

NOTICE OF PUBLIC HEARING – JUNE 6, 2022

BYLAW 2429: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 – 15916 Russell Avenue)

CIVIC ADDRESS: 15916 Russell Avenue

PURPOSE: Bylaw 2429 proposes to rezone the property from the “RS-1 One-Unit Residential Zone” to the “RS-4 One-Unit (12.1 m Lot Width) Residential Zone” at 15916 Russell Avenue. If approved, it would enable a two-lot subdivision and the construction of two single detached dwellings.



Documents:

Author	Document	Item #
Acting Director of Planning and Development Services	Land Use and Planning Committee corporate report dated May 9, 2022	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, JUNE 6, 2022

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, JUNE 6, 2022**, at **5:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*. All persons who deem their interest in property is affected by the proposed bylaw / application shall be afforded an opportunity to be heard **in person, via telephone 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:

BYLAW 2429: WHITE ROCK ZONING BYLAW, 2012, NO. 2000,
AMENDMENT (RS-4 – 15916 RUSSELL AVENUE)
BYLAW 2022, NO. 2429

CIVIC ADDRESS: 15916 Russell Avenue (See Site Map #1)

PURPOSE: Bylaw 2429 proposes to rezone the property from the “RS-1 One-Unit Residential Zone” to the “RS-4 One-Unit (12.1 m Lot Width) Residential Zone” at 15916 Russell Avenue. If approved, it would enable a two-lot subdivision and the construction of two single detached dwellings.

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

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. (noon) on the date of the Public Hearing, June 6, 2022.**

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery to the Corporate Administration Office; or
- Emailing the Mayor and Council at clerksoffice@whiterockcity.ca with the applicable subject line:
 - **Bylaw 2429 (15916 Russell Avenue)**

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

Registration will be open from 12:00 p.m. (noon) to 4:00 p.m. on the date of the Public Hearing, June 6, 2022. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

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

If you miss the noted registration period, please watch the live meeting at the following link: whiterockcity.ca/Agendas as there will be an opportunity for you to call in for a limited period of time.

3. You may attend the Public Hearing in person:

Members of the public who wish to speak will be provided an opportunity to do so in Council Chambers at City Hall.

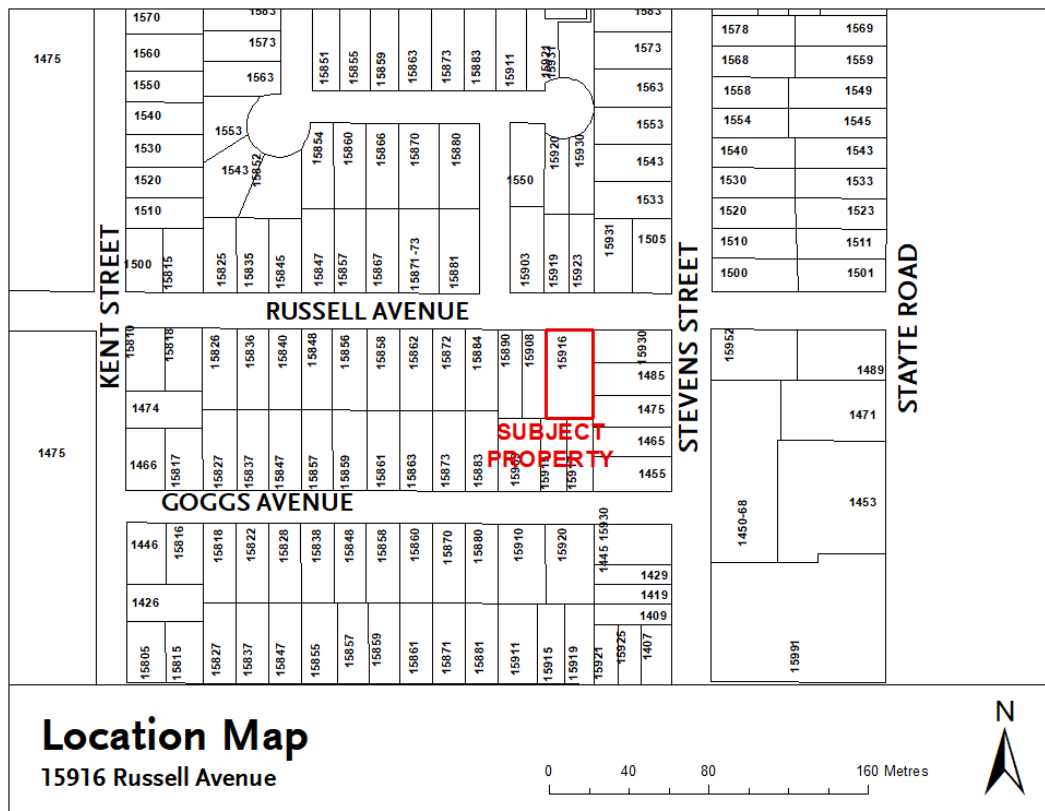
Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Please contact the Corporate Administration Department at 604-541-2212 (or include a request on your written submission) if you have any concern with your personal information being included in the public information package.

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 / application and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from May 24, 2022, until June 6, 2022. **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 1: 15916 Russell Avenue



May 24, 2022

Tracey Arthur, Director of Corporate Administration

**THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT**



DATE: May 9, 2022

TO: Land Use and Planning Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Consideration of 1st and 2nd Reading of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429”

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 – 15916 Russell Avenue) Bylaw, 2022, No. 2429;”
 2. Recommend that Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429;” and
 3. Recommend that Council direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429” back for consideration of final adoption:
 - a) Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b) Ensure that all matters pertaining to tree protection and retention are addressed to the satisfaction of the Director of Planning and Development Services.
 - c) Require the applicant to sign a no-build covenant related to the 17-metre setback, the no-build covenant is to be registered on title.
 - d) Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and
 - e) Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.
-

EXECUTIVE SUMMARY

This application proposes to rezone the property from the “RS-1 One-Unit Residential Zone” to the “RS-4 One-Unit (12.1 m Lot Width) Residential Zone” at 15916 Russell Avenue. If approved, it would enable a two-lot subdivision and the construction of two single detached dwellings.

As per Council direction, staff has worked with the applicant to evaluate options to help maximize tree retention. As a result, a “no-build covenant” and a tree protection plan are recommended to be registered on title to support tree retention. This covenant is recommended as a condition of third reading and is required before demolition and construction activities occur. Overall, staff supports the proposal subject to the recommended conditions.

A copy of draft Zoning Amendment Bylaw No. 2429 is included in this corporate report as Appendix A, and the proposed subdivision plan is included as Appendix B.

PREVIOUS COUNCIL DIRECTION

Motion & Meeting Date	Motion Details
LU/P-033 [Defeated] March 8, 2021	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.
LU/P-034 [Carried] March 8, 2021	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.
LU/P-051 April 26, 2021	THAT Council direct staff to advance the zoning amendment application at 15916 Russell Avenue to the next stage in the application review process.

INTRODUCTION/BACKGROUND

If approved, the zoning would be amended from RS-1 to RS-4, and two lots would be created through a subdivision. Figure 1.0 illustrates the Subject Property and the context of the site. The properties immediately west and north are zoned RS-4. The rest of the block is mainly RS-1.



Figure 1.0: Site Context and Subject Property

Official Community Plan and Zoning

The property is within the City’s “Mature Neighbourhood” designation as outlined in the Official Community Plan (OCP). This OCP designation goal is to create low-scale housing forms (for example, housing that includes single-family homes with secondary suites, duplexes, and triplexes). The OCP policies are intended to maintain residential character within established neighbourhoods by encouraging gentle infill while supporting a variety of housing choices and different levels of affordability.

The application was first presented to the Land Use and Planning Committee (LUPC) on March 8, 2021; staff acknowledged the size of the lot relative to other lots in the area and the potential for the subject property to be developed with a large home. This lot is currently 1091m² and surrounding lots vary between 470m² and 770m² in lot area. In addition, the lot can support the development of two smaller single-family homes within this neighbourhood to optimize the use of existing City infrastructure while lessening urban sprawl.

Table 1.0 below summarizes the proposed subdivision's current and proposed zoning and configuration. The proposed single-family use of the property is permitted within both the RS-1 and RS-4 zones.

A Comprehensive Development zone (CD Zone) was suggested previously. Upon a detailed review of the application, it was determined by the planning staff that a no-build covenant and tree protection plan is the recommended way to proceed. CD zones are 'one of a kind' zones, usually created when rezoning more significant sites and a mix of proposed land uses do not match existing stock zones. Currently, there are 61 CD zones in the zoning bylaw. In this situation, a CD zone is not the most effective tool. Instead, staff recommends using Section 219 Covenant as a no-build covenant and as a tool for tree protection.

A Section 219 Covenant is a charge that can be secured against the title of a property in favour of the municipality to impose an obligation on the property owner, as per Section 219 of the *Land Title Act*. The City will enter into Section 219 Covenants with property owners to regulate land use or the construction of structures or buildings as part of the development approval process. This ensures the protection, preservation, conservation, maintenance and or restoration of land or other specified features within the municipality.

In this case, a restrictive covenant (a no-build Covenant) is a type of contractual arrangement that limits the landowner to what they can do with their property. They are intended to enhance property values by controlling development and creating uniformity. These covenants are attached to a property title and registered at the BC Land Titles office. Restrictive covenants operate outside of and in addition to municipal zoning bylaws and city restrictions.

Staff is recommending a no-build covenant with a tree protection plan be registered on title to restrict the allowable buildable area surrounding the tree protection zone. This covenant will run with the land, meaning the covenant cannot be separated from the land or the land transferred without it. Meaning if the current property owner sells the property, the covenant will remain as a charge on the property's land title.

Table 1: Existing and Proposed Zoning Matrix

Zone Standard	RS-1 (Current zone)	RS-1 (Current lot siting)	RS-4 (Proposed zone)	RS-4 (East lot proposed configuration)	RS-4 (West lot proposed configuration)
Lot Width (min)	15.0m	24.6m	12.1m	12.26m	12.26m
Lot Depth (min)	27.4m	44.4m	27.4m	44.41m	44.41m
Lot Area (min)	464m ²	1,090.4m ²	410m ²	545.16m ²	545.16m ²
Lot Coverage (max)	40%	<40%	45%	~33%	~33%
Floor Area (max)	0.5	<0.5	0.5	0.5	0.5
Height (max)	7.7m	<7.7m	7.7m	7.7m	7.7m
Setbacks					
<i>Front Lot Line</i>	7.5m	~10.8m	7.5m	7.5m	7.5m
<i>Rear Lot Line</i>	7.5m	~18.9m	7.5m	7.5m	7.5m
<i>Side Lot Line (east)</i>	1.5m	~6.0m	1.35m	1.35m	1.35m
<i>Side Lot Line (west)</i>	1.5m	~5.8m	1.35m	1.35m	1.35m

Tree Management and Protection

As per the OCP, development projects should be designed to preserve and protect mature, healthy trees. As discussed above, staff recommends a no-build covenant and a tree protection plan to ensure long-term tree preservation.

The applicant has submitted an arborist report which identifies seven on-site trees plus one off-site tree which are subject to the provisions of the City’s Tree Protection Bylaw, No. 2407. Table 2.0 below identifies the protected trees, their size, and whether they are proposed for removal or retention. The Table also identifies the value of securities for tree retention and the number and value of replacement trees where removals are proposed.

Table 2: Summary of Protected Trees Tied to the Development

Tree Ref.	Species	DBH (cm)	Retain / Remove	Security for Retention / Replacement Value	# of Replacements
843	Lombardy Poplar	94	Remove	\$3,000	2
844	Western Red Cedar	50	Retain	\$3,000	NA
845	Western Red Cedar	34	Retain	\$3,000	NA
846	Western Red Cedar	55	Retain	\$4,500	NA
847	Western Red Cedar	51	Retain	\$4,500	NA
848	Silver Birch	93	Remove	\$1,500	1
849	Black Locust	74	Remove	\$3,000	2
OS1	Red Alder	75	Remove	\$3,000	2
Total				\$25,500	7

The subdivision of land, and the subsequent development of each lot, have the potential to impact several of these trees. Figure 2.0 below illustrates the RS-4 building (zoning) envelope available to each proposed lot and the impact of protected trees on both the subject property and the abutting lots.

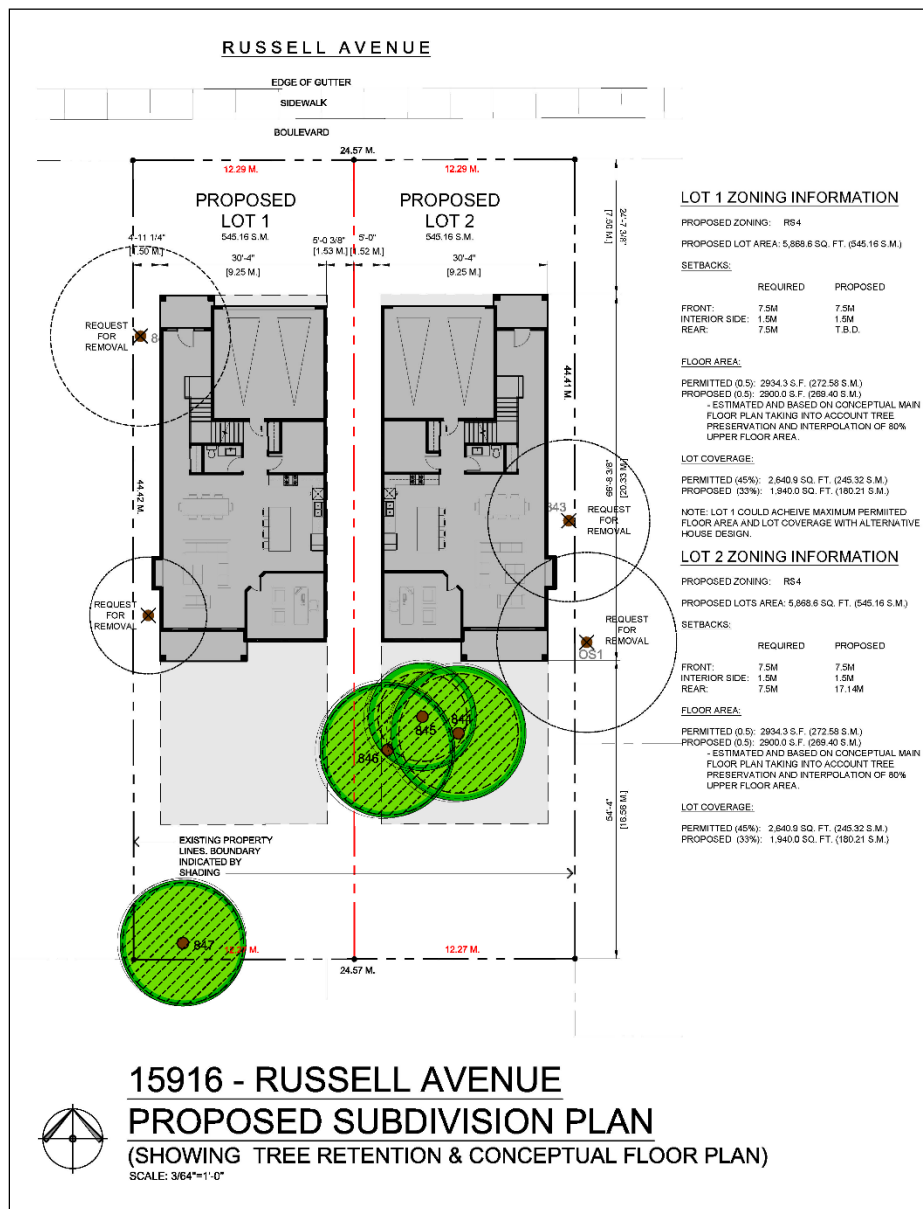


Figure 2.0: Proposed Subdivision Plan (15916 Russell Avenue)

It was noted at the presentation to the LUPC on April 26, 2021, that trees No. 848 and 849 (see Table 2) have tree protection zones that encumbers the future building envelope of the vacant lot immediately west of the subject property (i.e., 15908 Russell Avenue). The property owner has since submitted a building permit and a tree management permit (TMP) to support the construction of a new home, with a request for the removal of No. 848 and 849. Six replacement trees must be planted for the two protected trees to be removed. City staff has been working with both property owners to identify options that would ensure that both property owners are responsible for planting these replacement trees on their respective lots. Since removing the two existing “shared trees” would benefit both of the parties involved, the City’s Arboricultural Technician suggested that each lot be responsible for re-planting three replacement trees, dividing the replacement tree ratio between the two developments. Both owners and staff are agreeable to this solution, and the building permit and TMP application for 15908 Russell Avenue has been approved and issued accordingly. Trees 848 and 849 have already been removed.

Appendix B includes a rezoning and subdivision plan that illustrates each proposed lots, the building footprints, and the tree protection zones tied to these trees outlined in Table 2. Staff recommend that a no-build covenant be registered on title before the final adoption of the zoning amendment bylaw. This covenant would recognize the last iteration of the applicant’s arborist report, which would be expected to include measures to ensure tree retention (tree protection plan) and any other measure required by the Director of Planning and Development Services.

Despite the efforts to protect trees, staff have reservations regarding the likelihood of long-term tree survival. Under the current RS-1 zoning, the owner could pursue the redevelopment of the lot. Removing the existing trees would be permitted because a rezoning application would not be required. Through this current zoning amendment, there is an opportunity to implement controls for tree retention and require additional on-site plantings. This exceeds the minimum requirements of the Tree Protection Bylaw. If approved, this will have a positive long-term effect on the City’s tree canopy.

FINANCIAL IMPLICATIONS

The following fees would be collected if approved for rezoning and subdivision (Table 3). Note these fees are subject to change:

Table 3: Applicable Development Costs

	Fee (per Unit)	Units Subject to Fee	Sub-Total
City of White Rock Development Cost Charges (DCCs)	\$19,294.76	1	\$19,294.76
TransLink DCCs	\$2,993.00	1	\$2,993.00
Metro Vancouver (Regional) DCCs	\$5,428.00	1	\$5,428.00
Surrey School District School Site Acquisition Charges (SSAC)	\$1,000.00	1	\$1,000.00
Total			\$28,715.76

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A Public Information Meeting (PIM) for this proposal was held on June 9, 2021. One person attended the PIM. A copy of the Applicant’s PIM Summary is included in Appendix C. Comments received during the PIM are summarized in Table 4.

Table 4: Comment and Response from PIM Summary

Comment / Question	Applicant’s Response
Concern with setbacks for the west lot	<ul style="list-style-type: none"> The property owner is applying to the city to amend the zoning on the property. Therefore, this will change this zoning setback.
Concerns regarding the subdivision	<ul style="list-style-type: none"> The site configuration compliments the existing neighbourhood (<i>Mature Neighbourhood</i> land use designation per the City OCP). The development would allow for gentle density. The lot is larger than traditional lots in the area. Two smaller homes align with the neighbourhood’s form and character than a mega home on this large lot.

Concerns with tree retention	<ul style="list-style-type: none"> • There are eight trees impacted by this development (four of the eight trees will be removed). Three trees are located on the subject site, and one is off-site. • A letter of approval for removal has been received for the off-site tree (OS1) on the neighbouring property. • Re-planting of five new trees is required to offset the loss of the existing trees. • Cash-in-lieu will be collected for the trees that cannot be re-planted.
The Lombardy poplar is a significant provider of CO2 conversion as part of our tree canopy and is a native tree.	<ul style="list-style-type: none"> • Not all trees can be retained due to lot configuration and tree health. • Covenants will be used to ensure its retention. • The Lombardy poplar cannot be retained. To mitigate this, five new trees will be re-planted, and a cash-in-lieu will be provided to fund future tree plantings. • Concerns were raised about the retention of a Lombardy poplar is classified as a lower value tree per the Tree Management Bylaw.

A public hearing will be scheduled if the zoning amendment receives 1st and 2nd reading. This will allow the community to express their thoughts on the proposal to Council.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The zoning bylaw amendment application was referred to municipal departments for comments. Comments provided to the applicant have been addressed related to this stage of the rezoning proposal.

Approval of the final detailed (civil) designs and the execution of a “Works and Servicing Agreement” to the satisfaction of the Director of Engineering and Operations would be required as a condition of 3rd reading.

The tree retention requirements would need to be addressed to the satisfaction of the Director of Planning and Development Services. The completion of covenants and the final approval of the applicant’s arborist report by the City’s Arboricultural Technician is also recommended to be required as a condition of 3rd reading.

CLIMATE CHANGE IMPLICATIONS

The subject property contains several mature trees subject to the City’s Tree Protection Bylaw. Staff have made efforts to ensure optimal long-term tree preservation occurs. Tree retention is recognized as a benefit to the uptake of greenhouse gases and reducing factors that contribute to climate change.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

The proposed subdivision would create a new lot line that runs through the “root protection zones” of trees situated slightly in the centre of the current lot (see Figure 2; see Appendix B). While staff recognize the opportunity to support the retention of these trees, staff also recognize that the maintenance responsibilities tied to shared trees can be complicated. Registering a “no-build covenant” on title will help ensure future owners of the lot understand the importance of these

trees and the need to manage their retention collectively. Additionally, through the re-plantings, a net tree gain is positive for the overall development of a strong tree canopy.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council has expressed a desire to support a high quality of life in the City. The ability to support residential infill can help lessen the demand for sprawl while also making the best use of existing infrastructure.

The rezoning process allows Council to implement controls (e.g., no-build covenants). Without this, Council’s ability to protect trees on this lot is limited through zoning amendment processes.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for the Land Use and Planning Committee’s consideration:

1. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429,” or
2. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429,” and refer the application to staff to address any issues identified by the Committee.

CONCLUSION

The City has received an application for a zoning bylaw amendment, which allows for two lot subdivisions at 15916 Russell Avenue. The development of the subdivided lot can negatively impact the existing trees. Staff recommend controls to mitigate this by registering a no-build covenant as a condition of the third reading. Overall, staff support the proposal based on the recommended motion.

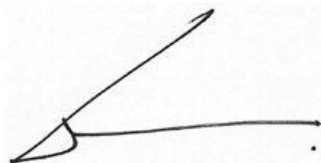
Respectfully submitted,



Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

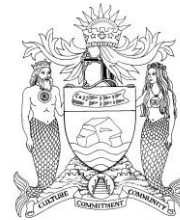
I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Zoning Amendment Bylaw No. 2429
Appendix B: Subdivision Plan and Architectural Drawings
Appendix C: Public Information Meeting (PIM) Summary
Appendix D: Arborist Report

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2429**



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 420 Section 11 Township 1 New Westminster District Plan 37606
(15916 Russell Avenue)
PID: 002-732-955

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'.

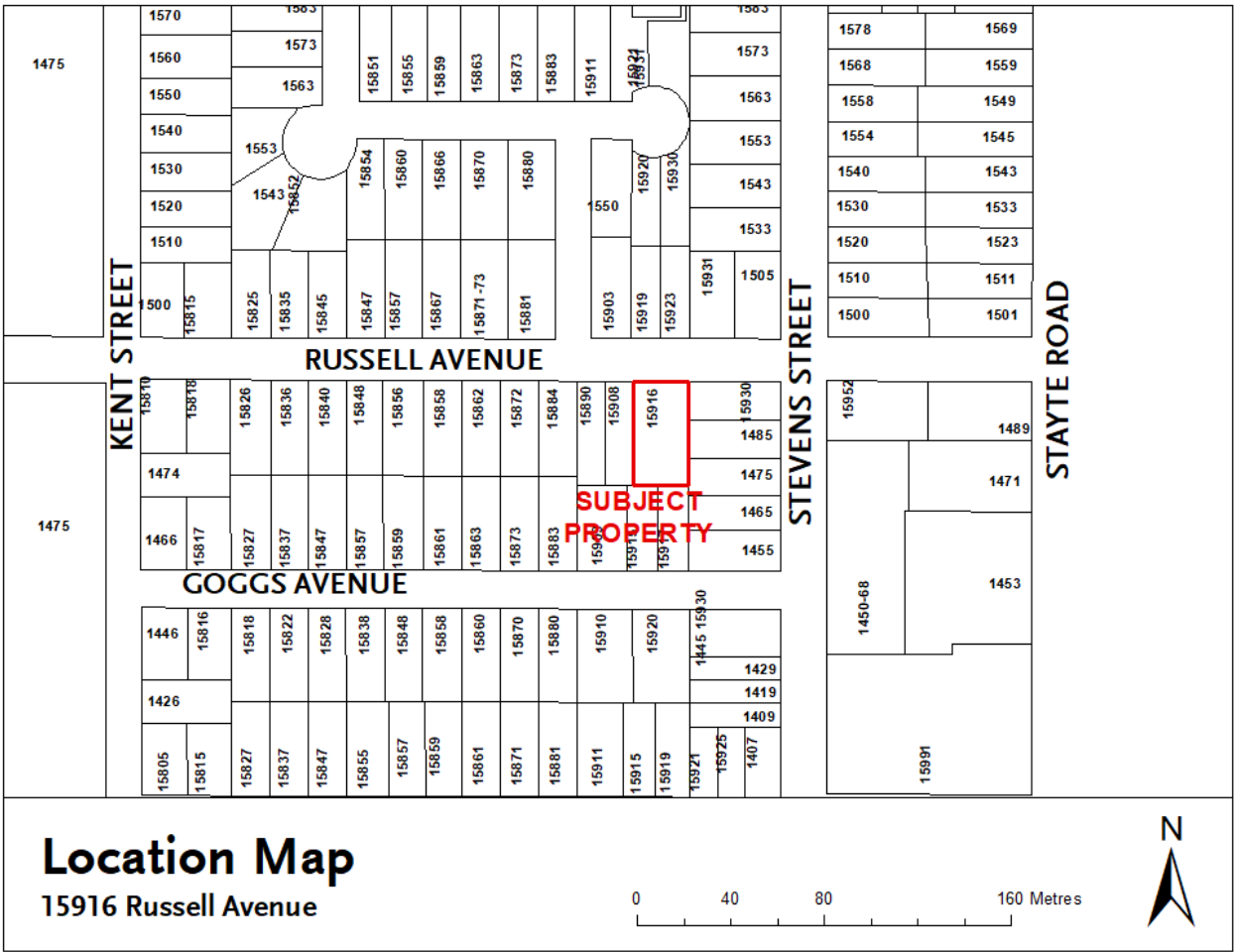
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

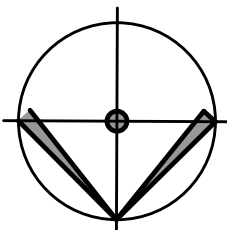
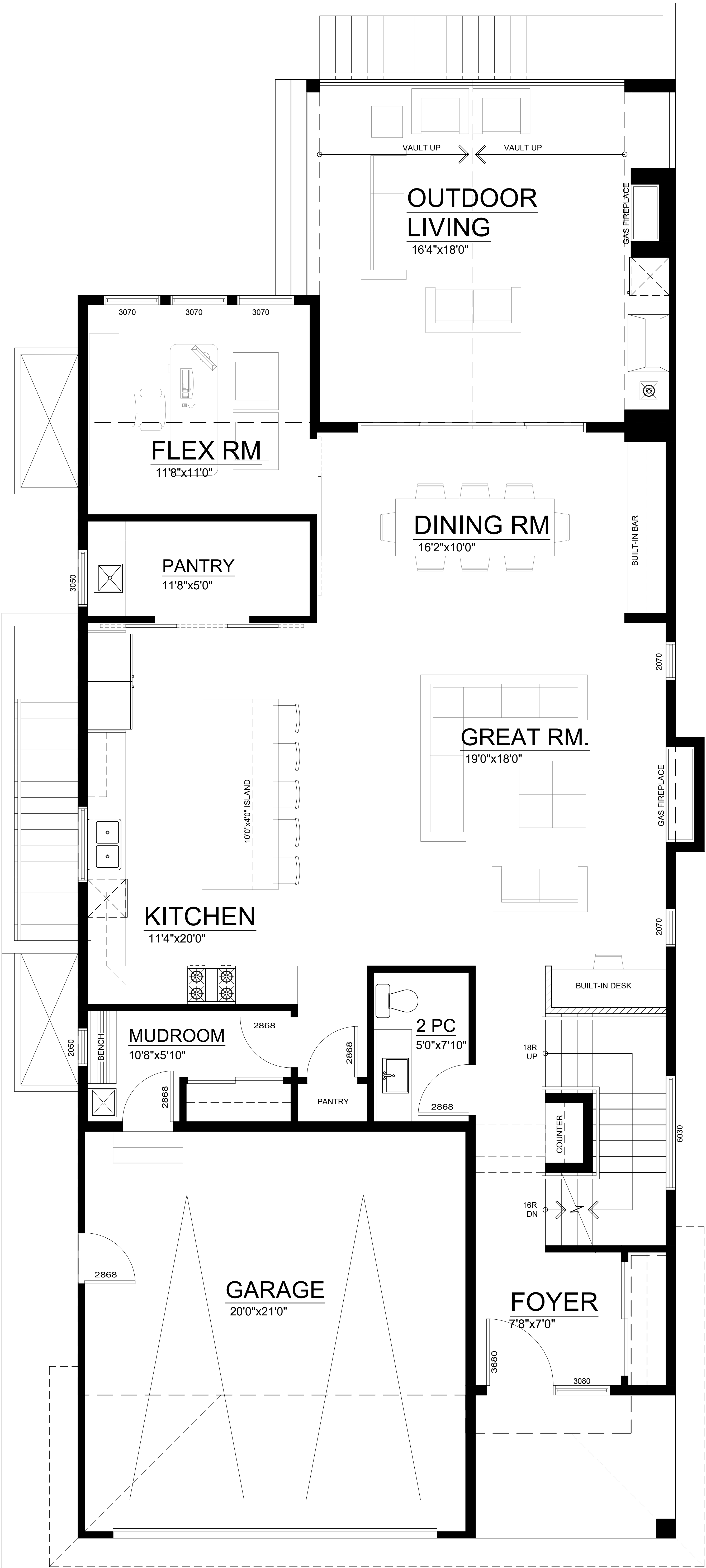
PUBLIC INFORMATION MEETING on the	9 th	day of	June, 2021
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

Schedule “1”





MAIN FLOOR PLAN - LOT 1

N.T.S.

1392.6 SQ. FT.

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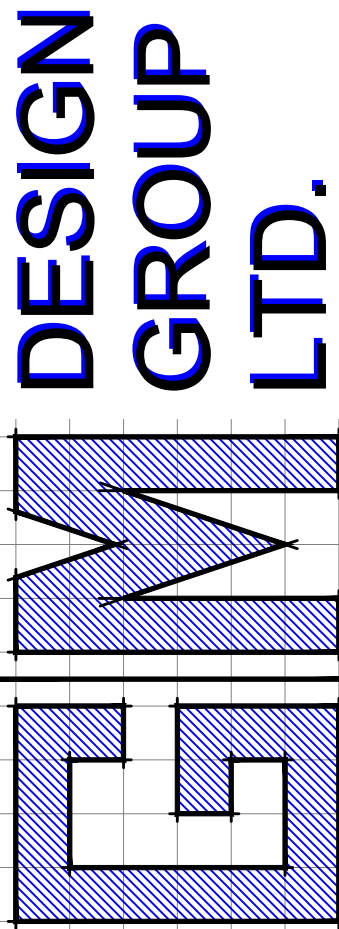
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DATE	ISSUE/REVISIONS	DATE:	JUNE 2021
15 NOV/21	APPROVAL	SCALE:	AS NOTED
12 JAN 22	REVISED FOR APPROVAL	JOB No.	21-016
		DR.	AM CH. AM
		SHEET:	A-2

TITLE:
LOT 1
MAIN FLOOR PLAN

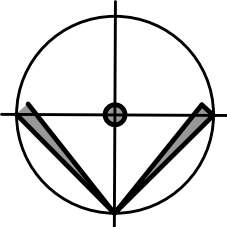
PROJECT:
PROPOSED 2 - LOT
SUBDIVISION

15916 RUSSELL AVENUE
WHITE ROCK, B.C.



RESIDENTIAL ♦ COMMERCIAL ♦ INDUSTRIAL
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JAN. 12, 2022



UPPER FLOOR PLAN - LOT 1

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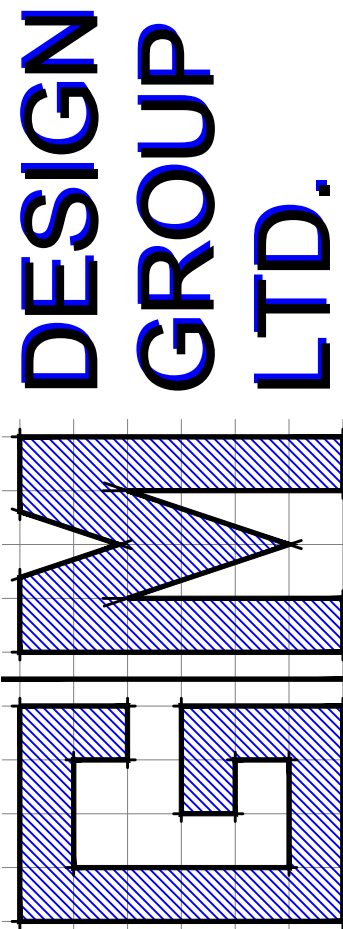
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DATE	ISSUE/REVISIONS	DATE	JUNE 2021
15 NOV/21	APPROVAL	SCALE:	AS NOTED
12 JAN 22	REVISED FOR APPROVAL	JOB No.	21-016
		DR.	AM CH. AM
		SHEET:	A-3

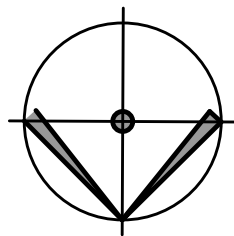
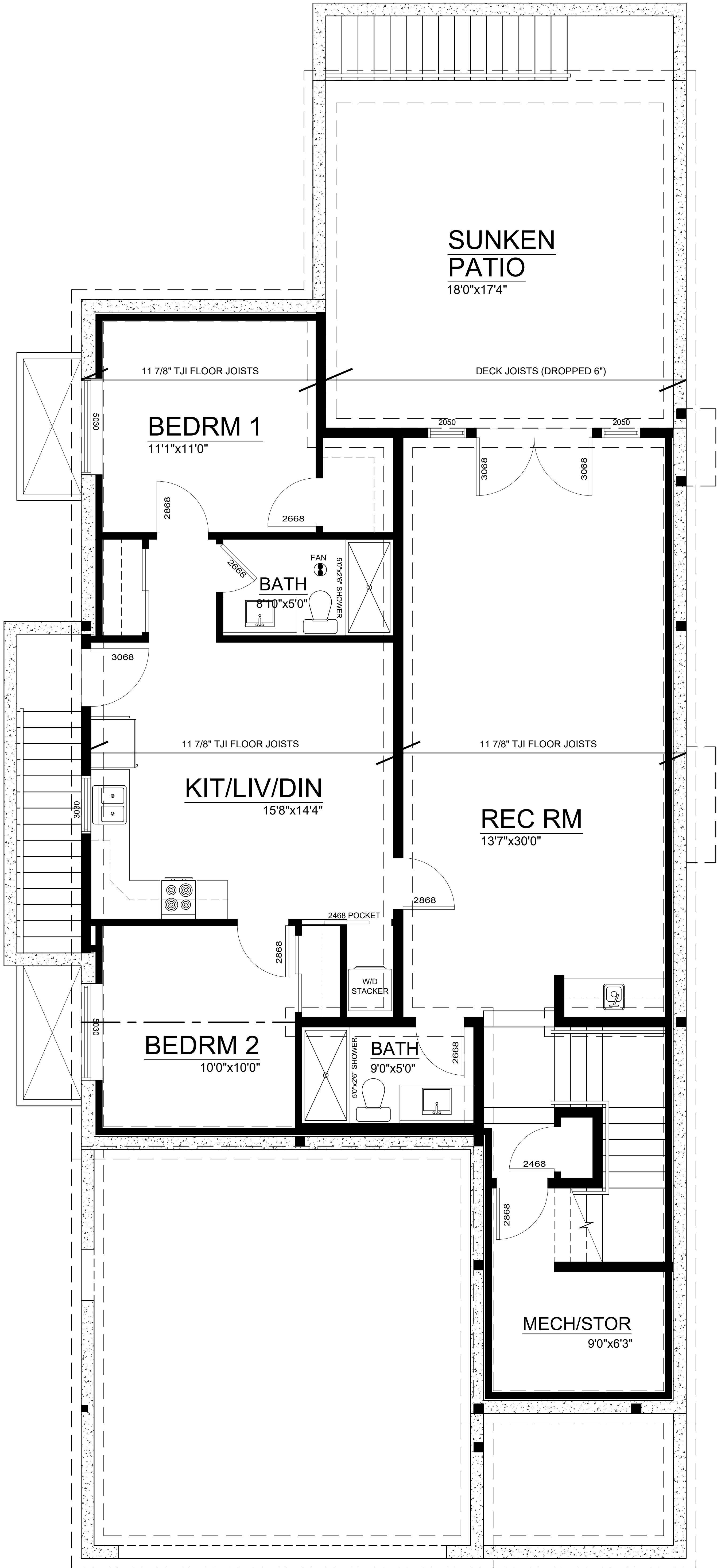
TITLE:
LOT 1
UPPER FLOOR PLAN

PROJECT:
PROPOSED 2 - LOT
SUBDIVISION

15916 RUSSELL AVENUE
WHITE ROCK, B.C.



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BASEMENT FLOOR PLAN - LOT 1

SCALE: 1/4"=1'-0"

1392.6 SQ. FT.

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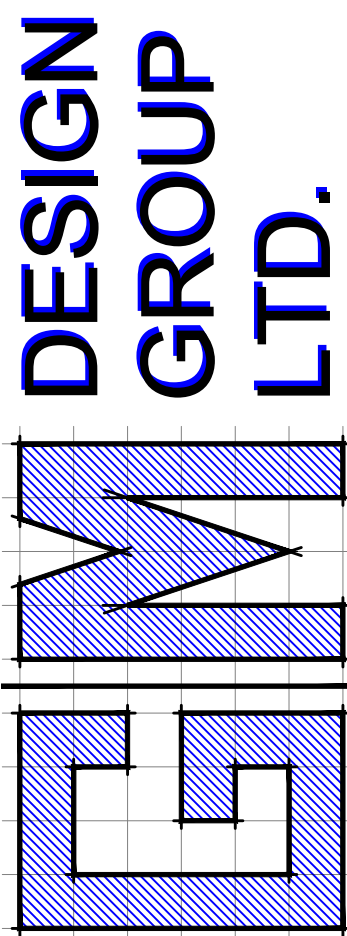
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12 JAN 22	REVISED FOR APPROVAL	JOB No.	21-016
		DR.	AM CH. AM
		SHEET:	A-4

TITLE:
**LOT 1
BASEMENT PLAN**

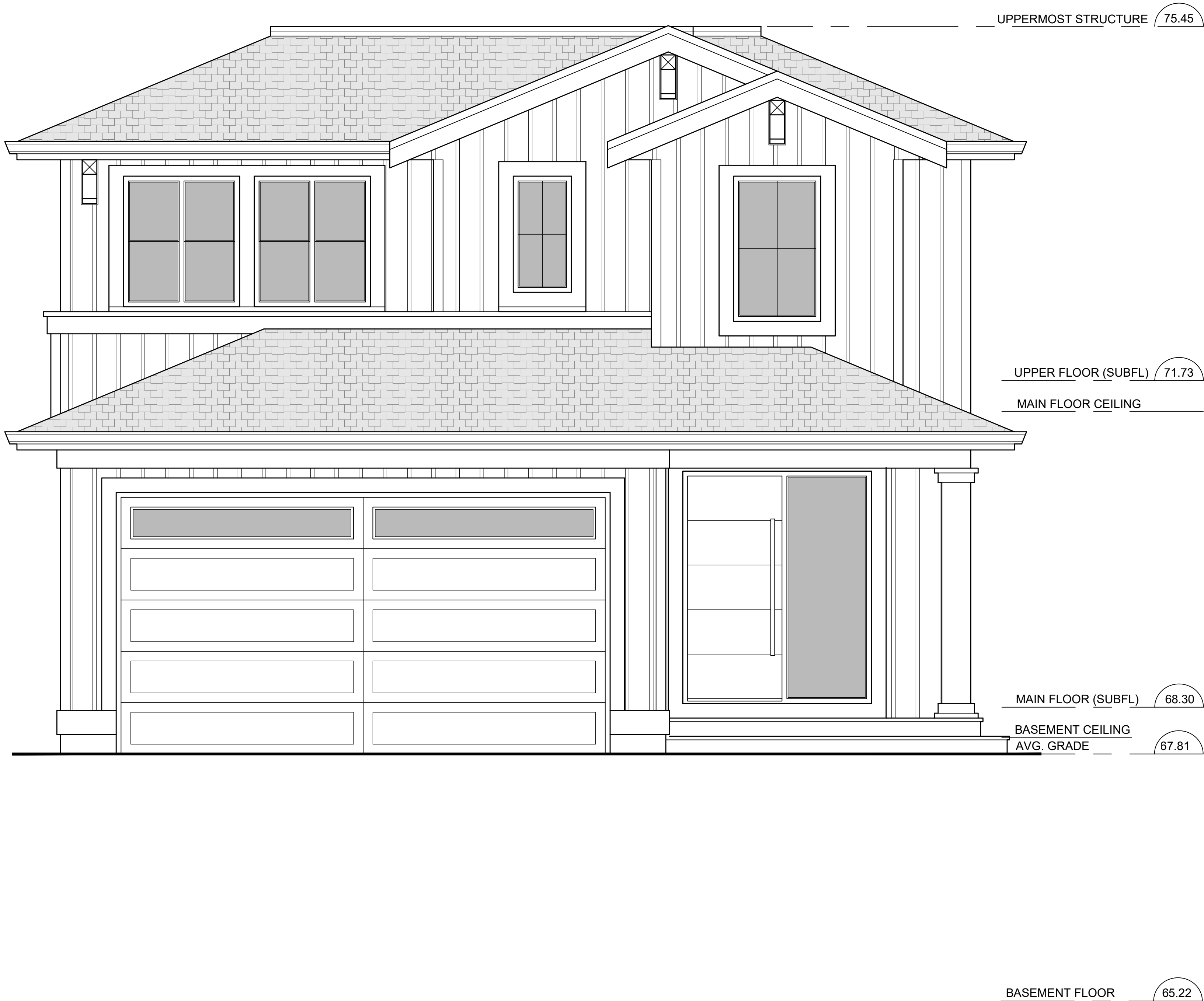
PROJECT:
**PROPOSED 2 - LOT
SUBDIVISION**

15916 RUSSELL AVENUE
WHITE ROCK, B.C.



RESIDENTIAL ♦ COMMERCIAL ♦ INDUSTRIAL
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JAN. 12, 2022



LOT 1 - FRONT ELEVATION

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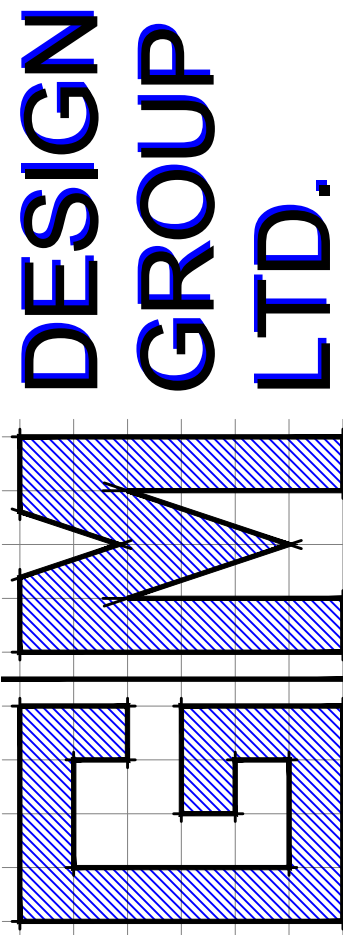
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		DR.	AM CH. AM
		SHEET:	A-5

TITLE:
LOT 1
FRONT ELEVATION

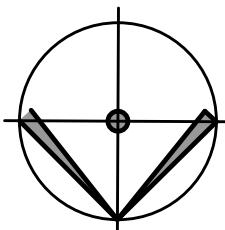
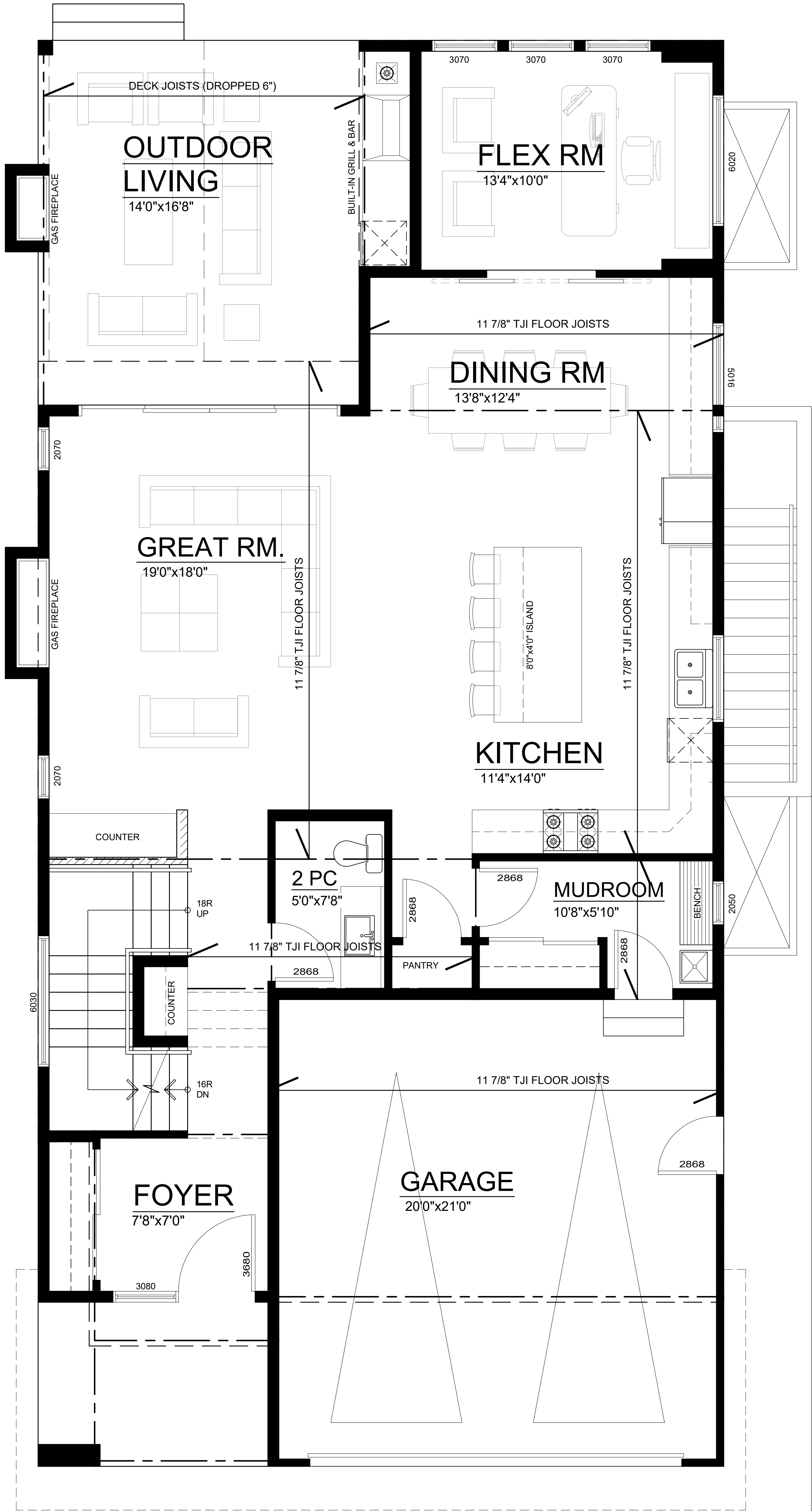
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JAN. 12, 2022



MAIN FLOOR PLAN - LOT 2

N.T.S.

1248.5 SQ. FT.

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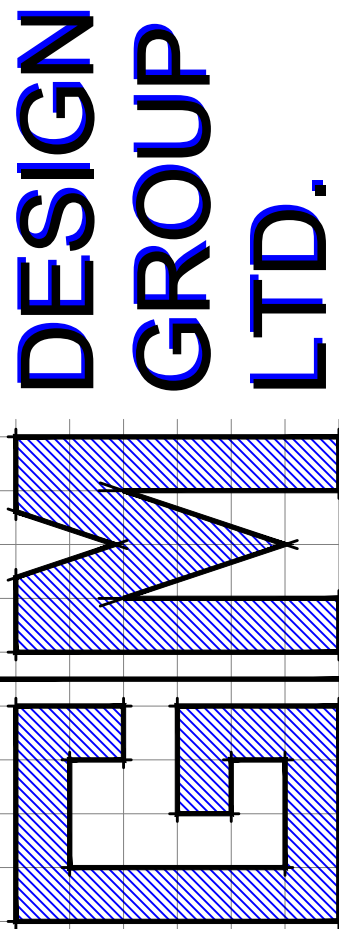
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		DR.	AM CH. AM
		SHEET:	A-6

TITLE:
LOT 2
MAIN FLOOR PLAN

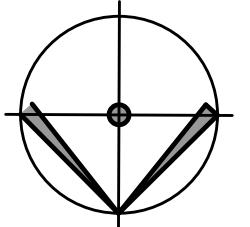
PROJECT:
PROPOSED 2 - LOT
SUBDIVISION

15916 RUSSELL AVENUE
WHITE ROCK, B.C.



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JAN. 12, 2022



UPPER FLOOR PLAN - LOT 2

N.T.S.

1403.2 SQ. FT.

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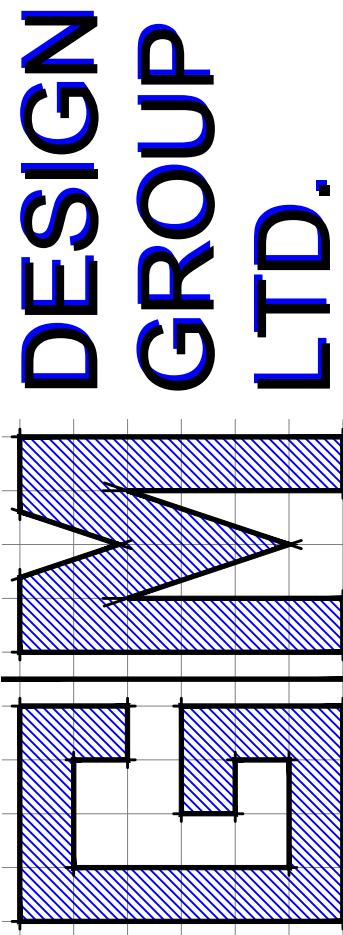
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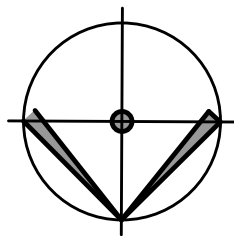
TITLE:
LOT 2
UPPER FLOOR PLAN

PROJECT:
PROPOSED 2 - LOT
SUBDIVISION

15916 RUSSELL AVENUE
WHITE ROCK, B.C.



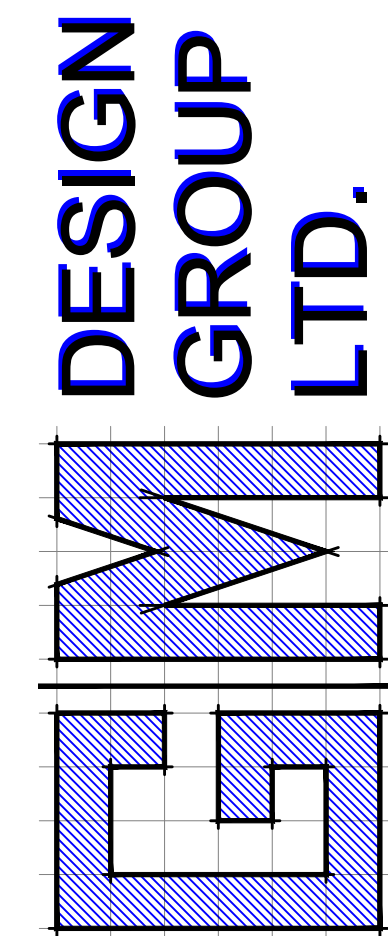
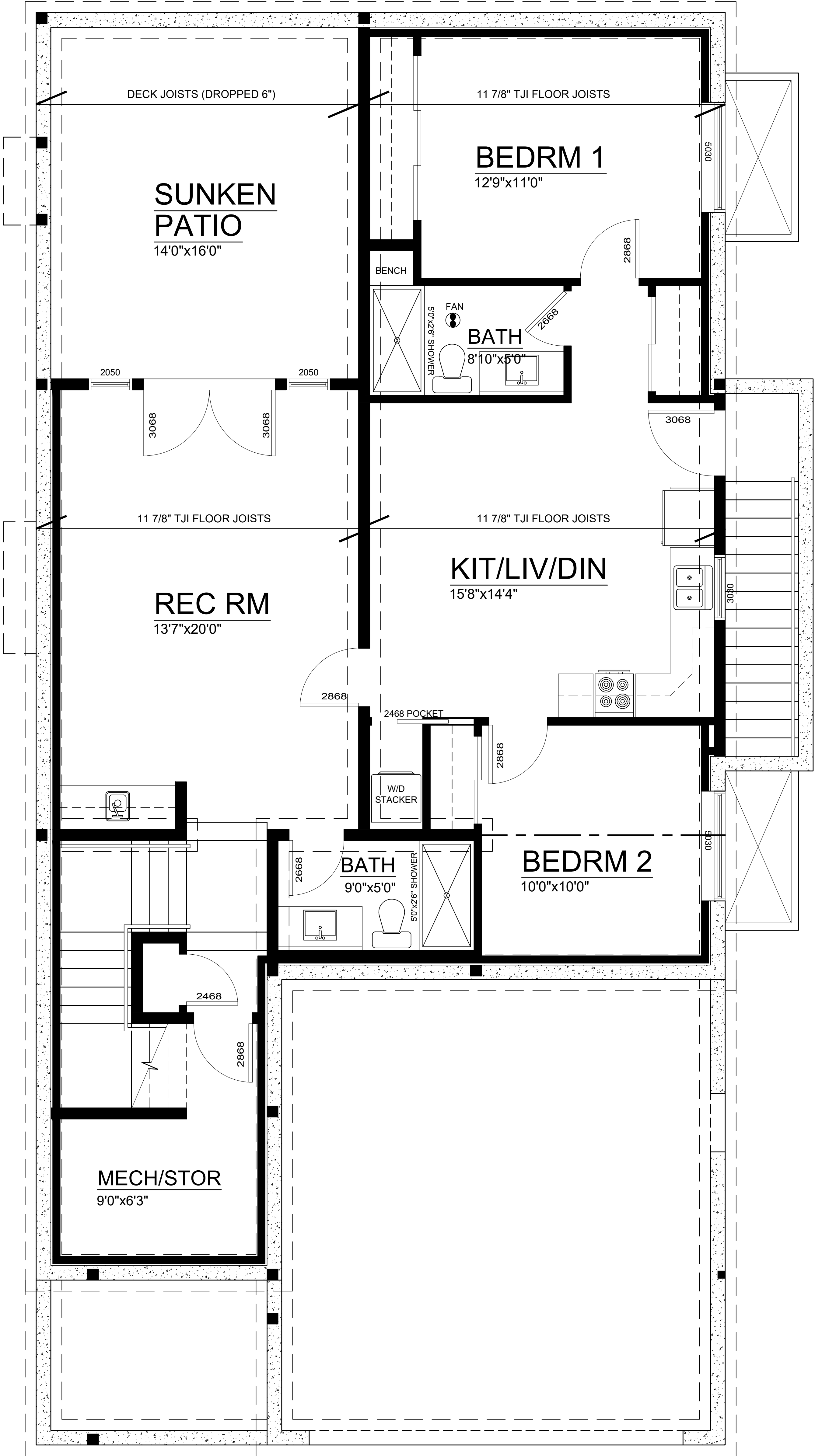
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BASEMENT FLOOR PLAN - LOT 2

SCALE: 1/4"=1'-0"

1248.5 SQ. FT.



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PROJECT:
PROPOSED 2 - LOT
SUBDIVISION

15916 RUSSELL AVENUE
WHITE ROCK, B.C.

TITLE:
LOT 2
BASEMENT PLAN

DATE	ISSUE/REVISIONS	DATE:	JUNE 2021
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LOT 2 - FRONT ELEVATION

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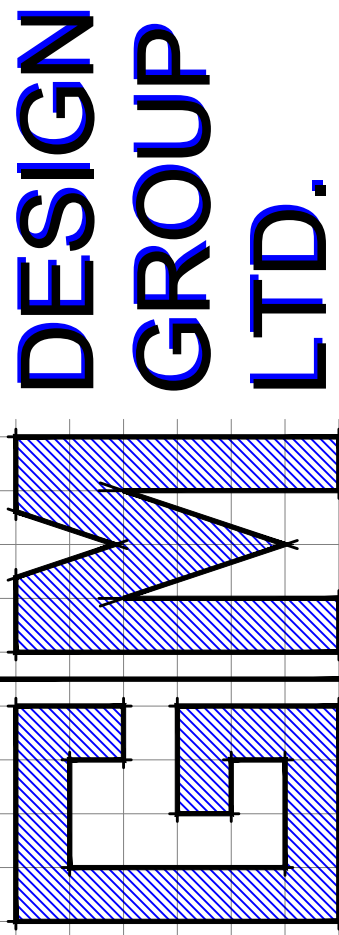
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		DR.	AM CH. AM
		SHEET:	A-9

TITLE:
LOT 2
FRONT ELEVATION

PROJECT:
PROPOSED 2 - LOT
SUBDIVISION

15916 RUSSELL AVENUE
WHITE ROCK, B.C.



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JAN. 12, 2022

Question: saving 3 of 9 trees?

Sent By: Anonymous

Response: There are 8 trees that impact this development. We have proposed to remove 4 of the 8 trees and retain the other 4. Of the 4 trees proposed to be removed, 3 are on the subject site and 1 is on a neighbouring property. Letter of approval for removal has been received to remove the tree on the neighbouring property. To note that of the 4 trees to be removed, 3 of them are in poor health and will continue to decay past point of return as per arborist report. The other tree, a Lombardy Poplar referenced in a question below, is classified as a lower value tree per the Tree Management Bylaw. The development proposes the replanting of 5 new trees (subject to review of design of future homes) in total to offset the loss of the existing trees and would provide cash-in-lieu for trees not re-planted to the City to fund future tree plantings across the city

Question: how secure is the setback in the long term

Sent By: Anonymous

Response: The rear setback along Lot 2 would be secure as it built into the zoning for that property. In order for this to change over the long term, the owner of the property would need to apply to the city to amend the zoning on the property to change this zoning setback.

Question/Comment: The Lom Poplar is a major provider of CO2 conversion as part of our tree canopy and is a native tree

Sent By: Anonymous

Response: Noted, however the tree impacts the layout and buildability of a future house and cannot be retained with this development. 3 of the trees we have noted to remain also impact buildability; however, we can work around this, with the Lom Poplar this is not possible. To mitigate this loss, as noted above, we propose to replant 5 new trees (subject to review of design of future homes) on this development and would provide cash-in-lieu to the city for trees that can't be planted to fund future tree plantings across the city.

Question: Why subdivide except to make money, not a better neighbourhood

Sent By: Anonymous

Response: We believe this subdivision would add and compliment to the existing neighbourhood. The development would fit into the neighbourhood's classification in the City OCP as a mature neighbourhood. The development would allow for gentle density on an oversized lot that can support it, versus building a mega home on this large lot that would not necessarily fit with the neighbourhood's character.



Arborist Report

Inventory and Assessment of Trees Associated to Development at
15916 Russell Avenue, White Rock

February 18, 2021
Updated April 5, 2021

Terry Thrale, Diploma for Horticulture,
International Society of Arboriculture Certified Arborist PN 6766A,
ISA Certified Tree Risk Assessor #657

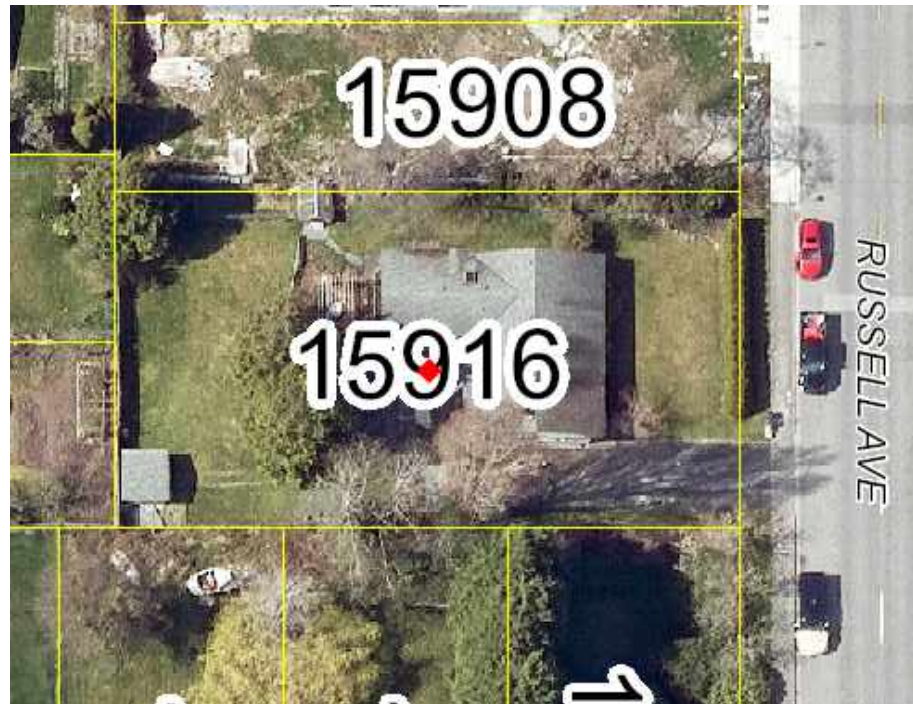
Russ Vankoughnett
ISA Certified Arborist and Tree Risk Assessor PN 8330A

Assignment and Methodology

Woodridge Tree has been retained to undertake an inventory and assessment of trees associated with the demolition and development at 15916 Russell Avenue, White Rock. The objective is to make tree preservation and protection recommendations in the context of municipal permits, rules and regulations for development.

Associated trees were visually assessed to determine species, diameter at breast height (dbh) and characteristic description. Tree diameters were measured at 1.4 meters height with a diameter tape. Protection areas were calculated for all trees within range of the property. Tree hazards were assessed according to International Society of Arboriculture standards using the TRAQ (Tree Risk Assessment Qualification) method. Recommendations for removal or retention are based on assessment outcome and proximity of trees to structure and infrastructure. Soil testing, root exploration and internal probing of tissue have not been incorporated in the findings.

The observations recorded are based on inspections performed on January 26, 2021.



aerial image of property before redevelopment

Findings

The property at 15916 is located on the Southside of Russell Avenue. At the time of observation a rancher style house stood on the lot. Associated trees were comprised of native conifers and ornamental deciduous species. Trees located on the subject property, City and neighbours' trees close to the property lines are considered in the findings of this report.



image of property from street at time of field data collection

Tree Inventory and Assessment

- **dbh** - Diameter at 1.4m height measured in centimeters
 - on trees with multiple stems the 3 largest sections measured at 1.4m are combined to make up the total.
- **Tree Protection Zone** = dbh x 6 unless otherwise specified
- **LCR** = live crown ratio, the ratio of live crown to total tree height
- **ci** - City owned tree
- **os** - off site tree

ID#	Common Name	Botanical Name	DBH (cm)	Canopy rad. (m)	Condition & Comments	Action	TPZ (m)
843	Lombardy Poplar	<i>Populus nigra</i>	94	3	Large natural form. Mid lot location makes it unlikely for retention.	Remove	5.64
844	Western Red Cedar	<i>Thuja plicata</i>	50	3	Single stem, natural form, sharing canopy with #845 and #846	Retain	3.00
845	Western Red Cedar	<i>Thuja plicata</i>	34	2	Single stem, natural form, sharing canopy with #844 and #846	Retain	2.04
846	Western Red Cedar	<i>Thuja plicata</i>	55	3	Single stem, natural form, sharing canopy with #844 and #845	Retain	3.30
847	Western Red Cedar	<i>Thuja plicata</i>	51	3	Single stem, dense canopy, good colour	Retain	3.06
848	Silver Birch	<i>Betula pendula</i>	47+46 =93	3	Dual-stemmed at base, topped at 15 feet with regenerated offset weak attached leaders, many of the leaders look dead with tops broken off. Poor condition	Remove	5.58
849	Honey Locust	<i>Robinia pseudoacacia</i>	74	6	Dual-stemmed at 8 feet, natural form.	Remove	4.44
os1	Red Alder	<i>Alnus rubra</i>	75	3	One leader failed/topped at 15 feet with regenerated leaders with weak attachments and has a large vertical decay column, other leader has also failed or been topped with decay. Tree is in poor health, will continue to decline past point of recovery	Remove	4.50

Summary Table

	subject property	off-site	City property
# of trees in total	7	1	0
# to be removed 50cm or less	0		
# to be removed 51- 65cm	0		
# to be removed 66 -75cm	1		
# to be removed 75- 85cm	0	1	
# to be removed 85 or greater	2		
# to be protected	4		
#replacements proposed	5	0	0

Images

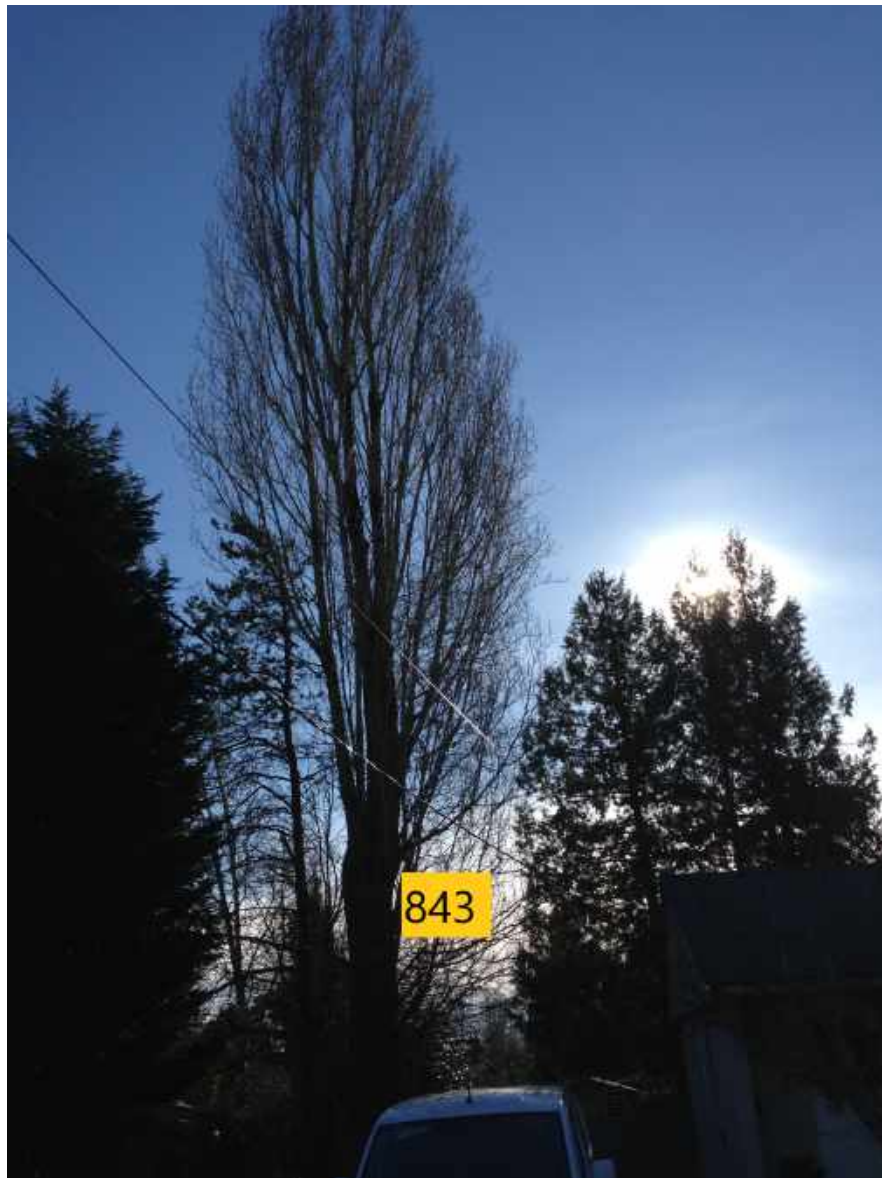


IMAGE 1-



IMAGE 2-



IMAGE 3-



IMAGE 4-



IMAGE 5-



IMAGE 6-

Conclusion

Property, plans and trees have been assessed by arborist to determine tree management recommendations for construction. Those recommendations follow:

Recommended Tree Removals:

- Four trees are recommended for removal inclusive of one which is located on the neighbouring property.

Recommended Tree Protection:

- Tree barriers are to be installed and remain in place for the duration of construction on the property.

Replacement Trees:

- Replacement trees to have a minimum caliper of 6cm if deciduous, or a minimum height of 3m if coniferous.

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.



Russ Vankoughnett
ISA Certified Arborist and Tree Risk Assessor
PN 8330A
Woodridge Tree Consulting Arborists Ltd.
russ@woodridgetree.com
778-847-0669



**Planning Tree Management for
Development at
15916 Russell Ave**

**February 18, 2021
Updated April 5, 2021**

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
843	Lombardy Poplar	94	5.64
844	Western Red Cedar	50	3.00
845	Western Red Cedar	34	2.16
846	Western Red Cedar	55	3.30
847	Western Red Cedar	51	3.06
848	Birch	93	5.58
849	Robinia	74	4.44
os1	Alder	75	4.50

Legend

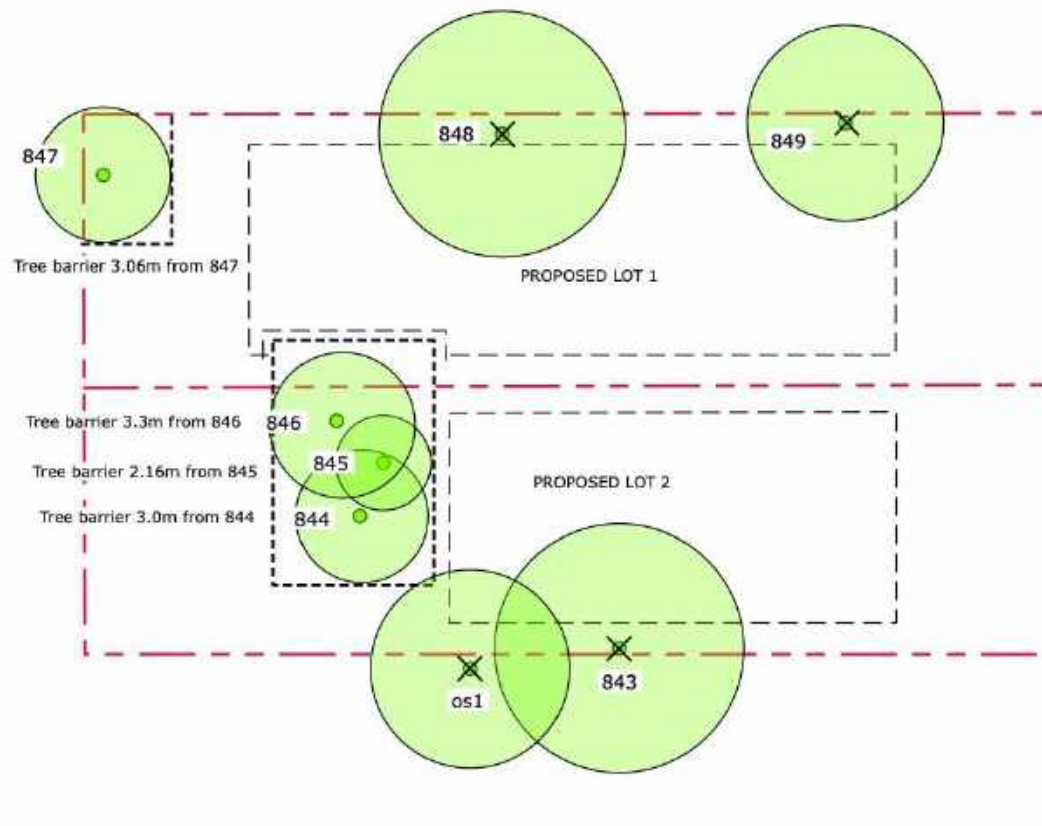


x = remove tree

tree barrier



1m 1:200 10m



RUSSELL AVE



**Planning Tree Management for
Development at
15916 Russell Ave**

**February 18, 2021
Updated April 5, 2021**

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
843	Lombardy Poplar	94	5.64
844	Western Red Cedar	50	3.00
845	Western Red Cedar	34	2.16
846	Western Red Cedar	55	3.30
847	Western Red Cedar	51	3.06

Replacement Trees

Tag	Species	DBH (cm)	TPZ (m)
RT1	Paperbark Maple	6cm cal	
RT2	Nootka Cypress	3m tall	
RT3	Nootka Cypress	3m tall	
RT4	Crimson King Maple	6cm cal	
RT5	Paperbark Maple	6cm cal	

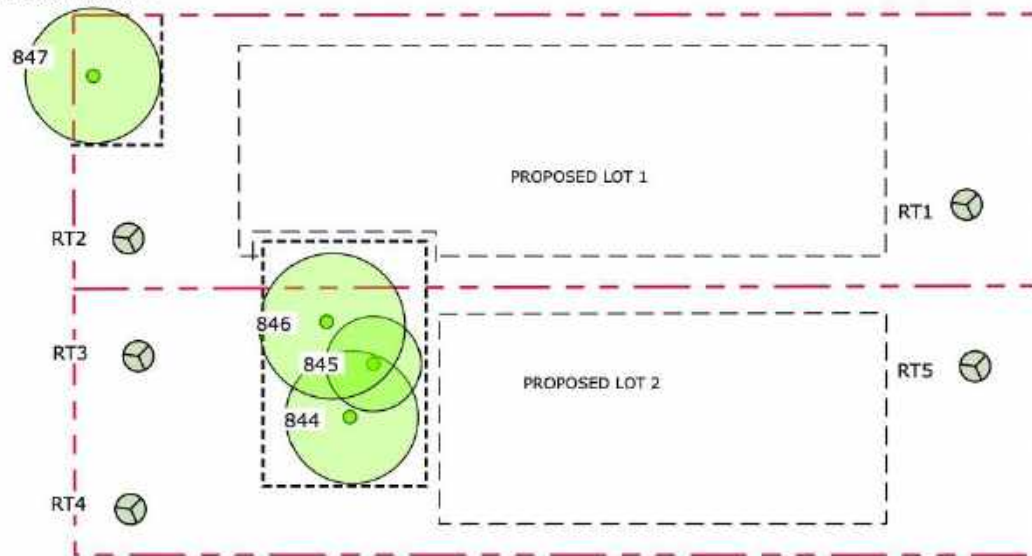
Legend — N ➤

x = remove tree

tree barrier



Tree barrier 3.06m from 847



MINUTE EXTRACTS REGARDING BYLAW 2429 – 15916 RUSSELL AVENUE

**Land Use and Planning Committee Meeting
May 9, 2022****4. CONSIDERATION OF 1ST AND 2ND READING OF "WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 - 15916 RUSSELL AVENUE), BYLAW, 2022, NO. 2429**

Corporate report dated May 9, 2022, from the Director of Planning and Development Services titled "Consideration of 1st and 2nd Reading of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

The Director of Planning and Development Services provided a PowerPoint that outlined the application.

The following discussion points were noted:

- A member of Council noted the Official Community Plan (OCP) designation for the site (would like to see restriction with housing being removed and replaced with higher density)
- It was noted at the City's Affordable Housing Workshop held in April that the most affordable home is the existing home

Motion Number: 2022-LU/P-012 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 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

Voted in the Negative (2): Councillor Johanson, and Councillor Kristjanson

Motion CARRIED (4 to 2)

Motion Number: 2022-LU/P-0123 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

Voted in the Negative (2): Councillor Johanson, and Councillor Kristjanson

Motion CARRIED (4 to 2)

Motion Number: 2022-LU/P-014 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429” back for consideration of final adoption:

- a. **Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;**
- b. **Ensure that all matters pertaining to tree protection and retention are addressed to the satisfaction of the Director of Planning and Development Services.**
- c. **Require the applicant to sign a no-build covenant related to the 17-metre setback, the no-build covenant is to be registered on title.**
- d. **Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and**
- e. **Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.**

Motion CARRIED (6 to 0)

**Regular Council
May 9, 2022**

**8.1.h BYLAW 2429 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000,
AMENDMENT (RS-4 - 15916 RUSSELL AVENUE) BYLAW, 2022, NO. 2429**

Bylaw 2429 - A bylaw to amend the White Rock Zoning Bylaw from the “RS-1 One-Unit Residential Zone” to the “RS-4 One-Unit (12.1 m Lot Width) Residential Zone” at 15916 Russell Avenue, allowing for a two-lot subdivision and the construction of two single detached dwellings.

Motion Number: 2022-217 It was MOVED and SECONDED

THAT Council give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 - 15916 Russell Avenue) Bylaw, 2022, No. 2429".

Voted in the negative (1): Councillor Johanson

Motion CARRIED (5 to 1)

Motion Number: 2022-218 It was MOVED and SECONDED

THAT Council direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

Voted in the negative (1): Councillor Johanson

Motion CARRIED (5 to 1)

Motion Number: 2022-219 It was MOVED and SECONDED **THAT Council direct staff to address the following conditions prior to bringing "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429" back for consideration of final adoption:**

- a) Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;**
- b) Ensure that all matters pertaining to tree protection and retention are addressed to the satisfaction of the Director of Planning and Development Services.**
- c) Require the applicant to sign a no-build covenant related to the 17-metre setback, the no-build covenant is to be registered on title.**
- d) Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City's Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and**
- e) Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.**

Voted in the negative (1): Councillor Johanson

Motion CARRIED (5 to 1)