICAL NAME	COMMON NAME SIZE/CONDITION
	03	<i>Cercidiphyllum japonicum</i>	Katsura 6cm cal - B&B
	02	<i>Fagus sylvatica purpurea</i>	Copper Beech 6cm cal - B&B

PROJECT TITLE

15561 15569
OXENHAM AVENUE
WHITE ROCK, B.C.

SHEET TITLE

T2 - TREE PROTECTION PLAN

DRAWN

MK

SCALE

AS SHOWN

DATE

DECEMBER 2, 2019

T-2

SHEET 2 OF 2

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VEGETATION CONSULTANTS

NO.	DATE	BY	REVISION
1	DEC04/19	MK	SITE PLAN

MINUTE EXTRACTS REGARDING BYLAW 2358: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358).

Land Use and Planning Committee
September 14, 2020

5. APPLICATION FOR ZONING AMENDMENT – 15561 & 15569 OXENHAM AVENUE (ZON/SUB 19-022)

Corporate report dated September 14, 2020 from the Director of Planning and Development Services titled “Application for Zoning Amendment – 15561 & 15569 Oxenham Avenue (ZON/SUB 19-022)”.

Discussion ensued and the following comments noted:

- Concerns expressed that the tree removal would pose an environmental implication as there would be a reduction in the tree canopy.
Staff clarified that in a development scenario, the trees would likely be removed as the roots have grown and are located in critical zones

2020-LU/P-022 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 235.*”

CARRIED

Councillors Johanson and Kristjanson voted in the negative

2020-LU/P-023 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommend Council:

1. Direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358;*” and
2. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a) Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b) Demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services.

CARRIED

Councillor Kristjanson voted in the negative