

NOTICE OF PUBLIC HEARING – FEBRUARY 1, 2021

BYLAW.: **WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT
(RT-1 – 15496 THRIFT AVENUE) BYLAW, 2020,
NO. 2366**

CIVIC ADDRESS: **15496 Thrift Avenue**

PURPOSE: Bylaw 2366 proposes to rezone the subject property from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’ to allow for the construction of a duplex. A Minor Development Permit is also required to ensure the form and character of the duplex complies with the Mature Neighbourhood Development Permit Area Guidelines in the Official Community Plan (OCP). The OCP Designation of ‘Mature Neighbourhood’ allows residential uses in single family homes (with or without secondary suites), duplexes, and triplexes.

WHITE ROCK
My City by the Sea!

Documents:

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated November 9, 2020	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, FEBRUARY 1, 2021

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, FEBRUARY 1, 2021** at **6:00 P.M.** in accordance with the *Local Government Act*. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **via a telephone-in process** 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:

- 1) **BYLAW 2366:** **White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366**
CIVIC ADDRESS: **15496 Thrift Avenue (See Site Map Attached)**

PURPOSE: Bylaw 2366 proposes to rezone the subject property from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’ to allow for the construction of a duplex. A Minor Development Permit is also required to ensure the form and character of the duplex complies with the Mature Neighbourhood Development Permit Area Guidelines in the Official Community Plan (OCP). The OCP Designation of ‘Mature Neighbourhood’ allows residential uses in single family homes (with or without secondary suites), duplexes, and triplexes.

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

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Hearings will be held virtually and will also be live streamed on the City website. To participate in a Public Hearing, please review the options below.

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. on the date of the Public Hearing, February 1, 2021.**

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the “City Hall Drop Box” to the left outside the front door; or
- Emailing the Mayor and Council at clerksoffice@whiterockcity.ca with the applicable subject line:
 - **PH #2, Bylaw 2366, 15496 Thrift Avenue**

2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Hearing item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Hearing item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted)

When you call-in, please be prepared to provide the following information:

- The public hearing item
- Your first and last name
- Whether you live in the City of White Rock
- Whether you are in support of or not in support of the item

3. Register to speak to a Public Hearing item via telephone:

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

Registration will be open from **12:00 p.m. to 4:30 p.m. on the date of the Public Hearing, February 1, 2021.** Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

Please note the following instructions when you call in:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing
- You will have 5 minutes to speak
- **Turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- **Do not put your phone on speaker phone**
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

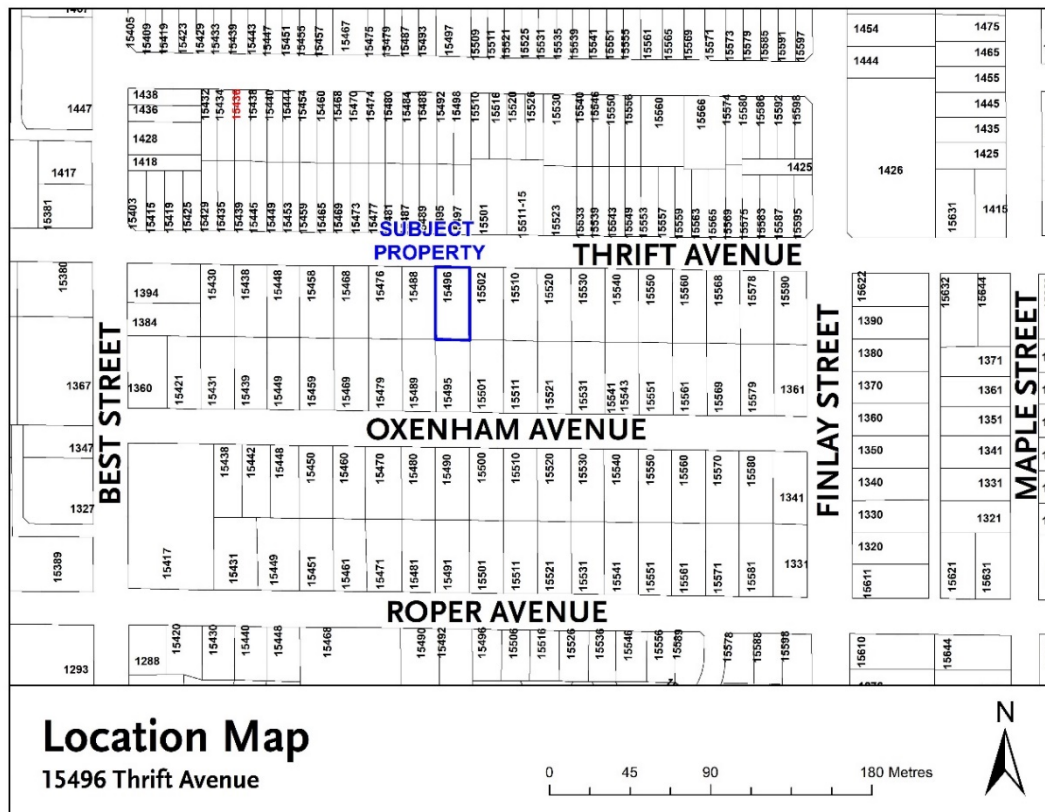
If you miss the noted registration period, please watch the live meeting at the following link: <https://www.whiterockcity.ca/453/Video-Recording-of-Council-Meetings> as there will be an opportunity for you to call in for a limited period of time.

Please 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. 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 and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from January 19, 2021, until February 1, 2021. **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 FOR BYLAW 2366, 15496 Thrift Avenue



January 19, 2021

Tracey Arthur

Tracey Arthur
Director of Corporate Administration

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



DATE: November 9, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Rezoning and Minor Development Permit Application – 15496 Thrift Avenue (ZON/MIP 19-018)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366 as presented, and direct staff to schedule the required Public Hearing; and
2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2366 is given Third Reading after the Public Hearing;
 - 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.

EXECUTIVE SUMMARY

The City of White Rock has received an application to rezone 15496 Thrift Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’ to allow for the construction of a duplex on the property. A minor development permit for form and character is also required. The subject property meets the lot area and dimension requirements of the RT-1 zone and the siting and massing of the proposed two-storey duplex is similar to a detached residential building that could be constructed under the existing zoning. The duplex would provide two ‘affordable’ ownerships option in the City, relative to a large single-family home.

A previous City-initiated effort in 2010 to establish policies to guide infill redevelopment for large lots on the east side of White Rock included the block where the subject property is located. Residents on the block requested exclusion from the designated area, and the area was removed from the East Side Large Lot Infill Area. The design of the proposed duplex was reviewed under the Mature Neighbourhood Development Permit Area, and the City of White Rock Duplex Design Guidelines. The design and character of the project fits within the overall character of the surrounding area, and staff recommend advancing the application to public hearing.

PREVIOUS COUNCIL DIRECTION

None.

INTRODUCTION/BACKGROUND

White Rock Official Community Plan 2017, No. 2220 (OCP) designates the subject property as ‘Mature Neighbourhood’. The designation applies to areas characterized by low-scale residential uses where gentle infill opportunities, such as the introduction of duplexes and triplexes, is supported. The goal of this designation is to protect the character of existing mature single-family neighbourhoods, while supporting increased housing choice and affordability. The requested rezoning is from RS-1 to RT-1, which enables the construction of a duplex.

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 or triplex require a minor Development Permit (DP). 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. Duplex proposals are to be reviewed against the ‘Mature Neighbourhood Infill’ DP Area (DPA) guidelines, found in Section 22.9 of the OCP, which are used to ensure the form and character of the development fits within the character of the neighbourhood. The project has been reviewed by City staff and the City’s Advisory Design Panel (ADP). The rezoning is consistent with the applicable policies of the OCP, and the City’s Mature Neighbourhood DPA Guidelines.

ANALYSIS

The original proposal has undergone a series of revisions to ensure alignment with the City’s DP Area and Duplex Design Guidelines. The project is consistent with the OCP’s Mature Neighbourhood DPA policies. The following sections describe details of the proposal and key land use planning considerations made in preparing the staff recommendation outlined in this report.

Site Neighbourhood Context

The subject property is situated mid-block on the south side of Thrift Avenue between Best Street and Finlay Street. The street is comprised of a mix of low density, single family homes on lots measuring typically 18 m (59 ft) in width and 40 m (132 ft) in depth on the south side of the street and smaller infill housing with lots typically measuring 9.1 m (30 ft) in width by 39 m (128 ft) in depth. There is one older existing duplex lot on the north side of Thrift Avenue at 15541-43 Thrift Avenue, and another recently constructed duplex on the south side of the same block of the subject property, at 15541 Oxenham Avenue (see photos in Appendix G).

Development of the two blocks north of the area has occurred under the ‘South of the Hospital Lands’ policies which allows for infill redevelopment of narrow lots (9.1 metre width) in accordance with the RI-1 One Unit (Infill) Residential Zone. To the south and east of the site, most development is in the form of low-density single-family homes. Less than 300 metres west of the site, the properties are designated ‘Town Centre Transition’, which consists of existing three and four storey apartment buildings. To the northeast, the ‘East Side Large Lot Infill Area,’ considers small-lot subdivisions and townhouse redevelopment supported in the OCP. The 13-storey ALTUS mixed-use development, currently under construction, is also located in this area.

Zoning Analysis

The subject property is approximately 18.9 m (62.0 ft) wide, 40.4 m (132.3 ft) deep, and has a lot area of 762.5 sq.m (8,208 ft²), exceeding the minimum requirements of both the existing RS-1 zone and the proposed RT-1 zone. The zoning requirements that relate to the siting and massing

of buildings are largely identical for the RS-1 and RT-1 zones. The only variation is to lot coverage with a maximum of 40% required in the RS-1 zone as compared to 45% in the RT-1 zone. The proposal at 15496 Thrift Avenue has a lot coverage of 40.2 % and is in conformance with all other RT-1 standards. Secondary suites are not permitted in the RT-1 zone.

Table 1: Comparison of existing RS-1 Zone, Standard RT-1 Zoning Provisions, and Proposed Site Statistics

Zone Standard	Existing RS-1 Zone	Standard RT-1 Zone	Proposal (RT-1 Zone)
Lot Width (min)	15.0 m (49.2ft)	18.0 m (59.1ft)	18.9 m (62.0ft)
Lot Depth (min)	27.4 m (89.9ft)	30.5 m (100.1ft)	40.4 m (132.3ft)
Lot Area (min)	464.0 m ² (4,994.5ft ²)	742.0 m ² (7,986.8ft ²)	762.5 m ² (8,208ft ²)
Lot Coverage (max)	40%	45%	40.2%
Floor Area	0.5 times the lot area	0.5 times the lot area	0.486 times the lot area
Height (max)	7.7 metres (25.3 ft)	7.7 metres (25.3 ft)	7.7 metres (25.26 ft)
Front Setback (min)	7.5 metres (24.6 ft)	7.5 metres (24.6 ft)	9 metres (29.7 ft)
Rear Setback (min)	7.5 metres (24.6 ft)	7.5 metres (24.6 ft)	7.62 metres (25 ft)
Side Setback (min)	1.5 metres (4.9 ft)	1.5 metres (4.9 ft)	1.52 metres (5 ft)

Development Proposal

The proposed side-by-side duplex has been designed in accordance with the City of White Rock Duplex Design Guidelines and the Mature Neighbourhood DPA Guidelines. The site plan, floor plans, and elevations of the proposed duplex are attached as Appendix C. A rendering of the proposed duplex is included below as Figure 1.

Each unit provides four bedrooms, with verandas to accentuate the front of the houses. Building massing has been broken up by the incorporation of an upper deck on the second storey of the west unit, a combination of pitched and flat roof styles, and the use of different types of façade cladding materials. Individuality of each unit has been achieved through variations in the floor plans, window sizes, verandas styles, building setbacks, variable roof styles, and accent material locations.

Substantial landscaping has been added to the front and rear yards, as per the landscape plan provided in Appendix C, in order to soften the appearance of the proposed duplex and to emphasize the individuality of each unit through the use of a variety of evergreen and flowering trees, shrubs, grasses and perennials. Paved areas have been reduced by placing the garages side by side with a central combined driveway.

Figure 1: Rendering of Proposed Duplex Looking Southwest along Thrift Avenue



Public Information Meeting and Public Feedback

The applicant held a public information meeting (PIM) on February 18, 2020, at the White Rock Library (15342 Buena Vista Avenue) from 5:30 p.m. - 7:00 p.m. Approximately ninety (90) letters were circulated notifying owners within 100 metres of the proposal. The meeting was also advertised in consecutive publications of the Peace Arch News in advance of the PIM. Appendix D to this report includes the PIM sign-in sheet and completed comment forms. There was a total of six (6) attendees at the meeting and a total of four (4) paper feedback forms were submitted addressing the proposal. A total of three (3) of the respondents were undecided in terms of the proposal and one was in opposition of the proposal.

Concerns that were brought up during the meeting included the following:

- protection of existing mature trees at the rear of the lot;
- impacts of construction to existing neighbourhood;
- overall size of the residence creating shade in neighbouring rear yards;
- limited greenspace as part of the proposal;
- overall height of the duplex not respecting existing homes;
- site drainage due to large driveway and small rear yards;
- overflow of parking into the surrounding neighbourhood; and
- the potential for suites on the basement levels.

As residents noted concerns regarding the potential for secondary suites in the basements of the duplex and potential parking issues from the increased number of units, staff have recommended that a restrictive covenant be registered on the land title of the property. The proposed RT-1 zone does not allow for secondary suites. To supplement this restriction, a section 219 restrictive covenant prohibiting an accessory secondary suite can be required as a condition of final bylaw adoption if Council wishes to provide additional assurance that secondary suites will not be permitted in the future.

The proposal also meets the minimum requirements of the Zoning Bylaw by providing two parking spaces per unit (four total). The height requirements of the Zoning Bylaw are also respected by the proposal, as the maximum height of a new single-family home or duplex would be the same standard of 7.7 metres (25.3 ft). OCP Policy 7.4.2 supports duplexes in mature neighbourhoods provided they do not make up more than 20% of the block frontage. The proposal at 15496 Thrift Avenue would be the first duplex on the south side of the street and abides by Policy 7.4.2. Six trees are proposed for removal as part of the proposal; however two trees are proposed on site and the remainder of the securities will ensure trees are replanted on City property.

Public Realm and Streetscape Improvements

Improvements to the City boulevard would be completed by the applicant at the time of redevelopment (e.g., sidewalks, street tree planting, etc.).

Multi-Family DPA Guidelines

The applicant has submitted a response to the Mature Neighbourhood DPA Guidelines, which are applicable to the proposal pursuant to OCP Policy 22.1. The response to the guidelines is attached as Appendix E. Staff consider the submitted response to be in conformance with the DPA Guidelines.

The applicant has adequately identified how the proposed development meets the development permit guidelines by providing the following key aspects:

- a) Individuality of each unit has been achieved through variations in the floor plans, setbacks, window sizes, design of each veranda, roof styles, and by using different cladding accent materials. The upper storey is designed with a smaller footprint than the main and basement levels to further breakdown building massing.
- b) The south façade is modulated using layered setbacks and heights in the building mass creating a hierarchy of entrances, decks, roofs and balcony recesses.
- c) The site is to be landscaped with plant materials using a variety of evergreen and flowering trees, shrubs, grasses and perennials. The overall result will be the creation of an enhanced streetscape that maintains a strong separation between private and public space in the front yard and access to a usable backyard space in the rear.

Advisory Design Panel Review

During the Advisory Design Panel (ADP) meeting on July 7, 2020, the panel recommended that the application for the development proposal at 15496 Thrift Avenue be referred back to the ADP once the applicant had the opportunity to consider comments pertaining to the following items (see Appendix F for related ADP meeting minutes):

- a) Confirm hardscape/softscape materials on landscape plans
Design Response: The landscape plan was updated to show hard/softscape surfaces.
- b) Increase the variety in the proposed landscaping plan, including the provision of one tree per lot
Design Response: The landscape plan was reviewed to increase the variety of plants. The number of trees in backyard was reduced to one per unit.
- c) Ensure drawings are consistent and coordinated and include adequate information
Design Response: Discrepancies in the design (left entry door, rooflines, columns, and patio stairs) pointed out by panel were revised.

The application was brought back to the ADP and after consideration, the panel directed the application to Council. Staff believe the applicant has provided a satisfactory response to the comments noted above.

Tree Management

The Arborist Report prepared by Huckleberry Landscape Design identifies that a total of six “protected trees”, being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, will be impacted by the proposal (refer to Appendix H). The trees are all located onsite. The Report recommends that all trees be removed as they are in poor condition or conflict with the proposed design. In addition, there are four off-site “protected trees” on the neighbours’

property that would be retained and 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 and removals subject to the posting of securities for the 10 trees as required by the Tree Management Bylaw. Two new trees are proposed as part of the development. The remainder of required tree replacement securities would be taken as cash-in-lieu for tree planting on City property. Appendix C includes the proposed landscape plan which will be further reviewed upon receipt of an application for a Tree Management Permit (TMP), likely to accompany a future request for demolition of the existing building.

FINANCIAL IMPLICATIONS

The Rezoning and Minor DP, if approved, will not result in any additional costs to the City. Development cost charges will apply to the redevelopment.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not applicable.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Rezoning and Minor DP 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 modest infill within the ‘Mature Neighbourhood’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

ALIGNMENT WITH STRATEGIC PRIORITIES

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

OPTIONS / RISKS / ALTERNATIVES

The Land Use and Planning Committee can recommend that Council:

1. Reject the proposed Zoning Amendment Bylaw; or
2. Defer the proposed Zoning Amendment Bylaw pending further information to be identified.

CONCLUSION

The proposal for a duplex at 15496 Thrift Avenue is consistent with the objectives and policies of the ‘Mature Neighbourhood’ OCP land use designation and Development Permit Area Guidelines. Staff support the proposal to rezone 15496 Thrift Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’, to allow the construction of a duplex. Staff have brought forward a draft Zoning Amendment Bylaw to move the application forward to a Public Hearing. Staff recommend that the Zoning Amendment Bylaw be given first

and second reading, and that a Public Hearing be scheduled. 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 authority is delegated to the City Manager by the Planning Procedures Bylaw.

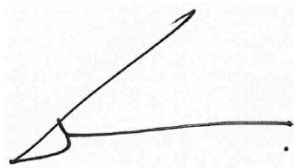
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director of 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. 2366
Appendix B: Location and Ortho Photo Maps
Appendix C: Architectural Drawings and Landscape Plan
Appendix D: Public Information Meeting, Sign-in Sheet and Comment Forms
Appendix E: DPA Guidelines Response Table
Appendix F: ADP Minutes dated July 7, 2020
Appendix G: Photos of Site and Surrounding Area
Appendix H: Arborist Report

APPENDIX A
Draft Zoning Amendment Bylaw No. 2366

(Attached Separately)

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2366**



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 5 Section 11 Township 1 New Westminster District Plan 21529
(15496 Thrift Avenue)
PID: 010-466-274

as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366".

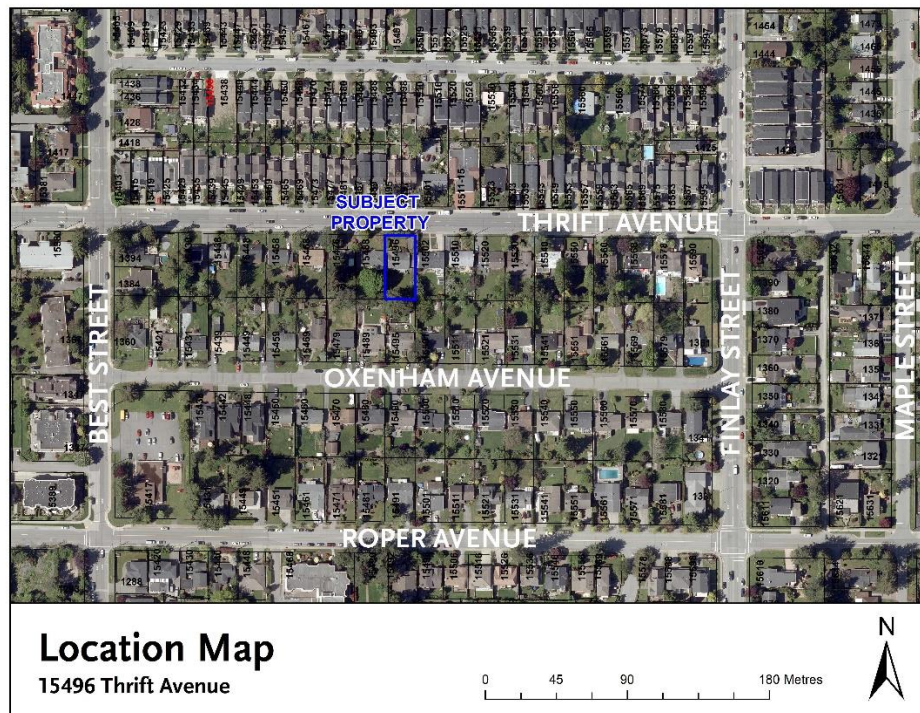
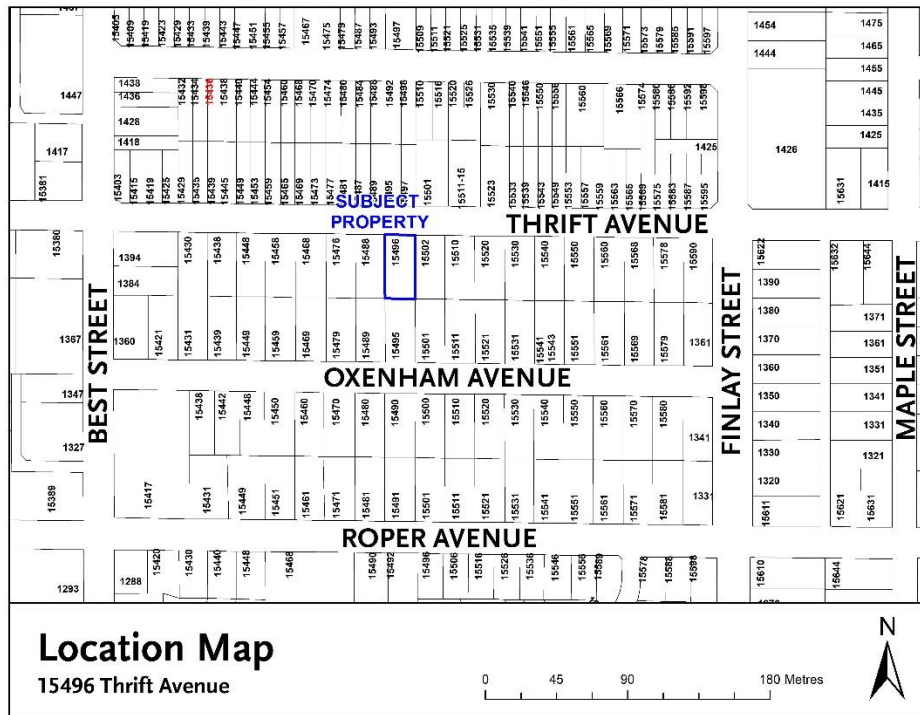
PUBLIC INFORMATION MEETING on the	18 th day of February, 2020
RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

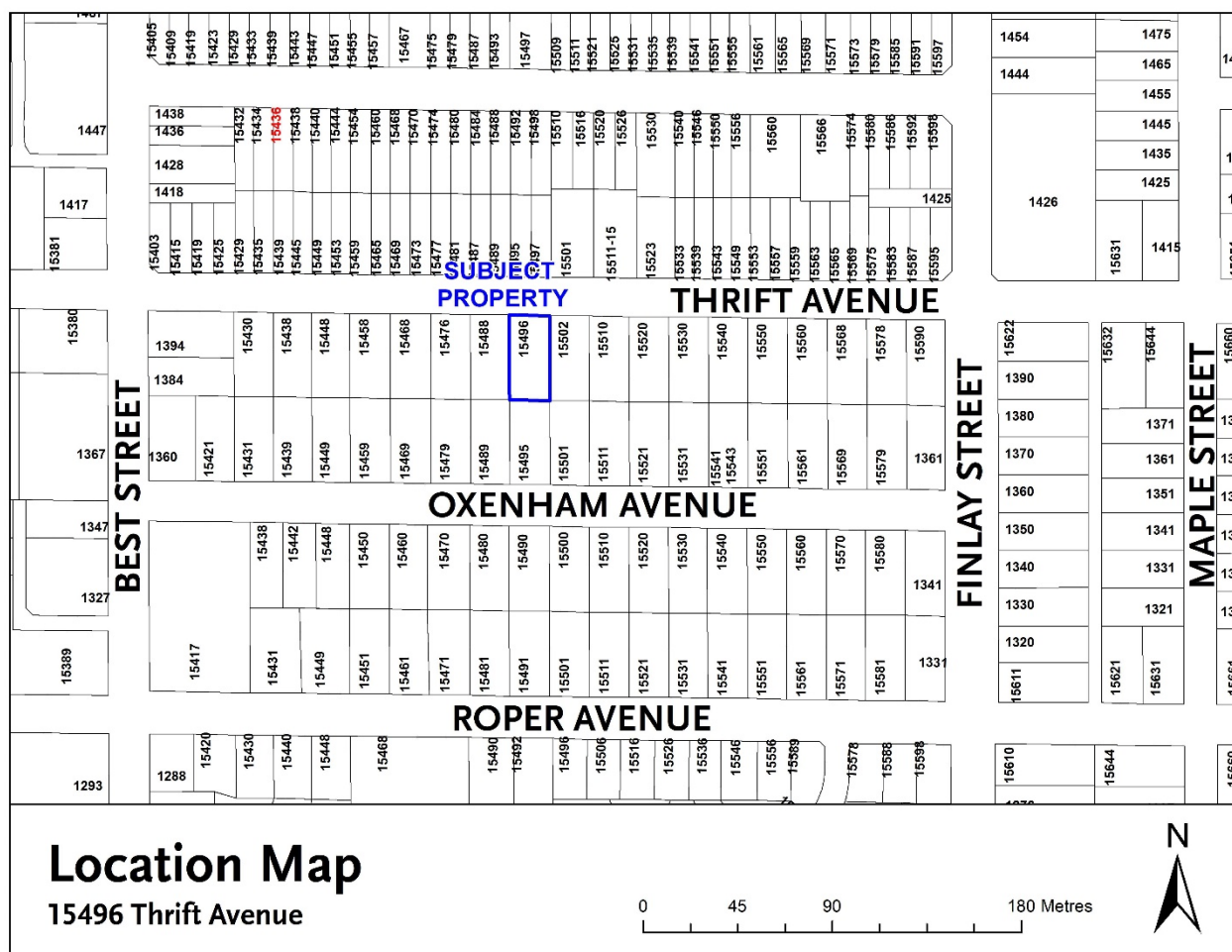
Mayor

City Clerk

APPENDIX B

Location and Ortho Photo Maps





APPENDIX C
Architectural Drawings and Landscape Plan

(Attached Separately)



Sheet List	
Sheet Number	Sheet Name

A0	General Notes & Project Summary
A1	Site Plan
A2	Landscape
A2.4	Front View
A2.5	Rear View
A3	Basement Plan
A4	First Floor Plan
A5	Second Floor Plan
A6.1	Elevations
A6.2	Elevations
A6.3	Elevations
A7	Elevations

OMNIA HOME DESIGN

11356 137A AVE
SURREY, BC V3R 2E7
PH :(604)220-2912
FAX :(604)584-0066

Consultant
Address
Address
Phone
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PROJECT SUMMARY

Legal Description :	LOT 5 - SECTION 11 TOWNSHIP 1 NWD PLAN 21529-PID : 010-466-274
Civic Address:	15496 - THRIFT AVENUE WHITE ROCK, B.C.
Zone :	RT1- Two Unit (Duplex) Residential Zone

① Front View Copy 1
12" = 1'-0"

	Permitted	Proposed
1- Lot Size: RT-1 zone		
Lot width	18.0m (59.04ft)	18.9m (62ft)
Lot depth	30.5m (100.4ft)	40.4m (132.32.9ft)
Lot area	742.0m ² (7,986.82ft ²)	762.5m ² (8207.77ft ²)
2 -Setback Requirements: RT-1 zone		
Front lot line	7.5m (24.61ft)	8m (26.51ft)
Rear lot line	7.5m (24.61ft)	7.5m (25.11t)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
3- Lot Coverage: RT-1 zone		
Lot Area : 762.5m ² (8207.77ft ²)		
Lot Coverage	343.12m ² (3693.3ft ²)	762.5m ² (3350ft ²)
	45%	40.2%
4- Floor Area : RT-1 zone		
Gross floor area	381.25m ² (4103.74ft ²)	370.5m ² (3988ft ²)
	50%	48.5%
Unit A Floor area : 1990 sq.ft		
Unit B Floor area : 1998 sq.ft		
4- Building Height : RT-1 zone		
Maximum principal building height	7.7m (25.26ft)	7.7m (25.26ft)

SITE PLAN NOTES:

1-ALL DIMENSION AND GRADE LEVELS SHOWN ARE TO BE APPROVED BY DESIGN CONSULTANTS AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION

2-OWNERS / BUILDERS TO PROVIDE PERTINENT INFORMATION REQUIRED FOR SITE PLAN

3-OWNERS / BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES POLES AND LINES ,
FIRE HYDRANTS , EASEMENTS ,ELECTRIC BOXES AND RIGHT - OF- WAYS , ETC. BEFORE PROCEEDING TO CONSTRUCTION

4-ANY RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT

5-PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF.

6-BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES

7-ALL GRADES, AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION.

[illegible]

Owner : Baljit & Sukhi Singh

Prop. Duplex
15496 Thrift Ave, White Rock
General Notes & Project Summary

Project number	R3
Date	1/6/2020
Drawn by	Moe Shalaby
Checked by	Checker

A0

Scale	12" = 1'-0"
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11356 137A AVE
SURREY, BC V3R 2E7
PH : (604) 220-2912
FAX : (604) 584-0066

Consultant
Address
Address
Phone
Fax
e-mail

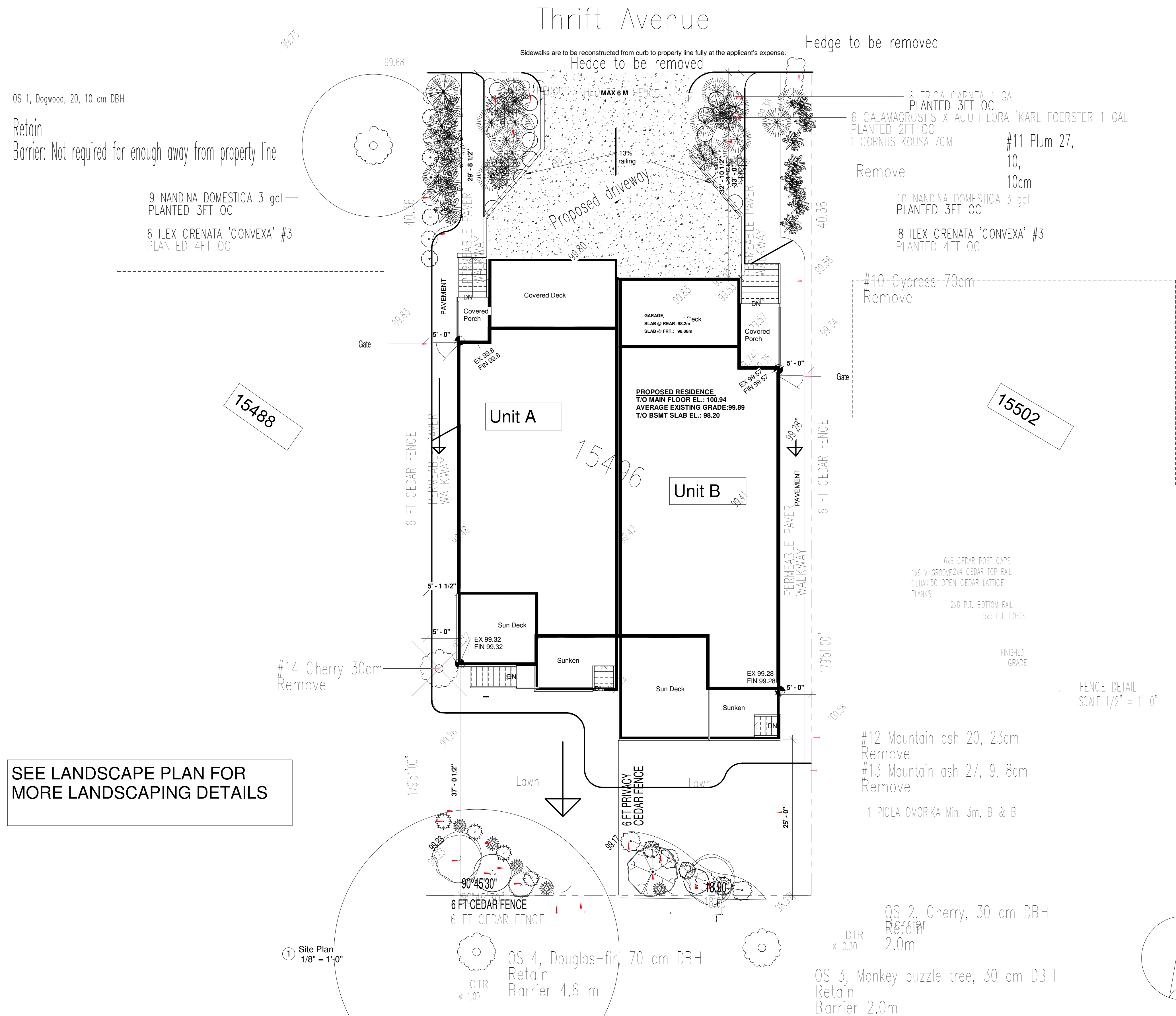
[illegible]

Prop. Duplex
15496 Thrift Ave, White Rock

Site Plan

A1

Scale	1/8" = 1'-0"
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OMNIA HOME DESIGN

11356 137A AVE
SURREY, BC V3R 2E7
PH :(604)220-2912
FAX :(604)584-0066

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
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Fax
e-mail

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e-mail

Consultant
Address
Address
Phone
Fax
e-mail

① STREET FINAL 2
12" = 1'-0"

[illegible]

Owner : Baljit & Sukhi Singh

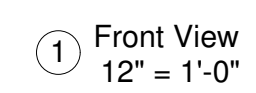
Prop. Duplex
15496 Thrift Ave, White Rock

Street Profile

Project number	R3
Date	1/6/2020
Drawn by	Author
Checked by	Checker

A2.1

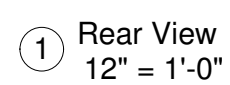
Scale	As indicated
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FAX :(604)584-0066

Consultant
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Scale	12" = 1'-0"
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Scale	12" = 1'-0"
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SURREY, BC V3R 2E7
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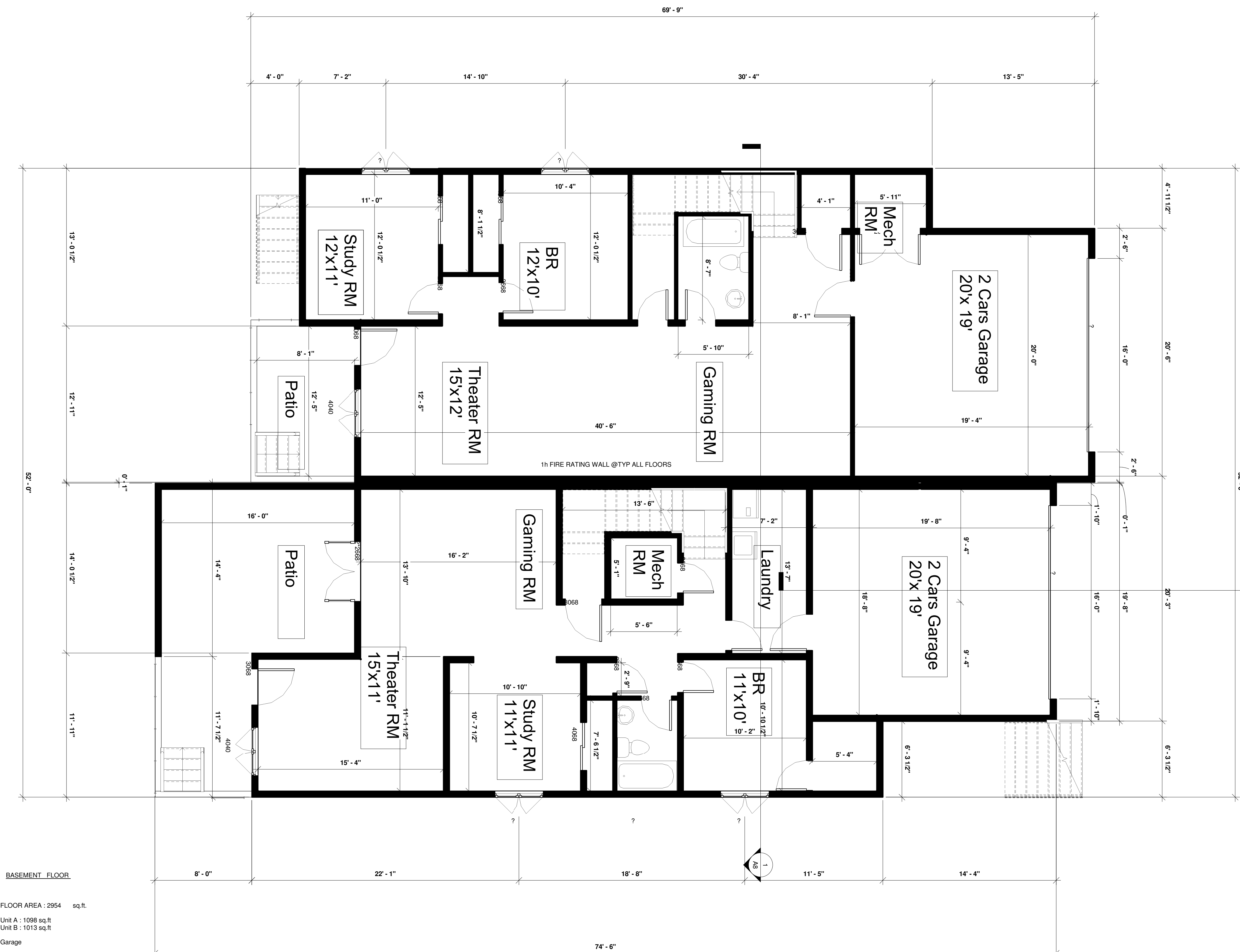
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Prop. Duplex
15496 Thrift Ave, White Rock
Basement Plan

Project number	R3
Date	1/6/2020
Drawn by	Author
Checked by	Checker

A3

Scale	1/4" = 1'-0"
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BASEMENT FLOOR

FLOOR AREA : 2954 sq.ft.

Unit A : 1098 sq.ft
Unit B : 1013 sq.ft

Garage

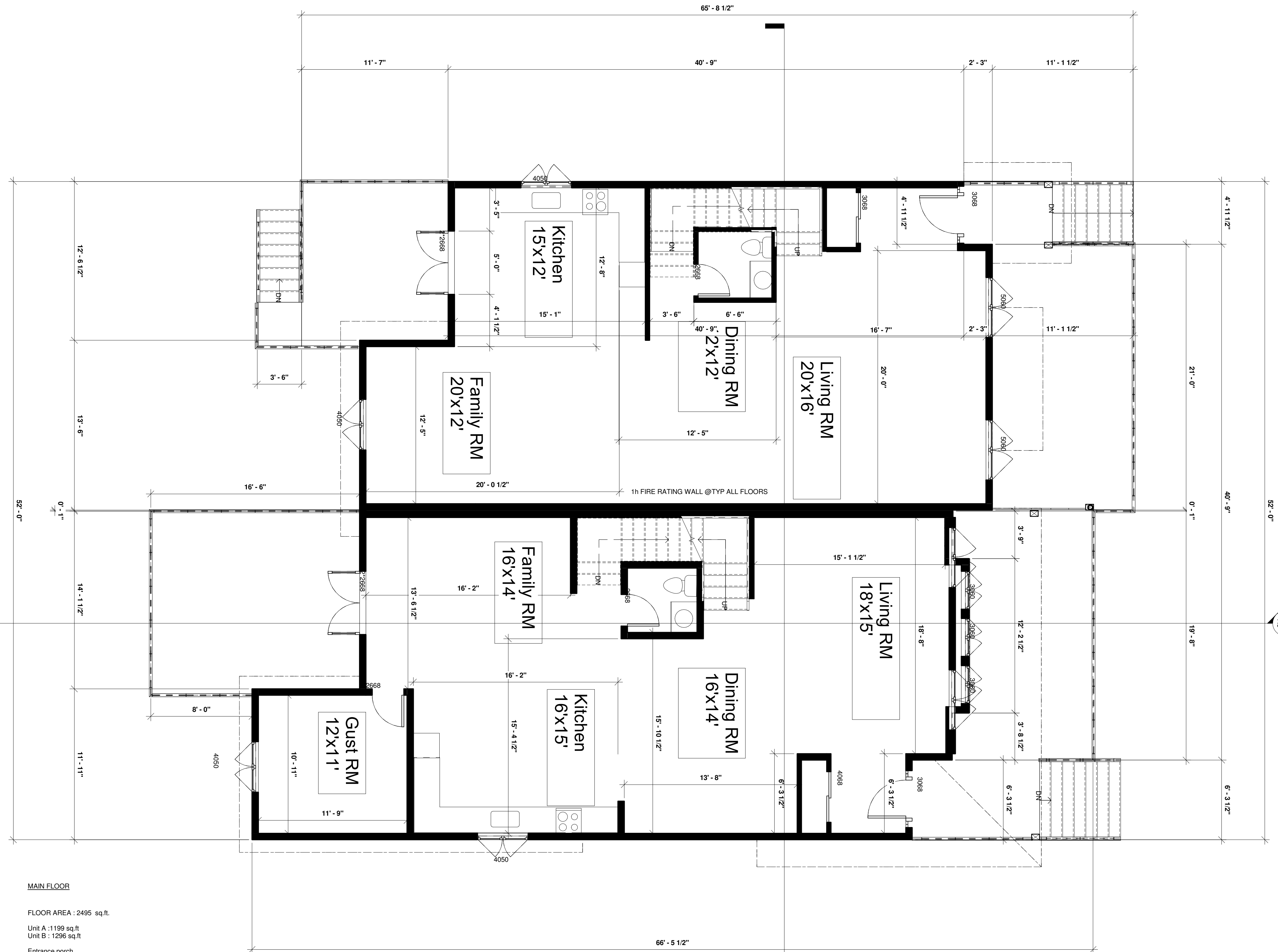
Unit A : 416 sq.ft
Unit B : 427 sq.ft

11356 137A AVE
SURREY, BC V3R 2E7
PH : (604) 220-2912
FAX : (604) 584-0066

Consultant
Address
Address
Phone
Fax
e-mail

[illegible]

A4	
Scale	1/4" = 1'-0"



Unit A :143 sq.ft
unit B : 225 sq.ft

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PH :(604)220-2912
FAX :(604)584-0066

Consultant
Address
Address
Phone
Fax
e-mail

[illegible]

Prop. Duplex
15496 Thrift Ave, White Rock
Second Floor Plan

Project number	R3
Date	1/6/2020
Drawn by	Author
Checked by	Checker

A5

Scale $1/4" = 1'-0"$



Unit A : 791 sq.ft
Unit B : 702 sq.ft

11356 137A AVE
SURREY, BC V3R 2E7
PH : (604) 220-2912
FAX : (604) 584-0066

Consultant
Address
Address
Phone
Fax
e-mail

[illegible]

Prop. Duplex
15496 Thrift Ave, White Rock
Elevations

A6.1

Scale	1/4" = 1'-0"
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11356 137A AVE
SURREY, BC V3R 2E7
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FAX : (604) 584-0066

Consultant
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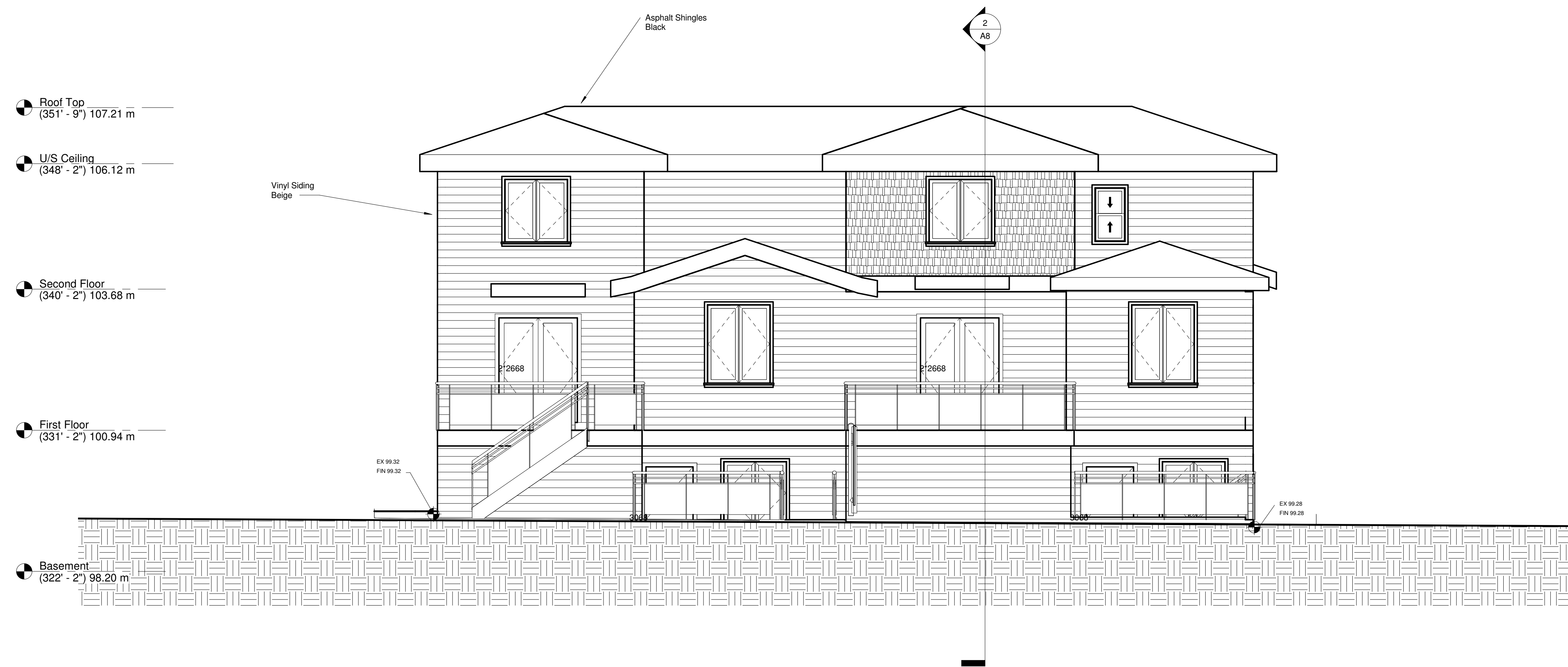
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Prop. Duplex
15496 Thrift Ave, White Rock

Elevations

A6.2

Scale	1/4" = 1'-0"
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North Elevation

11356 137A AVE
SURREY, BC V3R 2E7
PH : (604) 220-2912
FAX : (604) 584-0066

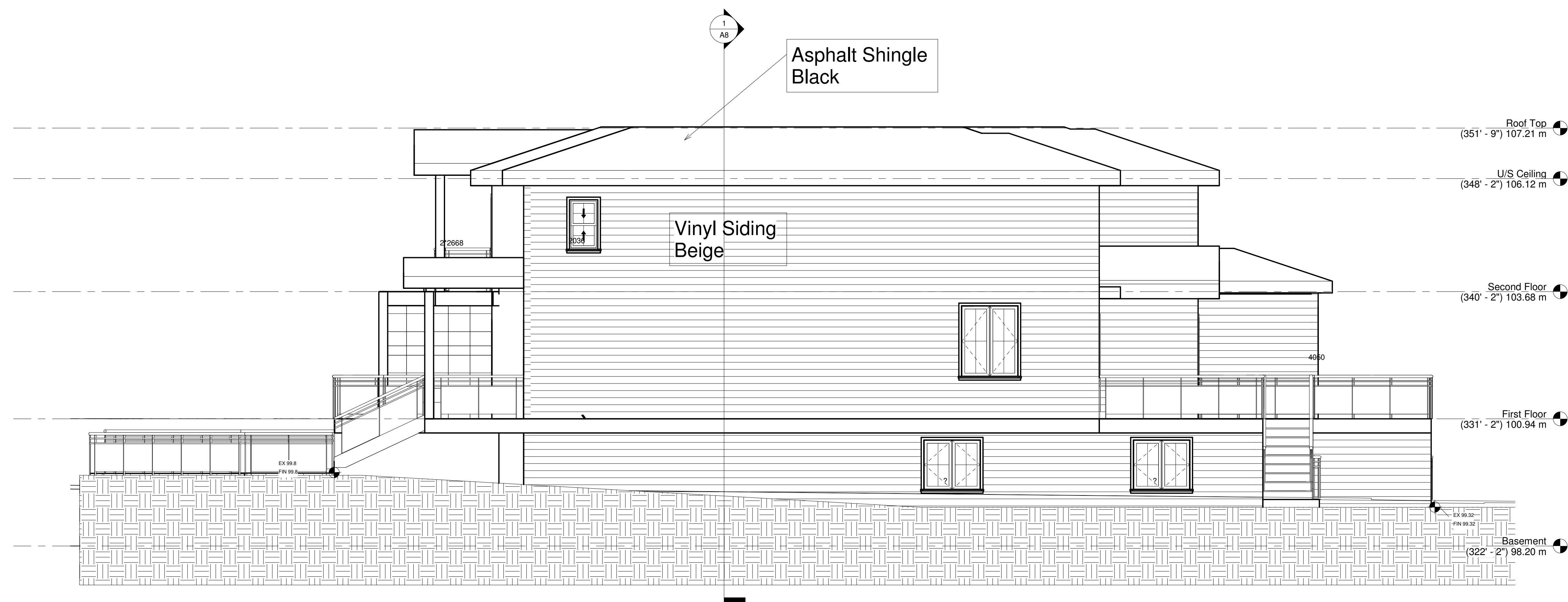
Consultant
Address
Address
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Fax
e-mail

[illegible]

Prop. Duplex
15496 Thrift Ave, White Rock
Elevations

A6.3

Scale	1/4" = 1'-0"
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West Elevation

- Page 146 of 152

1. LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR DIPLOMA IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.

3. PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPLYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BC/LNA STANDARD FOR NURSERY STOCK AND THE BC/LNA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAMORUM (SODS).

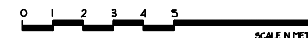
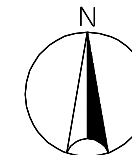
**5. PLANT SUBSTITUTIONS ARE PERMITTED
WITH APPROVAL BY THE LANDSCAPE CONSULTANT.**












7. PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD SOIL DEPTHS AS FOLLOWS:

- PERENNIALS AND ANNUALS - 30CM**
- SMALL SHRUBS - 45CM**
- LARGE SHRUBS - 60CM**
- TREES - MINIMUM 60CM FOR A 10M SQ AREA**
- LAWN - 15CM**

9. PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.

OS I, Dogwood, 20, 10 cm DBH
Retain
Barrier: Not required far enough away from property line



Retained trees	
Fencing	
Proposed building footprint	
Property boundary	
Replacement Tree	
Landscape plants	
Planting Bed	
Removed Tree	
Pathway Light Fixture	
Directional Pathway Light Fixture	
Uplight Fixture	

20MM (3/4) DEEP COARSE SAND LEVELING LAYER

APPROVED JOSE RESTRAINT HERE
FRING STONE TESTS CURVES

SPECIFIED PRECAST PAVING STONE

10MM (3/8) SAND BEDDING LAYER

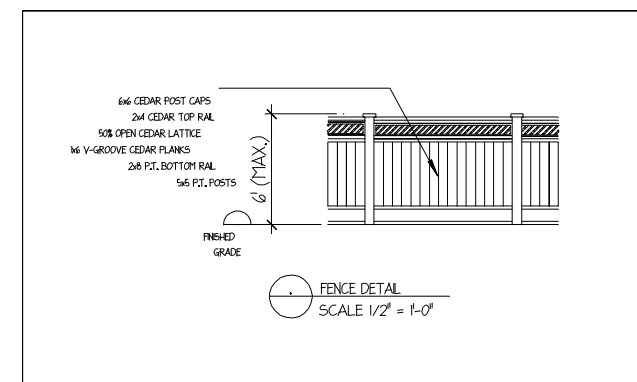
20MM (3/4) SAND BEDDING LAYER

COMPACTED CURVED GRANULAR BASE


COMPACTED SUB-BASE (IF ANY ORGANIC MATTER)

PAVING STONE DETAIL

TYPICAL INSTALLATION



ALL ELEVATIONS SHOWN ARE
TAKEN AT NATURAL GROUND.

 Huckleberry Landscape Design	604-724-3025 www.huckleberrylandscape.ca	
	Address: 1549 th Thrift Avenue	
Client Name: Baljit Singh	Project: Duplex	
Drawing: Landscape Plan	Drawing no: 1 of 1	Revision no:
Scale: 1:250	Date: JULY 2020	Drawn by:

APPENDIX D

Public Information Meeting Sign-in Sheet and Comment Forms

(Attached Separately)

APPENDIX E
DPA Guidelines Response Table

(Attached Separately)

APPENDIX F

ADP Minutes dated July 7, 2020

(Attached Separately)

APPENDIX G

Photos of Site and Surrounding Area



Subject Site



Adjacent houses east of the subject site



Houses on the north side of Thrift Avenue

APPENDIX H
Arborist Report

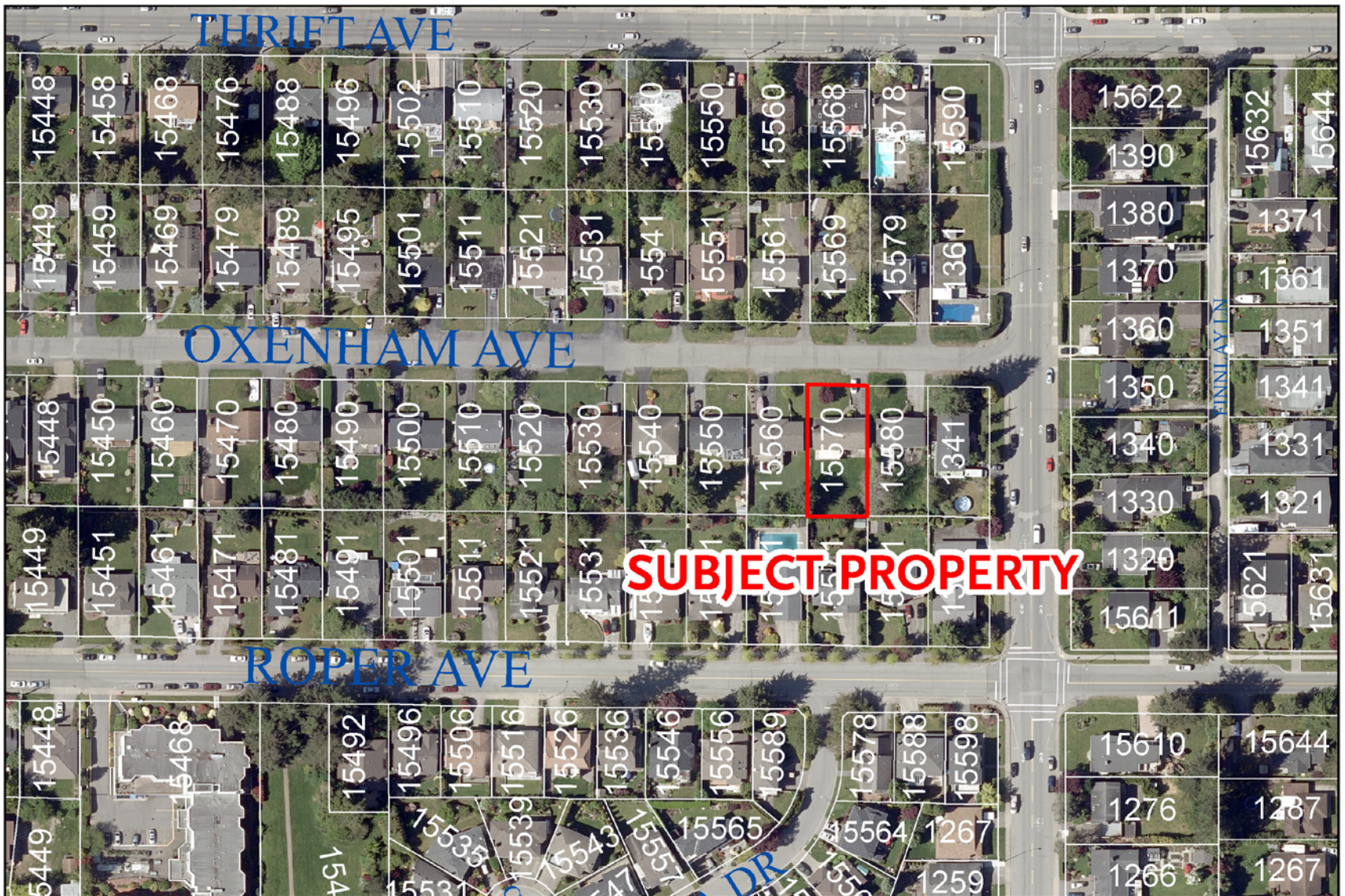
15570 Oxenham Avenue

Rezoning & Minor Development Permit

WHITE ROCK
My City by the Sea!

November 9, 2020





Ortho Photo Map

15570 Oxenham Avenue

0 40 80 160 Metres



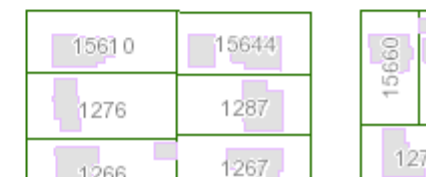
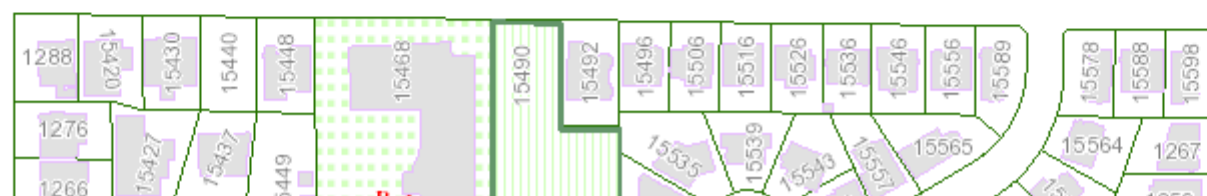
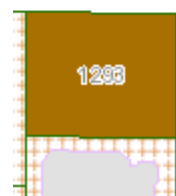
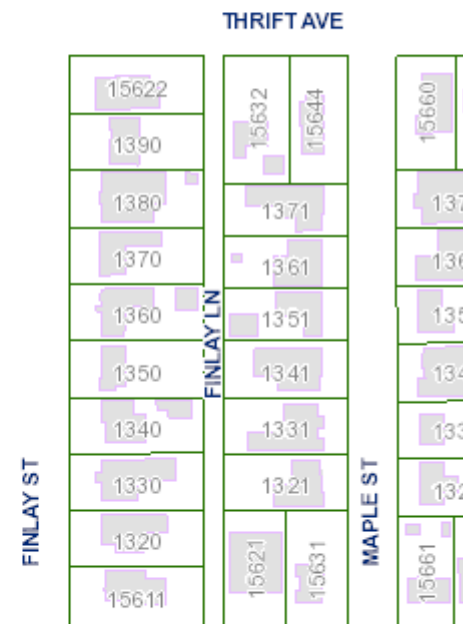
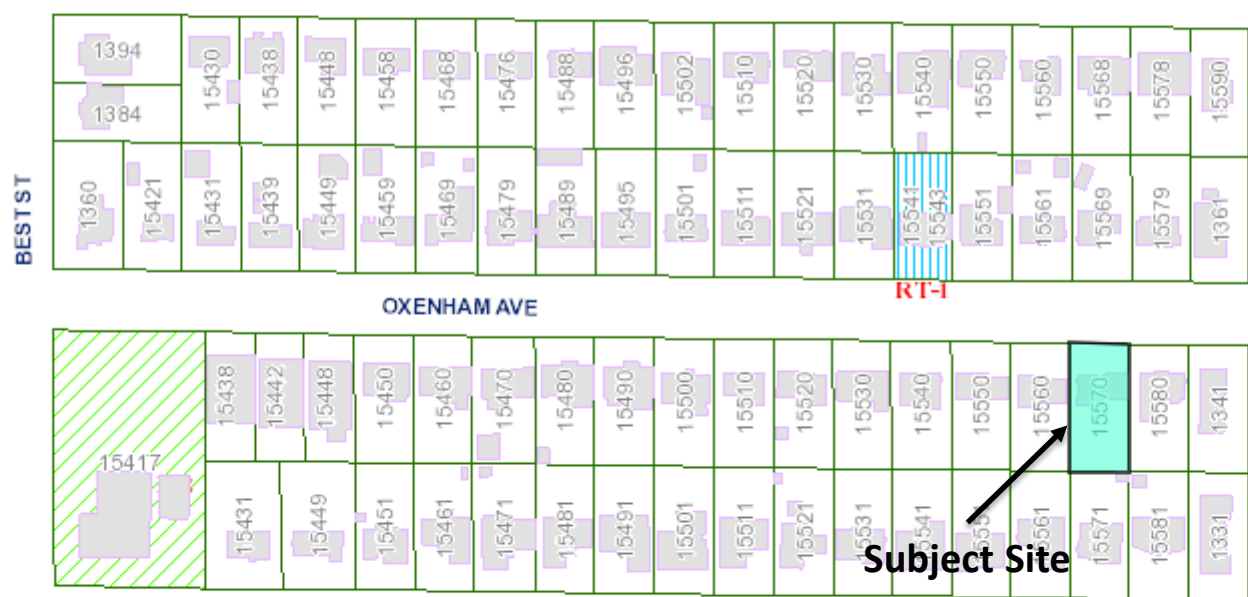
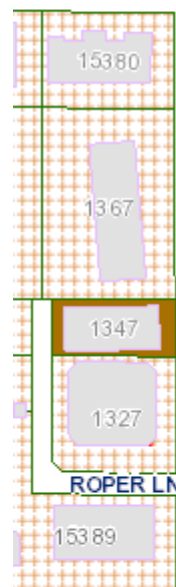
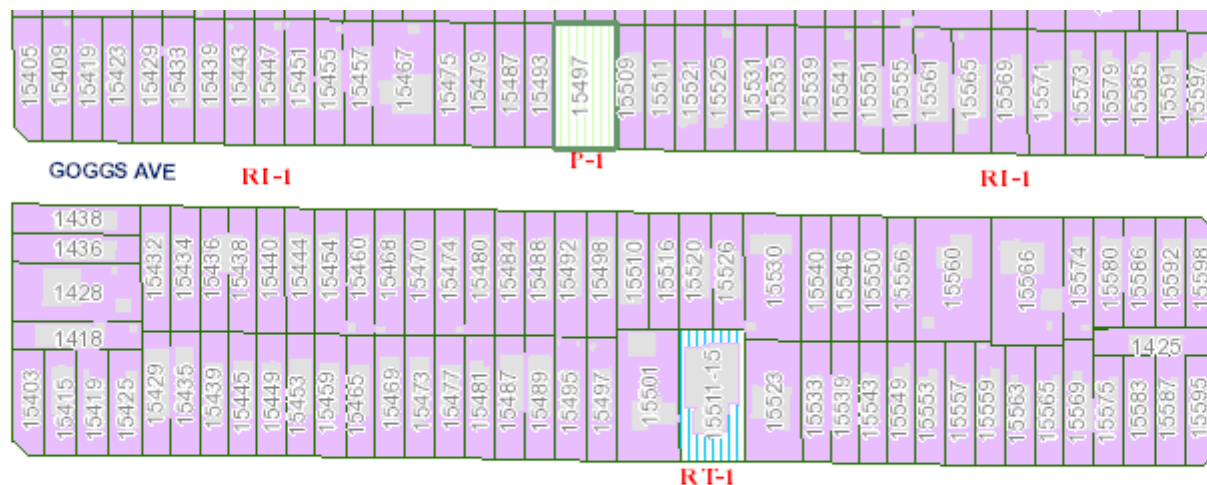
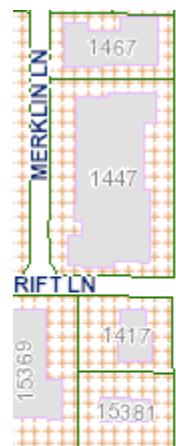
PROPOSAL

- Rezoning from RS-1 to RT-1 to allow for the construction of a duplex
- Proposed lot meets the minimum requirements of the RT-1 zone
- No variances requested
- Minor Development Permit (form and character)



PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP
- Policies support duplexes and single-family homes
- Rezoning would allow for two attached dwellings increasing overall affordability
- Staff and the ADP believe the design upholds the Mature Neighbourhood Infill DPA guidelines and the Duplex Design Guidelines
- This Duplex would be the first duplex on the South side of Oxenham Avenue



PROCESS SUMMARY

- Public Information Meeting – held July 10, 2019
- Advisory Design Panel – review July 7, 2020
- LUPC Report – November 9, 2020
- Consideration of 1st and 2nd reading - TBD
- Public Hearing – TBD
- Consideration of 3rd reading
- Council Decision

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council:

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; and
2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2365 is given Third Reading after the Public Hearing;
 - 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.

WHITE ROCK

My City by the Sea!



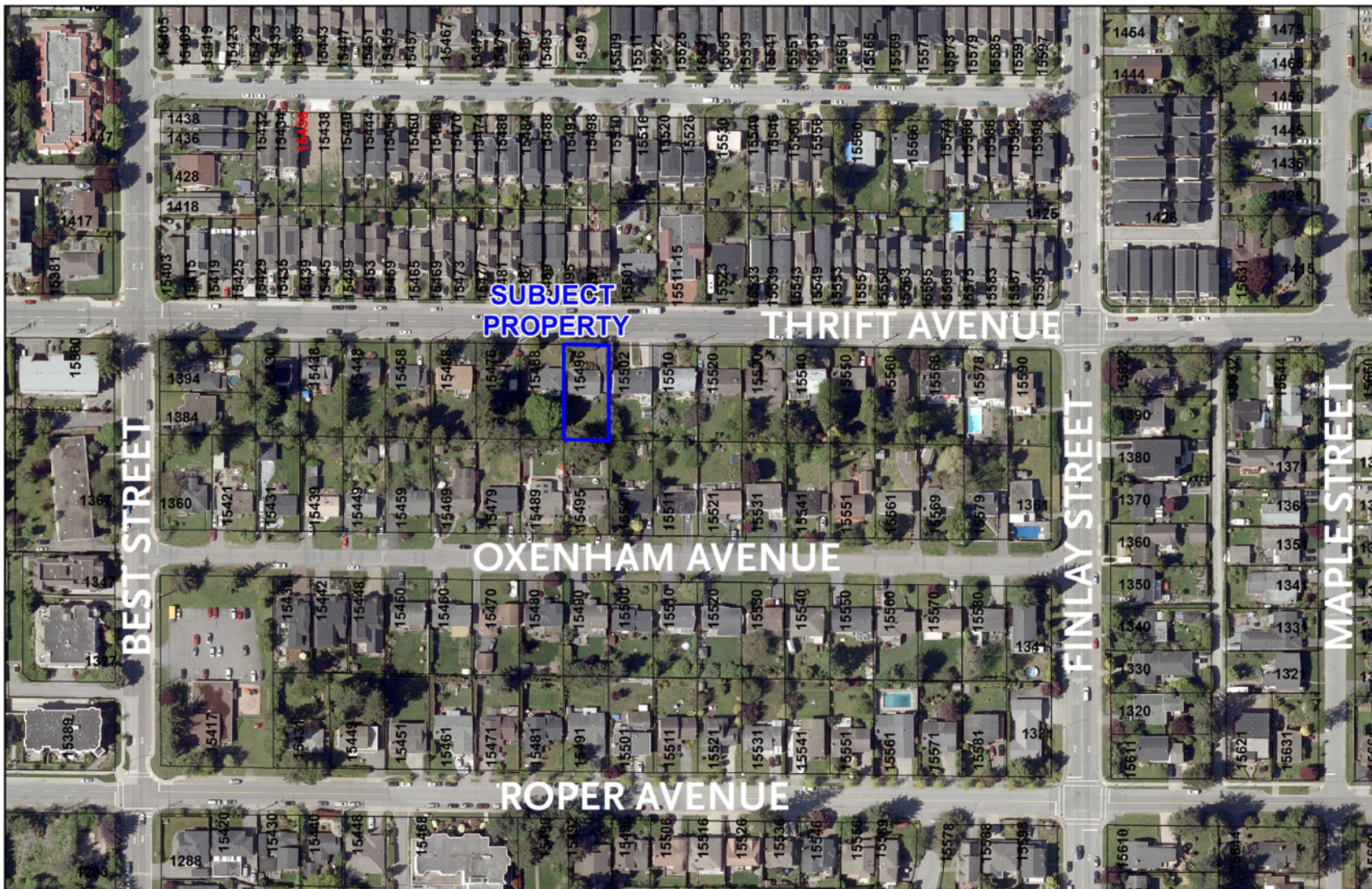
15496 Thrift Avenue

Rezoning & Minor Development Permit

WHITE ROCK
My City by the Sea!

November 9, 2020





Location Map

15496 Thrift Avenue

0 45 90 180 Metres



PROPOSAL

- Rezoning from RS-1 to RT-1 to allow for the construction of a duplex
- Proposed lot meets the minimum requirements of the RT-1 zone
- No variances requested
- Minor Development Permit (form and character)



PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP
- Policies support duplexes and single-family homes
- Rezoning would allow for two attached dwellings increasing overall affordability
- Staff and the ADP believe the design upholds the Mature Neighbourhood Infill DPA guidelines and the Duplex Design Guidelines
- This Duplex would be the first duplex on the South side of Thrift Avenue

PROCESS SUMMARY

- Public Information Meeting – held February 18, 2020
- Advisory Design Panel – review July 7, 2020
- LUPC Report – November 9, 2020
- Consideration of 1st and 2nd reading - TBD
- Public Hearing – TBD
- Consideration of 3rd reading
- Council Decision

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366 as presented, and direct staff to schedule the required Public Hearing; and
2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2366 is given Third Reading after the Public Hearing;
 - 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.

WHITE ROCK

My City by the Sea!



MINUTE EXTRACTS REGARDING BYLAW 2366: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366
CIVIC ADDRESS: 15496 Thrift Avenue

Land Use and Planning Committee
November 9, 2020

**4.2 REZONING AND MINOR DEVELOPMENT PERMIT APPLICATION -
15496 THRIFT AVENUE (ZON/MIP 19-018)**

Motion Number: 2020-LU/P-52It 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 (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366 as presented, and direct staff to schedule the required Public Hearing; and
- Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2366 is given Third Reading after the Public Hearing;
 1. 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;
 2. Registration of a Section No. 219 Covenant to restrict basement suites; and
 3. Demolition of the existing home.

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative