



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

February 24, 2021

A **DIGITAL MEETING** of the **BOARD OF VARIANCE** will be held using **MICROSOFT TEAMS** on **WEDNESDAY, February 24, 2021 at 3:30 p.m.** for the transaction of business listed below.

Tracey Arthur, Director of Corporate Administration

## **A G E N D A**

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**1. CALL TO ORDER**

**2. ADOPTION OF THE AGENDA**

RECOMMENDATION

THAT the board of variance adopts the February 24, 2021 agenda as circulated.

**3. ADOPTION OF THE MINUTES**

RECOMMENDATION

THAT the board of variance adopts the minutes from the September 16, 2020 meeting as circulated.

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

**4.1 BOV 21-003, 14910 Buena Vista Avenue**

To accommodate the construction of a new single family dwelling, the applicant is seeking variances to:

- i. Reduce the min. front yard setback from 7.5m to 0m (Zoning Bylaw Section 6.10.6);
- ii. Reduce the min. rear yard setback from 7.5m to 4.2m (Zoning Bylaw Section 6.10.6);
- iii. Reduce the min. side yard setback (east) from 1.5m to 1.2m (Zoning Bylaw Section 6.10.6);
- iv. Reduce the min. side yard setback (west) from 1.5m to 1.2m (Zoning Bylaw Section 6.10.6); and
- v. Increase the max. lot coverage from 45% to 55% (Zoning Bylaw Section 6.10.3)

**5. CONCLUSION OF THE MEETING**

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### **HOW TO ACCESS DIGITAL MEETING**

Meetings of the BOV are open to the public, however, only members of the applications and representatives are permitted to discuss the merits of a proposal. Should you wish to join and observe the "Microsoft Teams" meeting, please email [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca) by noon February 24, 2021 (quote "BOV Meeting – February 24, 2021" in the subject bar) to receive an invitation to attend.

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**

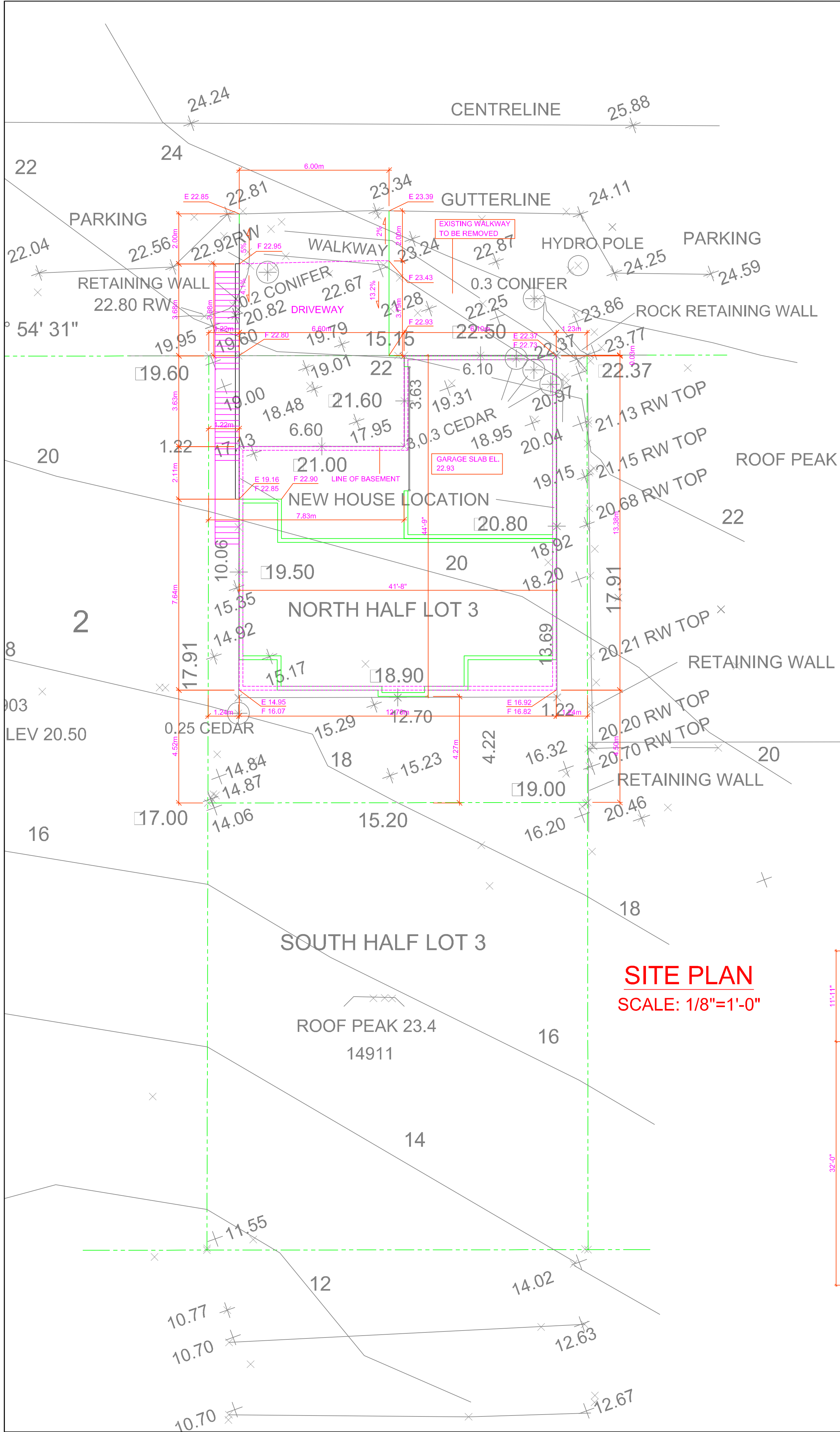
**5. CONCLUSION OF THE MEETING**

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

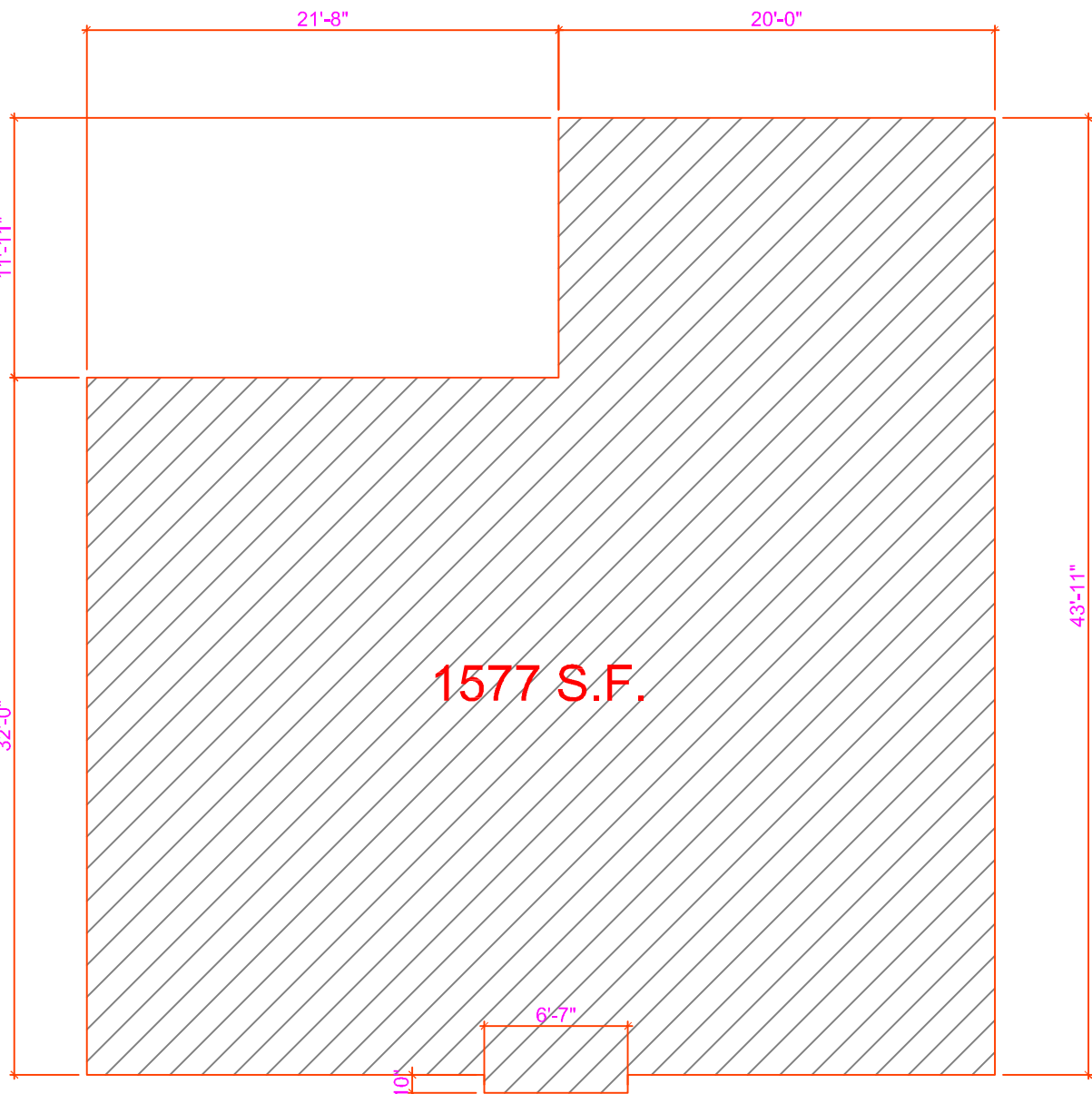
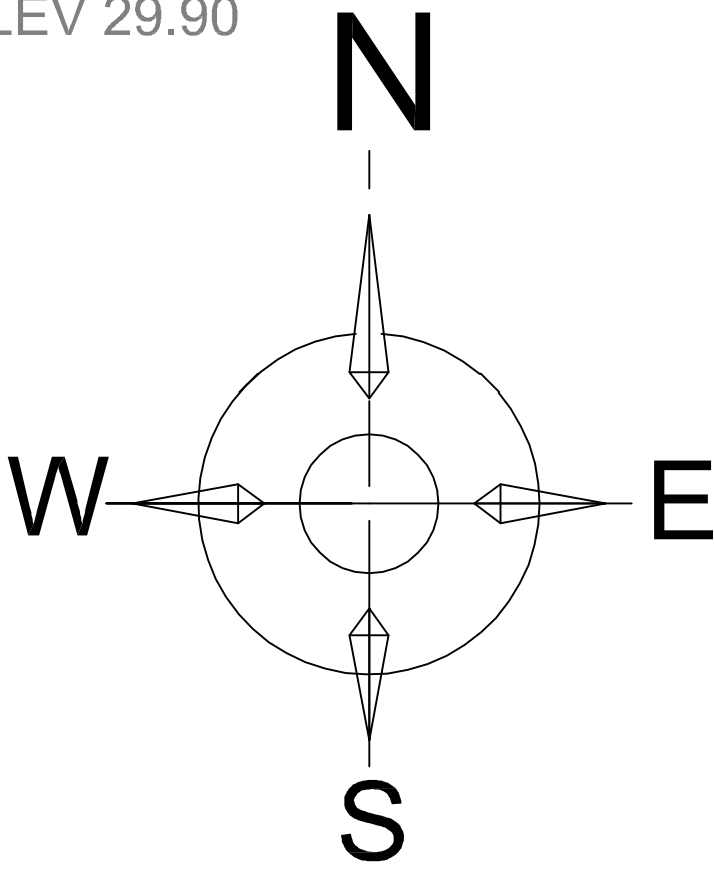
The foregoing Minutes of are hereby certified correct.

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

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



PROJECT/ZONING DATA (CD)			
LOT DESCRIPTION	CIVIC	14910 BUENA VISTA AVE, WHITE ROCK, BC	
	LEGAL	NORTH HALF OF LOT 3, SEC. 10	
		TOWNSHIP 1, N.W.D. PLAN 4421	
LOT SIZE	ALLOWED (MIN.)	PROPOSED	
		2928 S.F.	
F.A.R.	ALLOWED: 50%	PROPOSED: 59.9%	
	2928X0.5= 1464 S.F.	SECOND FLOOR	664 S.F.
		FIRST FLOOR	777 S.F.
		TOTAL	1441 S.F.
LOT COVERAGE	ALLOWED: 55%	PROPOSED: 53.9%	
	2928X0.55=1610 S.F.	HOUSE AND GARAGE	1577 S.F.
		TOTAL	1577 S.F.



**LOT COVERAGE**  
SCALE: 1/8"=1'-0"

REVISIONS		
No.	DESCRIPTION	DATE

Project:  
**14910 BUENA VISTA AVE.  
WHITE ROCK, BC**

Drawing Title:  
**SITE PLAN**

Job No.:	
Scale:	AS NOTED
Date:	JAN. 04, 2021
Dr. By:	T.W.
Checked By:	-



TW  
HOUSE DESIGN LTD.

8932 Watson Drive  
Delta, B.C. V4C 4T6  
ph. 604-789-8666

EMAIL: GRAPHICSQUARE@GMAIL.COM  
WEBSITE: WWW.GRAPHICSQUARE.COM

DRAWING CONFORMS TO 2018 B.C.  
BUILDING CODE

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THE GENERAL CONTRACTOR SHALL  
CHECK AND VERIFY ALL  
DIMENSIONS AND REPORT ALL  
ERRORS AND OMISSIONS TO  
DESIGNER



A -04



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

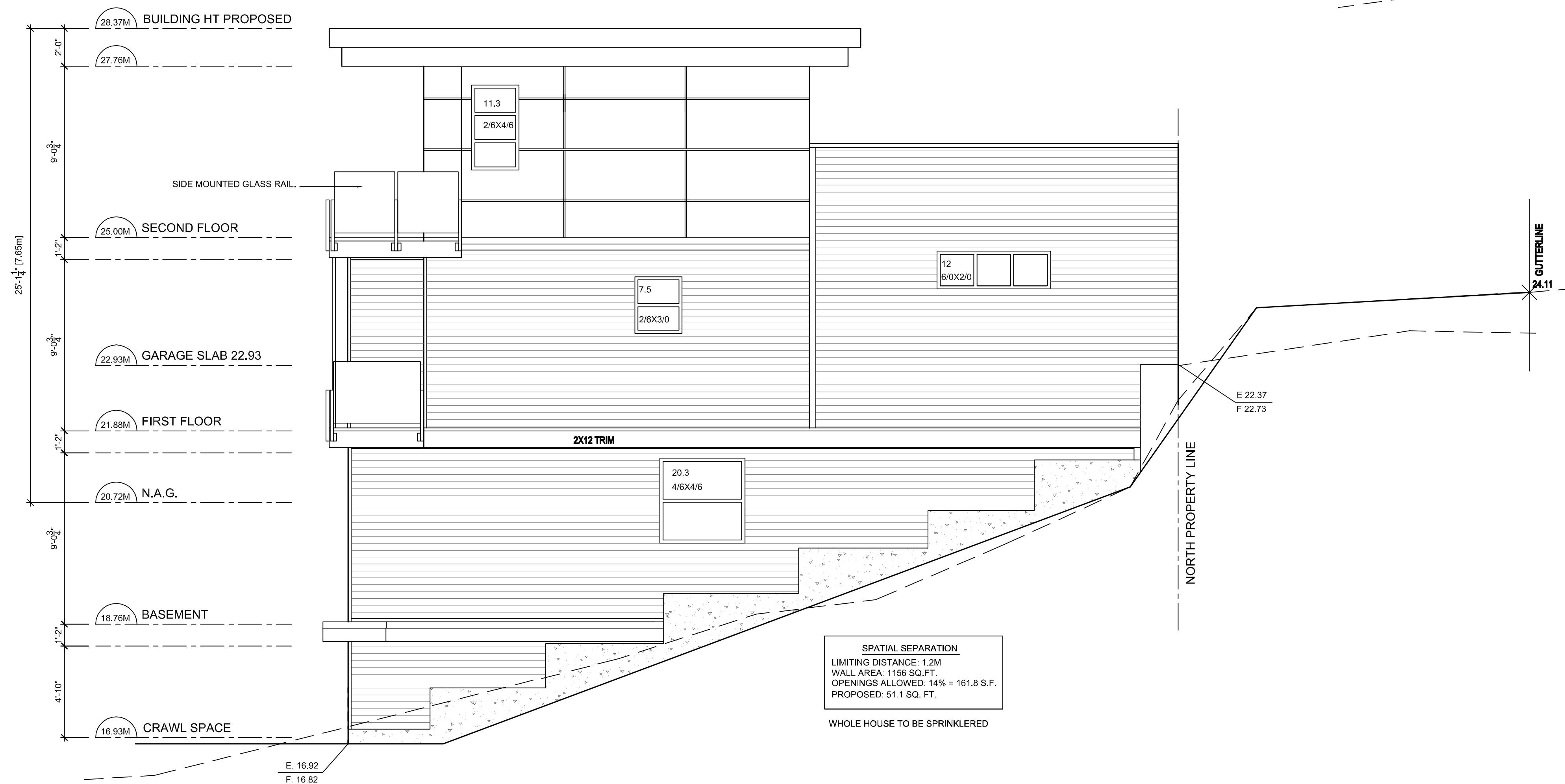
Project:

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WHITE ROCK, BC

Job No.:	
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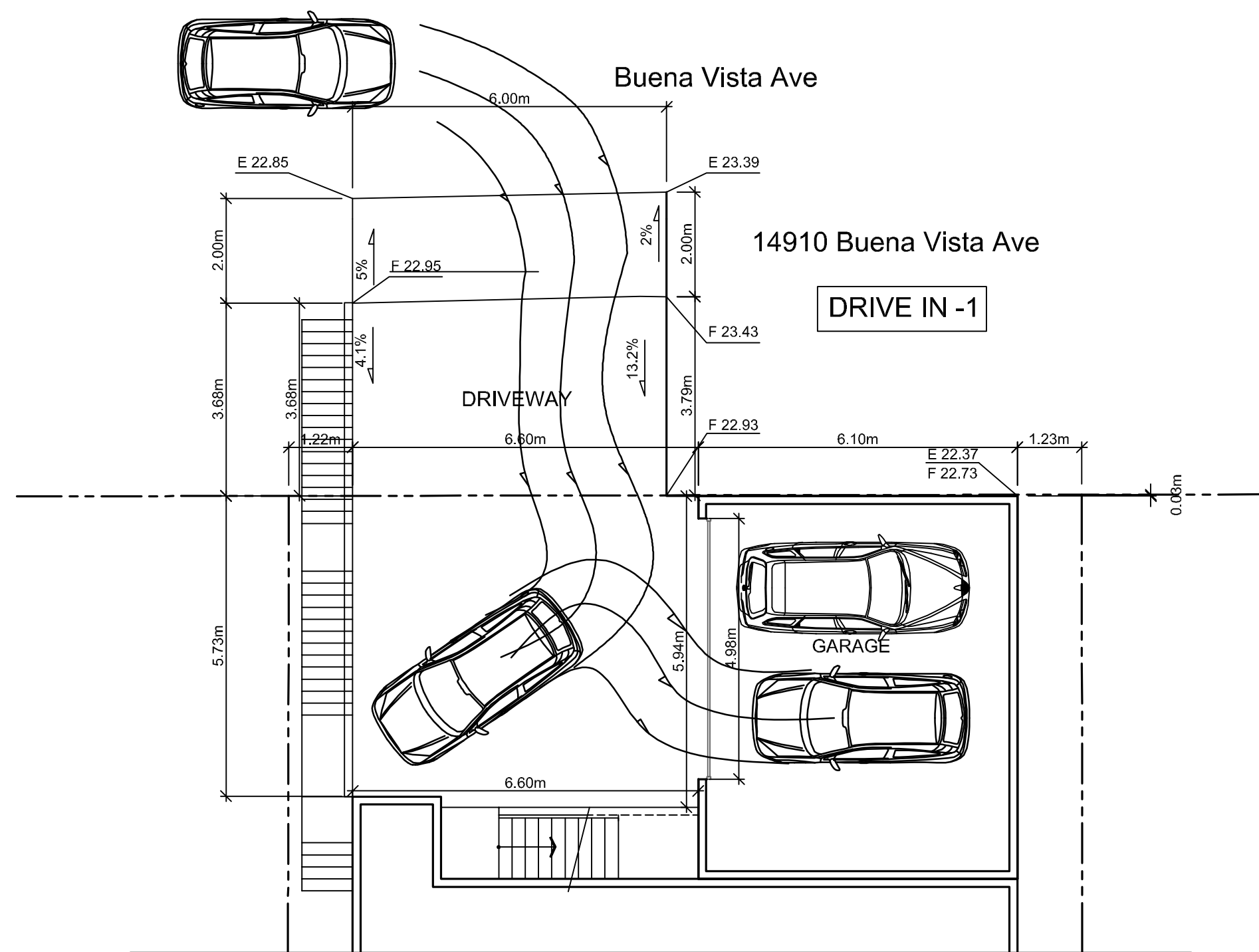
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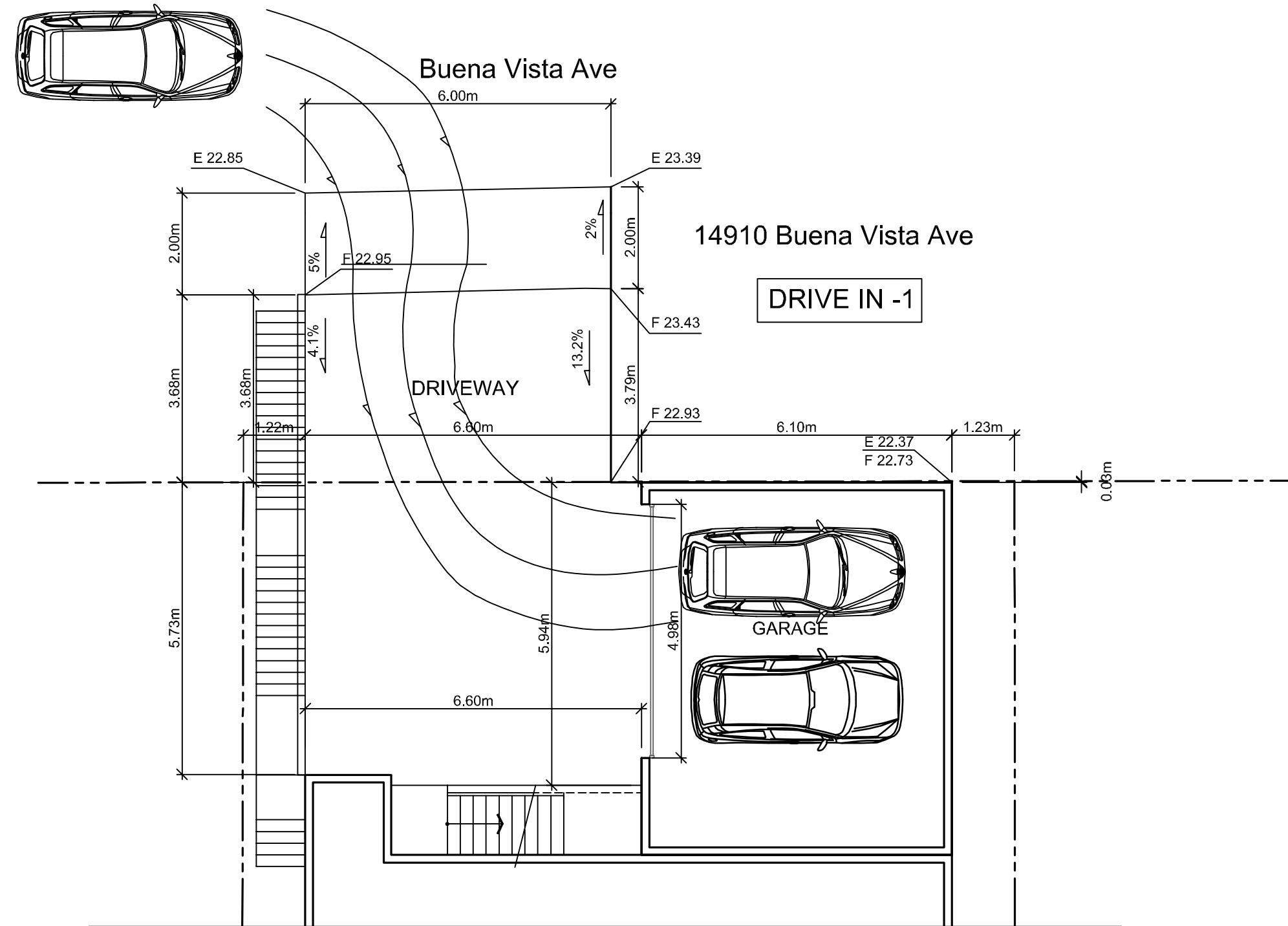


SCALE: 1/4" = 1'-0"

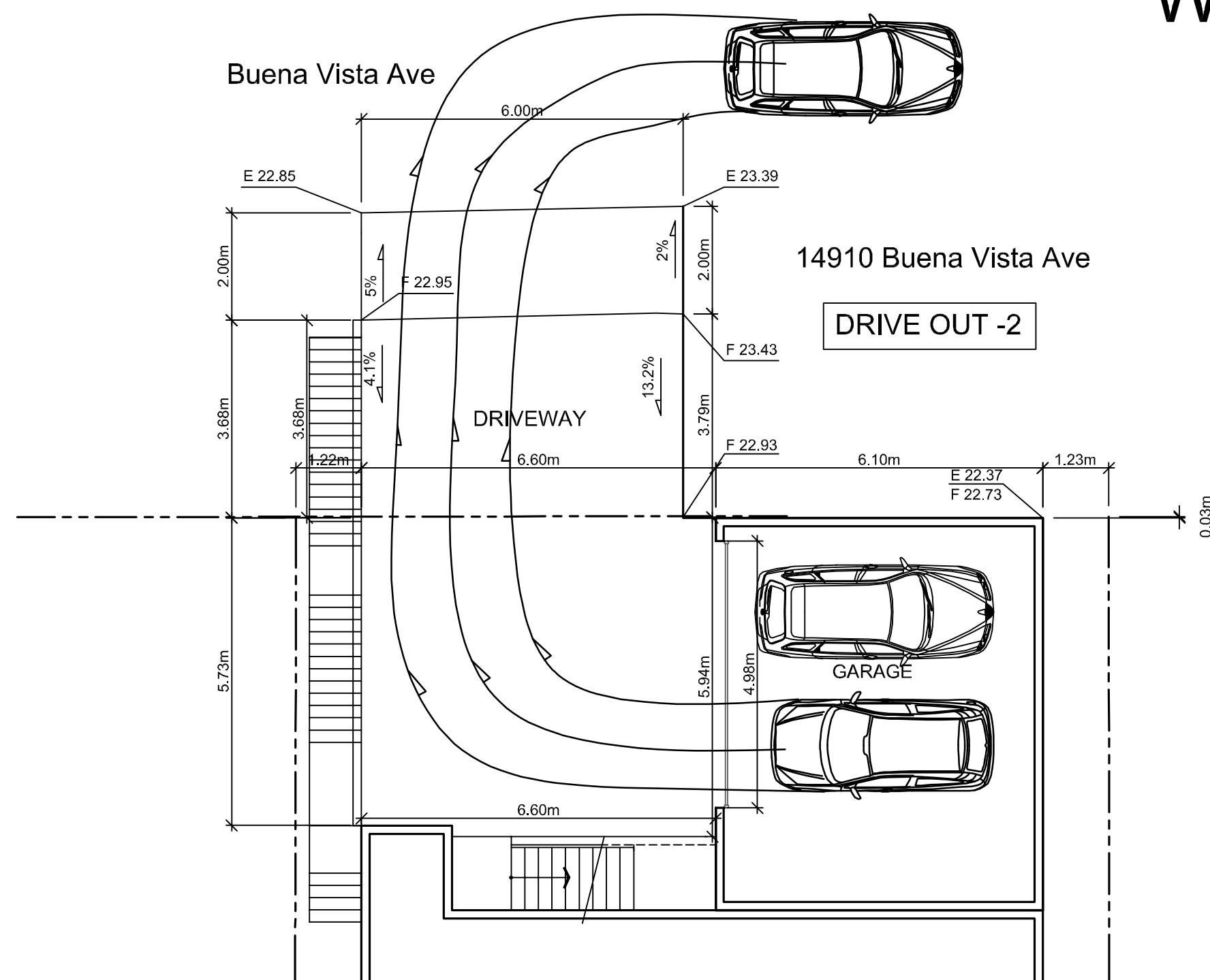




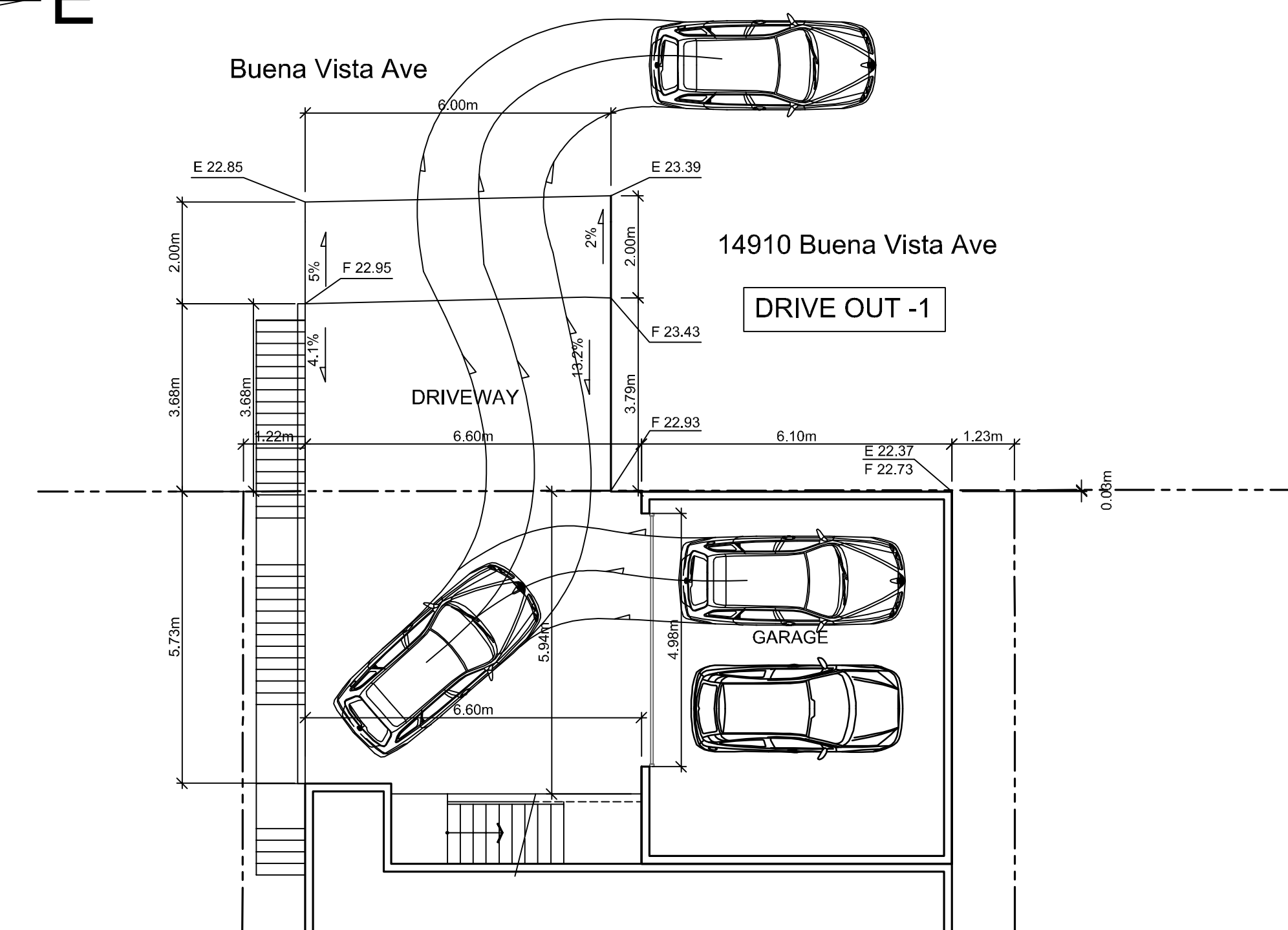
PARKING PLAN  
SCALE: 1/8"=1'-0"



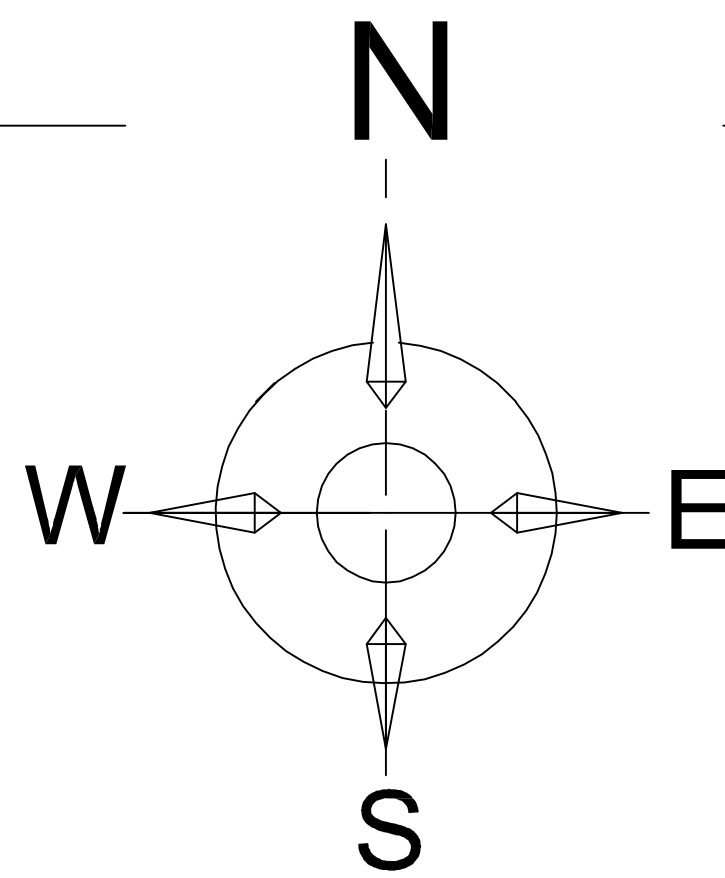
PARKING PLAN  
SCALE: 1/8"=1'-0"



PARKING PLAN  
SCALE: 1/8"=1'-0"



PARKING PLAN  
SCALE: 1/8"=1'-0"



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WHITE ROCK, BC

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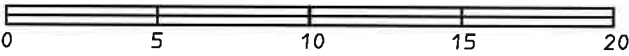
THE GENERAL CONTRACTOR SHALL  
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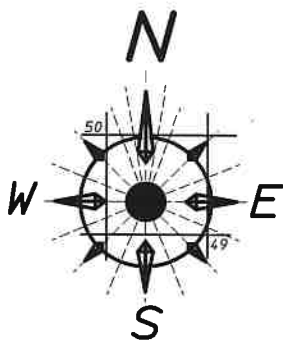
**B. C. LAND SURVEYORS**  
**PLAN SHOWING LOCATION OF SPOT ELEVATIONS AND TREES**  
**ON THE NORTH HALF LOT 3 SECTION 10 TP 1 NWD PLAN 4421**

SCALE 1: 250



All Dimensions shown are in Metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN HEIGHT BY 280 mm IN WIDTH (B SIZE) WHEN PLOTTED AT A SCALE OF 1: 250.



**BUENA VISTA AVENUE**

CIVIC ADDRESS:	14910 BUENA VISTA WHITE ROCK B. C.
P. I. D.	011-065-249
LIST OF DOCUMENT NUMBERS OF ANY DOCUMENTS REGISTERED ON TITLE WHICH MAY AFFECT THE LOCATION OF IMPROVEMENTS THAT HAVE NOT BEEN DEFINED BY SURVEY OR DESCRIPTION	
CA5225882	

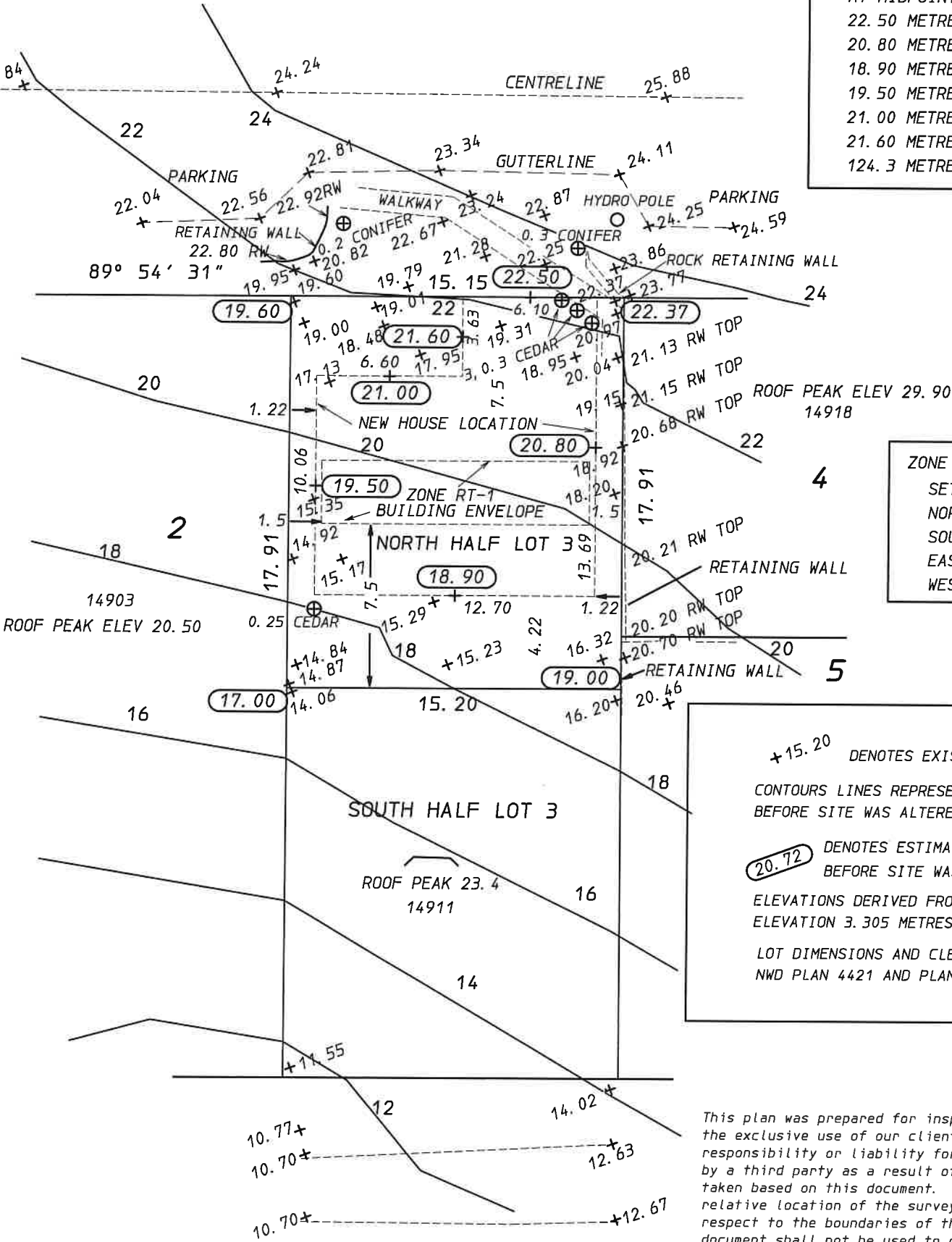
PROPOSED HOUSE SETBACKS
SETBACKS
NORTH 0.00 METRES
SOUTH 4.20 METRES
EAST 1.20 METRES
WEST 1.20 METRES

AVERAGE NATURAL GRADE AT MIDPOINTS OF PROPOSED HOUSE
22.50 METRES
20.80 METRES
18.90 METRES
19.50 METRES
21.00 METRES
21.60 METRES
124.3 METRES / 6 = 20.72 METRES

N 1/2 3
LOT AREA = 272 m <sup>2</sup>

ZONE RT-1 2 UNIT RESIDENTIAL SETBACKS
NORTH 7.5 METRES
SOUTH 7.5 METRES
EAST 1.5 METRES
WEST 1.5 METRES

+15.20	DENOTES EXISTING ELEVATION
CONTOURS LINES REPRESENT ESTIMATED NATURAL GRADE BEFORE SITE WAS ALTERED	
20.72	DENOTES ESTIMATED NATURAL GRADE BEFORE SITE WAS ALTERED
ELEVATIONS DERIVED FROM CONTROL MONUMENT 88H3883 ELEVATION 3.305 METRES	
LOT DIMENSIONS AND CLEARANCES ACCORDING TO: NWD PLAN 4421 AND PLAN M50549	



**BEACHVIEW AVENUE**

This plan was prepared for inspection 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 any decision made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

CLIENT: CHARITO SUN

CERTIFIED CORRECT THIS 5TH DAY OF JANUARY 2021

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B. C. LAND SURVEYORS  
113-13302 - 76TH AVENUE  
SURREY, B. C. PH. 604-591-8822 FILE: 2020033J

*John Bresnick* B. C. L. S.  
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