

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: July 10, 2023

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: 15570 Oxenham Avenue (Bylaw 2365) – Completion of Final Adoption Pre-Requisites (ZON&MIP, 19-008)

RECOMMENDATIONS

THAT Council:

1. Receive the June 10, 2023, corporate report from the Director of Planning and Development Services, titled “15570 Oxenham Avenue (Bylaw 2365) – Completion of Final Adoption Pre-Requisites (ZON & MIP, 19-008);” and
 2. Consider final adoption of Bylaw 2365.
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EXECUTIVE SUMMARY

This report confirms the satisfaction of issues necessary to advance the final adoption of a zoning bylaw amendment for 15570 Oxenham Avenue. If Council adopts the zoning amendment bylaw, the subsequent issuance of the Minor Development Permit for the form and character of the duplex would be considered by staff, as the authority is delegated to the City Manager by the Planning Procedures Bylaw. The applications, if approved, will enable the construction of a duplex in place of a single-family detached residence.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2020-LU/P-51 November 9, 2021	THAT the Land Use and Planning Committee recommends that Council: <ol style="list-style-type: none">1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365 as presented, and direct staff to schedule the required Public Hearing; and2. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2365 is given Third Reading after the Public Hearing;<ol style="list-style-type: none">a. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the

	<p>satisfaction of the Director of Engineering and Municipal Operations;</p> <p>b. Registration of a Section No. 219 Covenant to restrict basement suites; and</p> <p>c. Demolition of the existing home</p> <p style="text-align: right;">CARRIED</p>
<p>2020-560 November 9, 2020</p>	<p>THAT Council:</p> <p>1. Give first and second readings to “<i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365</i>” as presented, and direct staff to schedule the required Public Hearing; and</p> <p>2. Direct staff to resolve the following issues prior to final adoption of “<i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365</i>”:</p> <p>a. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;</p> <p>b. Registration of a Section No. 219 Covenant to restrict basement suites; and</p> <p>c. Demolition of the existing home.</p> <p style="text-align: right;">CARRIED</p>
<p>2021-060 February 8, 2021</p>	<p>THAT Council give third reading to “<i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Thrift Avenue) Bylaw, 2020, No. 2365</i>”.</p> <p style="text-align: right;">CARRIED</p>
<p>2021-061 February 8, 2021</p>	<p>THAT Council direct staff to resolve the following issues prior to final adoption of “<i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365</i>”:</p> <p>a. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;</p> <p>b. Registration of a Section No. 219 Covenant to restrict basement suites; and</p> <p>c. Demolition of the existing home.</p> <p style="text-align: right;">CARRIED</p>

INTRODUCTION/BACKGROUND

On November 9, 2020, Council gave first and second readings to Bylaw 2365, being a bylaw to amend the *City of White Rock Zoning Bylaw, 2012, No.2000*. During the same meeting Council directed staff to host the statutory public hearing required with the rezoning application.

A Public Hearing was held on February 1, 2021, and third reading of the zoning bylaw amendment was given on February 8, 2021. The following issues were to be resolved prior to

bringing this proposal back to Council for final adoption of the bylaw:

- a) Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
- b) Registration of a Section No. 219 Covenant to restrict basement suites; and
- c) Demolition of the existing home.

The Applicant has now resolved these issues to the satisfaction of staff and Council may consider final adoption of Bylaw No.2365.

If the rezoning is approved, Section 3 of the City of White Rock *Planning Procedures Bylaw, 2017, No. 2234*, provides that proposals for a duplex require a minor development permit (DP), and the authority to issue such DPs is delegated to the City Manager on the advice of the Directors of Planning and Development Services and Engineering and Municipal Operations. City staff and the City's Advisory Design Panel (ADP) have reviewed the project and are satisfied that this proposal substantially meets the Mature Neighbourhood Infill Development Permit Area guidelines outlined in the City's Official Community Plan.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The original rezoning and minor development permit applications were 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 modest intensification of a mature neighbourhood thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

The Arborist Report prepared by Huckleberry Landscape Design identifies that a total of four "protected trees," being those subject to the City of White Rock *Tree Management Bylaw, 2008, No. 1831*, may be impacted by the proposal. The trees are all located off-site. The Report recommends that all trees be retained as they are in good condition. The off-site trees on the neighbours' property would be protected through the installation of tree barriers within which no excavation, grade alterations, or material storage would be permitted.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the proposed tree protection measures subject to the posting of securities for the four offsite trees as required by the Tree Management Bylaw. Three (3) new trees are proposed as part of the development, which would not have been required under the Tree Management Bylaw.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposal is generally aligned with the Corporate Vision established as part of Council's Strategic Priorities, particularly in advocating for diversity in housing types and practicing balanced land-use planning by encouraging missing "middle housing" (e.g. duplexes, triplexes, small townhouses, coach houses) through infill development in established neighbourhoods to provide more housing options for families.

OPTIONS / RISKS / ALTERNATIVES

There are no identifiable risks to proceeding with the final adoption of the Bylaw.

CONCLUSION

This report confirms that the Applicant has completed the development prerequisites necessary prior to the final adoption of the bylaw. If Council adopts the zoning amendment bylaw, the subsequent issuance of the DP for the form and character of the duplex would be considered by staff, as authority is delegated to the City Manager by the Planning Procedures Bylaw.

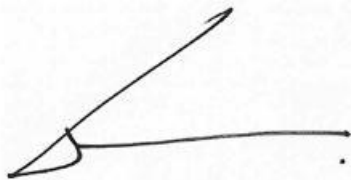
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anne Berry", written over a light grey rectangular background.

Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read "Guillermo Ferrero", written over a light grey rectangular background.

Guillermo Ferrero
Chief Administrative Officer