

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 15052 Buena Vista Avenue (21-023)

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15052 Buena Vista to the next stage in the application review process.

EXECUTIVE SUMMARY

The City has received an initial application for rezoning which, if approved, would permit the subdivision of the property at 15052 Buena Vista Avenue. In accordance with the amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to the Land Use and Planning Committee for early input and direction on whether an application should proceed to Public Information Meeting (PIM) or be denied if it would fundamentally not be supported by Council. Staff recommend that the subject application proceed through the approvals process.

PREVIOUS COUNCIL DIRECTION

Resolution # & Date	Resolution Details
Motion 2020-443 September 14, 2020	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."
Motion 2020-473 September 28, 2020	THAT Council gives 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 15052 Buena Vista Avenue from the "RS-3 One Unit (Small Lot, Hillside) Residential" Zone to a property-specific Comprehensive Development (CD) Zone. If approved, the rezoning would permit the subdivision of the property and the construction of two new single-family dwellings. Note that the property currently has frontage on both Buena Vista Avenue and Beachview Avenue (see Figure 1; see also Appendix A - Location & Ortho Maps).

Figure 1: Subject Property at 15052 Buena Vista Avenue



The subdivision proposes to split the lot east-to-west resulting in two lots having frontage of approximately 9.15 metres and depth of approximately 17.8 metres; the properties adjacent to the subject property have a similar configuration to that proposed (see Appendix B – Site Survey and Appendix C – Subdivision Plan). These properties were subdivided in the 1920s prior to the establishment of the City’s zoning standards and would be considered legally non-conforming for their lot depth and area.

Council’s approval of the rezoning, and the subsequent subdivision, would allow for two single detached homes (i.e., one per lot). It is noted that the RS-3 Zone does not allow for accessory residential uses, including secondary suites, when the minimum lot area requirement of the zone is not met. Table 1 below provides a snapshot of existing and proposed zoning standards. As outlined, the CD Zones largely satisfies the RS-3 Zone requirements for the minimum lot width and seeks a reduced requirement for minimum lot area and depth. The Applicant is also proposing a reduced rear yard setback within the CD Zone to help establish a slightly larger building envelope within each lot. City staff would suggest that, if the zoning were supported, a provision be added to the CD Zone prohibiting accessory residential uses, including secondary suites, to ensure that the activity levels associated with the subdivided lot remain largely aligned with those currently permitted.

Table 1: Existing and Proposed Zoning Standards

	Current Zoning	Proposed Zoning	
Zone	RS-3	CD Zone	
Use	One-Unit Residential	One-unit Residential	
	Existing Lot	North Lot	South Lot
Minimum Lot Area	278.7 m ² / 2,992.37 ft ²	163.30 m ² /	163.20 m ² / 1,757 ft ²

Minimum Lot Width	9.0 m / 29.53 ft	9.155 m	9.146 m
Minimum Lot Depth	27.4 m / 89.9 ft	17.841 m	17.847 m
Maximum Lot Coverage	50%	50%	
Density	0.7	0.7	
Maximum Height	7.7 m / 25.26 ft	7.7 m / 25.26 ft	
Minimum Setbacks	Existing Lot	North Lot	South Lot
Front	3.0 m / 9.84 ft	3.0 m	3.0 m
Interior Side (east & west)	1.2 m / 3.94 ft	1.2 m	1.2 m
Rear	3.0 m / 9.84 ft	1.8 m	1.8 m
Off Street Parking Spaces	2 per one unit residential; 1 additional for a secondary suite	2 per one unit residential	

The Official Community Plan (OCP) designates the subject property “Mature Neighbourhood”. The designation supports single family homes with secondary suites, as well as duplexes and triplexes. The OCP establishes development permit area (DPA) guidelines applicable to infill projects within mature neighbourhoods when such infill takes the form of duplexes, triplexes or “intensive residential development”. The latter refers to subdivisions that would result in lots having frontage of less than 12.1 metres. In this case, since the proposal requires rezoning to enable a subdivision, which would create lots having frontage of less than 12.1 metres, a Major Development Permit (DP) will also be required. If the Committee supports the advancement of the rezoning application, staff and the Advisory Design Panel (ADP) will review the proposed “intensive residential development” against the City’s Mature Neighbourhood Infill DPA guidelines, as set out in Section 22.9 of the OCP.

Required Parking

Two (2) parking spaces are needed to service each principal residence. Under the existing RS-3 Zone a minimum three (3) spaces would be required if the lot were developed with both a principal dwelling and a secondary suite. If the subdivision proceeds for an additional (second) lot, a minimum of four (4) spaces would be required (i.e., two per principal dwelling unit). Staff believe the building envelopes established by the proposed CD Zone will provide sufficient space to construct a home on each lot and meet the required parking supply.

Tree Management & Protection

An Arborist Report was prepared by Woodridge Tree Consulting Arborists Ltd. on August 4, 2021, to inventory and assess the trees at 15052 Buena Vista Avenue (see Appendix D – Tree Inventory). The report identifies one off-site Bigleaf Maple tree that shows signs a disease called Brittle Cinder fungus (*Kretzschmaria deusta*). This is likely a “volunteer” (self-seeded) tree that has grown in a raised temporary retaining wall garden bed. Given the proposed works, it is likely that the tree will require removal when upgrading the civil works on site. The removal of this poor-quality tree is supported by City staff. Two replacement trees would be required, one on each lot.

Table 2: Summary of Existing (Protected) Trees

Tree Ref.	Species	DBH (cm) [total]	Retain / Remove	Retention Security	# of Replacements
ci1	Bigleaf Maple	41	Remove	NA	2
Total					2

FINANCIAL IMPLICATIONS

Details regarding the Development Cost Charges associated with the subdivision for one new lot would be provided in a future report to the Land Use and Planning Committee.

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

The proposal is generally aligned with the Corporate Vision established as part of Council's Strategic Priorities, particularly with respect to supporting a community where people can live, work, and play in an enjoyable atmosphere.

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 15052 Buena Vista Avenue, which if approved, would permit the property to be subdivided. The width of property is less than the 12.1 metre lot width so this would qualify as 'intensive residential development', as outlined in Section 22 of the Official Community Plan and would require a Major Development Permit to ensure compliance with the Mature Neighbourhood Infill DPA Guidelines.

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.

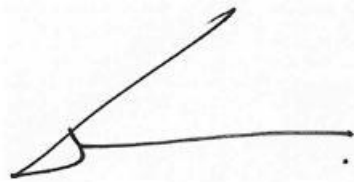
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl Isaak". The signature is fluid and cursive, with a large initial "C" and a stylized "I".

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

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, appearing to read "Guillermo Ferrero". The signature is stylized, with a large, sweeping "G" and a long, horizontal stroke extending to the right.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Location and Ortho Maps
- Appendix B: Site Survey
- Appendix C: Subdivision Plan
- Appendix D: Tree Inventory