

## **NOTICE OF PUBLIC MEETING – SEPTEMBER 23, 2024**

**DEVELOPMENT VARIANCE PERMIT NO. 459**

**CIVIC ADDRESS: 14591 Gordon Avenue**

**PURPOSE:** Application to vary zoning bylaw regulations for front and side yard setbacks in order to permit the construction of balconies on an existing legal non-conforming building. The balconies are proposed to project into the front and side yard setbacks.

**WHITE ROCK**  
*My City by the Sea!*

**Documents:**

Author	Document	Item #
Director of Planning and Development Services	Draft Development Variance Permit and proposed design documents	R-1



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

**NOTICE OF PUBLIC MEETING**  
**MONDAY, SEPTEMBER 23, 2024**  
**14591 GORDON AVENUE**

**NOTICE** is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Meeting on **MONDAY, SEPTEMBER 23, 2024 at 4:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*; and further

**NOTICE** is hereby given that Council will consider this same application at the Regular Council Meeting scheduled for **MONDAY, SEPTEMBER 23, 2024, at 4:00 P.M.** in the Council Chambers at the White Rock City Hall.

At the September 23, 2024 Public Meeting, all persons who deem their interest in property is affected by the proposed application shall be afforded an opportunity to be heard **in person or by forwarding written submissions** reflecting matters contained in the proposed application that is the subject of the Public Meeting. At the Public Meeting, Council will hear and receive submissions from interested persons in regard to the application listed below:

**DEVELOPMENT VARIANCE PERMIT NO. 459 (DVP00035)**

**CIVIC ADDRESS: 14591 Gordon Avenue (See Site Map)**

**PURPOSE:** Application to vary zoning bylaw regulations for front and side yard setbacks in order to permit the construction of balconies on an existing legal non-conforming building. The balconies are proposed to project into the front and side yard setbacks.

The proposed application can be viewed online on the agenda and minutes page of the City website, [www.whiterockcity.ca](http://www.whiterockcity.ca), under Council Agendas or in the Corporate Administration Office at the White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from September 10, 2024 until September 23, 2024 between the hours of 8:30 a.m. and 4:30 p.m.

**ADDITIONAL INFORMATION**

Further details regarding the subject of the Public Meeting may be found online: [whiterockcity.ca/agendas](http://whiterockcity.ca/agendas)

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca)

**VIEW THE RELATED DOCUMENTS**

Online at [whiterockcity.ca/agendas](http://whiterockcity.ca/agendas)

**SUBMIT YOUR COMMENTS**

- **Email:** [clerksoffice@whiterockcity.ca](mailto:clerksoffice@whiterockcity.ca) with “DVP 459” noted in the subject line
- **Mail:** City Hall at 15322 Buena Vista Avenue, White Rock, V4B 1Y6

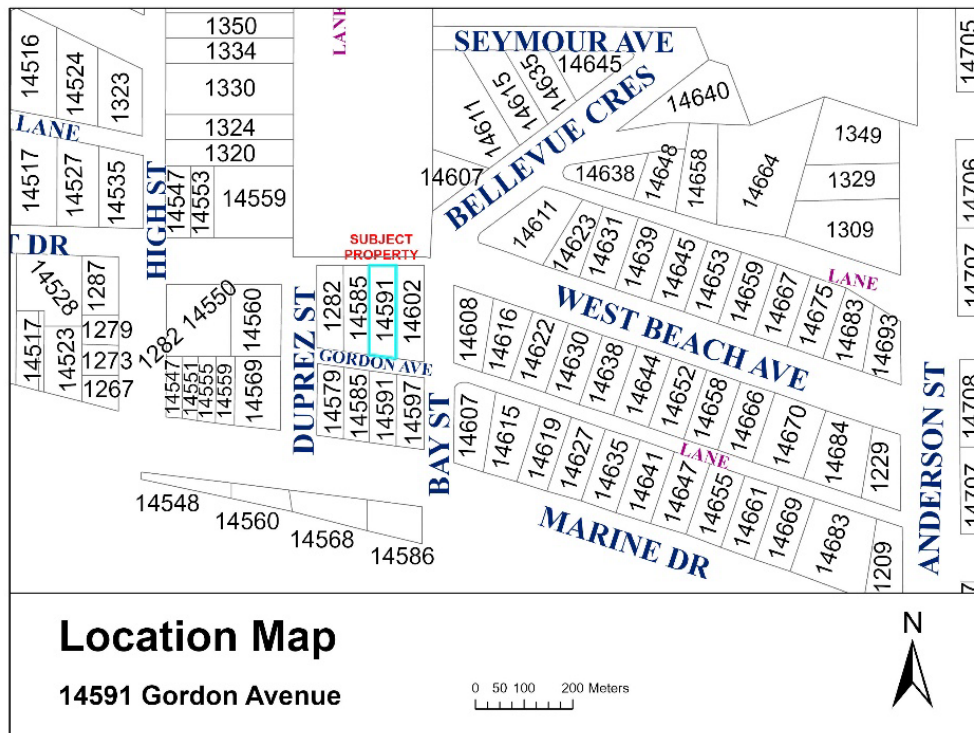
All submitted comments will be distributed to Council and must be received by 12:00 p.m. (noon) on the day of the Public Meeting.

- **In Person:** Attend in person at City Hall Council Chambers (15322 Buena Vista Ave.)

**WATCH THE PUBLIC MEETING**

Live online or view the video the following day at [whiterockcity.ca/agendas](http://whiterockcity.ca/agendas)

**SITE MAP: 14591 Gordon Avenue**



September 10, 2024  
Tracey Arthur, Director of Corporate Administration



# THE CORPORATION OF THE CITY OF WHITE ROCK

## DEVELOPMENT VARIANCE PERMIT NO. 459

1. Development Variance Permit No. 459 is issued to **PARVIZ DEHGHAN MANSHADI** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 7 SECTION 10 TOWNSHIP 1 NEW  
WESTMINSTER DISTRICT PLAN 4170  
PID: 011-080-493

Hereinafter called "Lands"  
As indicated on Schedule A.

2. Development Variance Permit No. 459 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by 'White Rock Planning Procedures Bylaw, 2017, No. 2234' as amended.
3. The provisions of 'White Rock Zoning Bylaw, 2024, No. 2506' as amended, is varied as follows:
  - (a) Section 6.3.9 (2) is varied to reduce the minimum setback requirements for a structure from the side yard setback from 1.2m to 0.55m on the Eastern lot line.
  - (b) Section 6.3.9 (3) is varied to reduce the minimum setback requirements for a structure from the side yard setback from 1.2m to 0.0m on the Western lot line.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

### Terms and conditions:

- (a) This Development Variance Permit (DVP) is for the construction of stairs and balconies for an existing single-family home.
- (b) The siting and works of these structures shall conform to the drawings prepared by DAG Design & Company (revision date June 4, 2024) attached hereto as Schedule B.
- (c) The applicant must obtain an easement from the property legally described as LOT 6, PLAN NWP4170, PART NW1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT in order to facilitate the stairs that are subject to this development variance permit as the stairs will be located on the property legally

described LOT 6, PLAN NWP4170, PART NW1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. This easement must be in priority to any other charges and will be in perpetuity.

- (d) Registration of a Section 219 Restrictive Covenant between the City and both property owners to prohibit the alteration of the stairs and balconies.
  - (e) The Development Variance Permit (DVP) approval is valid under the condition that if the stairs or house are demolished or damaged beyond 75% as per the Local Government Act the variance permit will terminate.
5. Where the holder of this Development Variance Permit does not receive final approval of a Building Permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
6. This Development Variance Permit does not constitute a Building Permit.

Authorizing Resolution passed by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

The Corporate Seal of THE CORPORATION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:

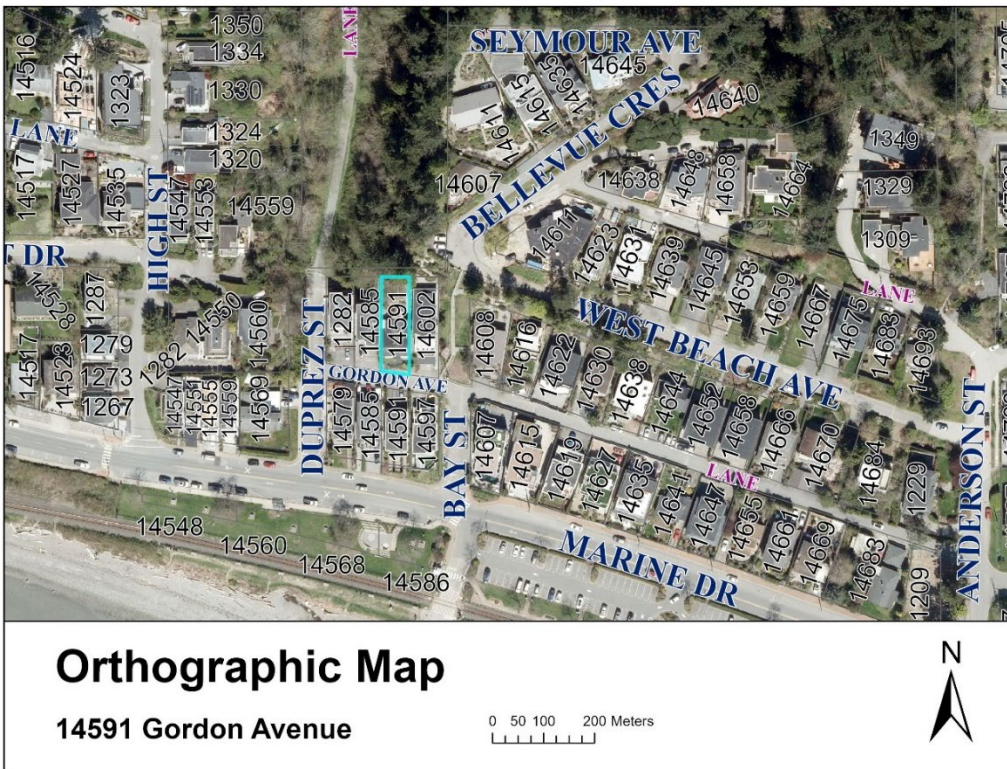
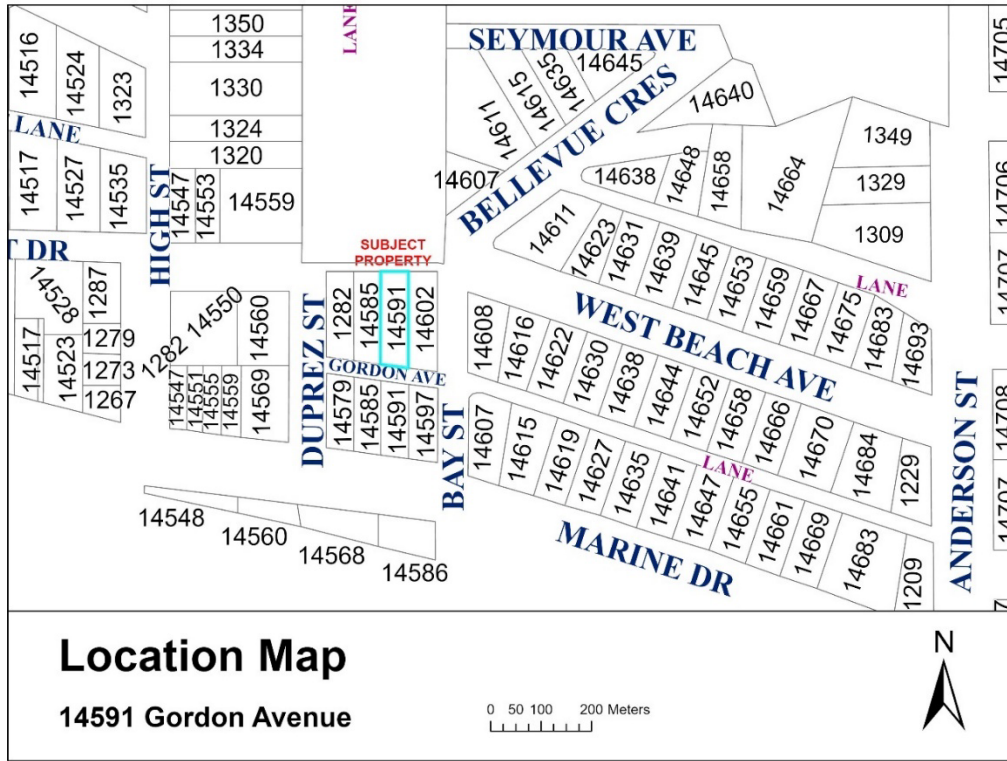
---

Mayor – Megan Knight

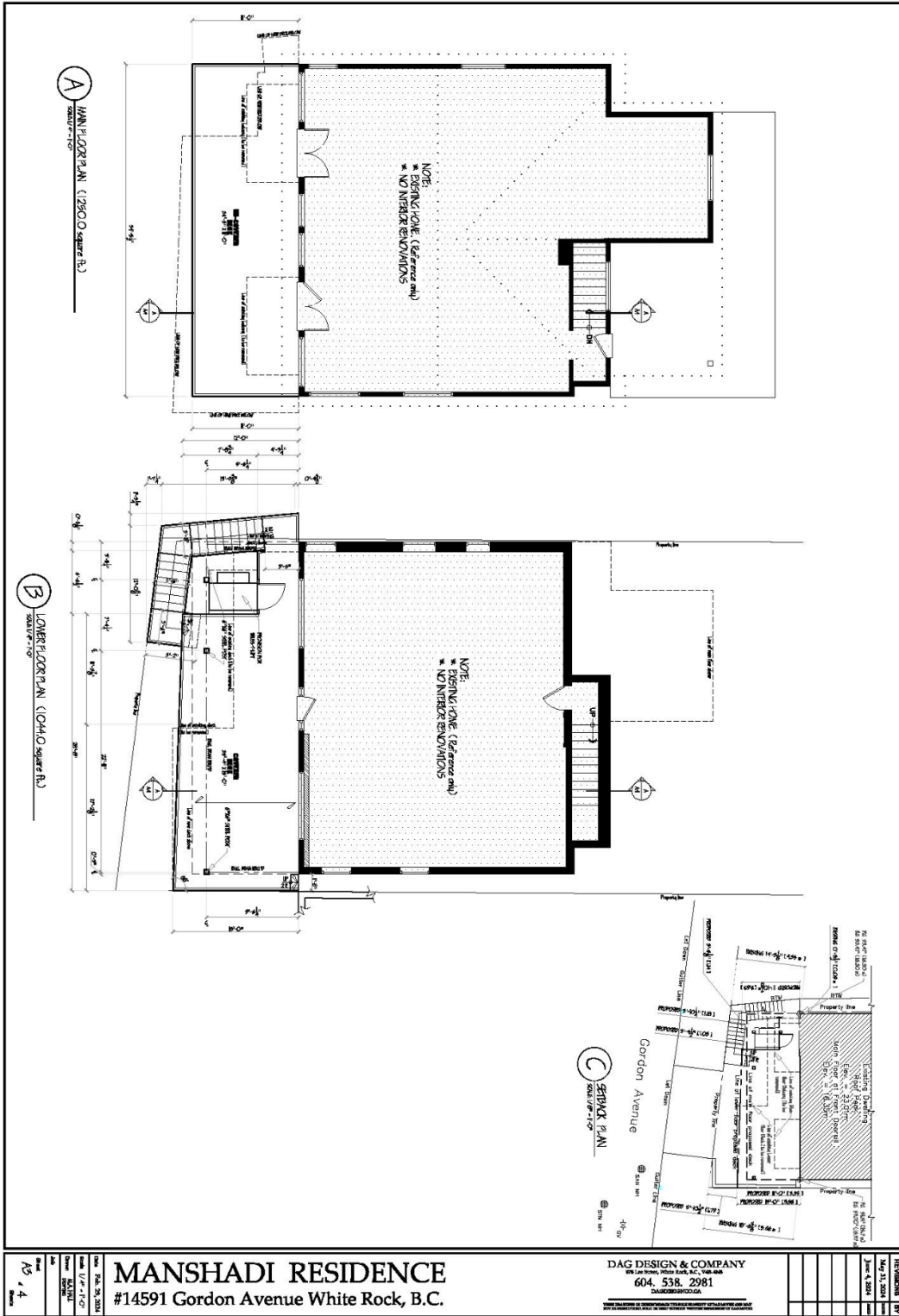
---

Director of Corporate Administration – Tracey Arthur

**Schedule A**  
**Location and Orthographic Maps**



# Schedule B Drawings







Proposed balconies and stairs boundary area.

Existing boundary of Decks and stairs.

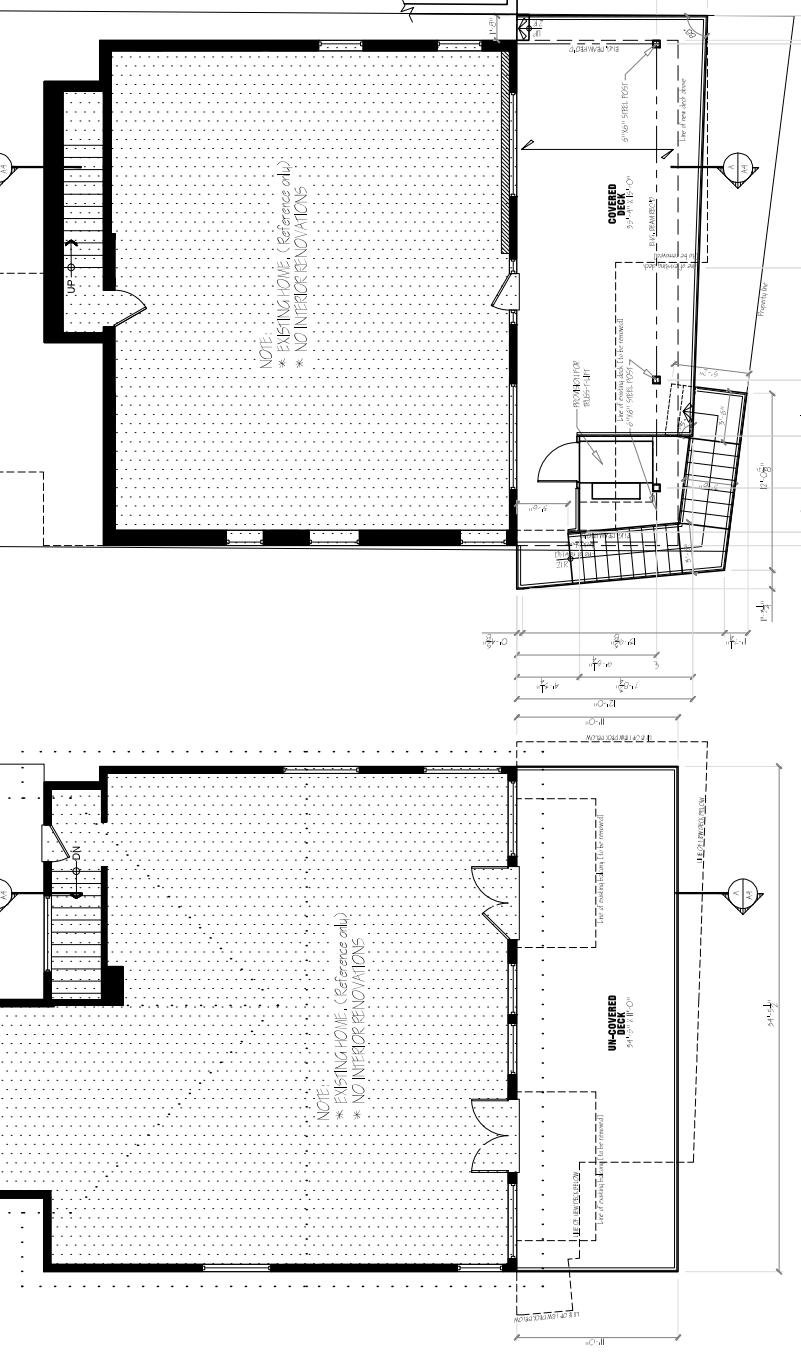
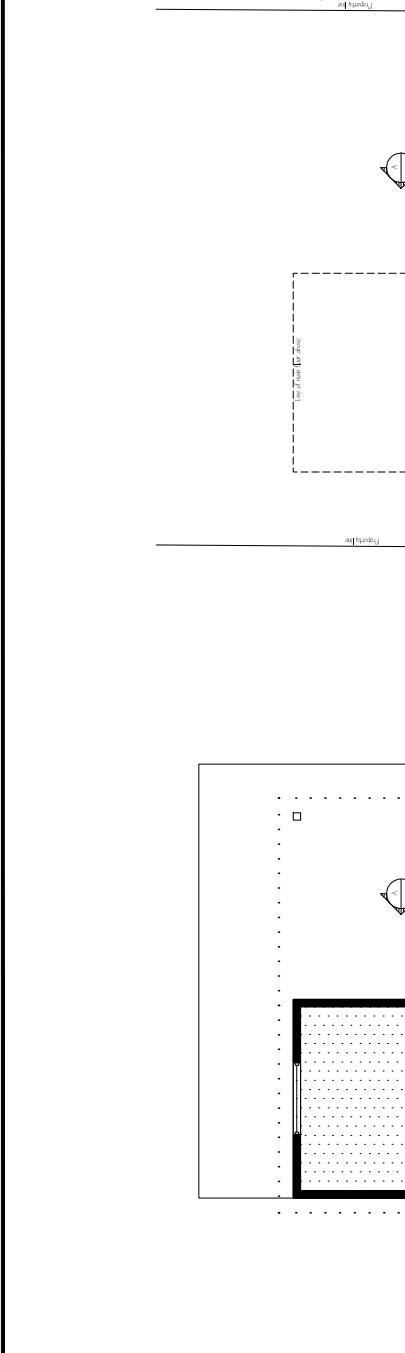
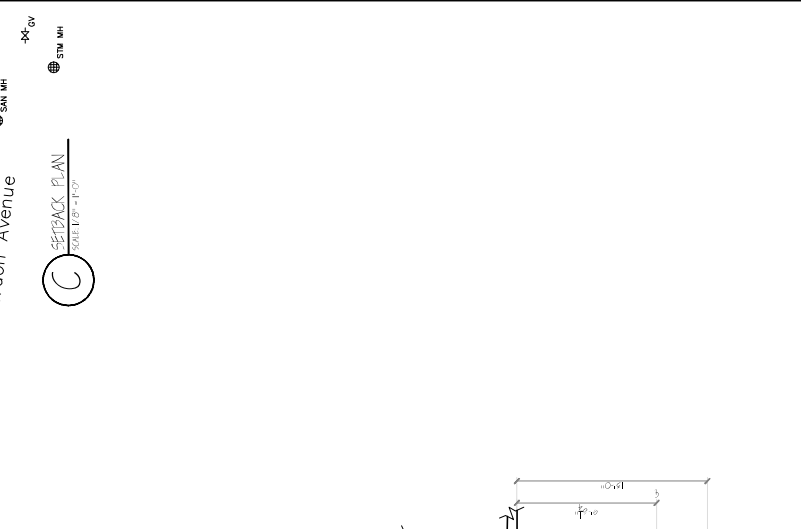
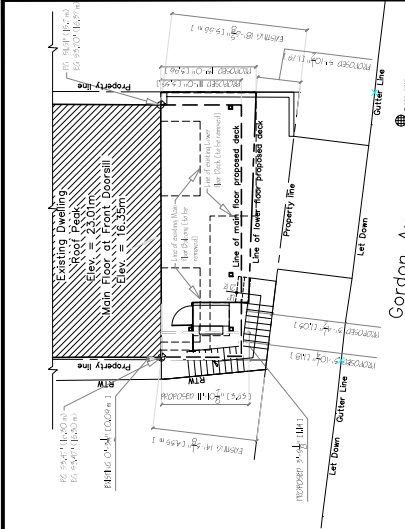
REVISIONS	BY	DATE
1	AS	May 31, 2024
2	AS	June 4, 2024

DAE DESIGN & COMPANY  
 604.538.2981  
 D. MORGENTHAU  
 576 GORDON AVENUE, WHITE ROCK, B.C. V4B 4N8  
 VANCOUVER, BC V6C 2G8

# MANSHADI RESIDENCE

#14591 Gordon Avenue White Rock, B.C.

Date:	14591-2024
Scale:	1/4" = 1'-0"
Drawn:	DAE
Sheet:	A5
Drawn:	AS
Scale:	1/4" = 1'-0"



**A** MAIN FLOOR PLAN (1250.0 square ft.)  
 SCALE 1/4" = 1'-0"

**B** LOWER FLOOR PLAN (1044.0 square ft.)  
 SCALE 1/4" = 1'-0"