

The Corporation of the  
CITY OF WHITE ROCK



Board of Variance  
AGENDA

Wednesday, August 14, 2024, 3:30 p.m.

City Hall Boardroom

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

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	<b>Pages</b>
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
<b>RECOMMENDATION</b> THAT the Agenda for the Board of Variance meeting scheduled for August 14, 2024 be approved.	
3. ADOPTION OF MINUTES	3
<b>RECOMMENDATION</b> THAT the Board of Variance adopts the minutes from the April 24, 2024 meeting as circulated.	
4. APPEAL SUBMISSIONS TO THE BOARD OF VARIANCE	
4.1 BOV 24-016, 15570 Victoria Street	5
<b>EXECUTIVE SUMMARY</b> This Board of Variance application is requesting the following variance to the RS-3 (Small Lot, Hillside) SSMUH Residential Zone to permit installation of solar panels on the roof the principal building:	
1. To increase the maximum building height from 7.7m (25.26ft) to 7.91m (25.95ft). (Section 6.3.8(1))	
4.2 BOV 24-019, 15475 Victoria Avenue	22
<b>EXECUTIVE SUMMARY</b> This Board of Variance application is requesting the following variance to the RS-3 (Small-lot, Hillside) SSMUH Residential Zone to permit the construction of a new single-family dwelling:	

1. To relax the requirement for a 4.5 metres clear area from the exterior lot corner for walls more than 1.0 metre high by 0.16 metres for the corner of the principal building (Zoning Bylaw Section 4.12.1);
2. To relax the requirement for a 4.5 metres clear area from the exterior lot corner for structures more than 1.0 metre high by 4.5 metres for the proposed guardrail (Zoning Bylaw Section 4.12.1);
3. To relax the requirement for an exterior side yard setback of 1.8 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line to 1.2 metres (Zoning Bylaw Section 6.3.9(3));
4. To reduce the combined front and rear yard setback from 9.0 metres to 4.8 metres (Zoning Bylaw 6.3.9); and,
5. To reduce the rear yard setback from 3.0 metres to 1.8 metres (Zoning Bylaw 6.3.9)

**5. CONCLUSION OF THE MEETING**



## **Board of Variance**

### **Minutes**

April 24, 2024, 3:30 p.m.  
City Hall Council Chambers  
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

**PRESENT:** Brian Hagerman, Board Member  
Chris Tupy, Board Member

**GUESTS:** Owner/Applicant, 1285 Everall Street

**STAFF:** Wayne Berg, Deputy Director of Planning and Development Services  
Neethu Syam, Planning Division Lead  
Sophia Bihari, Planning and Development Assistant II

#### **1. CALL TO ORDER**

The meeting was called to order at 3:30 p.m.

#### **2. ADOPTION OF AGENDA**

It was **MOVED** and **SECONDED**

THAT the Agenda for the Board of Variance meeting scheduled for April 24, 2024, be approved.

**CARRIED**

#### **3. ADOPTION OF MINUTES**

It was **MOVED** and **SECONDED**

THAT the Board of Variance adopts the minutes from the November 22, 2023, meeting as circulated.

**CARRIED**

4. **APPEAL SUBMISSIONS TO THE BOARD OF VARIANCE**

4.1 **BOV 24-008, 1285 Everall Street**

To accommodate the construction of an extension to existing garage, the applicant is seeking a variance to:

- i. Vary the rear lot line setback from 3.0m (9.84ft) to 1.2m (3.94ft)
- ii. Vary the front and rear yard combination setback from 12.0m (39.37ft) to 4.44m (14.57ft)

The Chairperson sought a motion on the appeal as a whole:

It was **MOVED** and **SECONDED**.

THAT the appeal be **approved** for a variance to Section 6.2.6 of White Rock Zoning Bylaw 2012, No. 2000 to vary the rear lot line setback from 3.0m to 1.2m and vary the front and rear yard combination setback from 12.0m to 4.44m.

**CARRIED**

9. **CONCLUSION OF MEETING**

There being no further business, the meeting was adjourned at 3:57 pm.

The foregoing minutes of April 24, 2024, are hereby certified correct.

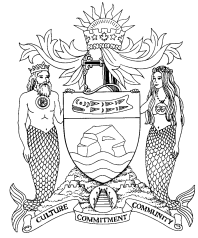
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BRIAN HAGERMAN, Chairperson

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SOPHIA BIHARI, Recording Secretary

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



**DATE:** August 14, 2024  
**TO:** Board of Variance  
**FROM:** Sophia Bihari, Planning and Development Assistant II  
**SUBJECT:** Board of Variance Application for 15570 Victoria Avenue (BOV 24-016)

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**EXECUTIVE SUMMARY**

This report is to provide the Board of Variance with the information and analysis regarding an application to the Board of Variance requesting the following variance to the RS-3 (Small Lot, Hillside) SSMUH Residential Zone to permit the installation of solar panels on the roof of the principal building:

1. Increase the maximum building height from 7.7m to 7.91m (Zoning Bylaw, Section 6.3.8(1))
- 

**APPLICATION OVERVIEW:**

**Owner/Applicant:** Shift Energy Group Inc./Timothy Grandjean  
**Civic Address:** 15570 Victoria Avenue  
**Existing Lot Area:** 278.71m<sup>2</sup> (3000ft<sup>2</sup>)  
**OCP Designation:** Mature Neighbourhood  
**Zone:** RS-3 (Small Lot, Hillside) SSMUH Residential Zone  
**Variance Requested:** Increase to maximum permitted building height to permit installation of solar panels on the roof.

**BACKGROUND**

The subject property is zoned RS-3 (Small Lot, Hillside) SSMUH Residential Zone. The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a prescribed bus stop or six units within a 400m radius from a prescribed bus stop. The subject property at 15570 Victoria Avenue is situated between Ash Street and Finlay Street (see Figure 1 and Appendix A) with a lot area of 278.71m<sup>2</sup> (2999.9ft<sup>2</sup>). The subject property is designated 'Mature Neighbourhood' in the Official Community Plan (OCP), as such these areas are comprised of existing single-family homes.

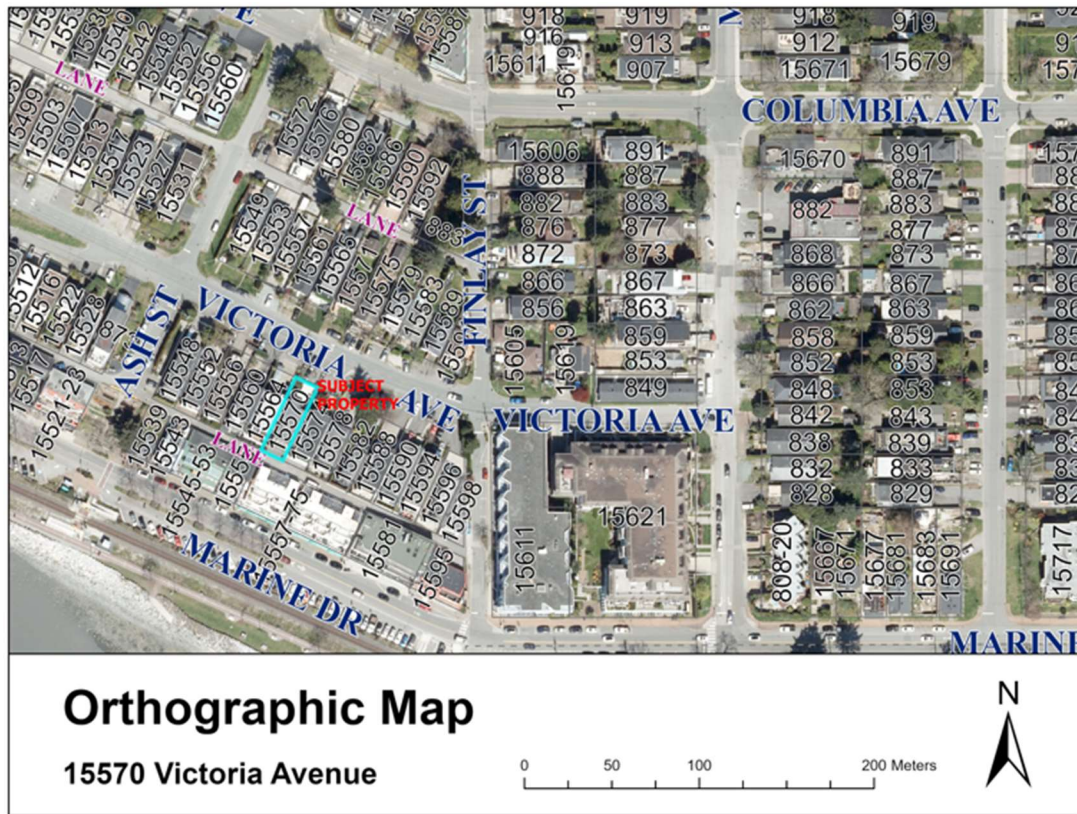


Figure 1: Orthographic Map

### VARIANCE DETAILS

To accommodate the installation of solar panels on the flat roof of the subject property, the applicant is seeking a variance to increase the maximum permitted height of the principal building of the RS-3 (Small Lot, hillside) SSMUH Residential Zone from 7.7m (25.26ft) to 7.91m (25.95ft) per Section 6.3.8 of the Zoning Bylaw. A north elevation drawing which shows the proposed solar panel installation on the roof is provided below (see Figure 2)

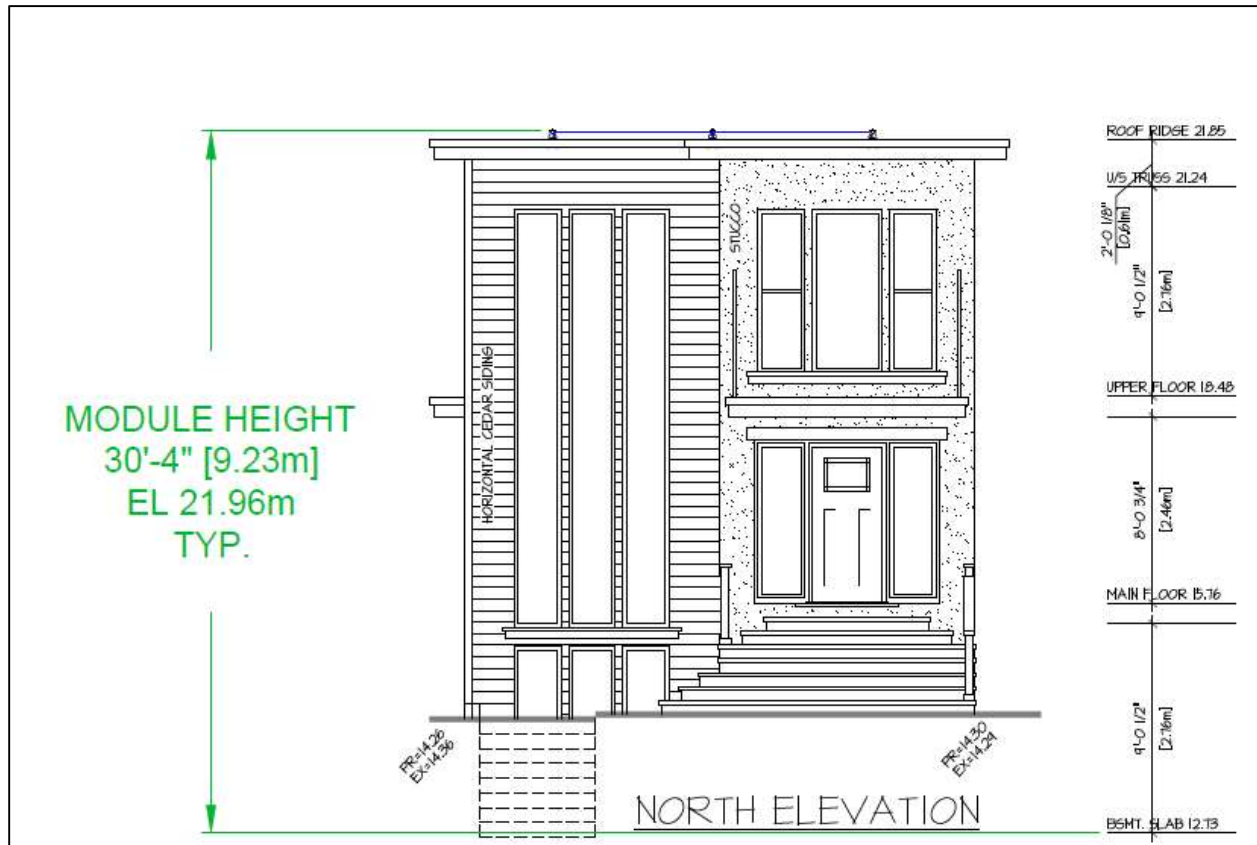


Figure 2: North Elevation Drawing

Section 6.3.8(1) of the Zoning Bylaw limits a principal building from exceeding a maximum height of 7.7m. In this proposal, the proposed exterior architectural features exceed the maximum permitted height, resulting in a requested relief of 0.21m from the maximum permitted height for a principal building.

Additionally, Section 4.13.5 of the Zoning bylaw notes that heights of buildings and structures in all SSMUH residential zones shall not exceed the maximum height prescribed under the applicable zone.

The applicant's hardship statement (see Appendix B) notes that the subject property faces unique challenges in achieving compliance with zoning regulations while simultaneously pursuing environmental goals. In addition, it is noted that structural constraints to the property, including its orientation and existing architecture, severely limit alternative options for the placement of the proposed solar panels. The applicant notes that despite efforts to explore alternative configurations, the flat roof of the existing house presents as the only viable option for the location of the solar panels.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Planning Division referred the application for review to the Building Division, and the Fire Department as no other departments would be affected.

The Building Division noted that loading, wind and seismic information would be required on the structural and design drawings at the building permit application stage.

No other interdepartmental concerns were raised regarding this application.

**SUMMARY/CONCLUSION**

The following sample motions are proposed for the Board’s consideration:

1. That the Board approve application BOV 24-016 to vary the following section of the Zoning Bylaw to permit the installation of solar panels on the roof of the principal building:
  - To increase the maximum building height from 7.7m (25.26ft) to 7.91m (25.95ft) based on Section 6.3.8 of the Zoning Bylaw (*refer to Table 1.0 below*).
2. That the Board deny application BOV 24-016 to vary the following section of the Zoning bylaw to permit the installation of solar panels on the roof of the principal building:
  - To increase the maximum building height from 7.7m (25.26ft) to 7.91m (25.95ft) based on Section 6.3.8 of the Zoning Bylaw (*refer to Table 1.0 below*).

**Table 1.0**

**6.3.8 Building Heights:**

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an *angle of containment* of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *accessory dwelling* unit shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft)

Alternatively, any other motion the Board may deem appropriate for the applicant.

**CONCLUSION**

The applicant for 15570 Victoria Street has requested the following variance to the RS-3 (Small Lot, Hillside) SSMUH Residential Zone requirements of Zoning Bylaw No. 2506.

1. To increase the maximum permitted building height from 7.7m (25.26ft) to 7.91m (25.95ft).

Respectfully submitted,

*Sophia Bihari*

Sophia Bihari  
Planning and Development Assistant II

Reviewed by,

Neethu Syam  
Planning Division Lead

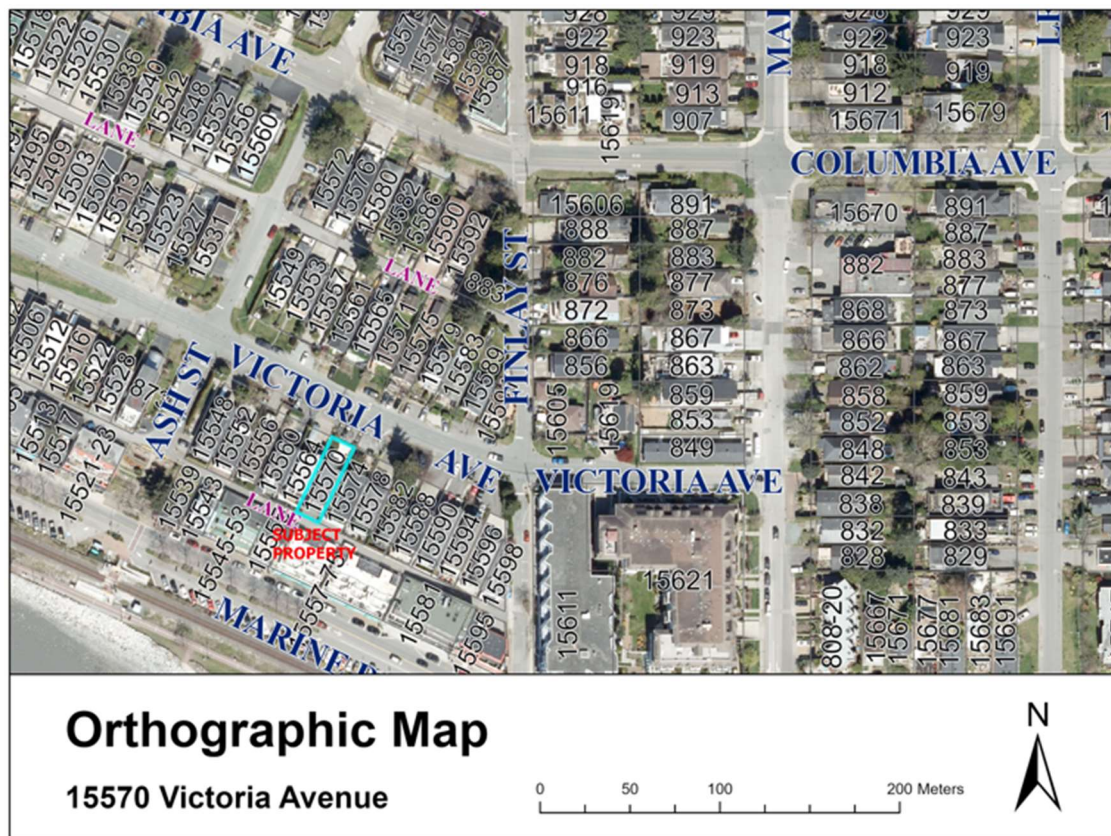
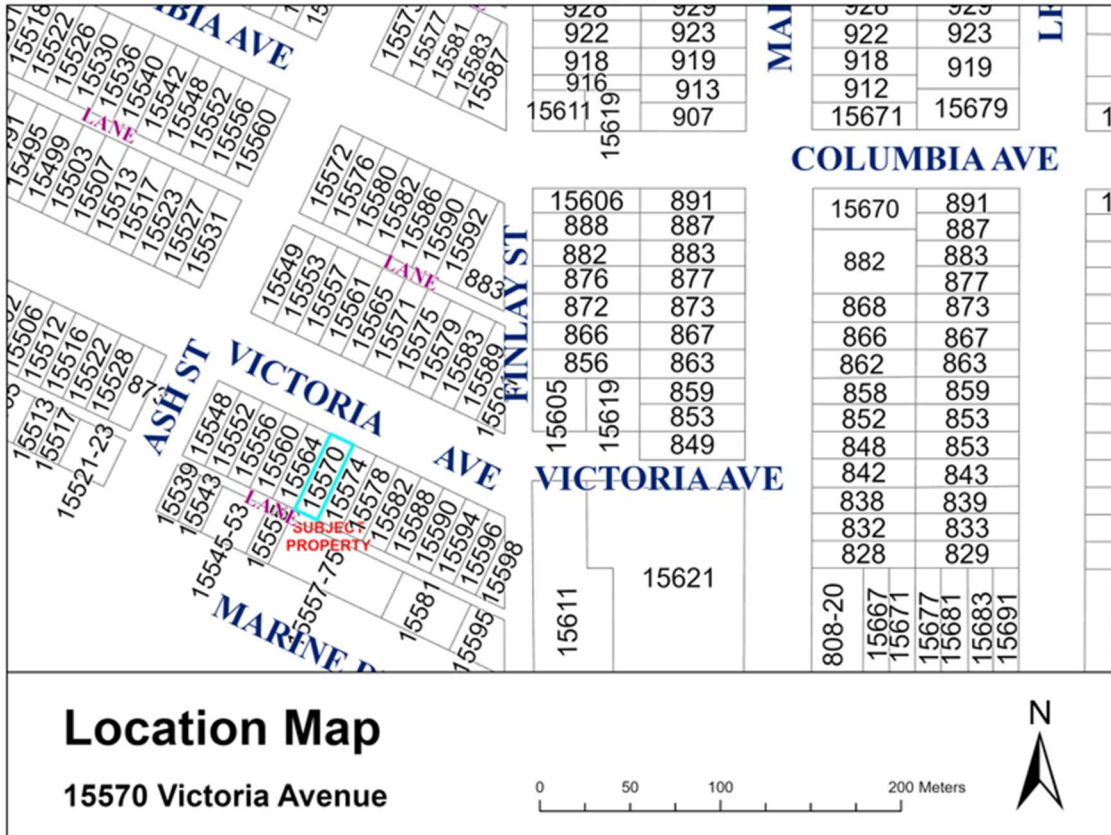
Approved by,

Anne Berry, MCIP RPP  
Director, Planning and Development Services



- Appendix A: Location and Orthographic Map
- Appendix B: Application Form/Statement of Hardship
- Appendix C: RS-3 Zoning Reference
- Appendix D: Drawings (Elevations)

**Appendix A**  
 Location and Orthographic Map



Appendix B  
Application Form/Statement of Hardship



# Board of Variance Application Form

Planning and Development Services  
 P: 604-541-2277 | F: 604-541-2153  
 E: [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca) | [www.whiterockcity.ca](http://www.whiterockcity.ca)  
 15322 Buena Vista, White Rock B.C. V4B 1Y6

In accordance with White Rock Board of Variance Bylaw, 2004, No. 1753 and White Rock Planning Procedures Bylaw, 2017, No. 2234, I / we hereby submit the following application to the Board of Variance:

Site Address(es)	15570 VICTORIA AVE WHITE ROCK V4B 1H7
PID(s)	011-617-195
Legal Description(s)	LOT 6, BLOCK 1, PLAN NWP488, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER
Zoning	RS-3

### Variance(s) Requested

Please detail the specific variances to the White Rock Zoning Bylaw, 2012, No. 2000 that you are requesting below:

Variance Requested Example: Front Lot Line Setback from 7.5 metres to 6.0 metres in RS-1 Zone	Zoning Bylaw Section Example: Section 6.1.6 (3)
Allowance to exceed MAX permitted height by 0.21m to allow solar photovoltaic	Section 4.13.5

### Description of Proposal

Please provide a short description of your proposal below:

Requesting a variance on the maximum permitted height, to enable the installation of solar panels on the roof of a single family dwelling. The solar panels will be tilted only 5 degrees from the roof plane, minimizing their visibility. Despite this, based on the existing maximum height calculation, the solar panels would exceed the building height requirements by only 21cm.

## Hardship Statement

The Board of Variance is authorized to act only in cases of undue hardship as relating to the siting, size, or shape of buildings or structures on a property. Please provide a short description of your hardship below:

The property located at 15570 Victoria Ave faces unique challenges in achieving compliance with zoning regulations while simultaneously pursuing environmental goals. Structural constraints inherent to the property, including its orientation and existing architecture, severely limit alternative options for the placement of solar panels. Despite exhaustive efforts to explore alternative configurations, it has become evident that the flat roof of the residence represents the only viable location for the installation of solar panels to maximize energy generation and minimize visual impact.

By 2030, British Columbia aims to slash emissions by 40% on its journey towards achieving NetZero status by 2050. In collaboration with local entities like White Rock, the provincial government has devised comprehensive strategies centered around leveraging sustainable building practices and technologies to meet these ambitious targets. While prioritizing new developments, it's imperative to recognize that retrofitting existing homes plays a pivotal role in reaching these milestones, as they account for 18 percent of Canada's greenhouse gas emissions.

Our solar feasibility study for this site have confirmed that the proposed solar panel installation on the

## Minimum Application Requirements

Please use the following checklist to assist with the preparation of your application:

Checklist	CHECK
A Completed Application Form with associated fee per the City's Fees and Charges Bylaw. <i>Note: 8 copies of this document are required.</i>	x
An Authorized Agent Form, if the property owner is represented by a third party	x
Proof of Business Ownership (Notice of Articles) <i>Note: Only required if the property owner is a corporation.</i>	not required
A recent title search, dated within 30 days of the application <i>Note: Staff will require copies of any applicable legal encumbrances on title.</i>	x
A Registered Survey Plan <i>Note: The Registered Survey Plan must show the existing ("permitted") and proposed ("varied") dimensions of the building envelope. It must also show the topography of the site, along with the siting, size and elevations of trees located on and around the subject property. Along with the original stamped/sealed survey plan, 8 copies (11 by 17) are required.</i>	not required
Site Plan, Building Elevations Plans, and Floor Plans <i>Note: Only plans applicable to the requested variances are required. Be sure to verify which ones are required with staff. 8 copies of these plans (11 by 17) are required.</i>	elevation only

## Additional Application Requirements

Some applications may have additional submission requirements. Other studies not described here may be required. Please verify with Planning staff before proceeding with the submission of this application:

Checklist	STAFF CHECK	APPLICANT CHECK
Tree Assessment Report <i>Note: The report, as prepared by a certified arborist, will need to identify trees of protected size for retention and removal on and around the subject property (see: White Rock Tree Preservation Bylaw, 2407). 8 copies of this document are required.</i>		
Parking Plan <i>Note: The plan will illustrate off-street (on-site) parking space dimensions, drive aisles, and turning radiuses. 8 copies of this document are required.</i>		

## **Applicant's Hardship Statement – 15570 Victoria Avenue**

The property located at 15570 Victoria Ave faces unique challenges in achieving compliance with zoning regulations while simultaneously pursuing environmental goals. Structural constraints inherent to the property, including its orientation and existing architecture, severely limit alternative options for the placement of solar panels. Despite exhaustive efforts to explore alternative configurations, it has become evident that the flat roof of the residence represents the only viable location for the installation of solar panels to maximize energy generation and minimize visual impact.

By 2030, British Columbia aims to slash emissions by 40% on its journey towards achieving NetZero status by 2050. In collaboration with local entities like White Rock, the provincial government has devised comprehensive strategies centered around leveraging sustainable building practices and technologies to meet these ambitious targets. While prioritizing new developments, it's imperative to recognize that retrofitting existing homes plays a pivotal role in reaching these milestones, as they account for 18 percent of Canada's greenhouse gas emissions.

Our solar feasibility study for this site have confirmed that the proposed solar panel installation on the flat roof of the property is not only the most practical solution but also the least visually obtrusive option. However, we believe strict adherence to zoning regulations would impose undue financial and practical hardships, jeopardizing the feasibility of the project and impeding progress toward emission reduction targets.

The proposed solar panel installation offers significant community and environmental benefits, including anticipated reductions in greenhouse gas emissions and contributions to the province's renewable energy targets. While the installation of solar panels on a flat roof inevitably adds height to the structure, meticulous design ensures minimal visual impact. For this home, the solar array is engineered with a slight tilt-up of only 5 degrees, resulting in a mere 21 centimeter increase in overall height, with the solar panels discreetly concealed from public view.

In light of these considerations, we respectfully request the Board of Variance to grant a variance to allow for the installation of solar panels on the flat roof of the property at 15570 Victoria Ave. Doing so would not only alleviate the undue hardships imposed by strict adherence to zoning regulations but also facilitate progress toward environmental sustainability goals.

**Owner / Applicant Information**

Please input the following information into each box as labelled and organized below:

	Registered Owner	Applicant (only if not the Owner)
Full Name / Organization	[REDACTED]	[REDACTED]
Address	[REDACTED]	[REDACTED]
City	[REDACTED]	[REDACTED]
Postal Code	[REDACTED]	[REDACTED]
Phone (Main)	[REDACTED]	[REDACTED]
Phone (Cell)		
Fax		
E-mail	[REDACTED]	[REDACTED]

**Consent**

Please fill out and sign the following materials below to signify your consent for this application:

I hereby consent ...	Input Signature Below:	Date (YY/MM/DD)
[REDACTED] P [REDACTED]	[REDACTED SIGNATURE]	[REDACTED]
Property Owner		
[REDACTED]	[REDACTED]	[REDACTED]

Appendix C  
Definitions and RS-3 Zoning Reference



### 6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a *prescribed bus stop*, or six units within a 400m radius from a *prescribed bus stop*, on a single parcel of land within the urban containment boundary, in a variety of building forms.

#### 6.3.1 Permitted Principal Uses:

- 1) Only one (1) *principal use* is permitted on a parcel of land:
  - a) a *one-unit residential use*; or,
  - b) *house-plex*

#### 6.3.2 Permitted Accessory Uses:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
  - a) an accessory child care centre in accordance with the provisions of Section 5.1.
  - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
  - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
  - d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
  - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
  - f) a *short term rental* in accordance with the provisions of Section 5.8.
  - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following *accessory uses* is permitted:
  - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3

#### 6.3.3 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 (Small lot, Hillside) SSMUH Residential Zone are as follows:

Lot width	9.0m (29.531ft)
Lot depth	27.4m (89.9ft)
Lot area	280.00m <sup>2</sup> (918.64ft <sup>2</sup> )

#### 6.3.4 Lot Coverage:

- 1) The maximum lot coverage is 50%.

#### 6.3.5 Permitted Density:

- 1) The maximum permitted number of *dwelling units* on a parcel of land *based on* minimum *lot area* and location of a *prescribed bus stop*:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots upto 280m <sup>2</sup>	Upto 3 dwelling units
ii)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Upto 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 281m <sup>2</sup>	Upto 4 dwelling units
ii)	Lots at least 281m <sup>2</sup> or greater	Upto 6 dwelling units

**6.3.6 Floor Area:**

- 1) maximum residential gross floor area shall not exceed 1.05 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
- 2) maximum residential gross floor area shall not exceed 1.15 times the *lot area* for above 2 *dwelling units* to a maximum of 4 *dwelling units* on a parcel of land.
- 3) maximum residential gross floor area shall not exceed 1.25 times the *lot area* for above 4 *dwelling units* to a maximum of 6 *dwelling units* on a parcel of land.

**6.3.7 Landscape Requirements:**

- 1) The maximum *impermeable surface* area on the parcel of land is 80%;
- 2) The minimum *permeable surface* area on the parcel of land is 20%, of which 50% at minimum will contain *live plant material*;
- 3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

**6.3.8 Building Heights:**

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an *angle of containment* of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *accessory dwelling unit* shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft)

**6.3.9 Minimum Setback Requirements:**

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 (Small lot, Hillside) SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

<b>Setback</b>	<b>Principal Building</b>	<b>Ancillary Buildings and Structures Accessory Dwelling Unit</b>
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not Permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	1.8m (5.91ft)	1.8m (5.91ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m (24.61ft) as per 3) below	1.8m (5.91ft) & 1.5m (4.92ft)	1.8m (5.91ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.52ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *accessory dwelling units* or *ancillary buildings and structures* shall be 1.8m (5.91ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line* of the *lot*.

#### **6.3.10 Ancillary Buildings and Structures or Accessory Dwelling Units:**

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.3.8 and 6.3.9 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings* or *structures* shall not be sited less than 3.0m (9.84ft) from a *principal building* on the same *lot*.
- 4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
- 5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

#### **6.3.11** Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

Appendix D  
Drawings (Elevations)

**FOR PERMITTING**

FEBRUARY 2024  
 PREPARED BY:  
 SHIFT  
 VICTORIA, BC V9B 5Z3  
 1.844.507.4438

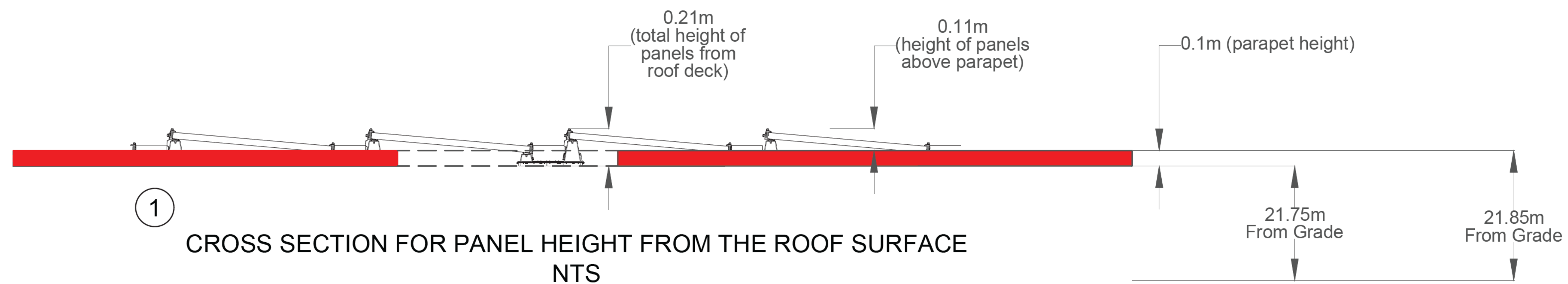
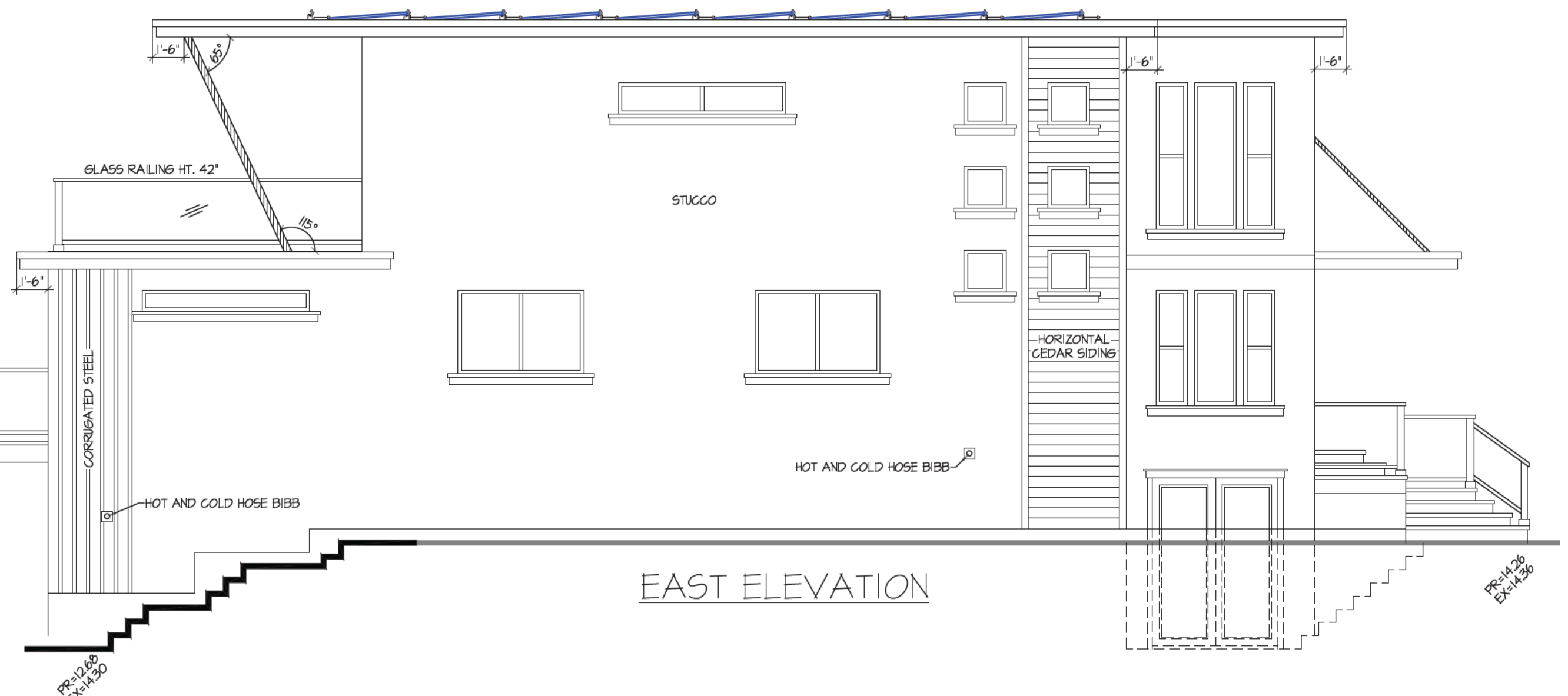
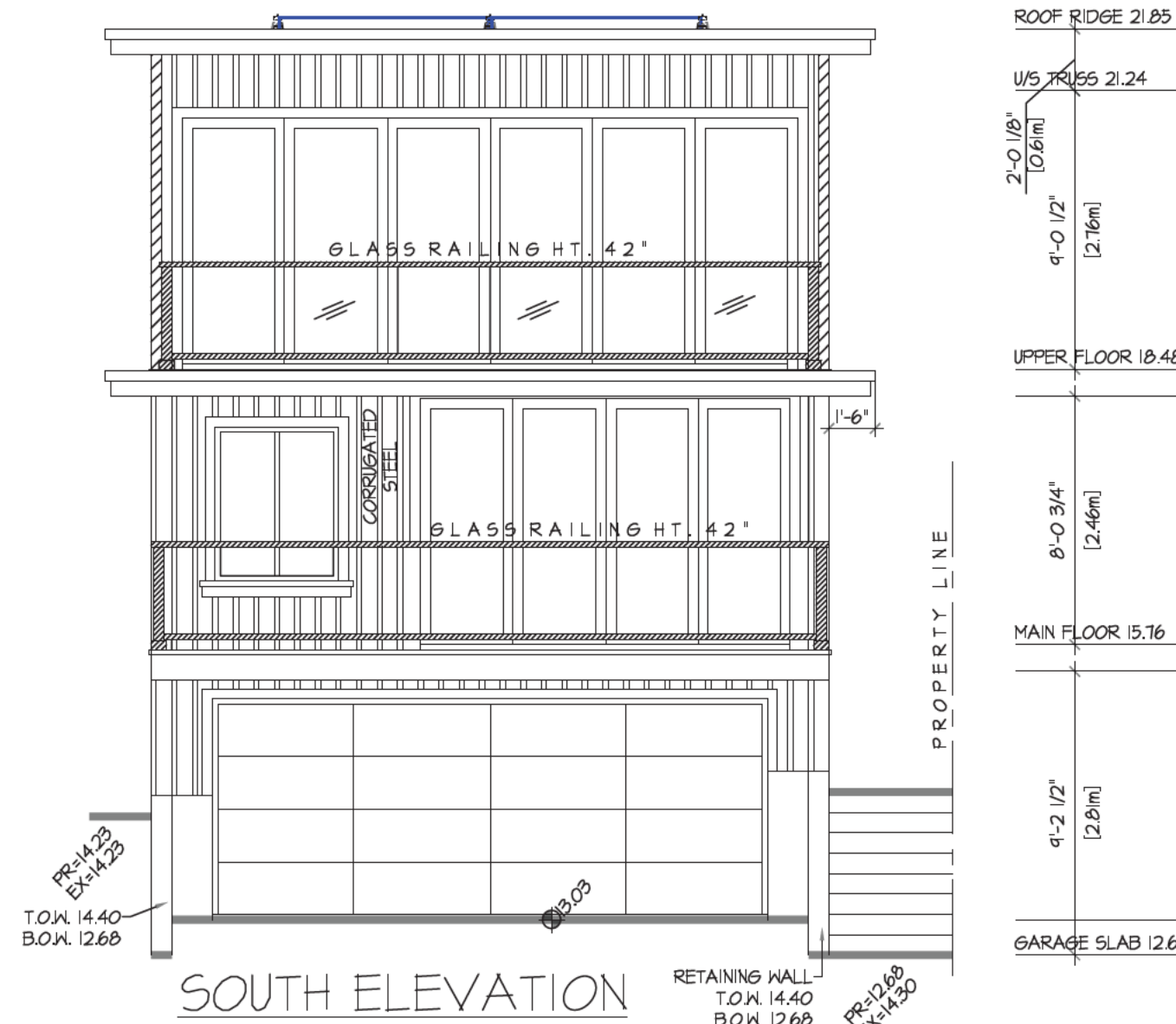
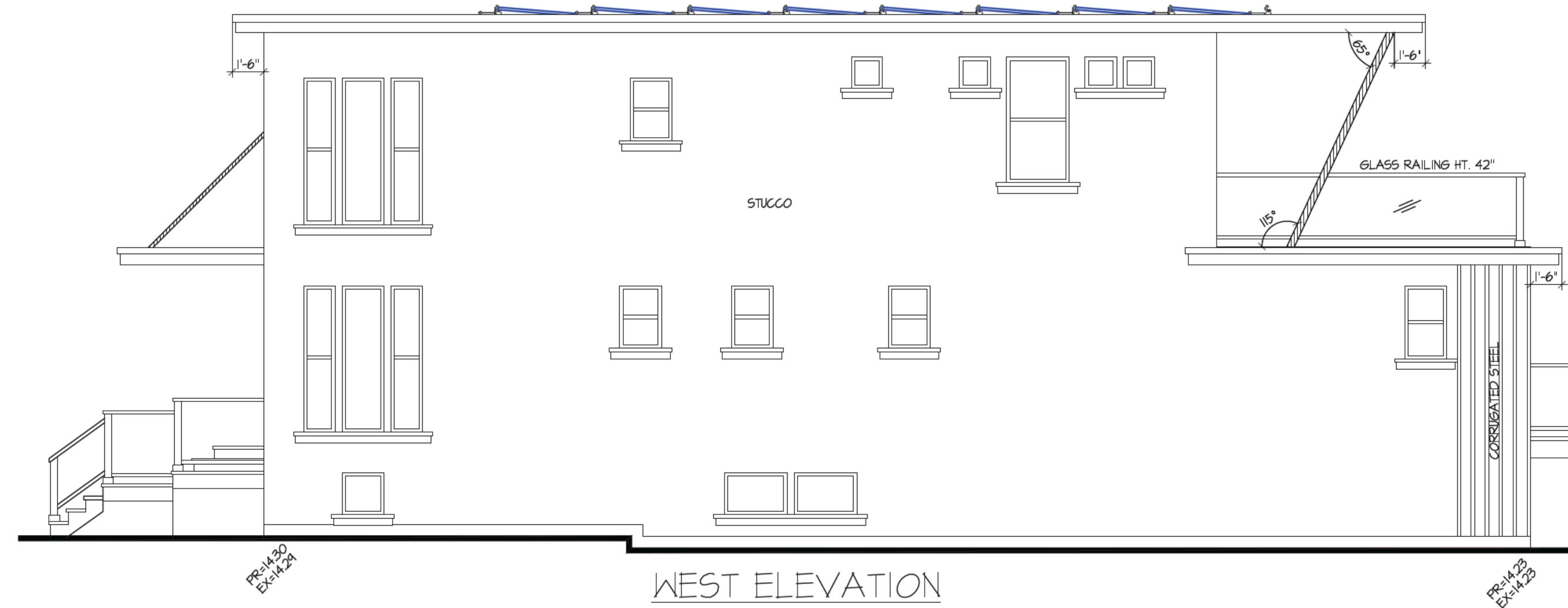
**Construction Notes**

Attachment of Solar Modules and Solar Racking to Comply with:  
 1) Manufacturer Installation Manuals;  
 2) Structural Drawings

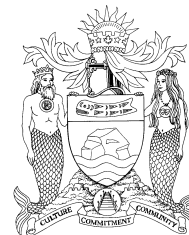
Solar Collector Dimensions (see spec):  
 Longi LR5-66HPH-500M:  
 L:82.44" x W: 44.6" x D: 1.4"

Roofing Material is Duroid  
 Roof slope is 0/12

MODULE HEIGHT  
 30'-4" [9.23m]  
 EL 21.96m  
 TYP.



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



**DATE:** August 14, 2024  
**TO:** Board of Variance  
**FROM:** Sophia Bihari, Planning and Development Assistant II  
**SUBJECT:** Board of Variance Application for 15475 Victoria Avenue (24-019)

---

**EXECUTIVE SUMMARY**

The purpose of this report is to provide the Board of Variance with the information and analysis regarding an application that is requesting the following variances to the RS-3 (Small Lot, Hillside) SSMUH Residential Zone to permit construction of a new single-family dwelling:

1. To relax the requirement for a 4.5 metres clear area from the exterior lot corner for walls more than 1.0 metre high by 0.16 metres for the corner of the principal building (Zoning Bylaw Section 4.12.1);
  2. To relax the requirement for a 4.5 metres clear area from the exterior lot corner for structures more than 1.0 metre high by 4.5 metres for the corner of the guardrail (Zoning Bylaw Section 4.12.1);
  3. To relax the requirement for an exterior side yard setback of 1.8 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line to 1.2 metres (Zoning Bylaw Section 6.3.9(3));
  4. To reduce the rear yard setback from 3.0 metres to 1.8 metres (Zoning Bylaw Section 6.3.9); and,
  5. To reduce the requirement for the combined front and rear yard setback from 9.0 metres to 4.8 metres
- 

**APPLICATION OVERVIEW:**

**Owner/Applicant:** Raymond S. Bonter, Designer Ltd./ Glen Tol  
**Civic Address:** 15475 Victoria Avenue  
**Existing Lot Area:** 139.35m<sup>2</sup> (1500ft<sup>2</sup>)  
**OCP Designation:** Mature Neighbourhood  
**Zone:** RS-3 (Small Lot, Hillside) SSMUH Residential Zone  
**Variance Requested:** Relaxation to several RS-3 SSMUH Residential Zone setback requirements, and to the Screen and Fencing regulation section within the Zoning Bylaw to permit the construction of a new single-family dwelling.

**BACKGROUND**

The subject property is zoned RS-3 (Small Lot, Hillside) SSMUH Residential Zone. The subject property at 15475 Victoria Avenue is situated at the corner of Victoria Street and Balsam Avenue

(see Appendix A) with a lot area of 139.35m<sup>2</sup> (1501ft<sup>2</sup>), which does not meet the minimum lot size of 280m<sup>2</sup> (3013.89ft<sup>2</sup>) for the RS-3 SSMUH Residential Zone. The subject property is designated Mature Neighbourhood in the Official Community Plan (OCP), as such these areas are comprised of existing single-family homes.

### **VARIANCE DETAILS**

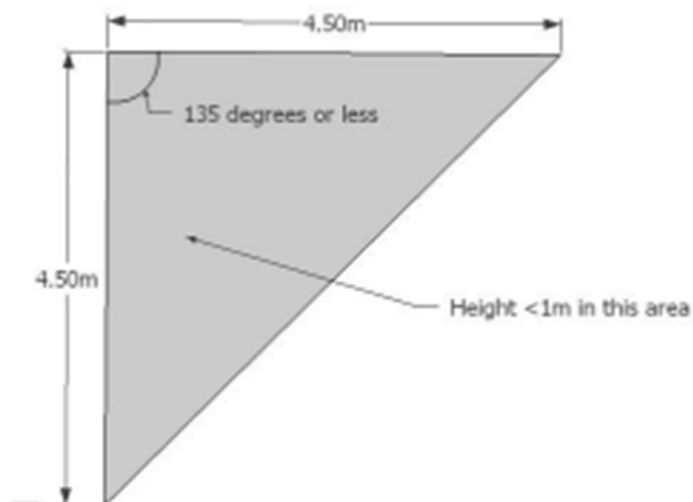
To accommodate the construction of a new single-family dwelling on the subject property, the applicant is seeking multiple variances to the RS-3 (Small lot, Hillside) SSMUH Residential Zone, in addition to a relaxation to the Screening and Fencing regulations in the City's Zoning Bylaw, 2024, No 2506.

The applicant noted in their application that the subject property does not comply with the minimum lot depth requirement of 27.4m (89.9ft), and with varying topography making it difficult to achieve the maximum residential gross floor area. The applicant has also stated in their hardship statement that due to the size of the building envelope, which is significantly less than the maximum lot coverage, these variances will allow the maximum lot coverage to be utilized. The applicant's hardship statement is attached as Appendix B. A summary of each requested variance is detailed below.

#### **1) Section 4.12.1 – Screening and Fencing (see Regulation in Table 1 below)**

This section falls under General Provisions and Regulations (Section 4.0) in the Zoning Bylaw and notes the following:

*A fence, wall or similar structure over 1.0m (3.28ft) in height shall not be permitted within 4.5m (14.76ft) of an exterior lot corner, as defined by the intersection of an exterior side lot line and a front lot line or a rear lot line, where such lines form an interior angle of 135° or less, as illustrated below.*



The applicant is requesting the following two variances to Section 4.12.1 in the Zoning Bylaw:

- a) To reduce the minimum exterior lot corner clear area requirement from 4.5 metres to 4.34 metres. This 0.16-metre reduction is to permit the southwest corner wall (over 1.0m in

height) of the proposed principal building to fall within this clear area. (see Figure 1 below).

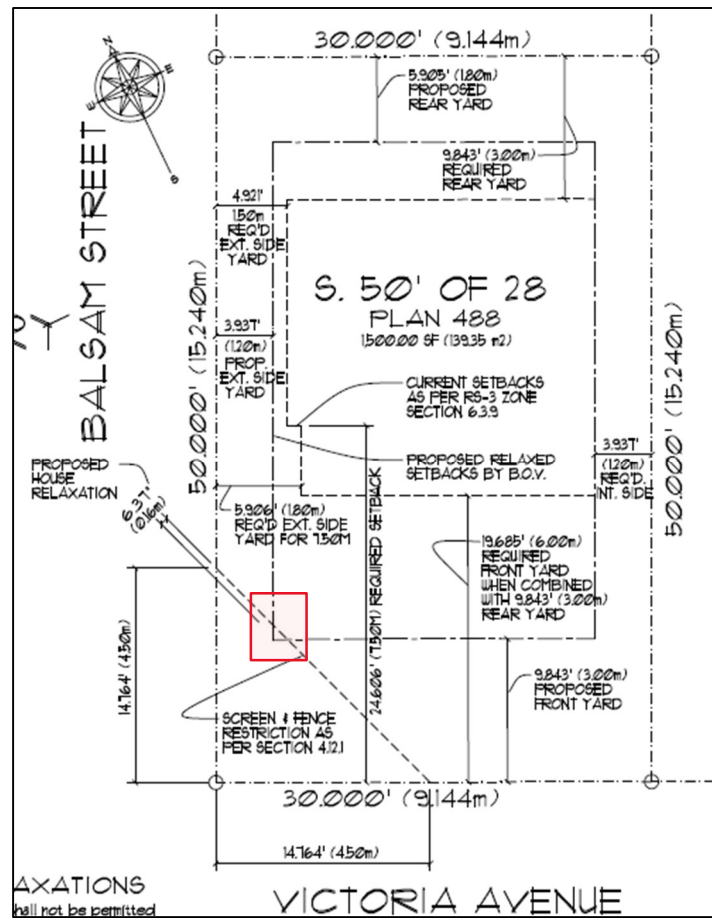


Figure 1: Southwest corner wall encroachment (red) into the required exterior lot corner clear area

- b) To remove the requirement of the exterior lot corner clear area of 4.5m for structures over 1.0 metres in height to enable the installation of guardrails. (See Figure 2 – West Elevation for requested variance)

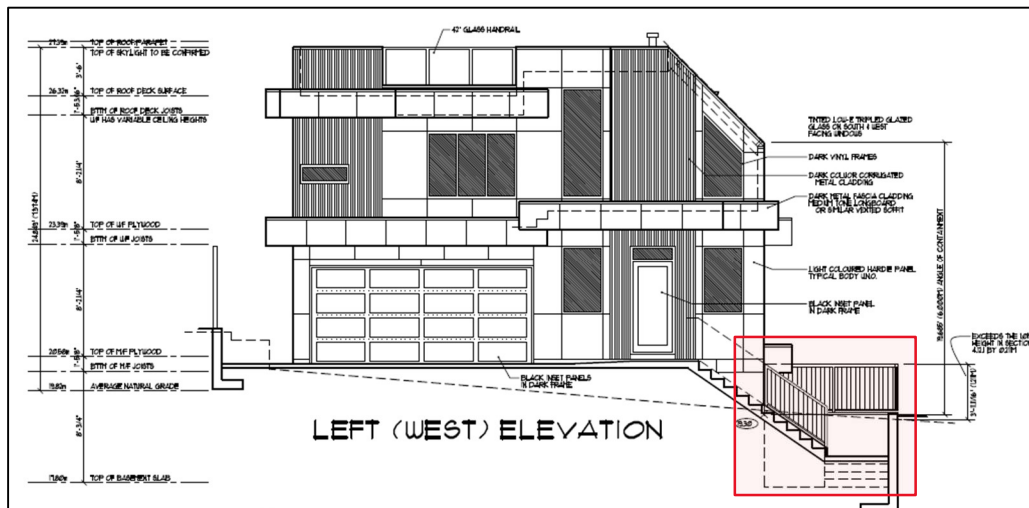


Figure 2: West Elevation



**2) Section 6.3.9 – Minimum Setback Requirements in the RS-3 SSMUH Residential Zone**

This section is related to the required minimum setback for RS-3 zone lots. Figure 3 below is a snapshot of Section 6.3.9 in the Zoning Bylaw.

<b>Setback</b>	<b>Principal Building</b>	<b>Ancillary Buildings and Structures Accessory Dwelling Unit</b>
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not Permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	1.8m (5.91ft)	1.8m (5.91ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m (24.61ft) as per 3) below	1.8m (5.91ft) & 1.5m (4.92ft)	1.8m (5.91ft) & 1.5m (4.92ft)

2) Notwithstanding the above, the *front and rear yard setbacks* shall in combination be not less than 9.0m (29.52ft).

3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *accessory dwelling units* or *ancillary buildings and structures* shall be 1.8m (5.91ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line* of the *lot*.

**Figure 3**

The applicant is requesting the following three variances to the required setbacks in the RS-3 SSMUH zone to allow for maximum lot coverage and floor area for the construction of the proposed residence:

- a) To reduce the required minimum rear yard setback from 3.0m to 1.8m (Section 6.3.9 (1)); and,
- b) To reduce the combined front yard and rear yard setback from a minimum of 9.0m to 4.8m (Section 6.3.9 (2))
- c) To reduce this exterior side yard setback requirement of 1.8 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line, to 1.2 metres (Section 6.3.9(3)).

**Previous BOV application**

In July 2020, the previous property owner applied to the Board of Variance panel and appeals were granted to reduce the requirement for a 4.5 metres clear area for walls or structures more than 1.0 metres in height by 0.16 metres for the corner of the principal building and to remove the required 4.5m setback for the proposed guardrail,(Section 4.12.1), and to reduce the required minimum exterior side yard setback from 3.0 metres to 1.2 metres from the front lot line to the rear lot line.

The 2020 BOV decision expired as construction did not substantially start within 2 years after the decision was made.

A copy of the September 2020 Board of Variance meeting minutes, and the BOV decision letter are attached as Appendix F.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Planning Division referred the application for review to the Building Division, Engineering and Municipal Operations Department, Parking Division and the Tree Preservation Official.

The Building Division noted that the visual sight line for vehicles will be disrupted by screening and guards within the exterior corner lot setbacks, per the proposed variance stated in #2, causing a significant safety concern.

### **IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT**

The Tree Preservation Official has noted a tree management permit will be required with an application fee, tree security bonding, tree protection plan, coordinated site development plan and comfort letter from the project arborist. Until staff have an opportunity to perform an on-site inspection after receipt of a TMP application, an estimate of the bonding cannot be provided. It has been noted that a Letter of Understanding will be required between the property at 15475 Victoria Avenue and the property at 916 Balsam Street for the tree located at the northeast corner of the property (Tree OS2).

### **SAMPLE MOTIONS**

The following sample motions are proposed for the Board's consideration:

1. That the Board approve application BOV 24-019 to vary the following section of the Zoning Bylaw to permit the construction of a single-family dwelling:
  - To relax the requirement for a 4.5 metres clear area from the exterior lot corner for walls more than 1.0 metre high by 0.16 metres for the corner of the principal building (Zoning Bylaw Section 4.12.1);
  - To relax the requirement for a 4.5 metres clear area from the exterior lot corner for structures more than 1.0 metre high by 4.5 metres for the corner of the guardrail (Zoning Bylaw Section 4.12.1);
  - To relax the requirement for an exterior side yard setback of 1.8 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line to 1.2 metres (Zoning Bylaw Section 6.3.9(3));
  - To reduce the rear yard setback from 3.0 metres to 1.8 metres (Zoning Bylaw Section 6.3.9 (1)); and,
  - To reduce the requirement for the combined front and rear yard setback from 9.0 metres to 4.8 metres (Section 6.3.9(2))
  
2. That the Board deny application BOV 24-019 to vary the following section of the Zoning bylaw to permit the construction of a single-family dwelling:
  - To relax the requirement for a 4.5 metres clear area from the exterior lot corner for walls more than 1.0 metre high by 0.16 metres for the corner of the principal building (Zoning Bylaw Section 4.12.1);
  - To relax the requirement for a 4.5 metres clear area from the exterior lot corner for structures more than 1.0 metre high by 4.5 metres for the corner of the guardrail (Zoning Bylaw Section 4.12.1);

- To relax the requirement for an exterior side yard setback of 1.8 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line to 1.2 metres (Zoning Bylaw Section 6.3.9(3));
- To reduce the rear yard setback from 3.0 metres to 1.8 metres (Zoning Bylaw Section 6.3.9 (1)); and,
- To reduce the requirement for the combined front and rear yard setback from 9.0 metres to 4.8 metres (Section 6.3.9(2))

Alternatively, any other motion the board may deem appropriate for the applicant.

### **CONCLUSION**

The applicant for 15475 Victoria Avenue has requested variances to the minimum setback requirements of the RS-3 (Small Lot, Hillside) SSMUH Residential Zone, and variances to the Screening and Fencing regulations in the City's Zoning Bylaw No. 2506, as detailed in this staff report, to permit the construction of a new single-family home.

Respectfully submitted,

*Sophia Bihari*

Sophia Bihari  
Planning and Development Assistant II

Reviewed by,

Neethu Syam  
Planning Division Lead

Approved by,

Anne Berry, MCIP RPP  
Director, Planning and Development Services

Appendix A: Location and Orthographic Map

Appendix B: Application Form/Statement of Hardship

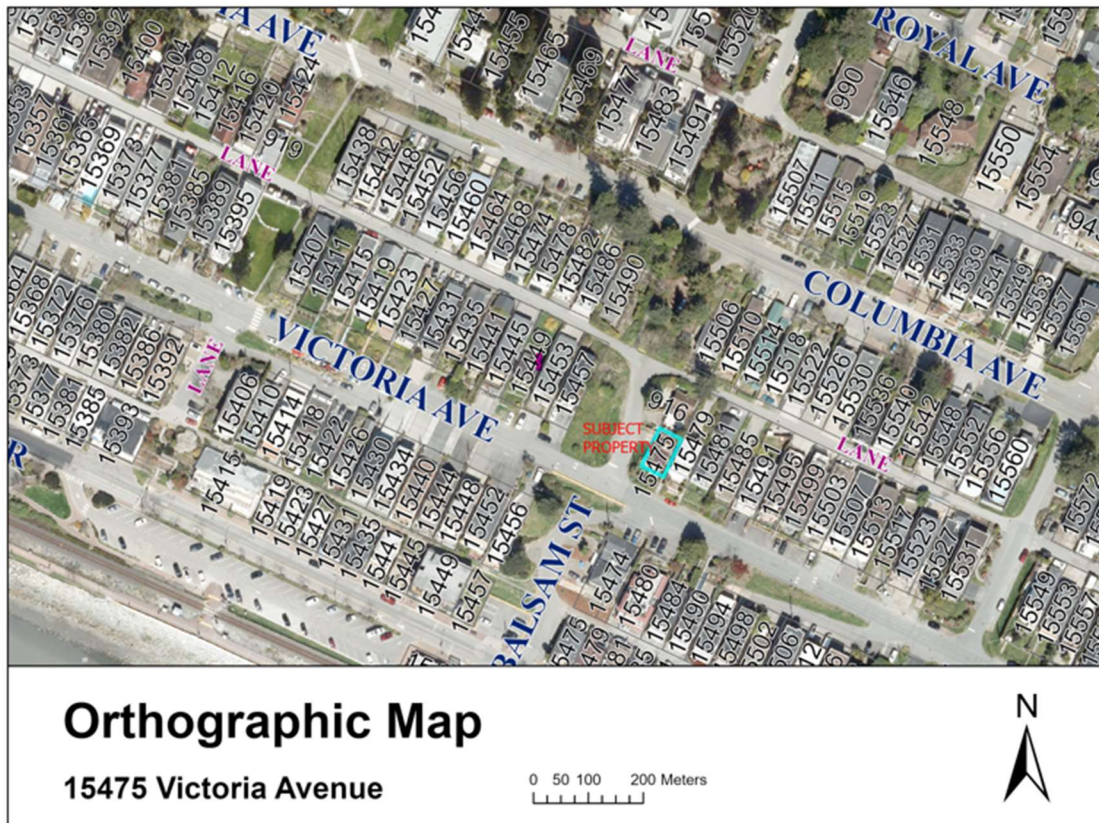
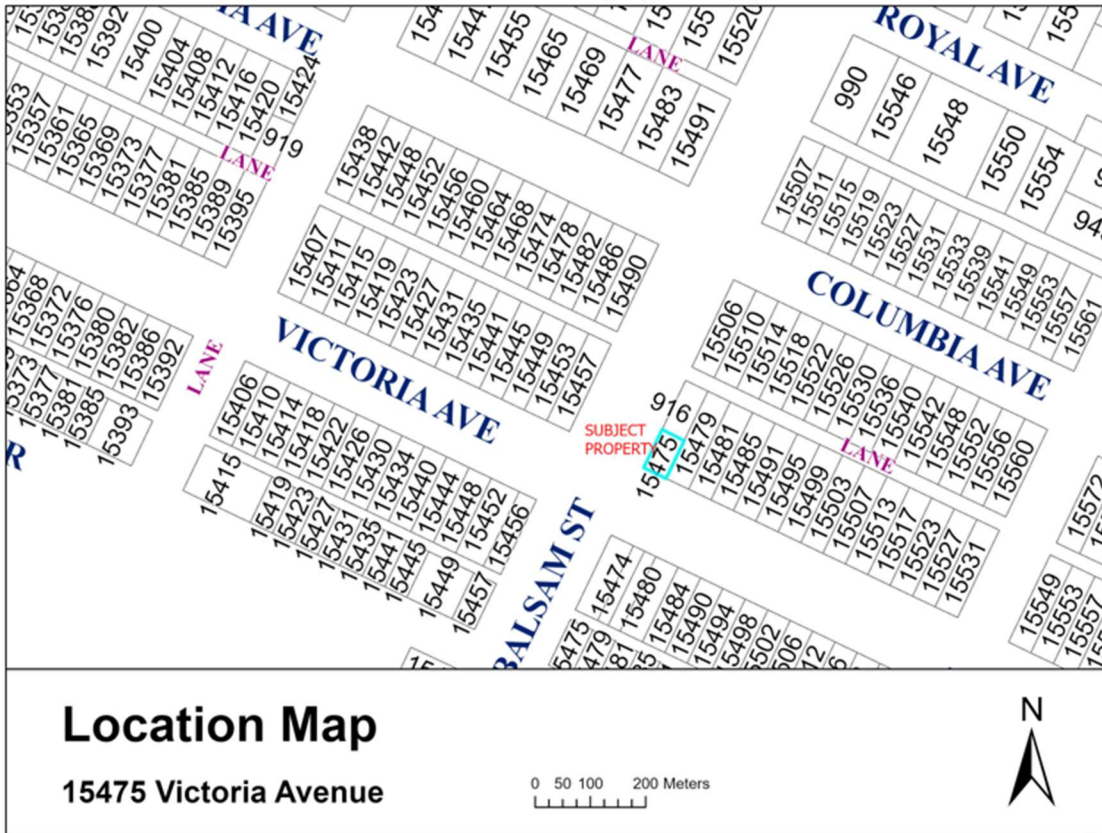
Appendix C: RS-3 Zoning Reference

Appendix D: Site Survey

Appendix E: Drawings (Site Plans and Elevations)

Appendix F: Previous Board of Variance Appeal (Minutes, Decision Letter)

**Appendix A**  
**Location and Orthographic Map**



Appendix B  
Application Form/Statement of Hardship



# Board of Variance Application Form

Planning and Development Services

P: 604-541-2136 | F: 604-541-2153

[www.whiterockcity.ca](http://www.whiterockcity.ca)

15322 Buena Vista, White Rock B.C. V4B 1Y6

In accordance with White Rock Board of Variance Bylaw, 2004, No. 1753 and White Rock Planning Procedures Bylaw, 2017, No. 2234, I / we hereby submit the following application to the Board of Variance:

Site Address(es)	15475 VICTORIA AVENUE, WHITE ROCK BC
PID(s)	001-903-446
Legal Description(s)	S 50' OF LT 28/ BLK 8/ SEC 11/ NWD/ PL 488/ TWP 1
Zoning	RS-3 (Small Lot, Hillside) SSMUH Residential Zone

### Variance(s) Requested

Please detail the specific variances to the White Rock Zoning Bylaw, 2012, No. 2000 that you are requesting below:

Variance Requested Example: Front Lot Line Setback from 7.5 metres to 6.0 metres in RS-1 Zone	Zoning Bylaw Section Example: Section 6.1.6 (3)
Relax requirement of 4.5m from exterior corner for walls more than 1.0m high by 0.16m for house	4.12.1
Relax requirement of 4.5m from exterior corner for walls more than 1.0m high completely for guards	4.12.1
Relax requirement for the required rear yard setback of 3.0m to 1.8m	6.3.6 (1)
Relax requirement for the combined front and rear setback from 9.0M to 4.8m	6.3.6 (2)
Relax requirement for exterior side yard of 1.8m for 7.5m and then 1.5m to 1.2m for entire ext. side	6.3.6 (3)

### Description of Proposal

Please provide a short description of your proposal below:

The proposal is to build a new home on an old property including tearing down an existing very old home.

The lot is zoned RS-3 SSMUH but does not comply with the minimum requirements for size or depth.

The proposed new home must have a minimum of two off-street parking spaces but due to the unique nature and grades of the lot, and access only from Balsam Street, it is impossible to maximize the permitted Lot Coverage or Residential Floor Area. The proposed relaxations would allow the new home to be the maximum Lot Coverage and get close to the maximum Residential Gross Floor Area.

## Hardship Statement

The Board of Variance is authorized to act only in cases of undue hardship as relating to the siting, size, or shape of buildings or structures on a property. Please provide a short description of your hardship below:

- The property does not comply with the minimum lot area of 2,992sf, it is only 1,500sf or roughly half the size of the required minimum. The property also does not comply with the minimum lot depth of 90'0, it is only 50'0.
- The Engineering Department and Traffic Bylaw will only permit a driveway access from Balsam Street, which will only permit a garage to be located at the main floor level of the home thereby using up valuable footprint area which could normally be Floor Area and thus not permitting the home to have the maximum Residential Gross Floor Area.
- Even with the proposed relaxations the home will not be able to achieve the maximum Residential Gross Floor Area.
- The size and shape of the property combined with the required setbacks outlined in the RS-3 SSMUH zone creates a buildable area (building envelope) that is significantly less than the maximum permitted Lot Coverage. The size of the required building envelope is 427.98 sf. The maximum Lot Coverage is 750.00sf. Previously Section 6.3.6 (2) permitted the rear setback to be 1.8m and the front 3.0m, with no combined minimum. This was removed with the new zoning, and no provision remains for 'short' lots.
- Section 6.3.6 (3) of the zoning bylaw requires that a corner lot have an exterior side setback of 3.0m for the first 7.5m then 1.5m for the remainder. When we apply section 6.3.6 (3) the building envelope width at the front of the property is reduced by 1.5m and will not create a building envelope which will allow the maximum Lot Coverage to be utilized.
- Section 4.12.1 requires that there be no fence or wall greater than 1.0m in height within an area created by measuring 4.5m from an exterior lot corner in each direction and connecting it with a line. To maintain a rectangular building envelope with the proposed relaxed setbacks there will be a minor encroachment of one corner of the home into this area.

## Minimum Application Requirements

Please use the following checklist to assist with the preparation of your application:

Checklist	CHECK
A Completed Application Form with associated fee (\$550) <i>Note: 8 copies of this document are required.</i>	Yes
An Authorized Agent Form, if the property owner is represented by a third party	Yes
Proof of Business Ownership <i>Note: Required if the property owner is a corporation; includes Notice of Articles, Certificate of Incorporation, BC Company Summary</i>	n/a
A recent title search, dated within 30 days of the application <i>Note: Staff will require copies of any applicable legal encumbrances on title.</i>	Yes
A Registered Survey Plan <i>Note: The Registered Survey Plan must show the existing ("permitted") and proposed ("varied") dimensions of the building envelope. It must also show the topography of the site, along with the siting, size and elevations of trees located on and around the subject property. Along with the original stamped/sealed survey plan, 8 copies (11 by 17) are required.</i>	Yes
Site Plan, Building Elevations Plans, and Floor Plans <i>Note: Only plans applicable to the requested variances are required. Be sure to verify which ones are required with staff. 8 copies of these plans (11 by 17) are required.</i>	Yes

## Additional Application Requirements

Some applications may have additional submission requirements. Other studies not described here may be required. Please verify with Planning staff before proceeding with the submission of this application:

Checklist	STAFF CHECK	APPLICANT CHECK
Tree Assessment Report <i>Note: The report, as prepared by a certified arborist, will need to identify trees of protected size for retention and removal on and around the subject property (see: White Rock Tree Management Bylaw, 2008, No. 1831). 8 copies of this document are required.</i>		
Parking Plan <i>Note: The plan will illustrate off-street (on-site) parking space dimensions, drive aisles, and turning radiuses. 8 copies of this document are required.</i>		Yes

**Owner / Applicant Information**

Please input the following information into each box as labelled and organized below:

	Registered Owner	Applicant (only if not the Owner)
Full Name / Organization	[Redacted]	
Address	[Redacted]	
City	[Redacted]	
Postal Code	[Redacted]	
Phone (Main)	[Redacted]	
Phone (Cell)	[Redacted]	
Fax	[Redacted]	
E-mail	[Redacted]	

**Consent**

Please fill out and sign the following materials below to signify your consent for this application:

I hereby consent ...	Input Signature Below:	Date (YY/MM/DD)
[Redacted]	[Handwritten Signature]	[Redacted]
[Redacted]	[Handwritten Signature]	[Redacted]
[Redacted]	[Handwritten Signature]	[Redacted]



Appendix C  
RS-3 Zoning Reference

### 6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a *prescribed bus stop*, or six units within a 400m radius from a *prescribed bus stop*, on a single parcel of land within the urban containment boundary, in a variety of building forms.

#### 6.3.1 Permitted Principal Uses:

- 1) Only one (1) *principal use* is permitted on a parcel of land:
  - a) a *one-unit residential use*; or,
  - b) *house-plex*

#### 6.3.2 Permitted Accessory Uses:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
  - a) an accessory child care centre in accordance with the provisions of Section 5.1.
  - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
  - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
  - d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
  - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
  - f) a *short term rental* in accordance with the provisions of Section 5.8.
  - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following *accessory uses* is permitted:
  - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3

#### 6.3.3 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 (Small lot, Hillside) SSMUH Residential Zone are as follows:

Lot width	9.0m (29.531ft)
Lot depth	27.4m (89.9ft)
Lot area	280.00m <sup>2</sup> (918.64ft <sup>2</sup> )

#### 6.3.4 Lot Coverage:

- 1) The maximum lot coverage is 50%.

#### 6.3.5 Permitted Density:

- 1) The maximum permitted number of *dwelling units* on a parcel of land *based on* minimum *lot area* and location of a *prescribed bus stop*:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots upto 280m <sup>2</sup>	Upto 3 dwelling units
ii)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Upto 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 281m <sup>2</sup>	Upto 4 dwelling units
ii)	Lots at least 281m <sup>2</sup> or greater	Upto 6 dwelling units

**6.3.6 Floor Area:**

- 1) maximum residential gross floor area shall not exceed 1.05 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
- 2) maximum residential gross floor area shall not exceed 1.15 times the *lot area* for above 2 *dwelling units* to a maximum of 4 *dwelling units* on a parcel of land.
- 3) maximum residential gross floor area shall not exceed 1.25 times the *lot area* for above 4 *dwelling units* to a maximum of 6 *dwelling units* on a parcel of land.

**6.3.7 Landscape Requirements:**

- 1) The maximum *impermeable surface* area on the parcel of land is 80%;
- 2) The minimum *permeable surface* area on the parcel of land is 20%, of which 50% at minimum will contain *live plant material*;
- 3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

**6.3.8 Building Heights:**

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an *angle of containment* of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *accessory dwelling unit* shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft)

**6.3.9 Minimum Setback Requirements:**

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 (Small lot, Hillside) SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

<b>Setback</b>	<b>Principal Building</b>	<b>Ancillary Buildings and Structures Accessory Dwelling Unit</b>
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not Permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	1.8m (5.91ft)	1.8m (5.91ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m (24.61ft) as per 3) below	1.8m (5.91ft) & 1.5m (4.92ft)	1.8m (5.91ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.52ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *accessory dwelling units* or *ancillary buildings and structures* shall be 1.8m (5.91ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line* of the *lot*.

#### **6.3.10 Ancillary Buildings and Structures or Accessory Dwelling Units:**

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.3.8 and 6.3.9 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings* or *structures* shall not be sited less than 3.0m (9.84ft) from a *principal building* on the same *lot*.
- 4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
- 5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

#### **6.3.11** Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

Appendix D  
Site Survey

TOPOGRAPHIC PLAN OF THE SOUTHERLY 50 FEET OF LOT 28 HAVING A FRONTAGE OF 30 FEET ON VICTORIA AVENUE AND DEPTH OF 50 FEET ON "B" STREET, BOTH OF BLOCK 8, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 488



SCALE 1 : 200

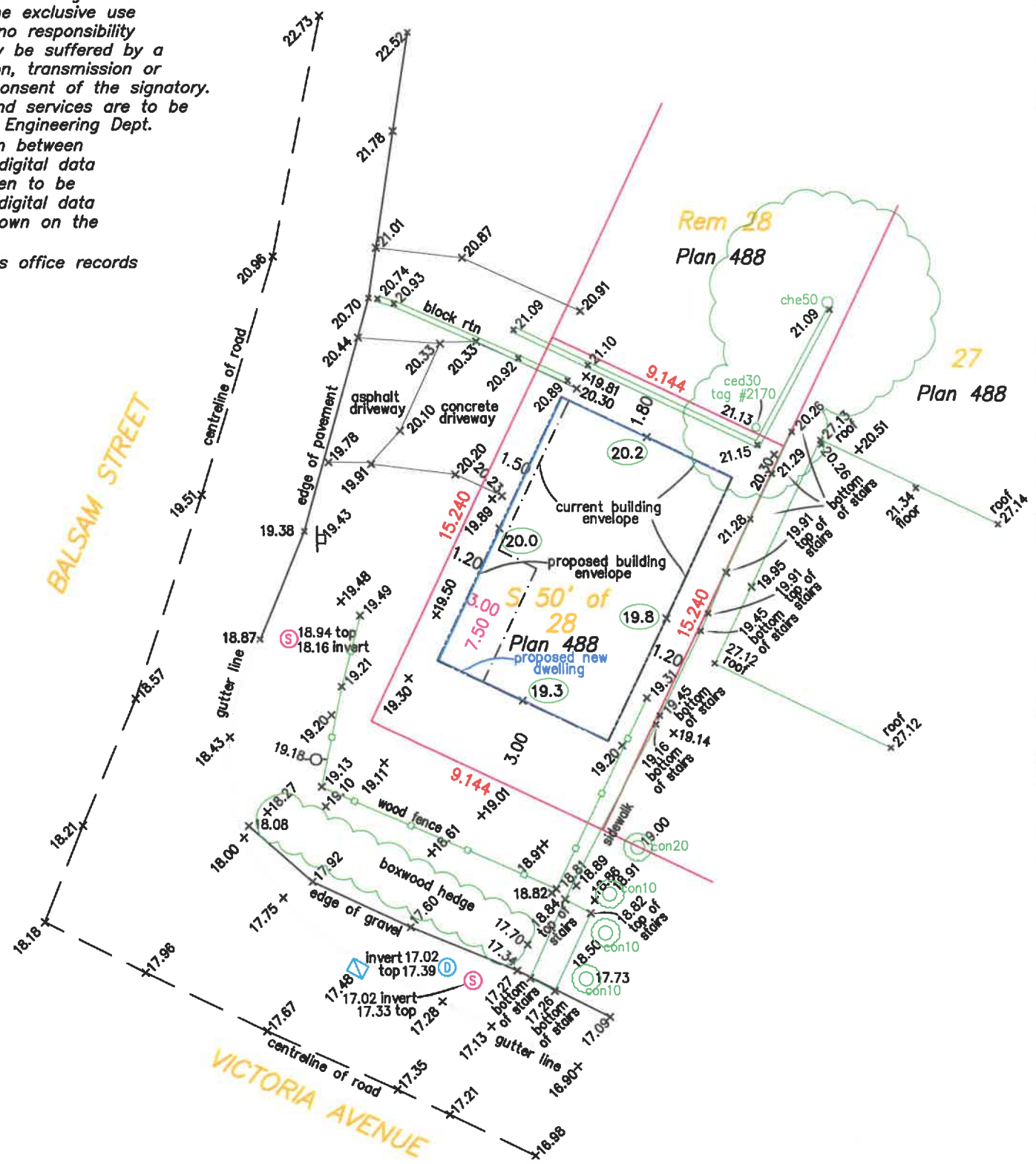
All distances are in metres

CIVIC ADDRESS:

15475 Victoria Avenue, White Rock, B.C.

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from Control Monument no. 88H3871 located on the south side of Columbia St. near a dolphin sign. Elevation = 57.812 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of White Rock Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines according to land titles office records Plan 488



SURVEY LEGEND

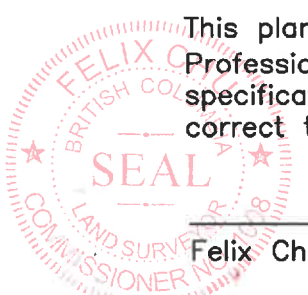
- Catch basin
- Sign
- Storm inspection chamber
- Sanitary inspection chamber
- rtn Retaining wall
- Water meter
- Denotes average natural grade elevation
- ced30 Denotes 30cm dia Cedar tree
- che50 Denotes 50cm dia Cherry tree

S. 50' of Lot 28

$$\text{Average Natural Grade (ANG)} = \frac{20.2 + 20.0 + 19.3 + 19.8}{4} = 19.8$$

$$\text{Maximum roof height} = 19.8 + 7.7\text{m} = 27.5 \text{ m}$$

Cameron Land Surveying Ltd.  
 B.C. Land Surveyors  
 Unit 234 - 18525-53rd Avenue  
 Surrey, B.C. V3S 7A4  
 Phone: 604-597-3777  
 File: 9272-TP



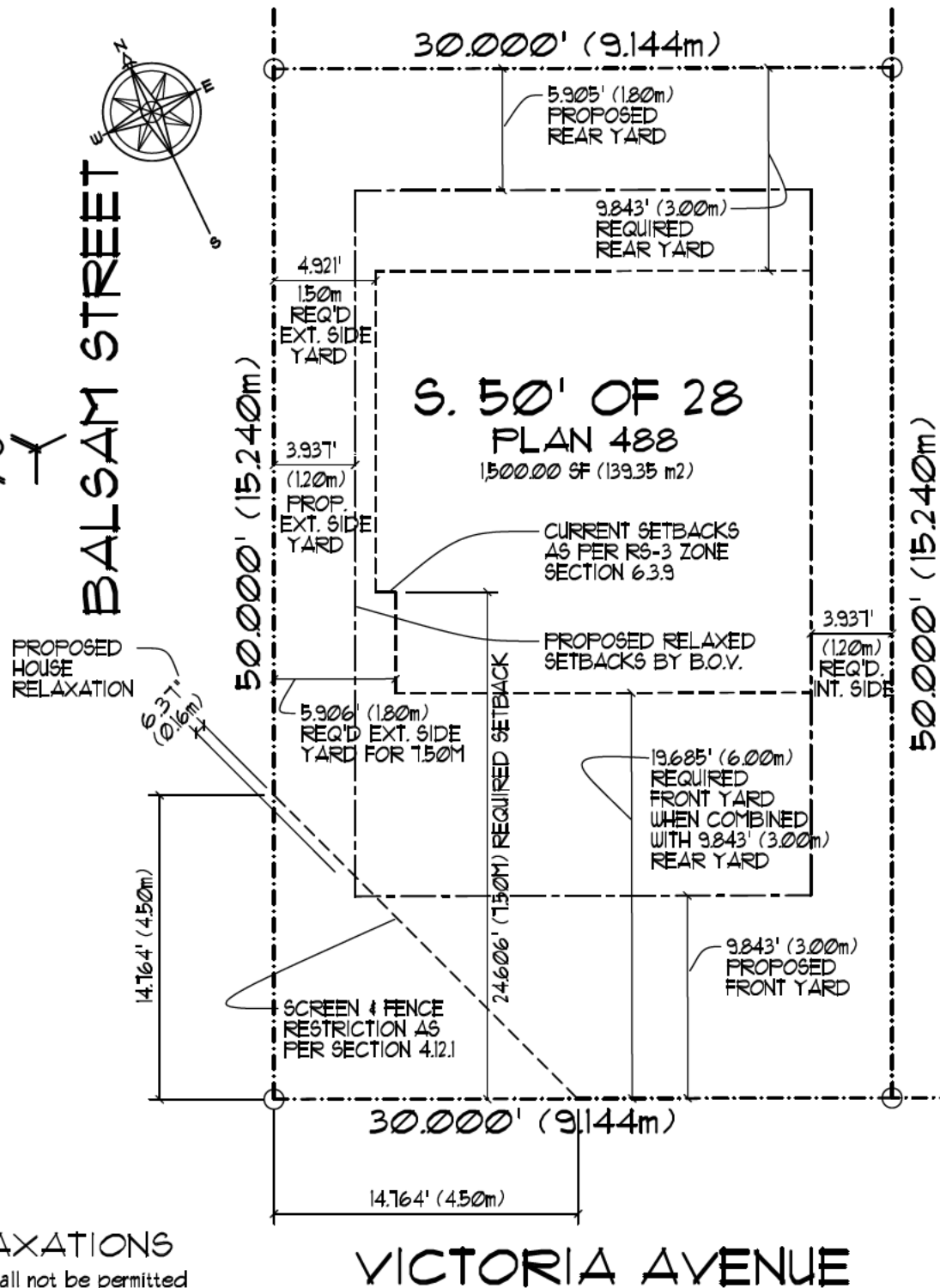
This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 6th day of May, 2024.

Felix Chu B.C.L.S. (1008)

This plan lies within the Metro Vancouver Regional District

Appendix E  
Drawings (Site Plans and Elevations)

# EXPLANATORY SITE PLAN



## PROJECT INFORMATION

SITE ADDRESS	15475 VICTORIA AVENUE, WHITE ROCK BC
PROJECT TYPE	PROPOSED NEW SINGLE FAMILY DWELLING
AUTHORITY HAVING JURISDICTION	CITY OF WHITE ROCK
LEGAL DESCRIPTION	S 50' OF LT 28/ BLK 8/ SEC 11/ NWD/ PL 488/ TWP 1 PID : 001-903-446
ZONE	RS-3 SSMUH RESIDENTIAL ZONE
SUBDIVISION	INFILL LOT
DESIGN CONTROL CONSULTANT	NOT REQUIRED
BUILDER	T.B.D.

## ZONING ANALYSIS

### SETBACKS

STRUCTURE	FRONT YARD	REAR YARD	SIDE YARD	FLANKING ST.
PRINCIPAL BUILDING	9.843' (3.0m) *	9.843' (3.0m) *	3.937' (1.2m)	9.843' (3.0m) **
ACCESSORY BUILDINGS	NOT ALLOWED	4.921' (1.5m)	3.937' (1.2m)	4.921' (1.5m)

**SPECIAL SETBACK NOTES:**  
 \* FRONT AND REAR YARD IN COMBINATION TO BE NO LESS THAN 29.521' (9.0m)  
 \*\* 5.906' (1.8m) FOR A DISTANCE OF 24.606' (7.5m) FROM THE FRONT LOT LINE, THEN 4.921' (1.5m)

<b>LOT AREA</b>	1500.00 SF	139.35 m <sup>2</sup>
-----------------	------------	-----------------------

FLOOR AREA RATIO		INCLUDED FLOOR AREA CANT'D FLOORS BASEMENT HAB. RMS
ALLOWABLE PERCENT	105%	
ALLOWABLE AREA	1575.00 SF	146.32 m <sup>2</sup>
PROPOSED PERCENT	85.86%	NOT INCLUDED GARAGE/CARPORT BAY WINDOWS DECKS OR PORCHES INT. STAIRS @ U/FLOOR BASEMENTS UNO. CRAWLSPACES MAX 5"!!
PROPOSED AREA	1287.82 SF	

**SPECIAL FAR NOTES:**  
 - A BASEMENT IS ANY FLOOR THAT IS AT LEAST 2.0' BELOW THE AVERAGE NATURAL GRADE. BASEMENT AREA PROJECTING BEYOND THE MAIN FLOOR PERIMETER IS NOT INCLUDED IN F.A.R.

LOT COVERAGE		INCLUDED FLOOR AREA CANT'D FLOORS GARAGE/CARPORT ACCESSORY BUILDING COVERED DECKS PORCHES DECKS
ALLOWABLE PERCENT	50%	
ALLOWABLE AREA	750.00 SF	69.67 m <sup>2</sup>
PROPOSED PERCENT	49.98%	NOT INCLUDED CANT'D FIREPLACES BOXED WINDOWS DECK/PORCH STAIRS
PROPOSED AREA	749.83 SF	

**SPECIAL LOT COVERAGE NOTES:**  
 - CANTILEVERED ROOF OVERHANGS (EAVES) ARE NOT INCLUDED IN LOT COVERAGE. LOT COVERAGE IS TO SUPPORT POSTS ONLY.

BUILDING HEIGHT		GEODETIC ELEVATIONS	
PRINCIPLE BLDG ALLOWED *	25.26' (7.7m)	ROOF PEAK ELEV	27.39m
ACCESSORY BLDG ALLOWED *	9.843' (3.0m)	ROOF DECK SURFACE	26.32m
PRINCIPLE BLDG PROPOSED	24.85' (7.57m)	UPPER FLOOR CEILING ELEV	25.90/26.51/26.86m
ACCESSORY BLDG PROPOSED		UPPER FLOOR PLYWOOD ELEV	23.39m
<b>BUILDING HEIGHT NOTES:</b> * HEIGHT IS TO THE HIGHEST POINT OF THE BUILDING FROM THE AV. NATURAL GRADE.		MAIN FLOOR PLYWOOD ELEV	20.58m
		GARAGE SLAB @ ENTRY ELEV	20.42m
		AVERAGE EXISTING GRADE	19.82m
<b>DRIVEWAY</b>		BASEMENT PLYWOOD ELEV	17.80m
ALLOWABLE SLOPE	15.00%		
PROPOSED SLOPE	4.0142.03410.86%	STRM. SEWER INVERT @ P. L.	
MAX WIDTH @ IE	19.68' (6.0m)	SAN. SEWER INVERT @ P. L.	

### PROPOSED ZONING BYLAW RELAXATIONS

4.12.1. A fence, wall or similar structure over 1.0m (3.28ft) in height shall not be permitted within 4.5m (14.76ft) of an exterior lot corner, as defined by the intersection of an exterior side lot line and front lot line or a rear lot line where such lines form an interior angle of 135 deg or less.

PROPOSED RELAXATION TO 4.12.1 - CORNER OF THE BUILDING IS TO ENCR OACH INTO THE REQUIRED YARD AREA BY 0.16M (0.53FT), AND THE GUARDRAIL AROUND THE BASEMENT WELL IS TO FULLY ENCR OACH

6.3.6 (1) Principal Buildings, and Accessory Buildings and Structures in the RS-3 (Small Lot, Hillside) SSMUH Residential Zone shall be sited in accordance with the following minimum setback requirements:  
 Rear Lot Line, see (2) below = 3.0m (9.84ft)

PROPOSED RELAXATION TO 6.3.6 (1) - REDUCE THE REQUIRED REAR SETBACK FROM 3.0M TO 1.80M

6.3.6 (2) Notwithstanding the above, the front and rear yard setbacks shall in combination be not less than 9.0m (29.52ft).

PROPOSED RELAXATION TO 6.3.6 (2) - REDUCE THE REQUIRED COMBINED FRONT AND REAR SETBACKS TO 4.80M (15.75FT)

6.3.6 (3) Notwithstanding the above, the exterior side yard setback requirement for principal buildings and for ancillary buildings and structures shall be 1.8m (5.91ft) for a distance of 7.5m (24.61') from the front lot line and 1.5m (4.93m) from that point to the rear lot line of the lot.

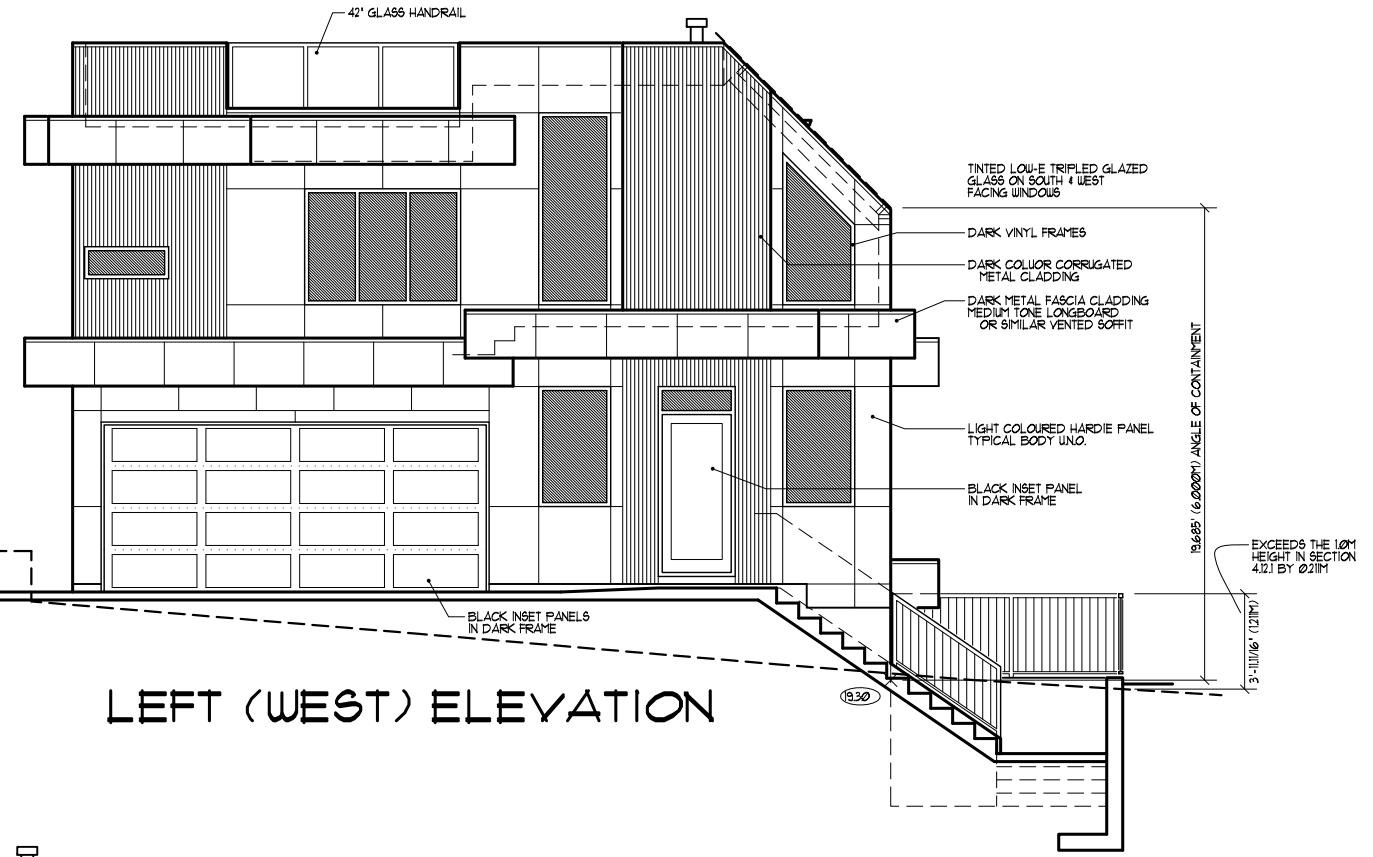
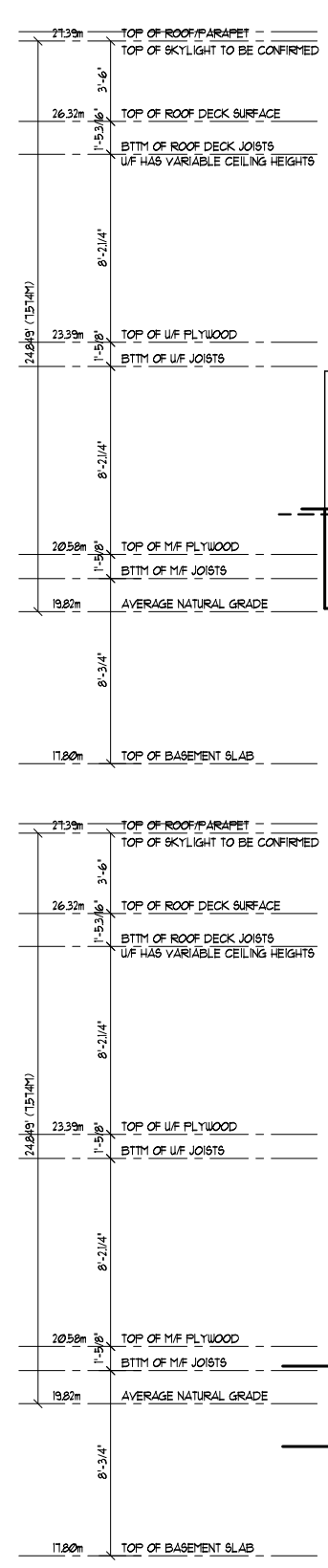
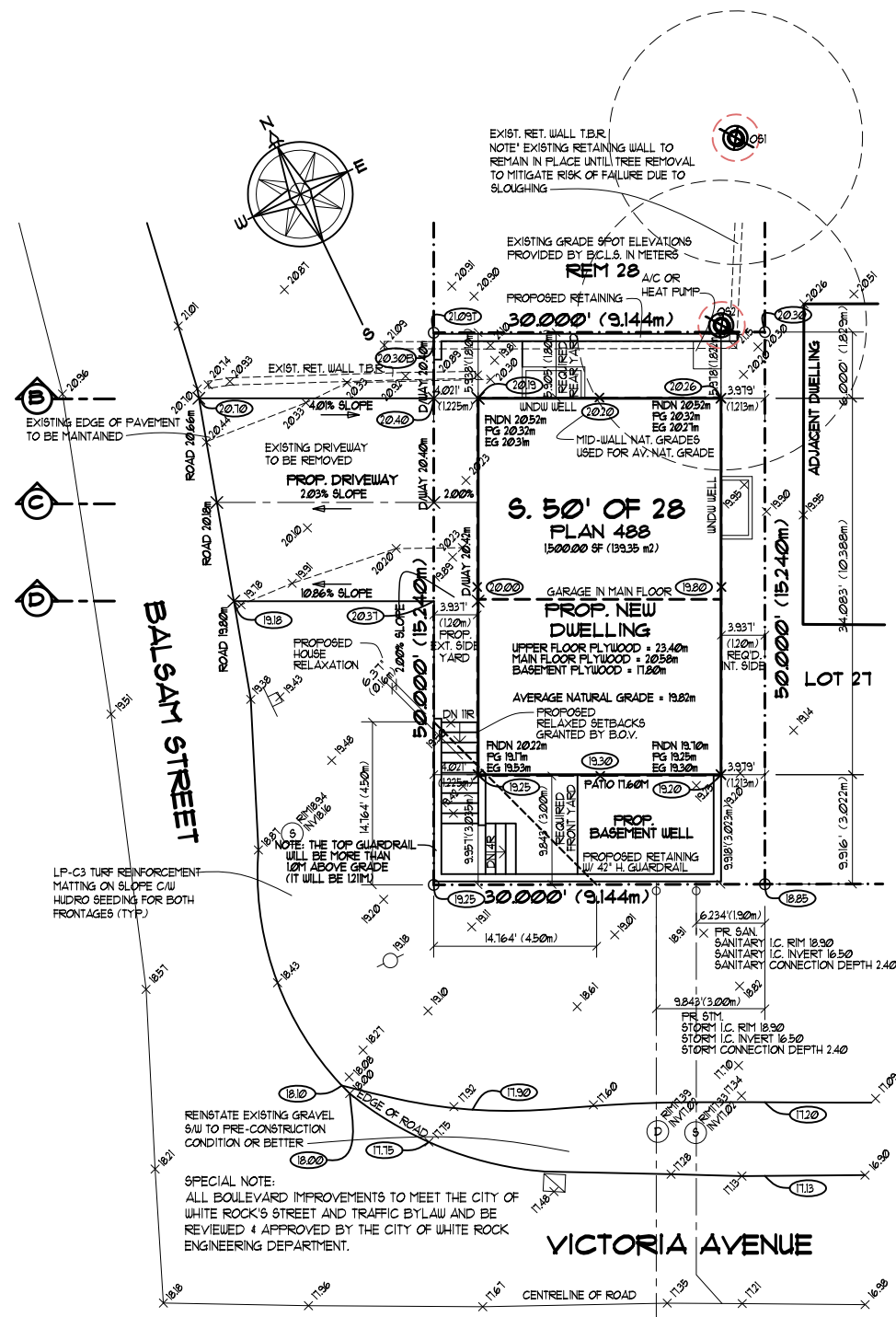
PROPOSED RELAXATION TO 6.3.6 (3) - MAKE THE ENTIRE EXTERIOR SIDE SETBACK 1.20M (3.94FT) FROM THE FRONT SETBACK LINE TO THE REAR SETBACK LINE

**B.O.V APPEAL - 15475 VICTORIA AVE**

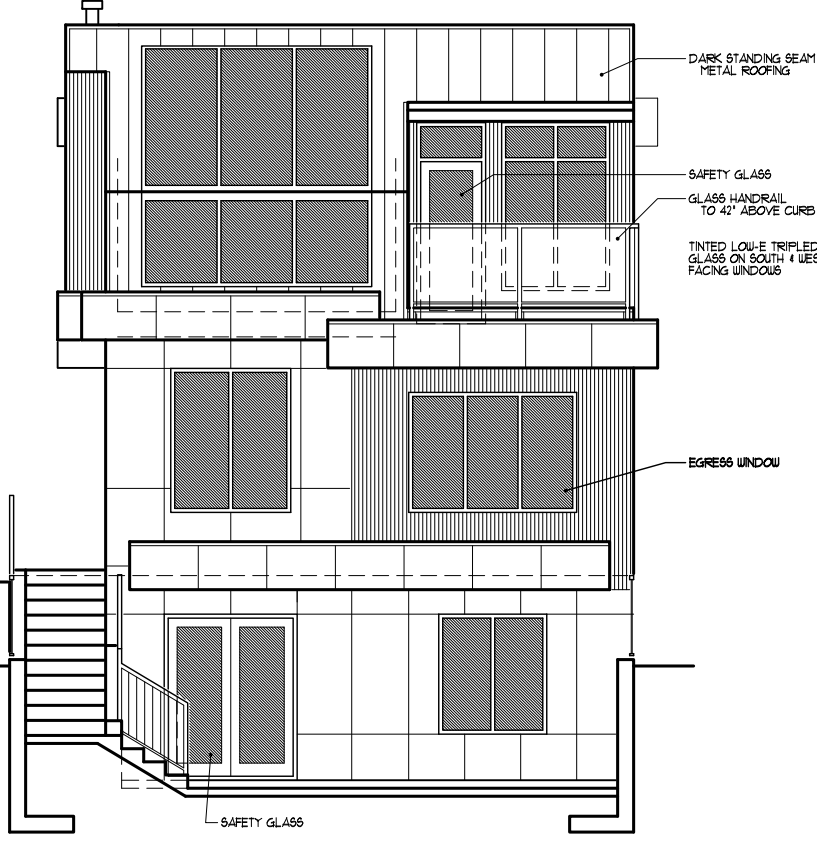
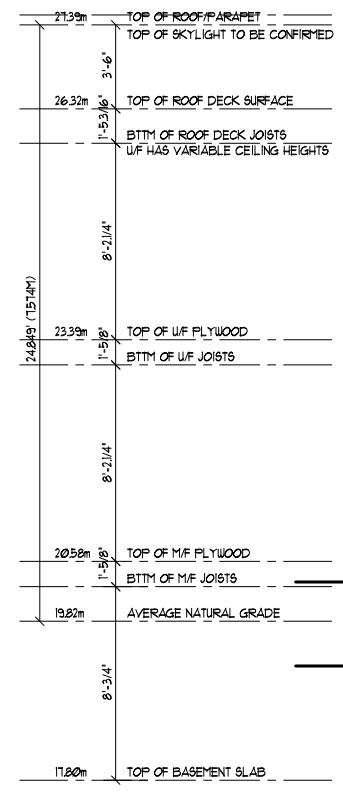
**SITE PLAN, PROJECT INFORMATION**

DESIGN BY RAYMOND S. BONTER, DESIGNER LTD.

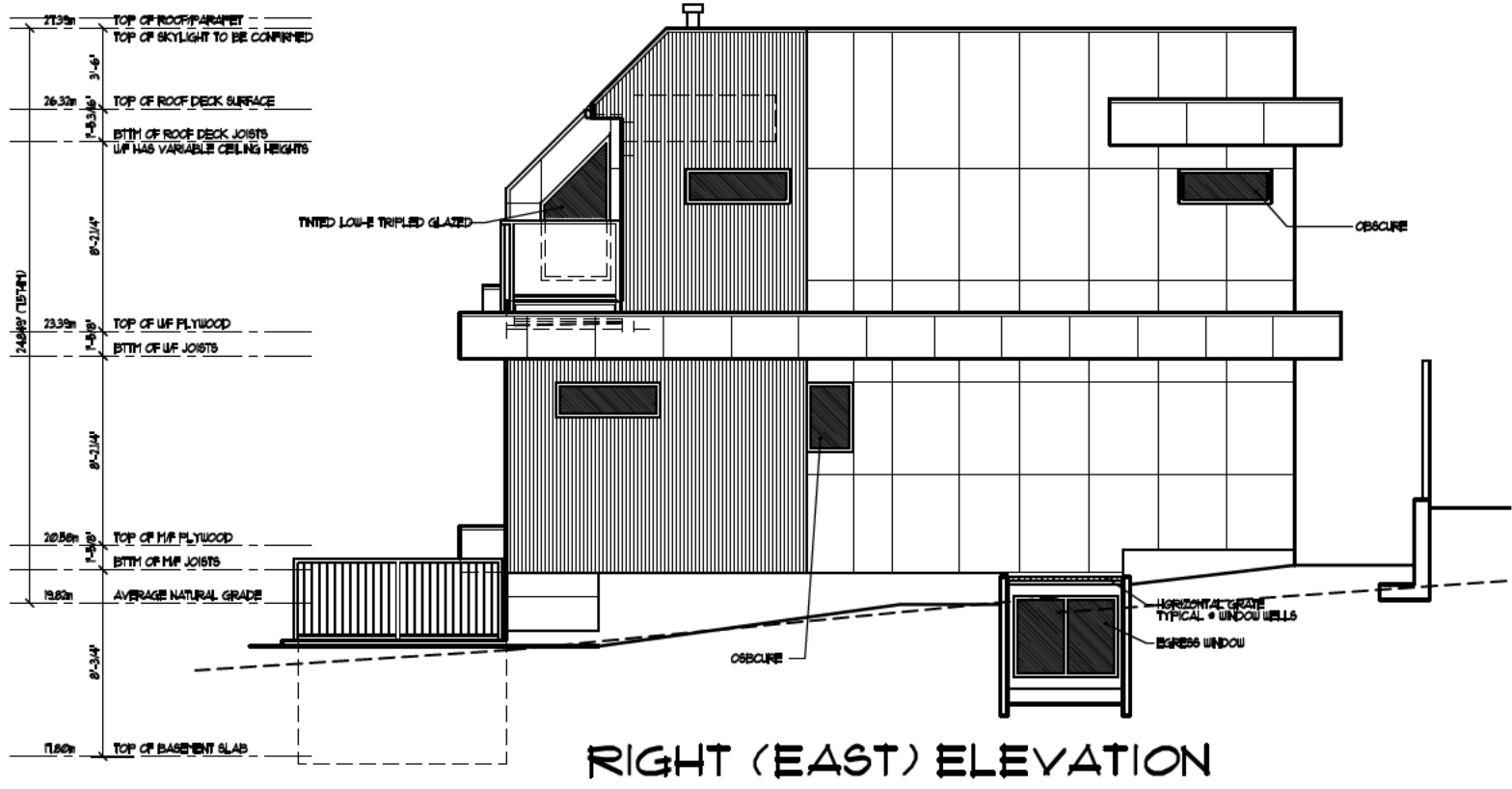




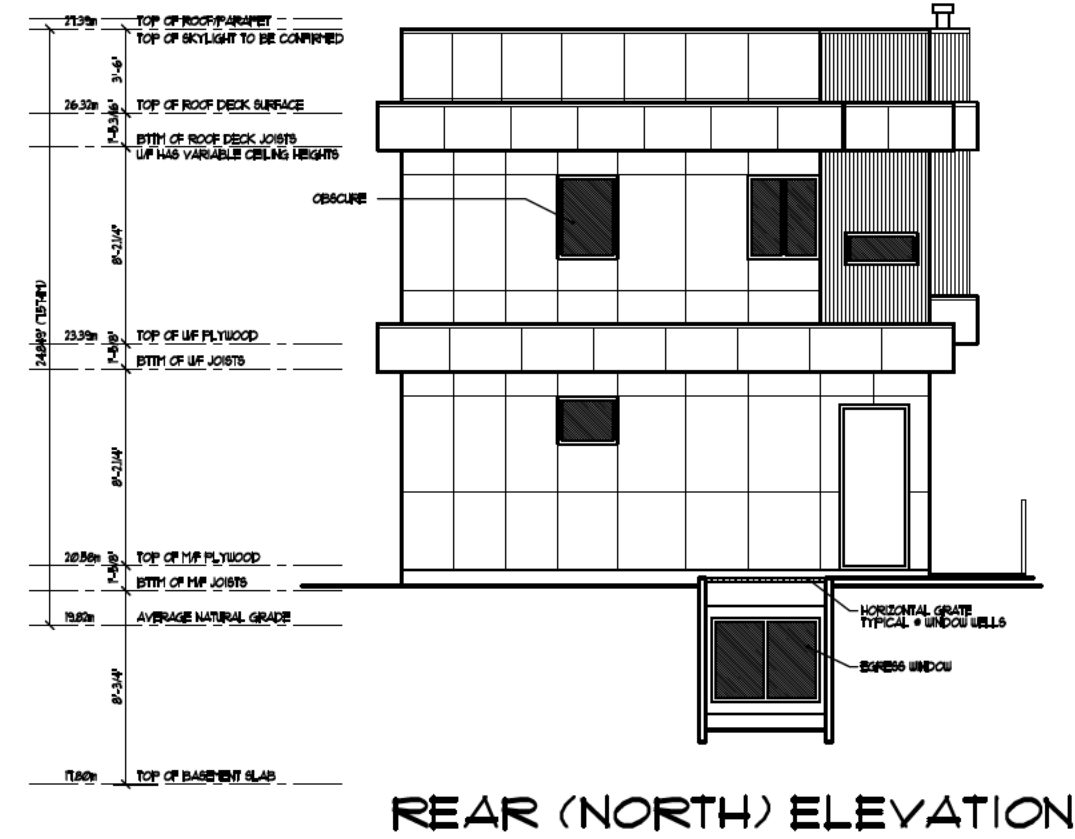
LEFT (WEST) ELEVATION



FRONT (SOUTH) ELEVATION

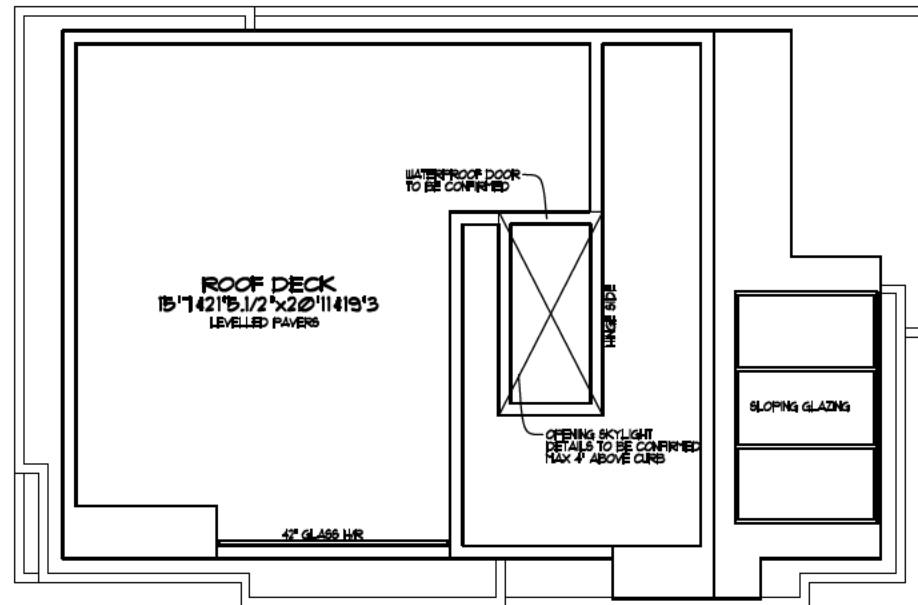


RIGHT (EAST) ELEVATION

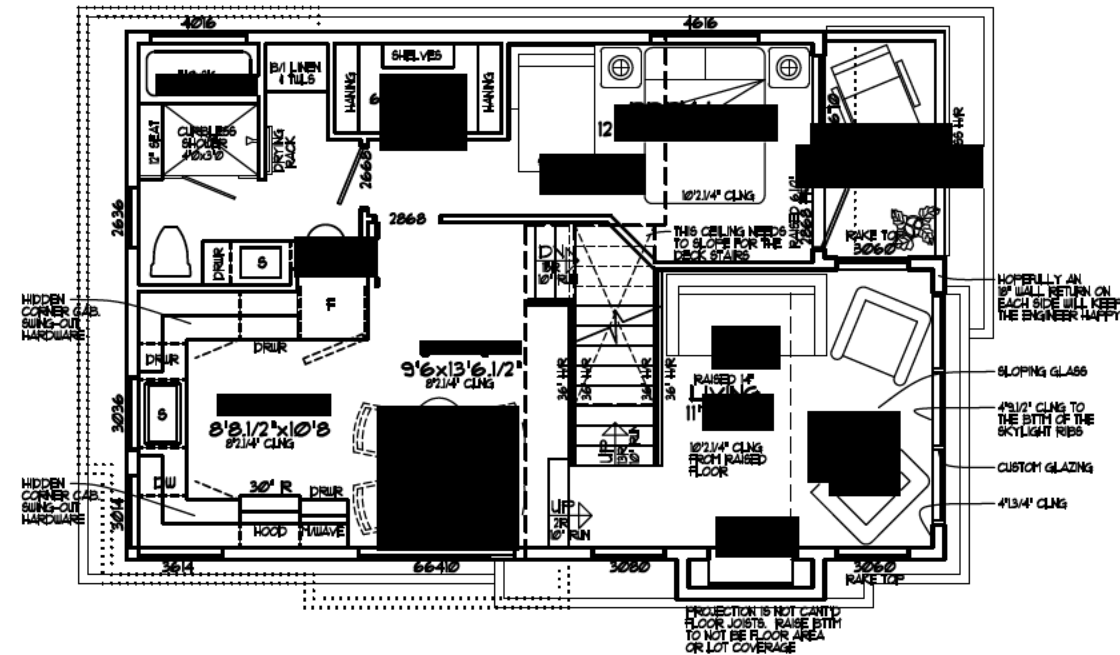


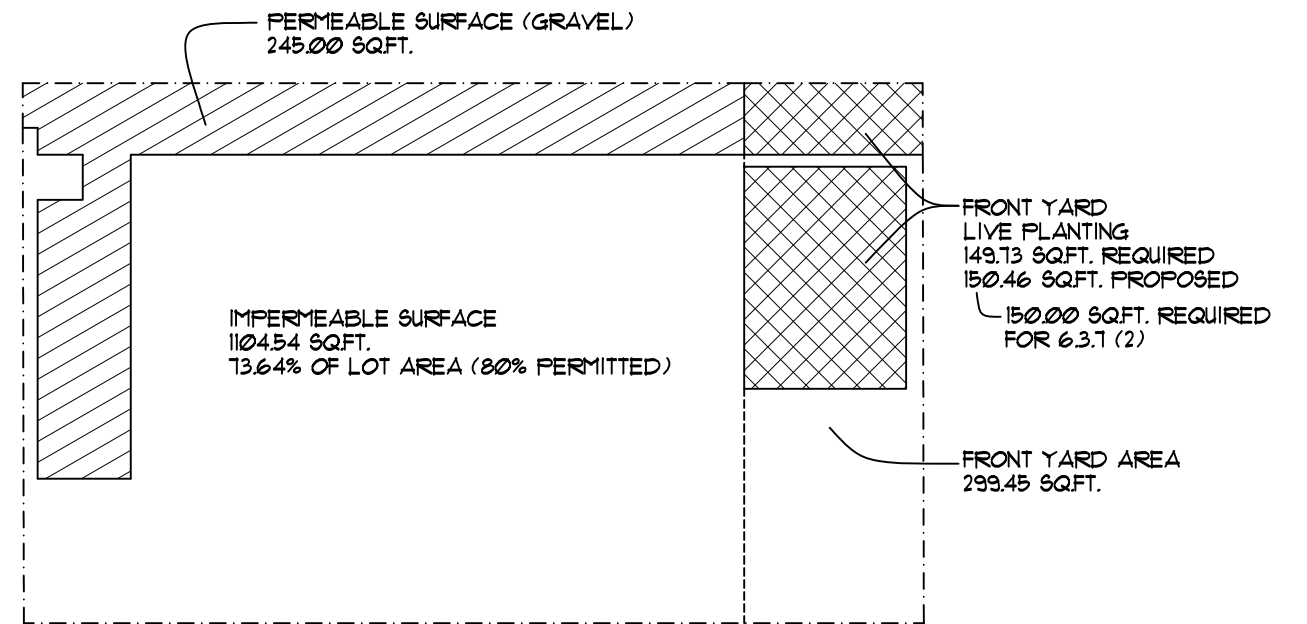
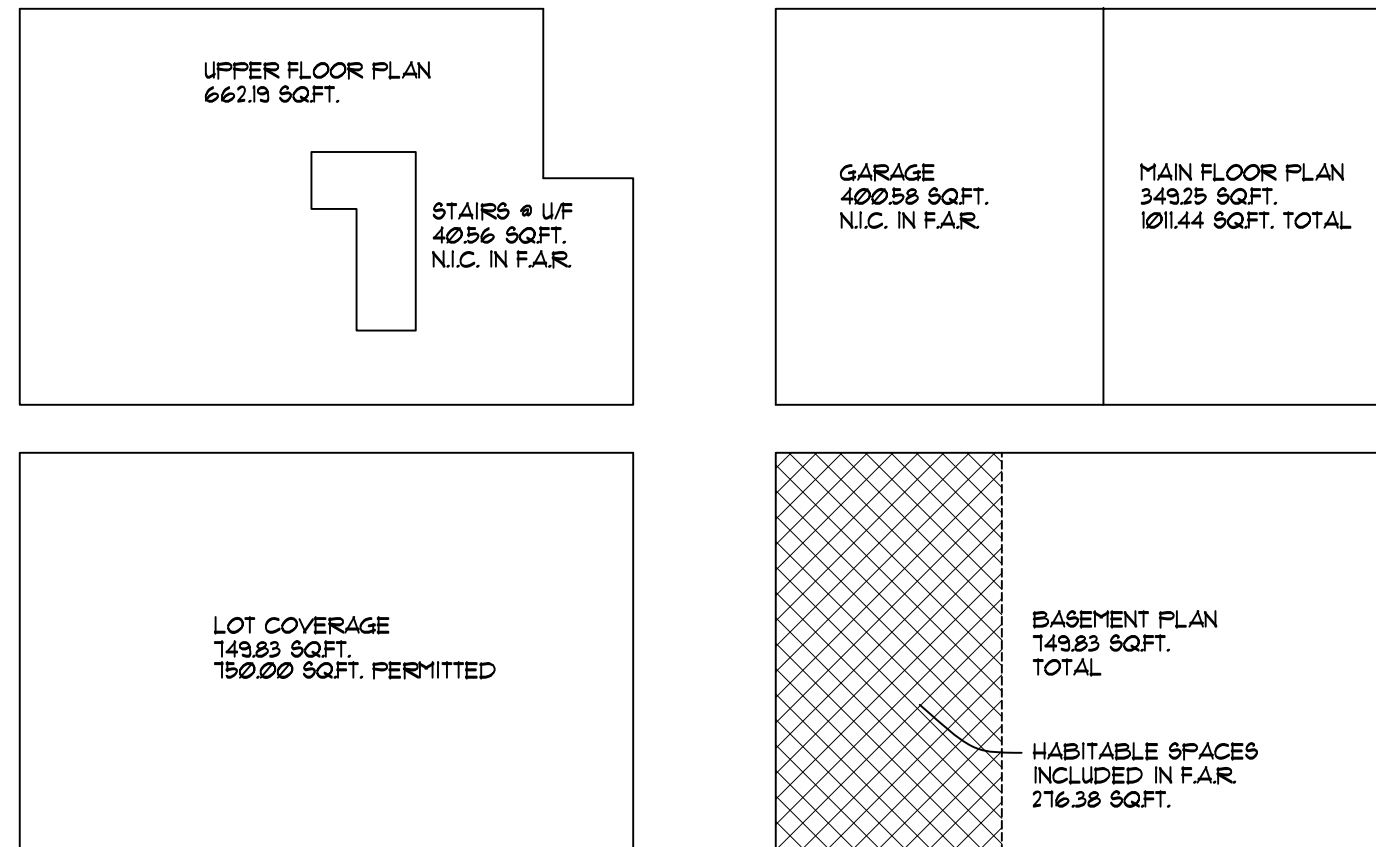
REAR (NORTH) ELEVATION

ROOF PLAN  
MEASUREMENTS ARE TO FRAMING NOT FINISHES



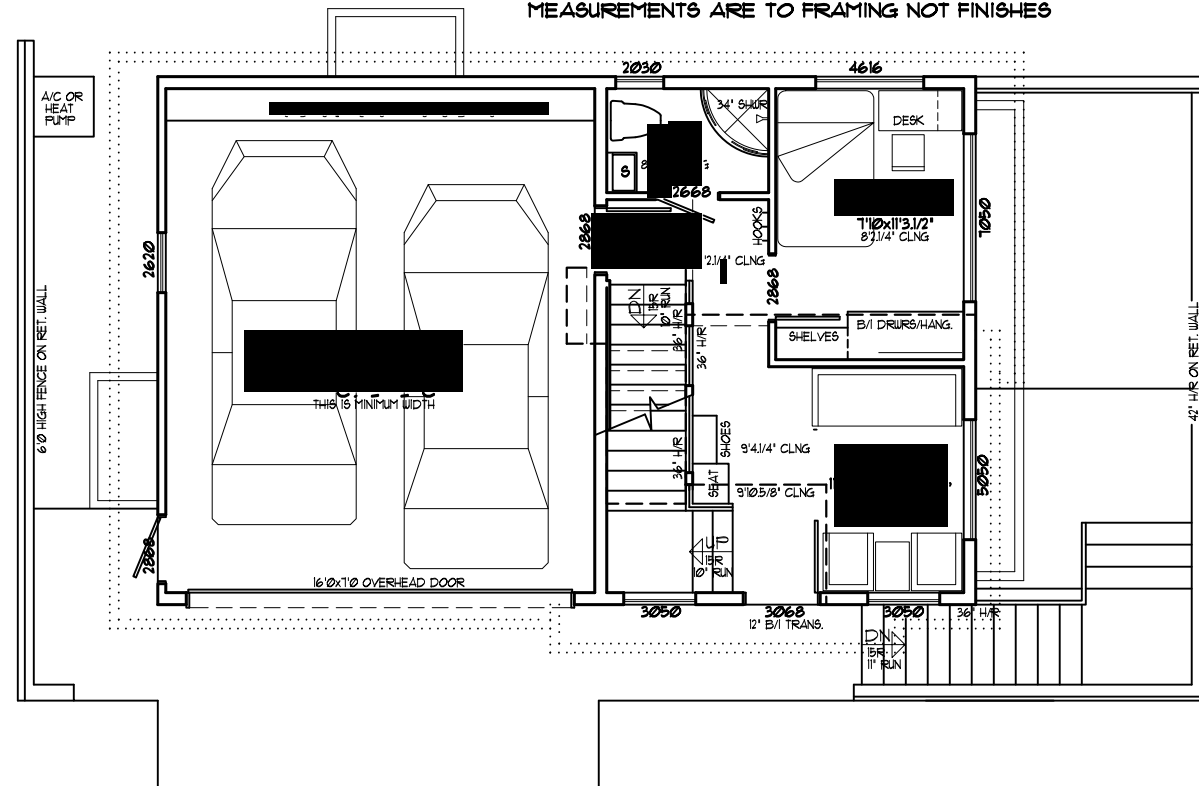
UPPER FLOOR PLAN  
662.19 SQ.FT.  
PLUS 4056 SQ.FT. STAIRS  
MEASUREMENTS ARE TO FRAMING NOT FINISHES



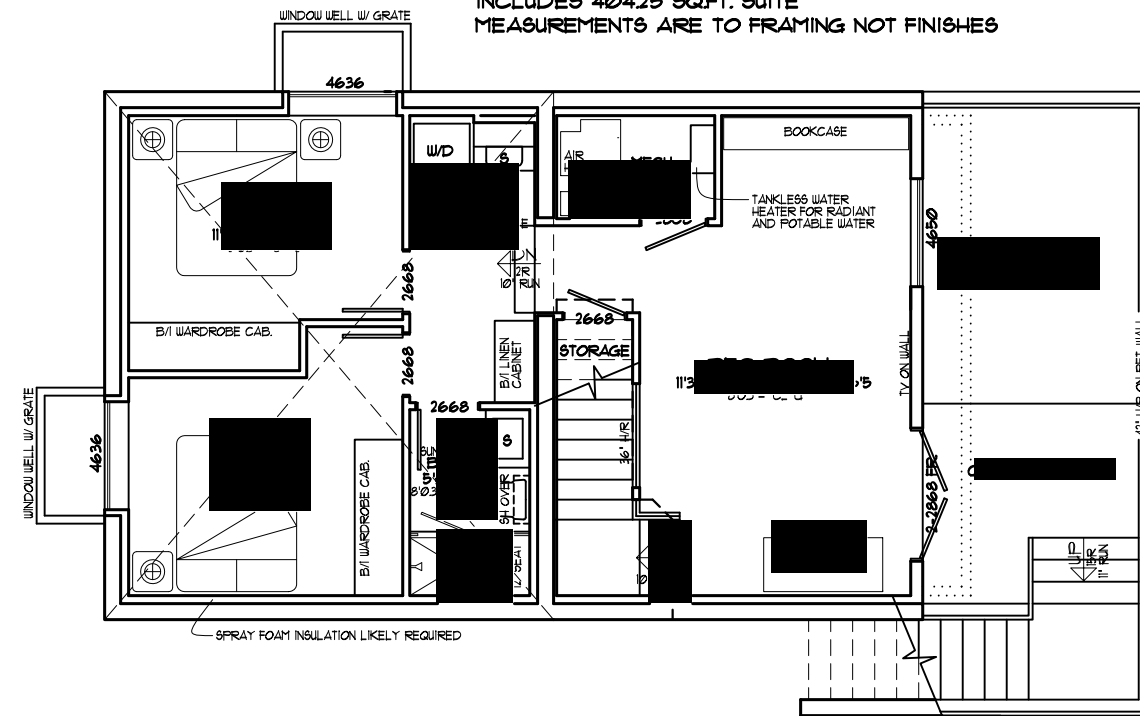


AREA SCHEMATICS  
SCALE 3/32" = 1'-0"

MAIN FLOOR PLAN  
349.25 SQ.FT.  
PLUS 400.58 SQ.FT. GARAGE  
MEASUREMENTS ARE TO FRAMING NOT FINISHES



BASEMENT PLAN  
749.83 SQ.FT.  
INCLUDES 404.25 SQ.FT. SUITE  
MEASUREMENTS ARE TO FRAMING NOT FINISHES



Appendix F  
Previous Board of Variance Appeal

September 16, 2020

Re: Board of Variance Decision – September 16, 2020  
BOV 20-013, 15475 Victoria Avenue, White Rock, BC

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Mr. McGregor,

Your requested variance, as per the plans and information presented at the Board of Variance meeting on September 16, 2020, was as follows:

1. Relax the requirement for a 4.5m clear area from the exterior lot corner for walls more than 1.0m high by 0.16m for the corner of the principal building and by 4.5m for the guardrail (Zoning Bylaw Section 4.12.1);
2. Remove the requirement for a 45-degree angle of containment commencing at 6.0 above the natural grade at the base of the wall (Zoning Bylaw Section 6.3.5 (1));
3. Relax the requirement for an exterior side yard setback of 3.0 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line to 1.2 metres for the entire exterior side yard setback (Zoning Bylaw Section 6.3.6 (3)).

**Please be advised that the Board of Variance made the following decision:**

**It was MOVED and SECONDED**

THAT the Board **approve** the variance to Section 4.12.1 of the White Rock Zoning Bylaw, 2012, No. 2000 to relax the requirement for a 4.5m clear area from the exterior lot corner for walls more than 1.0m high from 4.5 m to 4.34 m for the corner of the principal building and by 4.5m to 0m for the guardrail.

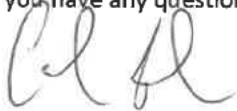
THAT the Board **deny** the variance to Section 6.3.5 (1) of the White Rock Zoning Bylaw, 2012, No. 2000 to remove the requirement for a 45-degree angle of containment commencing at 6.0 above the natural grade at the base of the wall.

THAT the Board **approve** the variance to Section 6.3.6 (3) of the White Rock Zoning Bylaw, 2012, No. 2000 to relax the requirement for an exterior side yard setback from 3.0 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line to 1.2 metres for the entire exterior side yard setback.

**Conditions:**

- i. Construction must substantially comply with the drawings prepared by Raymond S. Bonter, Designer Ltd. dated August 26, 2020.
- ii. Construction must substantially start within 2 years of the order.

If you have any questions regarding the above, please contact the undersigned.



Carl Isaak  
Director of Planning & Development Services

**Planning and Development Services**  
P: 604.541.2136 | F: 604.541.2153

**City of White Rock**  
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

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THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

Minutes from a **BOARD OF VARIANCE** meeting held at the City of White Rock Council Chambers at 15322 Buena Vista Avenue on **Wednesday, September 16, at 3:30 p.m.**

**BOARD MEMBERS:** L. EBENAL  
J. GILL  
G. PARKIN

**ABSENT:** None

**STAFF:** G. NEWMAN  
A. VON HAUSEN

**GUESTS:** ANGUS MUIR (HOME DESIGNER/AGENT), TREVOR MCGEGOR (OWNER), 14575 VICTORIA AVENUE

**1. CALL MEETING TO ORDER**

The meeting was called to order at 3:30 p.m.

**2. ADOPTION OF AGENDA**

**It was MOVED and SECONDED**

THAT the Agenda for the Board of Variance meeting scheduled for September 16, 2020, be approved.

**CARRIED**

**3. ADOPTION OF MINUTES**

**It was MOVED and SECONDED**

THAT the Minutes from the July 22, 2020 Board of Variance meeting be adopted as circulated.

**CARRIED**

**4. APPEAL SUBMISSIONS TO THE BOARD OF VARIANCE**

**BOV 20-013, 15475 Victoria Avenue**

The Board heard from the applicant (agent), Angus Muir, who was seeking to:

- i. Relax the requirement for a 4.5m clear area from the exterior lot corner for walls more than 1.0m high by 0.16m for the corner of the principal building and by 4.5m for the guardrail (Zoning Bylaw Section 4.12.1);
- ii. Remove the requirement for a 45-degree angle of containment commencing at 6.0 above the natural grade at the base of the wall (Zoning Bylaw Section 6.3.5 (1));
- iii. Relax the requirement for an exterior side yard setback of 3.0 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line to 1.2 metres for the entire exterior side yard setback (Zoning Bylaw Section 6.3.6 (3)).

The following comments were made:

- Previous decisions of BOV don't set precedent
- Appeals granted in 2017 – different from this application
- Owner did not build the home within the timeline tied to the approval – approvals expired
- Subsequent application required
- Technical review required changes to the previously-approved design, specific to the driveway location and conflicts with the City's Streets Bylaw
- Design requires access off the lower-classification road (Balsam not Victoria)
- Issue of "hardship":
  - Property adjacent to properties of twice it's size, as a result of subdivision
  - Property doesn't currently conform to the RS-3 Zone, applicable to lot, in terms of minimum lot area:
    - Creates development potential for the property that is less (density) than what would otherwise be permitted to a compliant lot (size);
    - Accessing the garage from Balsam, as required by the City, limits the amount of the property that could otherwise be used to support floor area permitted within the lot;
    - Reduced setbacks sought to provide a larger building envelop to the property thereby allowing the proponent to build closer to the maximum permitted density (floor area) available to the lot;
    - Noted projections into sight triangle at the corner of the lot, inclusion of railing around the retaining wall;
    - Angle of containment reduces the floor area available to the upper floor constrains the suitability of creating a functional floor.
  - Acknowledge that the application was previously approved by the BOV and, at the time, the design was based on a position of the City that has subsequently changed (i.e., in terms of how the property is to be accessed) – has caused a need to relocate the garage;
  - Existing development is non-conforming in terms of the front yard setback – blocks visibility at the intersection greater than what would result if the variance was granted and the new dwelling constructed;
  - Redevelopment would also allow for improvement to existing vegetation at the front lot line where existing vegetation encumbers views.

Chair requested comments from others (no other public members in attendance).

There was one written comment received and read.

Chair sought a motion to vote on the issue of hardship.

**It was MOVED and SECONDED**

THAT the applicant would experience hardship as the ability to build a reasonably sized home.

**CARRIED**

Chair sought a motion on each of the variances:

**It was MOVED and SECONDED**

THAT the appeal be GRANTED for variance tied to Zoning Bylaw Section 4.12.1 in accordance with submitted plans.

**CARRIED**

L. Ebenal voted in the negative

**It was MOVED and SECONDED**

THAT the appeal be GRANTED for variance tied to Zoning Bylaw Section 6.3.5 (1) in accordance with submitted plans.

**DEFEATED**

**It was MOVED and SECONDED**

THAT the appeal be GRANTED for variance Zoning Bylaw Section 6.3.6 (3) in accordance with submitted plans.

**CARRIED**

**5. CONCLUSION OF THE MEETING**

There being no further business, the meeting adjourned at 4:45 p.m.

The foregoing Minutes of are hereby certified correct.

  
\_\_\_\_\_  
Lorne Ebenal  
Chairperson

\_\_\_\_\_  
Greg Newman  
Recording Secretary