

The Corporation of the  
CITY OF WHITE ROCK



Public Hearing  
REVISED AGENDA

Monday, February 1, 2021, 6:00 p.m.

City Hall Council Chambers

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

**\*Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: [www.whiterockcity.ca](http://www.whiterockcity.ca)

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

T. Arthur, Director of Corporate Administration

	Pages
1. CALL HEARING/ MEETING TO ORDER	
2. DEPUTY CORPORATE OFFICER READS A STATMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR ALL PUBLIC HEARINGS/ MEETINGS FOR THE EVENING	6
3. PUBLIC HEARING #1 - 14234 MALABAR AVENUE - BYLAW 2361	8
BYLAW NO 2361: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361	
CIVIC ADDRESS: 14234 Malabar Avenue	
PURPOSE: Bylaw 2361 proposes to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1m Lot Width) Residential Zone' to permit the subdivision of the existing lot into two 14.14m wide lots (each with an area of approximately 593 square metres / 6,383 square feet) and allow for the construction of a new single family dwelling on each new lot. A minor Development Permit is also required as a portion of the property lies within the Environmental (Watercourse) Development Permit area.	
4. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING HAS BEEN PUBLICIZED	

5. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW
- \*6. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED

46

As of 8:30 a.m. on Wednesday, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented “On Table” at the Public Hearing.

7. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS
8. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OR PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW
9. CONCLUSION OF PUBLIC HEARING #1 - 14234 MALABAR AVENUE - BYLAW 2361

10. PUBLIC HEARING #2 - 15496 THRIFT AVENUE - BYLAW 2366

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**BYLAW NO. 2366:** 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.

11. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING HAS BEEN PUBLICIZED
12. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION



- \*13. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED** 105

As of 8:30 a.m. on Wednesday, January 27, 2021 there have been no submissions

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- 14. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS**
- 15. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION**
- 16. CONCLUSION OF PUBLIC HEARING #2 - 15496 THRIFT AVENUE - BYLAW 2366**

- 17. PUBLIC HEARING #3 - 15570 OXENHAM AVENUE - BYLAW 2365** 108
- BYLAW NO. 2365:** White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365

**CIVIC ADDRESS: 15570 Oxenham Avenue**

**PURPOSE:** Bylaw 2365 proposes to rezone the 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.

- 18. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING HAS BEEN PUBLICIZED**

19. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION
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22. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION
23. CONCLUSION OF PUBLIC HEARING #3 - 15570 OXENHAM AVENUE - BYLAW 2365

24. PUBLIC MEETING #4 - 1122 VIDAL STREET - DVP 433  
DEVELOPMENT VARIANCE PERMIT NO. 433

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CIVIC ADDRESS: 1122 Vidal Street

**PURPOSE:** Development Variance Permit No. 433 would, if approved, allow relief from the parking provisions of Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000, to permit a “licensed establishment” (i.e., brewery) at 1122 Vidal Street with a parking supply of one (1) off-street space per 16 seats whereas the current requirement for properties that do not front onto Marine Drive is one (1) space per eight (8) seats. A concurrent license application to the Liquor and Cannabis Regulations Branch (LCRB) has been made to permit liquor service to a maximum of 50 persons. Per the current requirements of the Zoning Bylaw a total of six (6) off-street parking spaces would be required whereas the property can accommodate four (4) off-street spaces. A Parking Assessment has been provided with the application, which was presented to the City of White Rock’s Land Use and Planning Committee on January 11, 2021.

25. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC MEETING HAS BEEN PUBLICIZED
26. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION
- \*27. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED
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29. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION
30. CONCLUSION OF PUBLIC MEETING #4 - 1122 VIDAL STREET - DEVELOPMENT VARIANCE PERMIT 433
31. CONCLUSION OF THE FEBRUARY 1, 2021 PUBLIC HEARING/MEETING OPPORTUNITIES

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## **OPENING STATEMENT OF PUBLIC HEARING PURPOSE AND CONDUCT**

The purpose of this evenings public hearings, public meeting shall be to give a reasonable opportunity to be heard or to present written submissions respecting the proposals. Registration for the hearings took place earlier today from 12 p.m. to 4:30p.m. Those wishing to speak to any of the proposals called into Corporate Administration providing their contact information and an email was provided with instructions on how to participate this evening. Members of the public who did not register to speak will still be given an opportunity to call in at the end of registration list. Individuals will be called in the order that their name appears on the registration list. The speaker will begin by clearly stating their name and address and then providing their comments concerning the proposal. The address of the speaker is permitted to be collected through Section 26c of the *Freedom of Information and Protection of Privacy Act*. If the speaker has any questions regarding the collection of their personal information, please contact Corporate Administration.

If you have a petition with you, please read out the information at the top of the petition and it may be submitted to staff via email directly following the meeting.

Anyone wishing to speak at this meeting must be acknowledged by the Chairperson. Anyone speaking is requested to follow instructions provided by staff:

- 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
- Each speaker will be given a maximum of **five (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

Once all individuals on the registration list have had the opportunity to speak the Chairperson will ask for anyone wishing to speak to call into the meeting and contact information will be provided.

A person speaking an additional time is requested to add additional information from what they said previously.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposal with individual citizens. It is also not the time for the speaker to be asking questions of staff regarding the application.

Any person who wishes to present a written submission to Council may do so. The submissions will be retained by staff and copies of submissions will be available upon request. Everyone shall be given a reasonable opportunity to be heard at this Public Hearing/meeting. No one will be or should feel discouraged or prevented from making their views heard.

**Note:** *The meeting will be streamed live and archived through the City's web-streaming service.*

## NOTICE OF PUBLIC HEARING – FEBRUARY 1, 2021

**BYLAW.:** WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT  
(RS-4 – 14234 MALABAR AVENUE) BYLAW, 2020,  
NO. 2361

**CIVIC ADDRESS:** 14234 Malabar Avenue

**PURPOSE:** Bylaw 2361 proposes to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1m Lot Width) Residential Zone' to permit the subdivision of the existing lot into two 14.14m wide lots (each with an area of approximately 593 square metres / 6,383 square feet) and allow for the construction of a new single family dwelling on each new lot. A minor Development Permit is also required as a portion of the property lies within the Environmental (Watercourse) Development Permit area.

**WHITE ROCK**  
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**Documents:**

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated September 28, 2020 (Note: Report was presented at the October 5, 202 LUPC meeting)	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 2361:**                      **White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361**  
**CIVIC ADDRESS:**    **14234 Malabar Avenue (See Site Map Attached)**

**PURPOSE:** Bylaw 2361 proposes to rezone the subject property from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1m Lot Width) Residential Zone’ to permit the subdivision of the existing lot into two 14.14m wide lots (each with an area of approximately 593 square metres / 6,383 square feet) and allow for the construction of a new single family dwelling on each new lot. A minor Development Permit is also required as a portion of the property lies within the Environmental (Watercourse) Development Permit area.

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](mailto: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.

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



**1. Submit written comments to Council:**

You can provide your submission (comments or concerns) by email to [clerksoffice@whiterockcity.ca](mailto: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](mailto:clerksoffice@whiterockcity.ca) with the applicable subject line:
  - **PH #1, Bylaw 2361, 14234 Malabar 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](mailto: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.

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

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

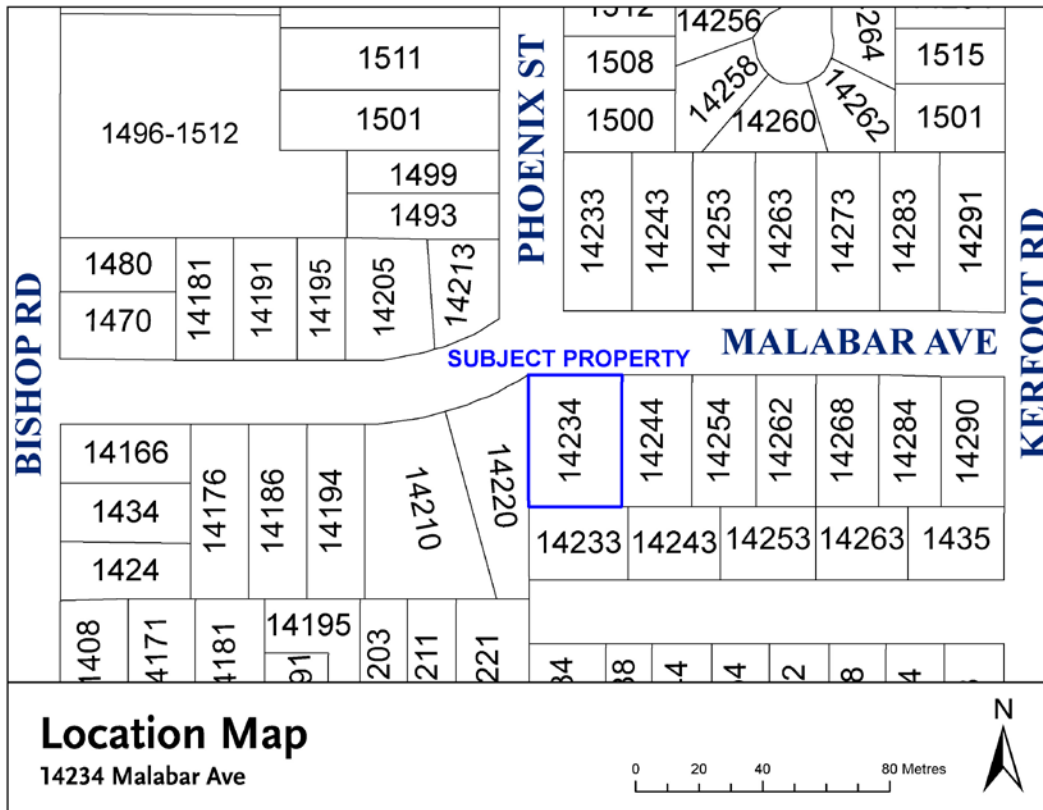
**If you miss the noted registration period, please watch the live meeting at the following link:** <https://www.whiterockcity.ca/453/Video-Recording-of-Council-Meetings> as there will be an opportunity for you to call in for a limited period of time.

**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](http://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 2361, 14234 Malabar Avenue



January 19, 2021

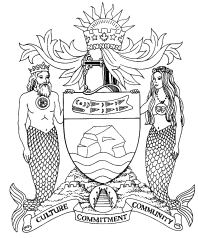
*Tracey Arthur*

Tracey Arthur  
Director of Corporate Administration

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

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



**DATE:** September 28, 2020

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Application for Zoning Amendment – 14234 Malabar Avenue  
(ZON/MIP/SUB 19-005)

**RECOMMENDATIONS**

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;*”
2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;*” and
3. Recommend that Council direct staff to resolve the following issues prior to final adoption:
  - a) Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
  - b) Demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services.

**EXECUTIVE SUMMARY**

The City of White Rock has received an application to rezone the property at 14234 Malabar Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’. The intent of the rezoning is to enable the subdivision of the property which, if approved, would result in two lots, each of which would have frontage of 14.1 metres, lot depth of approximately 42 metres and a lot area of roughly 590 square metres. The only difference between the existing zone requirements and the proposed lot dimensions is that the lots will be less than 0.9 metres (2.9 feet) narrower than allowed in the RS-1 zone.

The property is designated Mature Neighbourhood in the Official Community Plan (OCP). Within this designation, low-scale residential uses (i.e., single family homes, duplexes, and triplexes) are recognized along with opportunities to increase the supply of housing through gentle infill (e.g., single lot subdivisions, secondary suites, etc.). It is noted that the use permissions of the proposed RS-4 Zone are the same as those in the current RS-1 Zone. The rezoning would, if approved, allow for a modest form of intensification within an established area of the City and would be consistent with the policy objectives of the OCP.

### **PREVIOUS COUNCIL DIRECTION**

None.

A similar application by a previous owner was made in 2006, to enable subdivision of this property into two lots by reducing the minimum lot width through a Development Variance Permit, and this application did not proceed.

In 1994, the minimum lot width in RS-1 One Family Residential Zone lot was increased from 45 feet (13.7 metres) to 50 feet (15.24 metres). The current Zoning Bylaw No. 2000, adopted in April 2013, has a minimum lot width of 15 metres (49.2 feet).

### **INTRODUCTION/BACKGROUND**

*White Rock Official Community Plan 2017, No. 2220* (OCP) designates the subject property as ‘Mature Neighbourhood’, characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The policies applicable to the Mature Neighbourhood designation support gentle infill to enable moderate residential growth in established areas of the City. The proposed rezoning and subsequent lot split would allow for the introduction of a new single family home without significantly changing the character or predominant form of housing in the neighbourhood.

The subject property is zoned ‘RS-1 One Unit Residential Zone’. The size of the property is sufficient to enable a subsequent lot split while maintaining the minimum lot frontage (12.1m), lot depth (27.4m) and lot area (410.0m<sup>2</sup>) standards of the ‘RS-4 One Unit (12.1 m Lot Width) Residential Zone’. Uses permitted in the current RS-1 zoning and the proposed RS-4 zoning are both consistent with the use permissions established in the OCP land use designation, which recognize low profile housing including single detached dwellings (with secondary suites), duplexes and triplexes. Appendix A presents amending Bylaw No. 2361, which would be used to implement the rezoning request if approved by Council.

### **ANALYSIS**

The subject property is located at 14234 Malabar Avenue, immediately south and east of the intersection of Malabar Avenue with Phoenix Street (see Appendix B for Location Map and Ortho Photo). The property is occupied by a single detached dwelling. There is a small watercourse running to the west of the property, opposite the home at 14220 Malabar Avenue (see Figure 1). Section 23.5 of the City’s Official Community Plan requires a minor (environmental) development permit when development is proposed within the environmentally sensitive lands abutting, or falling within, 30 metres of a watercourse as illustrated in Schedule C to the OCP (see Figure 2).

In support of the minor development permit application a “Riparian Areas Regulation Assessment Report” was received. The Report defines a “Streamside Protection and Enhancement Area” (SPEA) of 10 metres from the edge of the watercourse and notes that the high water mark of the stream is approximately 22.5 metres from the nearest part of the subject property. The SPEA is recognized in the Province’s *Riparian Areas Regulation* as the area that links aquatic to terrestrial ecosystems and is capable of supporting streamside vegetation. Further, the SPEA is considered the “buffer” outside of which development will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions which support the life processes of protected fish.





Figure 1: Context Map Illustrating Watercourse

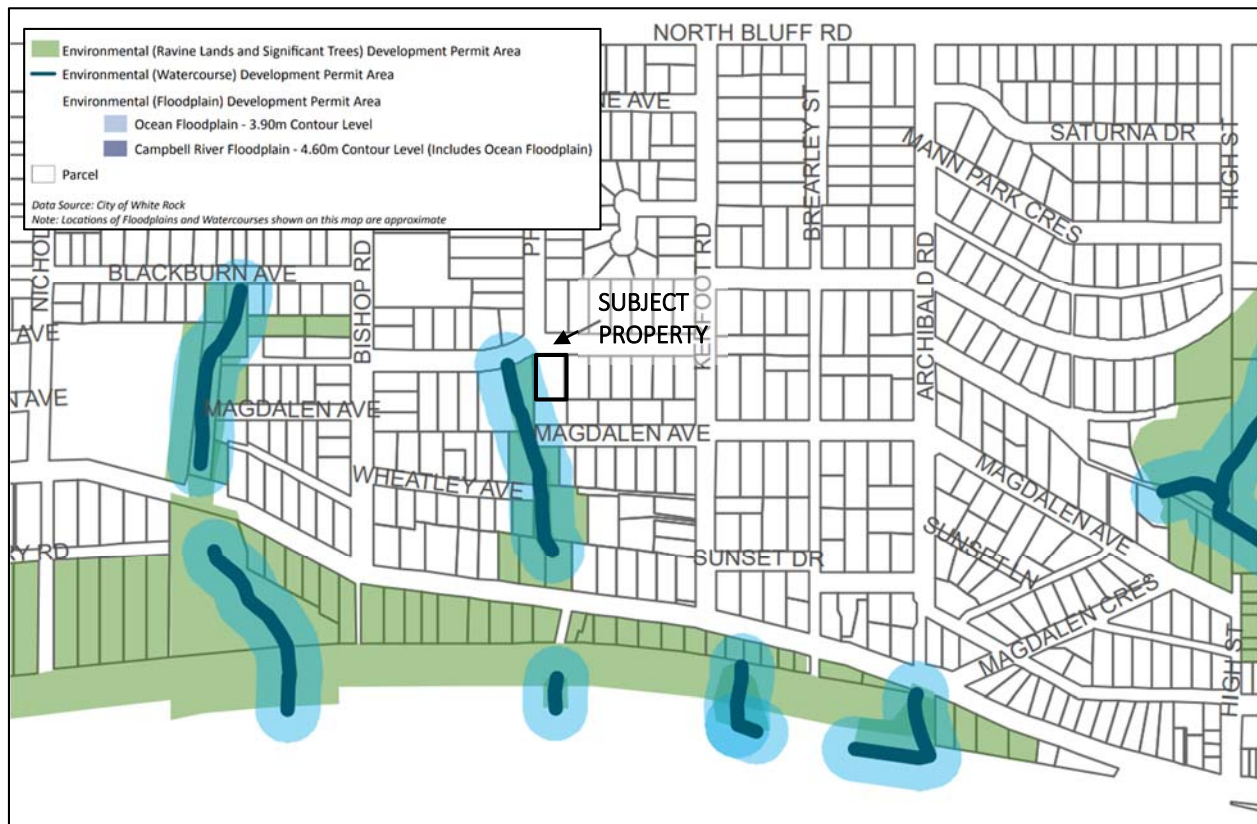


Figure 2: Environmental (Watercourse) Development Permit Areas

In this case the building envelope within the westernmost lot would exist outside of the SPEA as defined in the Assessment Report. Appendix C presents the SPEA relative to the building envelopes that would be enabled by the rezoning and subsequent subdivision of the property. The Report was provided to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development who has provided that it “meets the assessment and reporting criteria for the Riparian Areas Regulation.” There are a number of mitigative measures included in the consultant report, largely focused on efforts to control sediment and erosion during construction. If Council were to approve the rezoning of the property, during the minor development permit staff will require that a Sediment and Erosion Control Plan is prepared and implemented in advance of both demolition and future construction activities.

### **Zoning & Access**

The subject property is 1,185.4 square metres in area with 28.2 metres of frontage on Malabar Avenue. The lot, being zoned RS-1, is sufficiently sized to accommodate a subdivision into two lots while maintaining the minimum lot area and dimension requirements of the RS-1 zone, with the sole exception of lot width, therefore the applicants have requested to be rezoned to the RS-4 Zone (see Appendix D - Preliminary Subdivision Plan) which permits a 12.1 metre (39.7 foot) lot width. The use permissions within the RS-1 and RS-4 Zones and provisions regarding the scale and location of development are largely the same save for a slightly smaller interior side yard setback permitted within the RS-4 Zone (i.e., 1.35 metres compared with 1.5 metres). The parking supply requirements of the bylaw (i.e., two spaces per unit plus one additional space for any secondary suite) can be satisfied within the design of the subdivided lots.

Section 23 (u) of the City of White Rock’s Street and Traffic Bylaw, 1999, No. 1529, requires that there be no driveways within 7.5 metres and no parking within 10 metres of an intersection. Recognizing that driveways are commonly used for parking, City Engineering staff have noted that a shared driveway will be required and located ten (10) metres from the intersection; an easement over the easternmost lot will be required through the subdivision application to secure access to the western lot. A Conceptual Site Plan illustrating the access arrangement is provided in Appendix E. The subdivision process will be used to ensure matters of access and reciprocal easements are adequately implemented, subject to the zoning enabling the lot split.

### **Tree Management**

An Arborist Report prepared by Mike Fadum and Associates Ltd. was submitted with the rezoning application. The Report identifies that a total of six “protected trees,” being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, may be affected by the proposal. Two of the six trees are City trees whereas the remaining four trees are private trees. The Report recommends that the four private trees be removed as they are either in poor health or are a constraint to the development (servicing) of the lots; the City trees are to be retained.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the removals subject to the posting of securities (i.e., \$12,000) for eight replacement trees as required by the Tree Management Bylaw in addition to the receipt of a letter of understanding from the neighbour to the south of the property for the removal of shared Tree #3914. Appendix F includes an illustration of the proposed planting 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 dwelling.

### **Public Information Meeting and Public Feedback**

The applicant held a public information meeting (PIM) on April 2, 2019, at the White Rock Library (15342 Buena Vista Avenue). Ninety-five letters were circulated notifying owners within 100 metres of the subject property of the rezoning proposal. The meeting was also advertised in

consecutive publications of the Peace Arch News in advance of the PIM. Appendix G to this report includes the PIM summary provided by the applicant, including with the PIM sign-in sheet and completed comment forms that were shared with the applicant.

### **Planning Review**

Issues of concern presented in Appendix G pertain to traffic, on-street parking, impacts to the “large lot” character of the neighbourhood, housing affordability, and developer profit.

Generally, the proposal is not of a scale that would necessitate a review of traffic impacts as it would, if approved, result in one new dwelling. The separation of the access from the intersection of Malabar Avenue with Phoenix Street, noted above, will also help ensure safe separation distances between vehicles leaving/entering the property and those making turning movements at the intersection. The two lots, as ultimately intended, would be sufficiently sized to accommodate the off-street parking requirements of the zoning bylaw; no relief from these parking requirements are sought in this rezoning application, therefore impacts to on-street parking supply are not anticipated.

While single detached dwellings tend to be less affordable than multi-family units (e.g., townhomes, or stratified apartment units), increasing the supply of smaller-scaled detached housing within established neighbourhoods can be an effective way to enable a modest degree of affordability in the area. As noted, the OCP is supportive of efforts to accommodate “gentle infill” as a means of supporting housing choice and affordability in Mature Neighbourhoods (Objective 8.8).

The Plan also establishes thresholds for the control of form and character matters when subdivision would result in lots having frontage of less than 12.1 metres, recognized as “intensive residential development.” In this case, while the two lots will have frontage less than that of nearby properties, which tend to have frontage of between 18 and 20 metres, the proposed 14.1 metres of frontage per lot does not require that the proponent obtain a development permit through which the City’s Mature Neighbourhood Development Permit Area (DPA) Guidelines could be applied. While the proposal is not subject to a development permit, City staff have provided the related DPA Guidelines to the applicant in an effort to encourage a future home design that is sympathetic to that of adjacent development. As noted, the RS-4 Zone sought by this rezoning application does not enable greater building height (maximum 7.7 metres) or density (0.5 times the area of the lot) from what is permitted in the existing RS-1 Zone.

### **FINANCIAL IMPLICATIONS**

The rezoning, if approved, will not result in any additional costs to the City. Development cost charges will be sought through the subdivision process.

### **LEGAL IMPLICATIONS**

Not applicable.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Not applicable.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The rezoning application was circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.



### **CLIMATE CHANGE IMPLICATIONS**

The application will enable a modest increase in density consistent with the aspiration of the ‘Mature Neighbourhood’ OCP land use 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 protecting the environment, and supporting a community where people can live, work and play in an enjoyable atmosphere.

A review of the Zoning Bylaw including single family homes is currently on Council’s 2018-2022 Strategic Priorities, and is scheduled for December 2021. This priority and scheduling may change with Council’s pending review of the Strategic Priorities.

### **OPTIONS / RISKS / ALTERNATIVES**

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*” as presented, authorize staff to schedule a Public Hearing, direct staff to resolve engineering issues, direct staff to work with the applicant regarding matters of dwelling design, tree management, sediment control, and demolition of existing structures prior to final adoption of the bylaw;
2. Reject “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*”; or
3. Defer consideration of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361* and refer the application to staff to address any issues identified by Council.

Staff recommend Option 1.

### **CONCLUSION**

The City of White Rock has received an application to rezone 14234 Malabar Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ in order to allow the subdivision of the property into two lots. The proposal is consistent with the objectives and policies of the ‘Mature Neighbourhood’ OCP land use designation. Given the proposed lot widths of the new lots would be only 0.9 metres (2.9 feet) less than the minimum in the existing zoning, staff recommend Council give first and second readings and authorize staff to schedule a Public Hearing for this application.

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.

A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', with a stylized flourish at the end.

Guillermo Ferrero

Chief Administrative Officer

Appendix A: Draft Zoning Amendment Bylaw No. 2361

Appendix B: Location and Ortho Photo Maps

Appendix C: Riparian Areas Regulation Zones of Sensitivity and SPEA

Appendix D: Preliminary Subdivision Plan

Appendix E: Conceptual Site Plan

Appendix F: Preliminary Planting Plan

Appendix G: Public Information Meeting Summary and Comment Sheets

## **APPENDIX A**

### **Draft Zoning Amendment Bylaw No. 2361**

# **The Corporation of the CITY OF WHITE ROCK BYLAW 2361**



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 B, Plan NWP20207, Part NE1/4, Section 9, Township 1, New Westminster  
Land District  
PID: 008-693-781

as shown on Schedule "1" attached hereto from the 'RS-1 One Unit Residential Zone' to  
the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361".

PUBLIC INFORMATION MEETING on the	2 <sup>nd</sup>	day of	April, 2019
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

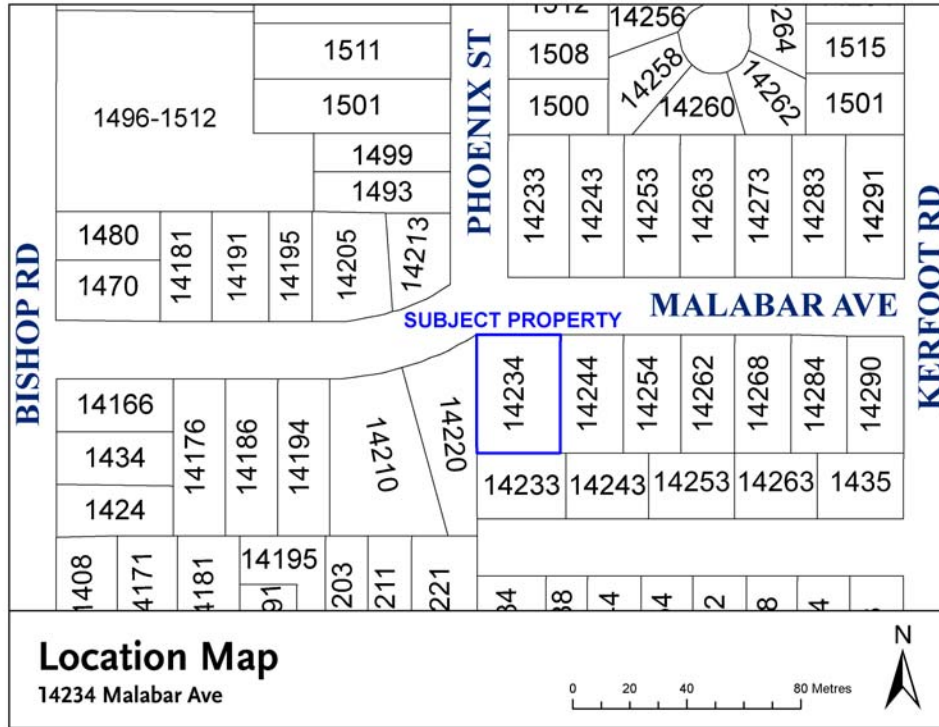
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Director of Corporate Administration



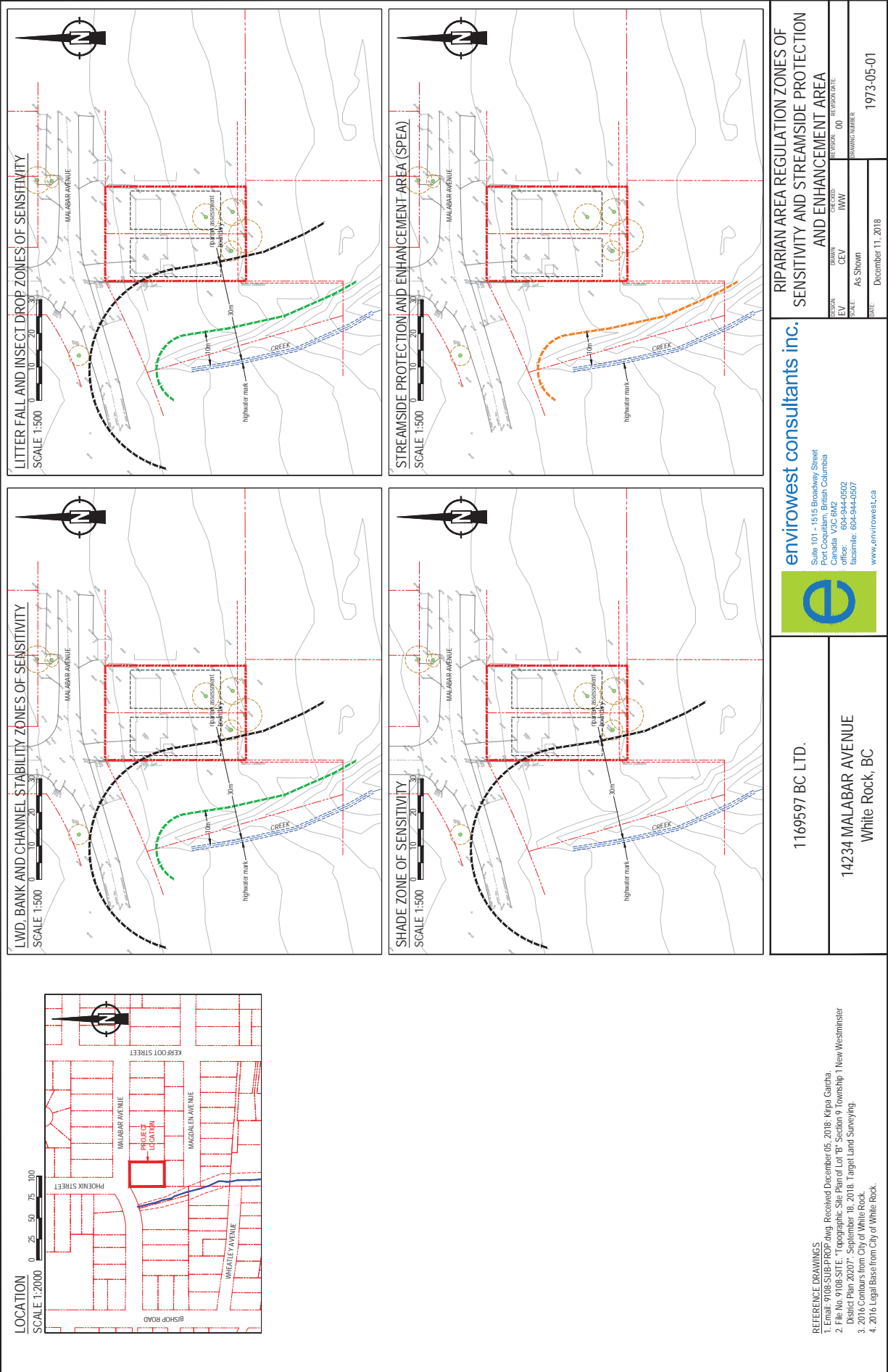
## APPENDIX B

### Location and Ortho Photo Maps



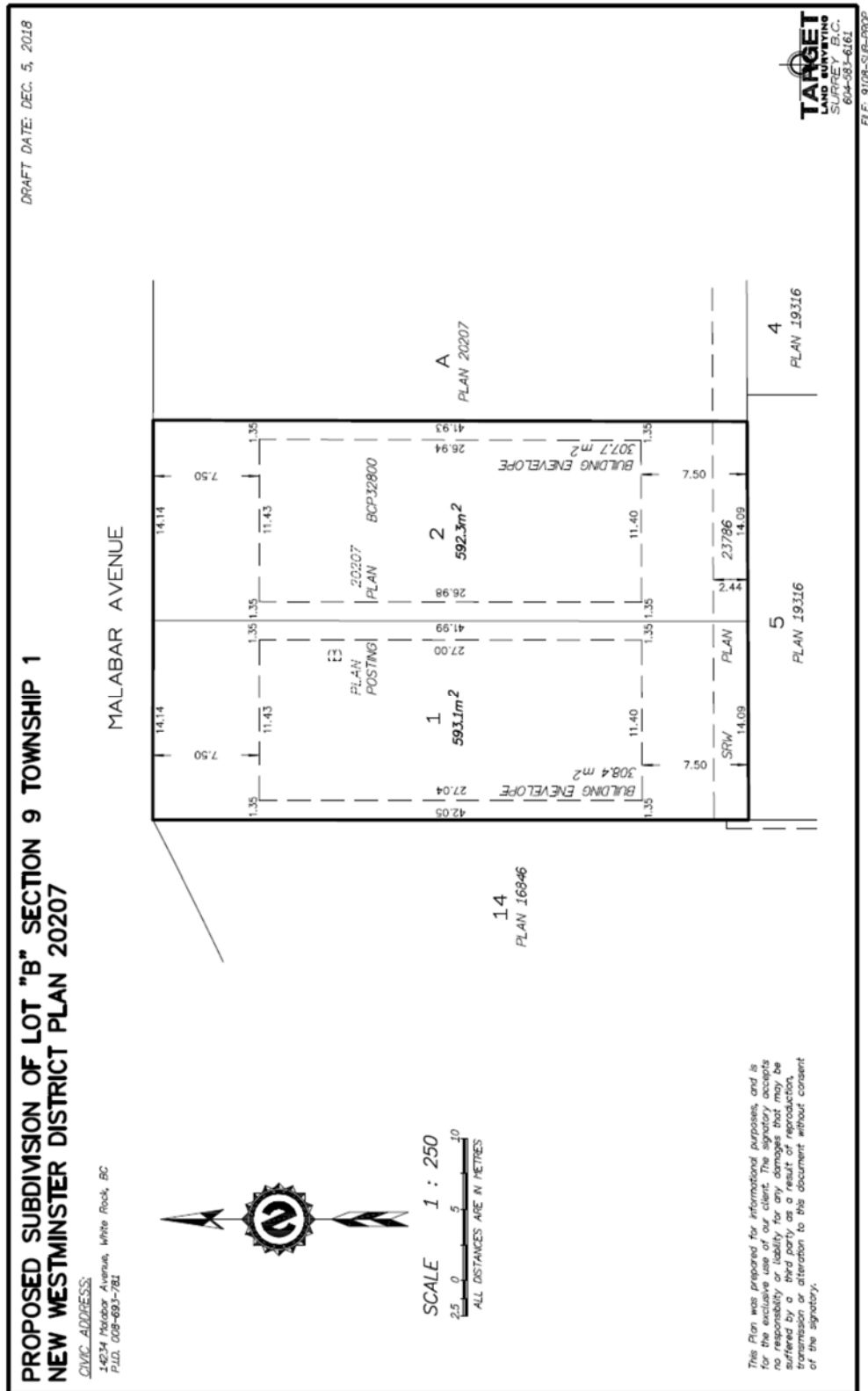
## **APPENDIX C**

### **Riparian Areas Regulation Zones of Sensitivity and SPEA**



## APPENDIX D

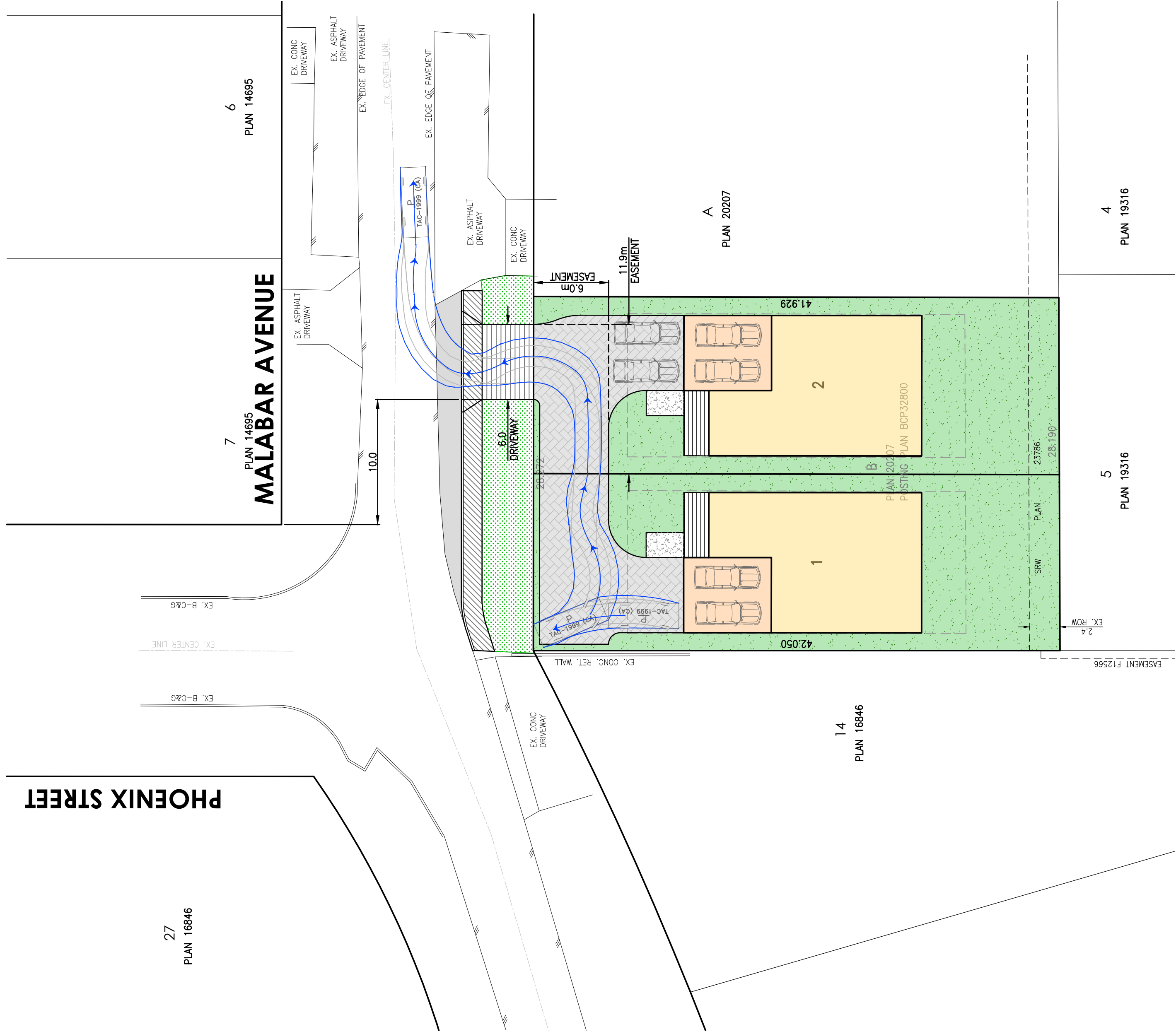
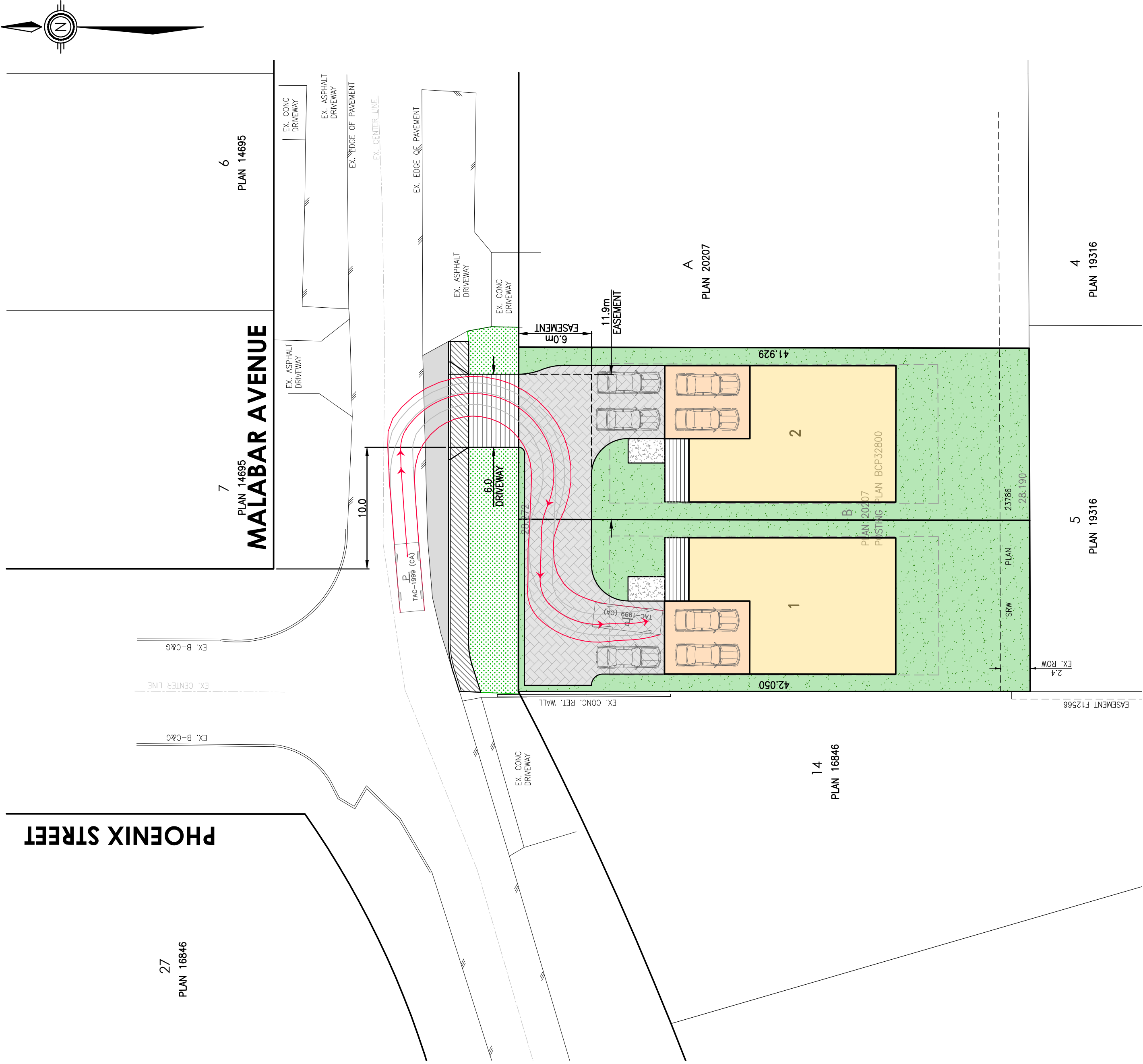
### Preliminary Subdivision Plan





**APPENDIX E**  
**Conceptual Site Plan**


C:\Users\ci-h\OneDrive\Technical\1430-Projects\Centras Engineering\Cent-18067 (14234 Malabar Ave. White Rock)\18067-Off-site Driveway Option 2.dwg [KEY] 9/11/2020 11:55AM



PRELIMINARY  
FOR DISCUSSION PURPOSES



SCALE: 1:250

BENCHMARK		No.	REVISIONS / SUBMISSIONS	DATE	CLIENT	ENGINEER-OF-RECORD	PROJECT NAME	ENGINEER'S SEAL	CITY OF WHITE ROCK	
ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER: 88H3855 LOCATED AT: BLACKBURN AVE & BISHOP RD AND HAVING ELEVATION OF: 74.433m LOTS B, SEC 9, TP 1, NWD PLAN 20207		1			LAKEFIELD PROPERTIES INC.  PHONE: 604-725-2555	 CROYDON BUSINESS CENTRE #216-2630 CROYDON DRIVE SUITE 101, BC V3S 6T3 PH: 604-702-8727 EMAIL: info@centras.ca	PROPOSED RESIDENTIAL DEVELOPMENT		CONCEPTUAL SITE PLAN	
		2								
		3								
		4								
		5								
LEGAL		6					PROJECT SITE ADDRESS 14234 - MALABAR AVENUE WHITE ROCK, BC	September 11, 2020	DESIGN: CEL DRAWN: CEL CHECKED: CEL ENGINEER: CEL	DRAWING NUMBER 18067
		7							REV	0
DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER										

**APPENDIX F**  
**Preliminary Planting Plan**

**MIKE FADUM AND  
ASSOCIATES LTD.  
VEGETATION  
CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

14234 MALABAR AVENUE  
WHITE ROCK, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG31/20	MK	CIVIL PLAN
2	SEPT18/20	MK	SUBDIVISION PLAN

NOTE: NON BY-LAW TREES HAVE BEEN  
REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING  
SHALL BE CONSTRUCTED TO MUNICIPAL  
STANDARDS.  
REASSESS TREES WITH LOT GRADING  
PLANS.

NOTE: REPLACEMENT TREES SHALL  
CONFORM TO CNLA LANDSCAPE  
STANDARDS.  
SPECIES AND LOCATIONS TO BE  
DETERMINED AT LANDSCAPE STAGE.  
REPLACEMENT TREES TO BE MIN. 3m  
FROM FOUNDATIONS AND MIN. 1m FROM  
PROPERTY LINES.

SHEET TITLE

T2 - TREE PROTECTION  
AND PRESERVATION PLAN

© Copyright Reserved. This  
drawing and design is the property  
of Mike Fadum and Associates Ltd.  
and may not be reproduced or  
used for other projects without their  
permission.

DRAWN

MK

SCALE

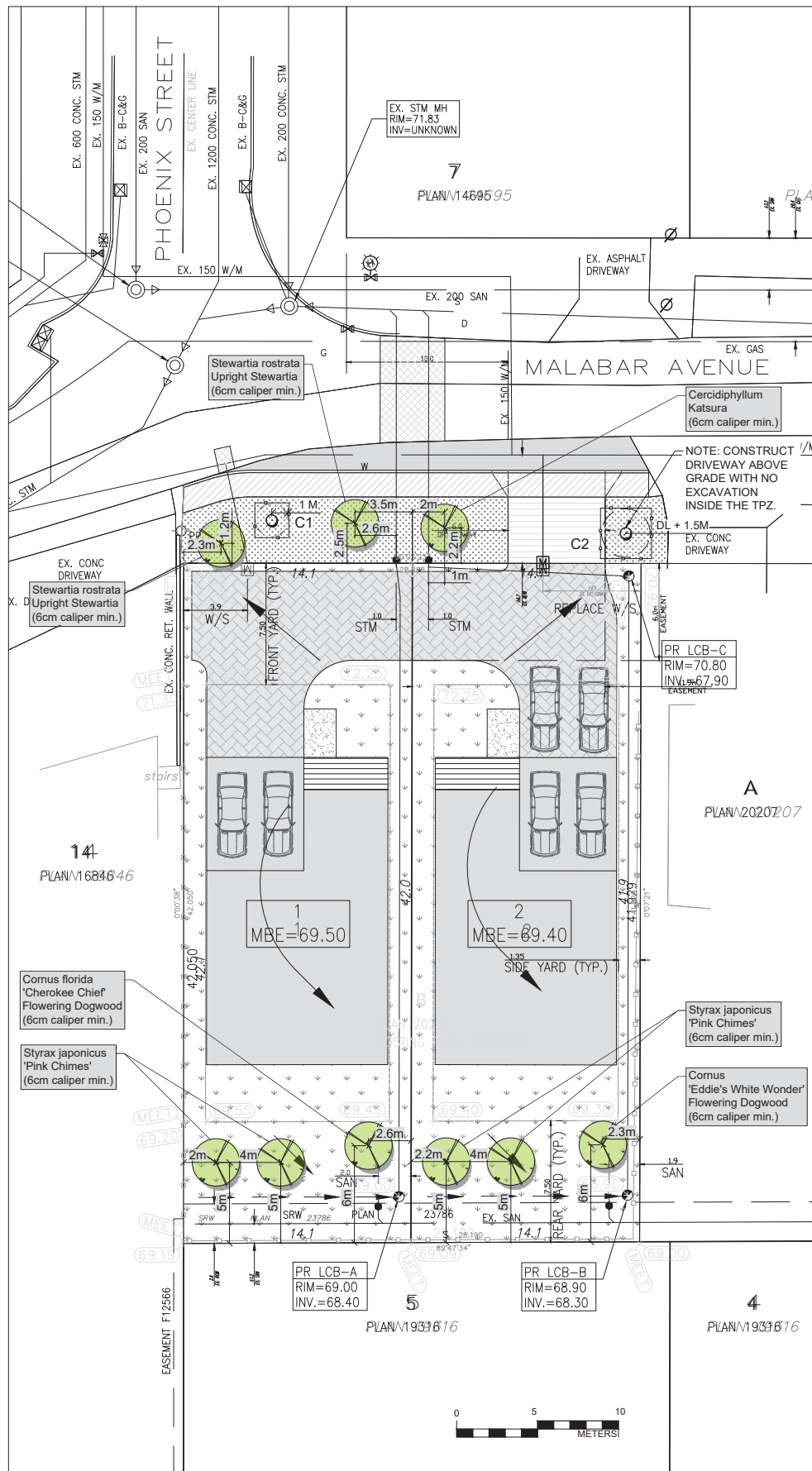
AS SHOWN

DATE

DECEMBER 4, 2018

T-2

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- DECIDUOUS REPLACEMENT TREE (6 CM. DIA. MINIMUM)

**APPENDIX G**

**Public Information Meeting Summary and Comment Sheets**

This report is for the Planning and Development Services at City of White Rock BC.

The purpose of this document is to summarize the Public Information Meeting held by Lakefield Properties Ltd the applicant on April 2<sup>nd</sup> 2019. The intent of the meeting was to share a minor development proposal regarding 14234 Malabar Ave with the public, answer questions, gain feedback and listen to potential concerns.

The meeting was held at White Rock Library. The meeting was held as an open house. Poster boards highlighting both information about the developer and the specific development were displayed on the white board in front of the room. The information that was provided consisted of site description; site plans showing statistics including existing and proposed zoning/density; proposed design (elevations, landscape treatment); and any other information deemed necessary by staff

**Some concerns that were raised:**

- Will de-value the neighbourhood with two smaller 6000sqf homes
- 2-6000sqf lots wont fit into the current neighbourhood
- View corridor will be blocked if two homes are constructed

**Some positive feedback:**

- Will boost the character of the neighbourhood with 2 newly built homes
- Will Remove the current broken down yellow home, and replace with newer homes.
- Having 2-6000sqf lots is better than having one mega mansion built on property

To further breakdown the voters at the White Rock library on April 2<sup>nd</sup> in favour and opposed. The atmosphere in the crowd, dictated that half were against the development and the other half were pro development.

The comment forms were provided by the City of White Rock. The forms asked if people were supportive, non-supportive, or undecided on the project as proposed. Space below you will see some written responses provided by Planner at City of White Rock.

**Feedback from Public Information Meeting**  
Rezoning, Subdivision and Minor Development, File No. 19-005  
14234 Malabar Avenue  
Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: LILLIAN BAER  
Address: 11510 Blackburn Cres. White Rock V4B 3A4

2. Do you agree with the proposed development application?  
Yes ☐ No ☐ Undecided ☐

Please comment.

Cannot agree with a developer splitting  
the lot into 2 narrow, deep lots  
where the houses would not fit  
into the style of homes in the area.  
The detriment to devalue neighboring  
new homes by cutting the large lot  
could not sit precedent of subdividing  
that does not conform to the zoning.

Thank you for your participation. If you have any questions, please contact:

Carl Isaak Planner City of White Rock 604-541-2293 cisaak@whiterockcity.ca	Kirpa Garcha Agent / Applicant for (1169597 BC LTD) 604-762-8834
--	---

\*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.



Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: ROY BAER

Address: 14510 BLACKBURN CRE

2. Do you agree with the proposed development application?

Yes ☐ No ☒ Undecided ☐

Please comment.

DOES NOT CONFORM TO THE SURROUNDING  
AREA

**Feedback from Public Information Meeting**  
Rezoning, Subdivision and Minor Development, File No. 19-005  
14234 Malabar Avenue

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: Tim and Carol Ratzlaff

Address: 14205 Malabar Ave, White Rock, BC

2. Do you agree with the proposed development application?

Yes ☒ No ☐ Undecided ☐

Please comment.

We agree with the proposed development and hope to be able to do the same.

Times are changing and the market and mindset have moved away from mega homes.

The coming generations do not have the time or budget to maintain the large

Homes that have been going up in previous years, and the new tax laws are slowing down foreign

Buyers. If we want to be able to retire in the neighborhoods we've come to love, we need to plan for

More affordable and sustainable housing in the coming years. This is a great option if the lot can

Accommodate it.

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Kirpa Garcha  
Agent / Applicant for  
(1189597 BC LTD)  
604-762-8834

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**PUBLIC INFORMATION MEETING**  
**TUESDAY APRIL 2, 2019**  
**14234 MALABAR AVENUE - REZONING, SUBDIVISION AND MINOR DEVELOPMENT, FILE NO. 19-005**  
**WHITE ROCK LIBRARY (Upstairs Meeting Room) - 15342 BUENA VISTA AVENUE**

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	Gary Sherman	14283 Malabar Ave WR	V4B2Y5
2.	ROD EPPERT	1434 Bishop Es.	V4B 3K5.
3.	Allen Jean Bird	14254 Malabar Ave.	V4B 2Y3
4.	Stephen Bird	14290 Malabar Ave	V4B 2Y3
5.	Charles Leslie Ann Hens	14191 Malabar Ave	V4B 2Y4
6.	ROY & WILLIAM BAER	14810 BLACKBURN CRT	V4B-3H4
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

**Feedback from Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: Allen + Sean Bird

Address: 14254 Malabar Avenue White Rock

2. Do you agree with the proposed development application?  
Yes ☐ No ☒ Undecided ☐

Please comment.

- built our home at 14254 Malabar 33 years ago... enjoy living here and especially value the feel of our neighborhood with 'large sized lots'.
  - We hope you will not allow our neighborhood to be ruined by agreeing with the developer who wants to profit personally by rezoning.
  - We know, for a fact, that if you allow this first one others are planning to apply for rezoning.
  - increased density = increased traffic and on street parking and both are a concern for ourselves and our neighbors.
  - Malabar is already a very busy street because of the increased density that was allowed on Bishop Road by the previous council.
- Please leave our street zoned RS-1... We do not want the proposed

RS-4...

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Kirpa Garcha  
Agent / Applicant for  
(1169597 BC LTD)  
604-762-8834

Thank you for  
considering our  
concerns...

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**Feedback from Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: LILLIAN BAER

Address: 14510 Blackburn Cres. White Rock V4B 3A4

2. Do you agree with the proposed development application?

Yes ☐

No ☐

Undecided ☐

Please comment.

Cannot agree with a developer splitting  
the lot into 2 narrow, deep lots  
where the houses would not fit  
into the style of homes in the area.  
The detriment to devalue neighboring  
new homes by cutting the large lot  
could set a precedent of subdividing  
that does not conform to the zoning.

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**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: ROY BAER

Address: 14510 BLACKBURN CRE

2. Do you agree with the proposed development application?

Yes ☐ No ☒ Undecided ☐

Please comment.

DOES NOT CONFORM TO THE SURROUNDING  
AREA

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**Feedback from Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: Chris & Leslie Ann Hebb

Address: 14191 Malabar Avenue White Rock

2. Do you agree with the proposed development application?

Yes ☐ No ☒ Undecided ☐

Please comment.

*We appreciated the opportunity to attend the meeting, listen to the property owner behind the application, learn from city staff and hear the viewpoints of other neighbours. Being at the meeting has solidified our opposition to ~~the~~ the application. (1) We do not believe that dividing this lot into two parcels will result in housing that is consistent with the character of our neighbourhood. (2) We are concerned about the ability of our street to handle increased traffic especially parking. (3) We do not think this will truly address the issue of housing affordability. (4) If the property had a lane access for*

Thank you for your participation. If you have any questions, please contact:

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Planner  
City of White Rock  
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[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Kirpa Garcha  
Agent / Applicant for  
(1169597 BC LTD)  
604-762-8834

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RECEIVED

APR 09 2019

THE CORPORATION OF THE  
CITY OF WHITE ROCK

Page 39 of 262

*garages and we had a firm proposal for the housing planned we would be more open to considering the sustainability of the proposal for the area.*

LU & P AGENDA  
PAGE 210

**Feedback from, Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**

**14234 Malabar Avenue**

Tuesday April 2, 2019

Name: Greg Sherman

Address: 14283 Malabar Ave, White Rock

I DO NOT AGREE with the proposed development application.

I have been a home owner and resident on Malabar Ave for over 11 years. Our family's decision to move there was largely based on proximity to the ocean, ocean view and lot size. Most lots on these 2 blocks of Malabar are 10,000+ sf with 50ft+ frontages. These lots sizes are actually quite unique in the City of White Rock and by comparison, a contrast to average lot widths of 33 ft in east White Rock.

One day after moving into our home 11 year years ago, we were approached by a gentleman carrying a petition to stop a lot width variance permit and subdivision on the very lot we are discussing today. I signed the petition as did over 20 of my neighbours - the lone exception turned out to be the developer's daughter. The application was rejected a few weeks later by City Council.

From the owners' agents comments at the Public Information meeting it was apparent that the only motivation for this Application is to make a bigger profit. Obviously there is more money to be made from two lots vs. one by virtue of the increased buildable square footage it allows. It is why developers continually seek to raise density restrictions, whether splitting up a SF lot or increasing buildable sq footage in a multi-unit high-rise. I recognize the relatively new RS-4 zoning has merit however splitting up lots is clearly not consistent with the character or the charm of *this* unique street and immediate area. There are however plenty of places in White Rock and other areas of the Peninsula where smaller and more affordable lots, far more suited for the demand that exist, can be found for this purpose.

I also completely reject the agent's suggestion that subdividing would help bring in more taxes and that more affordable housing in this area is what the market is asking for. While increased densification does indeed bring a larger tax base, with some 1,200+ condo units already approved for, or presently under, construction in the City Of White Rock, adding one more clearly does not move the needle. Even a subdivided lot in this area would go for near \$1 Million –clearly not within the scope, nor intent of virtually all affordable housing legislation. Finally, there are a total of only two other lots in the immediate area that could even be considered for RF-4 zoning. Any proposed subdivision and, it follows, shrinking home frontages this dramatic would surely stand out for all the wrong reasons.

To conclude, I fully support a free economy with minimal regulations. There is however a reason that minimum lot sizes were established several years ago and have been deemed reasonable since. It is in part to preserve the area's value, but more so to preserve its unique character and aesthetics for those that call this area home. For the reasons I've now stated, and to echo my neighbours' resounding message of 11 years ago, I urge you to reject this application.



**Feedback from Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: COLIN MC BRIDE

Address: 14273 MALABAR AVE WHITE ROCK

2. Do you agree with the proposed development application?

Yes ☐

No ☒

Undecided ☐

Please comment.

THE CHARACTER AND DENSITY OF NEIGHBOURHOOD  
WILL BE NEGATIVELY AFFECTED!  
MORE TRAFFIC, CRAMPED HOUSING AMONG LARGE  
MULTI MILLION DOLLAR HOMES  
BAD APPEARANCE - MORE VEHICLES IN SMALLER LOT  
SIZE. SICK

Colin McBride

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Kirpa Garcha  
Agent / Applicant for  
(1169597 BC LTD)  
604-762-8834

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**Feedback from Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: Pamela Kinloch

Address: 14273 Malabar Ave, White Rock

2. Do you agree with the proposed development application?

Yes ☐ No ☒ Undecided ☐

Please comment.

It will negatively impact  
character of neighbourhood.

April 15 / 19  
PK Kinloch

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Kirpa Garcha  
Agent / Applicant for  
(1169597 BC LTD)  
604-762-8834

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**MINUTE EXTRACTS REGARDING BYLAW 2361: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361**  
**CIVIC ADDRESS: 14234 Malabar Avenue**

Land Use and Planning Committee  
 October 5, 2020

**7. APPLICATION FOR ZONING AMENDMENT – 14234 MALABAR AVENUE (ZON/MIP/SUB 19-005)**

Corporate report dated October 5, 2020 from the Director of Planning and Development Services titled “Application for Zoning Amendment – 14234 Malabar Avenue (ZON/MIP/SUB 19-005)”.

The following discussion were noted:

- Neighbours have expressed opposition to the proposed development
- The proposed project looks at ways of preserving single family dwellings
- With the land size, it was suggested that any project could impact surrounding views

2020/LU&P/036 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361,*” and
2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361.*”

**DEFEATED**

Councillors Johanson, Kristjanson and Manning voted in the negative

Regular Council  
 October 5, 2020

**8.1.a BYLAW 2361 - WHITE ROCK ZONING BYLAW 2012, No. 2000, Amendment (RS-4 – 14234 MALABAR AVENUE) BYLAW, 2020, NO. 2361**

**Note:** This item was defeated at the Land Use and Planning Committee meeting held earlier in the evening and it was noted considered at this time

8. **APPLICATION FOR ZONING AMENDMENT – 14234 MALABAR AVENUE  
(ZON/MIP/SUB 19-005)**

The Committee reflected on the project and suggested that the proposal could be a good fit for a single-family neighbourhood.

**Motion Number: Motion Number: 2020-LU/P-47** /It was MOVED and  
SECONDED

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “White Rock  
Zoning Bylaw, 2012,  
No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;”  
and

2. Recommend that Council direct staff to schedule the public hearing for “White  
Rock Zoning  
Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw,  
2020, No.  
2361;”

**Motion CARRIED**

**Councillor Johanson voted in the negative**

Regular Council  
November 9, 2020

**8.1.c BYLAW 2361 – ZONING AMENDMENT BYLAW REGARDING  
14234 MALABAR AVENUE (ZON/MIP/SUB 19-005)**

The following recommendation was considered and defeated at the  
October 5, 2020 Land Use and Planning Committee meeting and  
was brought forward to be ratified by Council on October 19,  
2020. At that time the Council referred the application back to the  
October 26, 2020 Land Use and Planning. This bylaw was  
presented for first and second reading.

**Motion Number: 2020-559**

THAT Council:

1. Give first and second reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*"; and
2. Direct staff to schedule a public hearing for "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*".

**Motion CARRIED**

**Councillors Johanson and Kristjanson voted in the negative**

**On Table**  
**Public Hearing - February 1,**  
**2021**  
**PH1 - 14234 Malabar Avenue**

**ON TABLE SUBMISSIONS:**

**BYLAW 2361: WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT (RS-4 – 14234 MALABAR AVENUE) BYLAW, 2020, NO. 2361**

**CIVIC ADDRESS: 14234 Malabar Avenue**

February 1, 2021

Author	Date Received	Resident Address	Status	Item #
Keith and Gail Brooks	January 28, 2021	14233 Malabar Ave, White Rock, BC V4B 2Y5	Comments	C-1
Rick and Bernadette Weston	January 31, 2021	14194 Malabar Avenue	Opposed	C-2

**From:** [Keith Brooks](#)  
**To:** [Clerk's Office](#)  
**Cc:** [gailbrooks7@icloud.com](mailto:gailbrooks7@icloud.com)  
**Subject:** PH#1, Bylaw 2361, 14234 Malabar Avenue for Notice of Public Hearing Monday, February 1st, 2021 to be read at.  
**Date:** January 28, 2021 4:04:17 PM

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

My wife, Gail Brooks, and I, Keith Brooks, live at and own the property 14233 Malabar Ave, White Rock, BC V4B 2Y5, Canada, which is directly across from said subject property above and we have the following comments:

1. We could support this variance subdivision subject to the following Architectural guidelines.
  - A. That only low height plants are planted between the houses and in line with the new shared property line for the two new lots running north south direction. This would help salvage some of the current view we have.
  - B. Keep a pitched roof on the North/South running side of the new houses and new lots to be built similar to the one used next door to this property at 14244 Malabar.
  - C. Our lot is 11,486.56 sq ft. This means that a much bigger house will be built compared to the two new houses that would be built if approved on the each of the two new 6383 sq ft. The two new houses would tend to bring the value down of a new house built on our lot as they would be so much smaller. Keeping a view corridor would help mitigate this negative for us.

Please bring forward and read at above mentioned meeting.

Keith and Gail Brooks  
14233 Malabar Ave, White Rock, BC V4B 2Y5, Canada  


**From:** [bernadette\\_weston@hotmail.com](mailto:bernadette_weston@hotmail.com)  
**To:** [Clerk's Office](#)  
**Subject:** PH, Bylaw 2361, 14234 Malabar Avenue  
**Date:** January 31, 2021 5:45:30 PM

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Name: Rick and Bernadette Weston  
 Address: 14194 Malabar Avenue

WE DO NOT AGREE WITH THE PROPOSED DEVELOPMENT APPLICATION.

We have been home owners on Malabar Avenue for over 35 years, in fact my family has lived in White Rock since the early 1900's. We have remained here mainly due to this unique street which encompasses lots of 10,000 + sf, and gives all around us the privacy we enjoy. Unfortunately over the past 10 years our 180 degree view , has now shrunk to almost zero, because of “ big box “ houses! We are not adverse to change, we realize it is inevitable, however we completely disagree with the senseless rezoning such is evident in this proposal.

We were part of the attempted rezoning of this same lot, 11 years ago. We were part of a small group of concerned neighbours taking the petition around the neighbourhood and gained many signatures against the proposal. Council agreed and rejected the proposal .

So what has changed ? What is different now than 11 years ago? The very same issues are in play here. This is still a lovely charming street with large lots, housing single family dwellings. This is exactly why our neighbours purchased properties here, paying a healthy price for the opportunity of having a large, private lot on a clearly residential street, Malabar Ave.

On our street alone we have 3 developers that have seen fit to remove an existing structure and rebuild on the same lot. Now this developer realizes a profit could be made if the city approves and rezones the above property. Again why?

Who benefits? Surely not this neighbourhood, as the property could then house potentially 4 families. Think of it, 2 new homes , with 2 legal suites equals 4 families each with 2 cars. So now instead of 3-4 cars you now will potentially see 6-8 cars!!

Malabar Ave is distinctive in that it is the main thoroughfare for pedestrians travelling in an east/west direction. It is the only alternate route possible for : seniors with walkers, children going back and forth to school, young mothers with infants, local cyclists, the Tour de WR ,dog walkers ,also hundreds of avid pedestrians on their daily exercise. They choose this street to avoid the always busy North Bluff, and Marine Drive. Why? Because they feel safe here, because all of us on this street have ample spots for parking on our lots and most importantly these are single dwelling properties so cars are not a huge issue here.

This is one of the main reasons the above proposed subdivision should not go through. Traffic has increased in the past 11 years and because of this 2 stop signs have been placed on Malabar Ave, one at the intersection of Kerfoot and the other at the end of Phoenix, exactly where this new subdivision is being proposed. So how much sense does that make??

This proposed subdivision is not in the best interests of this unique part of Malabar , no it is in the self interest of a developer! Is it fair to subject once more this neighbourhood with a variance that would surely not be in keeping with the charm of this single family , large lot neighbourhood? We've already been through this once and it was rejected by council!

Surely there are other areas in White Rock that would be more suitable for this developer, without over developing and irrevocably changing ours!

We strongly urge this council to **reject the proposal!**

**REGISTERD VOTES**

**BYLAW 2361:** White Rock Zoning Bylaw, 2012, No. 2000, Amendment  
(RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361  
**CIVIC ADDRESS:** 14234 Malabar Avenue

February 1, 2021

First Name	Last Name	Resident/ ADDRESS?	Status
Heather	Ringer	Yes	Opposed
Pamela	Kinloch	Malabar resident	Opposed
Tim	Ratzlaff	Yes – 14205 Malabar Avenue	Support
Alan	Bird	Yes -14254 Malabar Avenue	Opposed
Jean	Bird	Yes – 14354 Malabar	Opposed
Stephen	Bird	Yes -14290 Malabar Avenue	Opposed
Lyndsey	Kitsul	Yes – 14290 Malabar Avenue	Opposed
Jean	Bird	Yes-14254 Malabar	Opposed



## 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](mailto: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.

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

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

**1. Submit written comments to Council:**

You can provide your submission (comments or concerns) by email to [clerksoffice@whiterockcity.ca](mailto: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](mailto: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](mailto: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.

**WHITE ROCK**  
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[www.whiterockcity.ca](http://www.whiterockcity.ca)

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

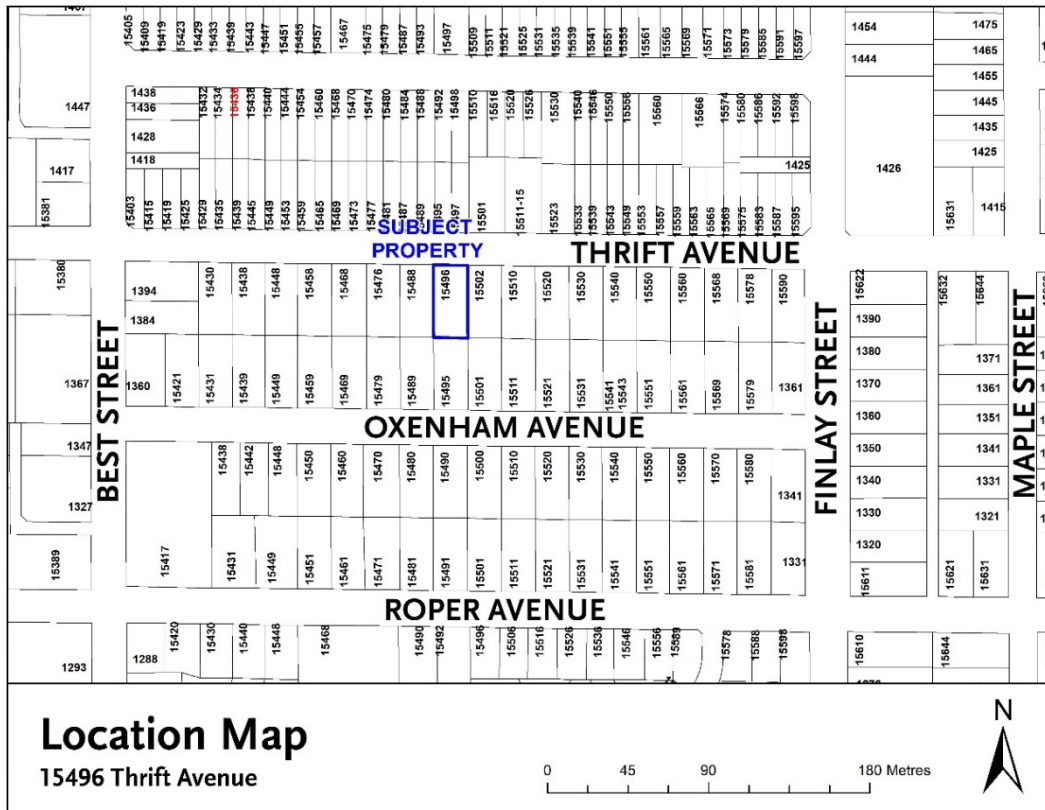
**If you miss the noted registration period, please watch the live meeting at the following link:** <https://www.whiterockcity.ca/453/Video-Recording-of-Council-Meetings> as there will be an opportunity for you to call in for a limited period of time.

**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](http://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 ft<sup>2</sup>), 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 <sup>2</sup> (4,994.5ft <sup>2</sup> )	742.0 m <sup>2</sup> (7,986.8ft <sup>2</sup> )	762.5 m <sup>2</sup> (8,208ft <sup>2</sup> )
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.

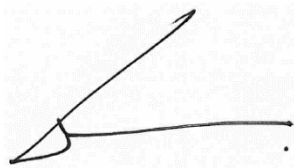
Respectfully submitted,



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 <sup>th</sup> 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

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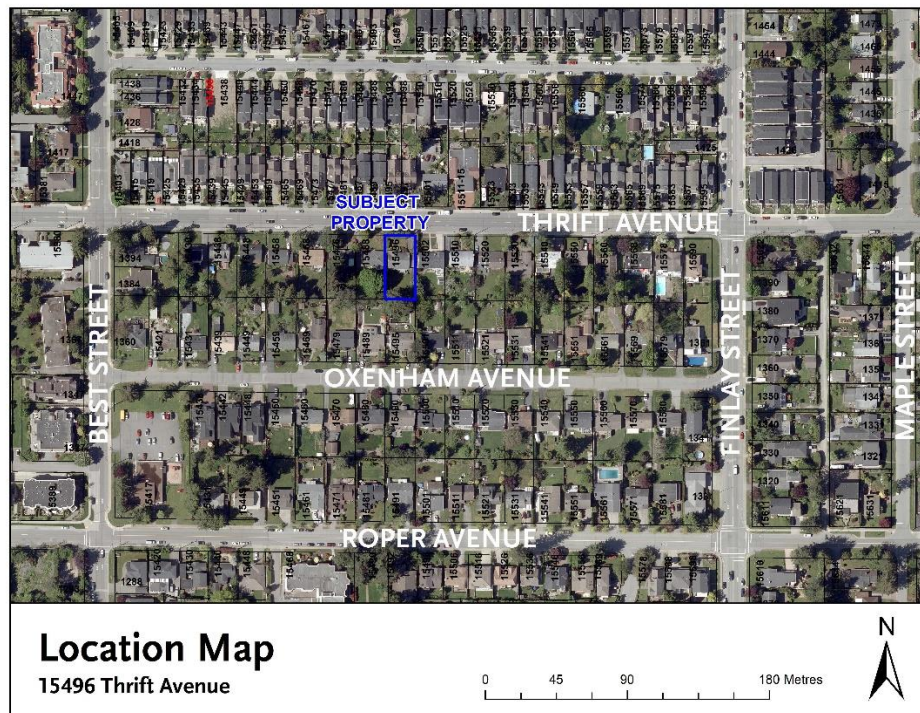
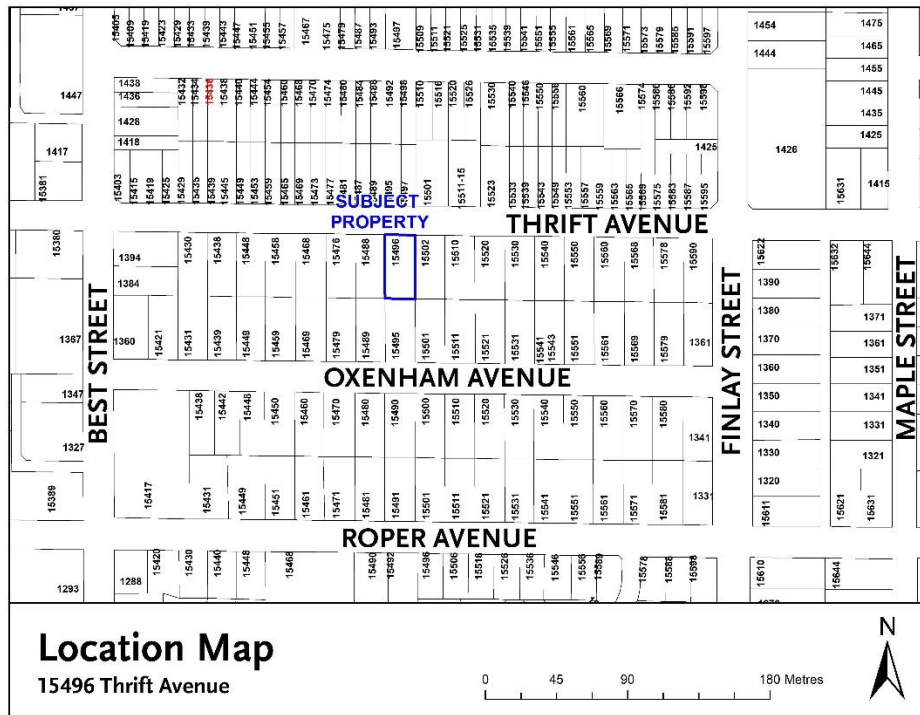
Mayor

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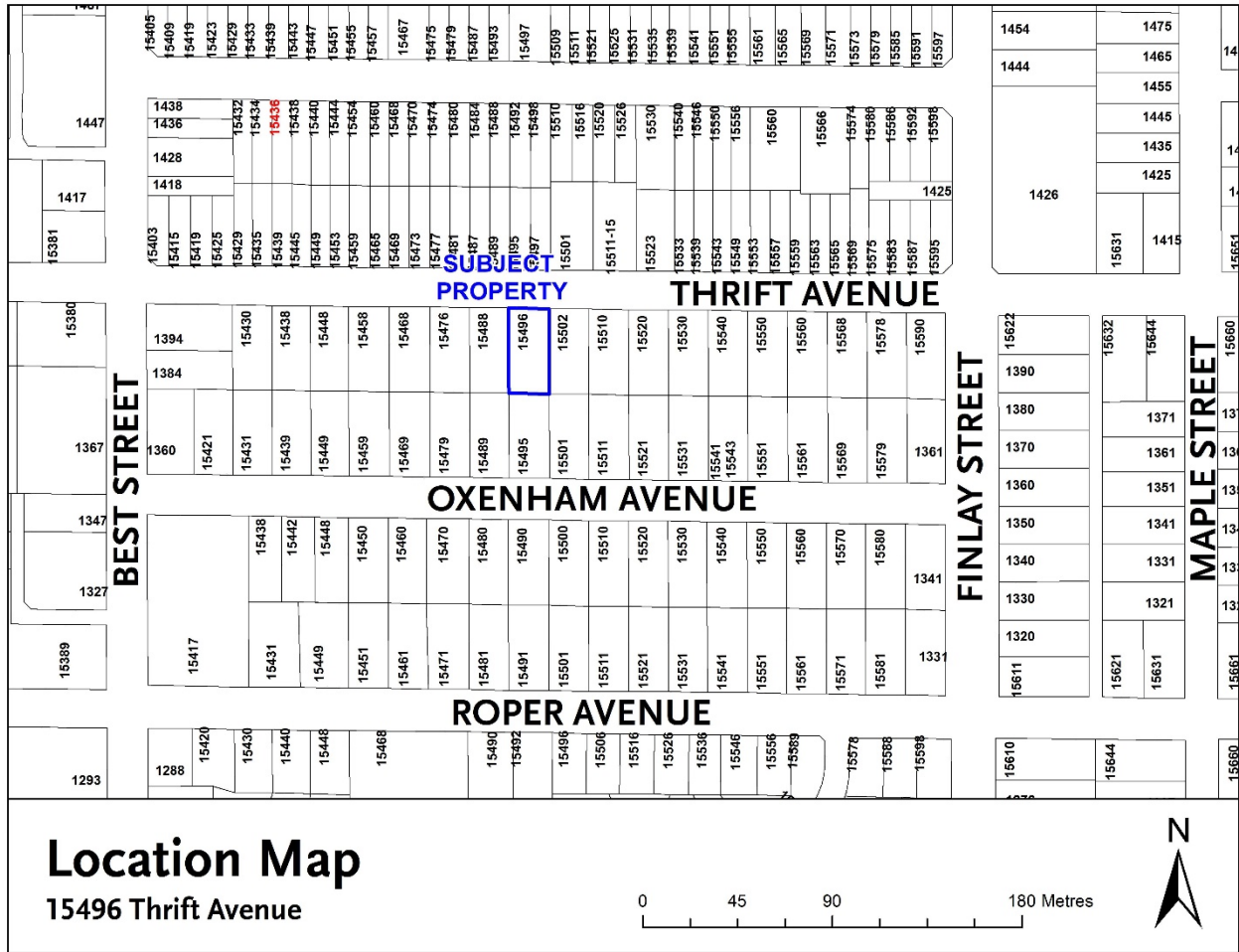
City Clerk

## 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  
Fax  
e-mail

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

Consultant  
Address  
Address  
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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
<b>1- Lot Size: RT-1 zone</b>		
Lot width	18.0m (59.04ft)	18.9m (62ft)
Lot depth	30.5m (100.4ft)	40.4m (132.32.9ft)
Lot area	742.0m² (7,986.82ft²)	762.5m² (8207.77ft²)
<b>2 -Setback Requirements: RT-1 zone</b>		
Front lot line	7.5m (24.61ft)	8m (26.51ft)
Rear lot line	7.5m (24.61ft)	7.5m (25.1ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
<b>3- Lot Coverage: RT-1 zone</b>		
Lot Area : 762.5m² (8207.77ft²)		
Lot Coverage	343.12m² (3693.3ft²)	762.5m² (3350ft²)
	45%	40.2%
<b>4- Floor Area : RT-1 zone</b>		
Gross floor area	381.25m² (4103.74ft²)	370.5m² (3988ft²)
	50%	48.5%
Unit A Floor area : 1990 sq.ft		
Unit B Floor area : 1998 sq.ft		
<b>4- Building Height : RT-1 zone</b>		
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 &amp; 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  $12'' = 1'-0''$



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

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

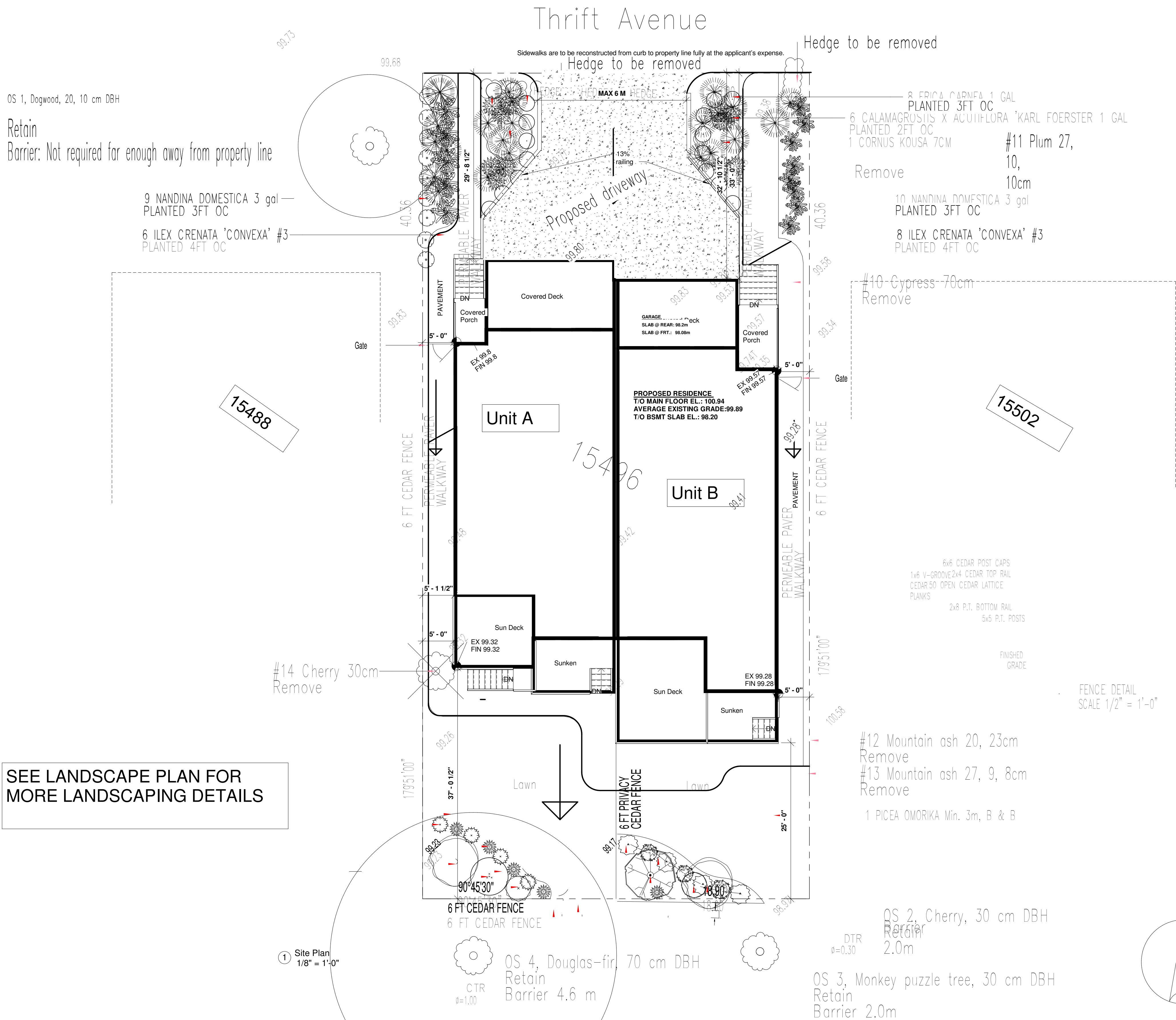
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Prop. Duplex  
15496 Thrift Ave, White Rock  
Site Plan

Project number	R3
Date	1/6/2020
Drawn by	MS
Checked by	MS

# A1

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

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PH :(604)220-2912  
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Consultant  
Address  
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Fax  
e-mail

Consultant  
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Consultant  
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Phone  
Fax  
e-mail

① STREET FINAL 2  
12" = 1'-0"

[illegible]

Owner : Baljit & Sukhi Singh

Prop. Duplex  
15496 Thrift Ave, White Rock

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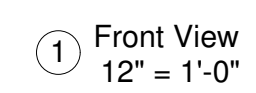
Street Profile

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

## A2.1

Scale	As indicated
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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

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

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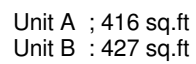
Prop. Duplex  
15496 Thrift Ave, White Rock

---

Basement Plan

# A3

Scale	1/4" = 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]

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



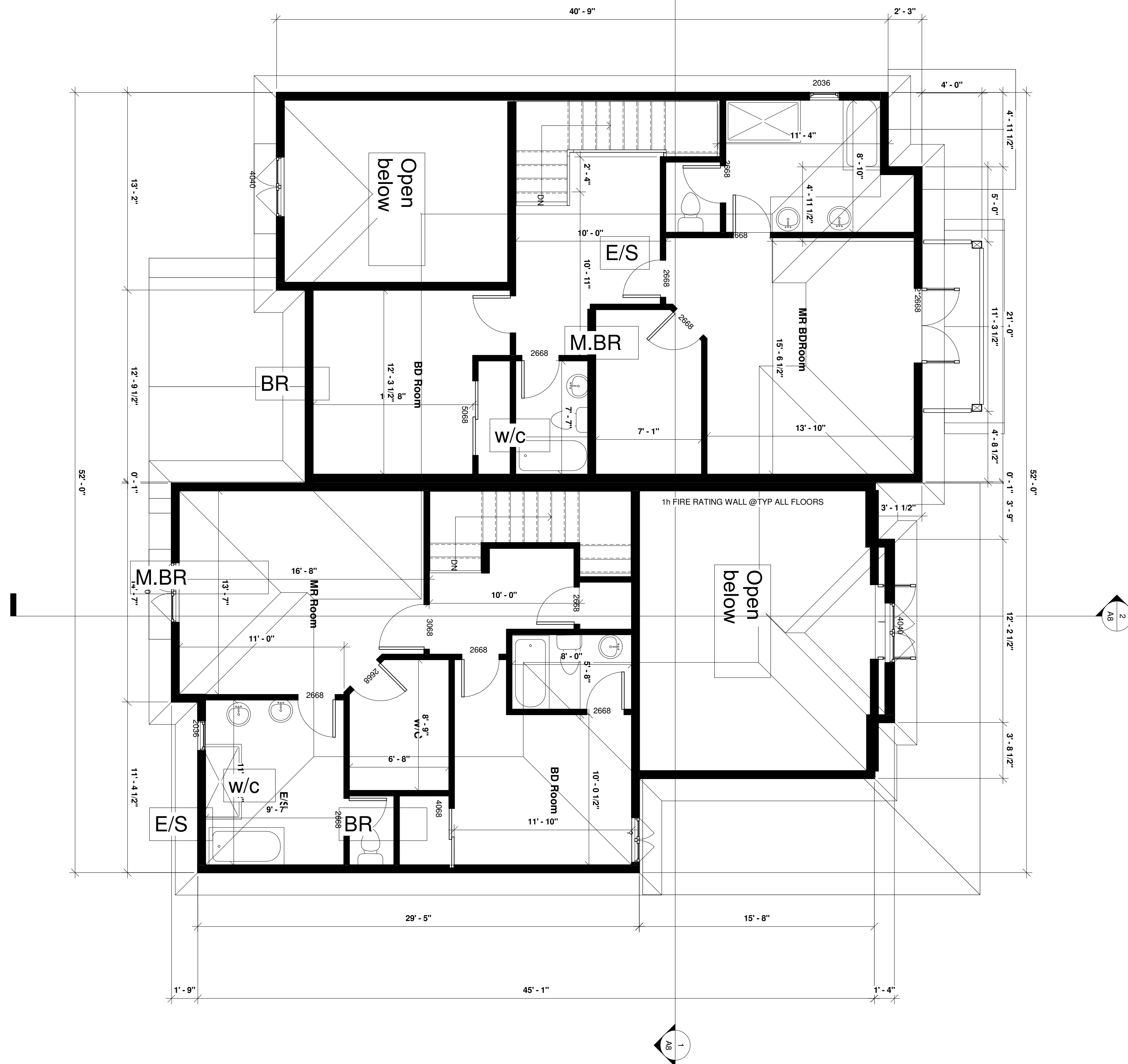
11356 137A AVE  
SURREY, BC V3R 2E7  
PH : (604) 220-2912  
FAX : (604) 584-0066

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

[illegible]

Prop. Duplex  
15496 Thrift Ave, White Rock  
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

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Prop. Duplex  
15496 Thrift Ave, White Rock

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Elevations

## A6.1

Scale	1/4" = 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

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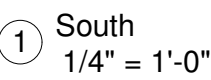
Prop. Duplex  
15496 Thrift Ave, White Rock

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Elevations

Checked by	Checker
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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  
Phone  
Fax  
e-mail

[illegible]

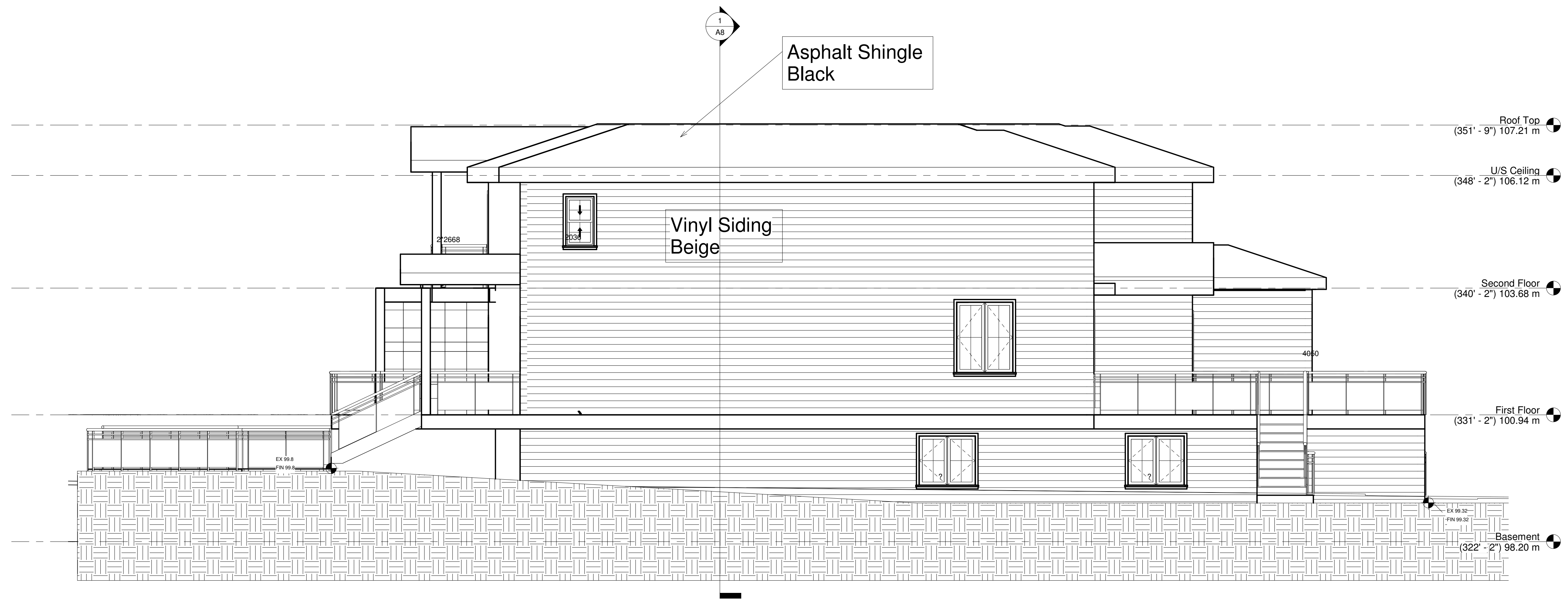
Prop. Duplex  
15496 Thrift Ave, White Rock

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Elevations

### A6.3

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

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

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

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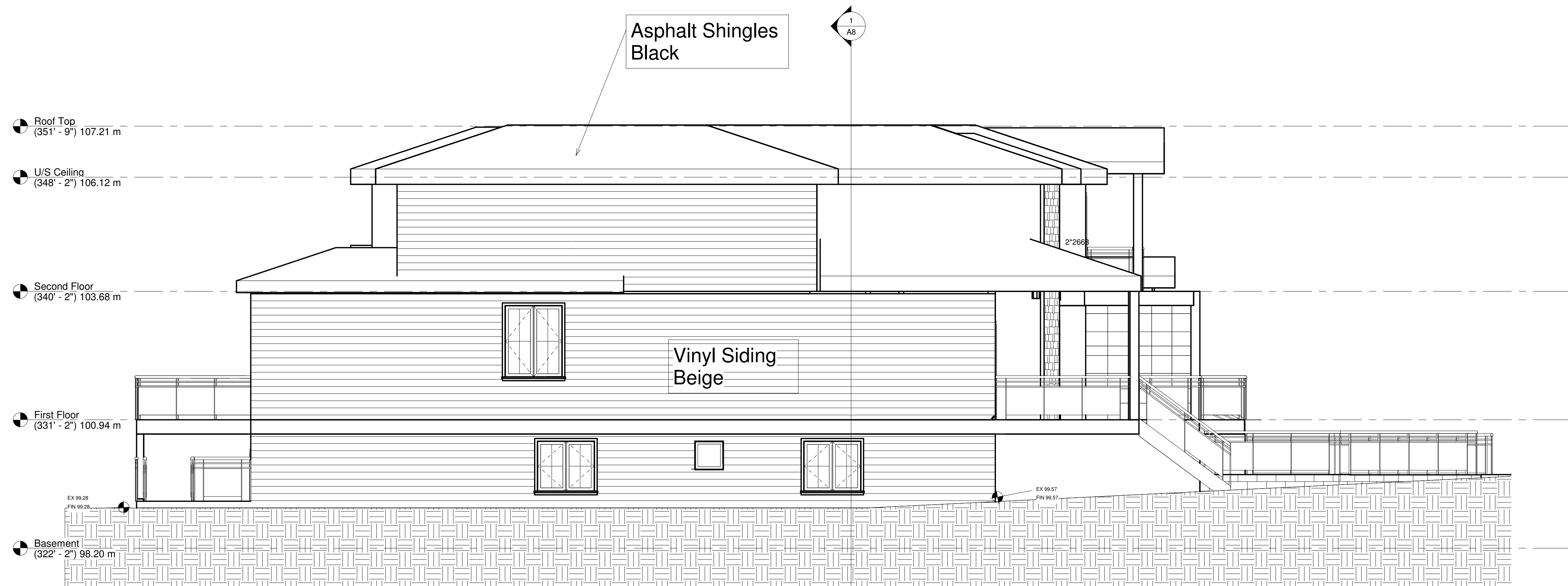
Prop. Duplex  
15496 Thrift Ave, White Rock

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Elevations

**A7**

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



Notes

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.

2. ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.

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

4. PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.

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

6. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.

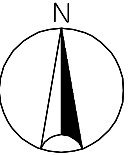
7. PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD SOIL DEPTHS AS FOLLOWS:  
PERENNIALS AND ANNUALS - 30CM  
SMALL SHRUBS - 45CM  
LARGE SHRUBS - 60CM  
TREES - MINIMUM 60CM FOR A 10M SQ AREA  
LAWN - 15CM

8. ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD

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.

10. ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO ENSURE MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS

Thrift Avenue

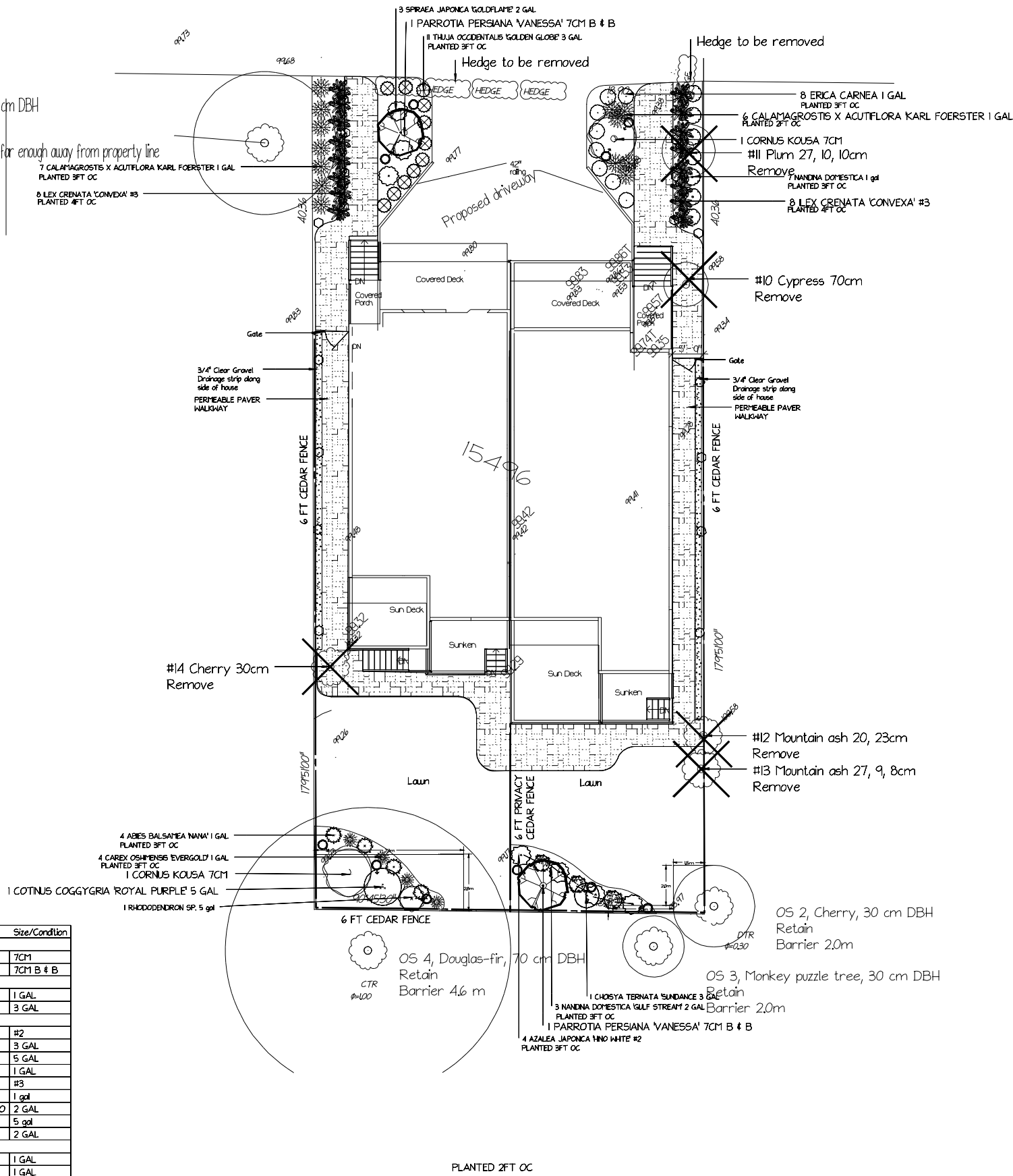


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SCALE IN METERS

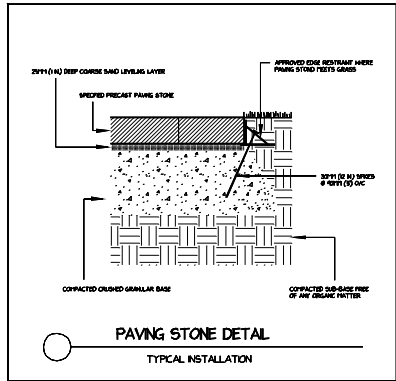
OS 1, Dogwood, 20, 10 cm DBH

Retain

Barrier: Not required far enough away from property line

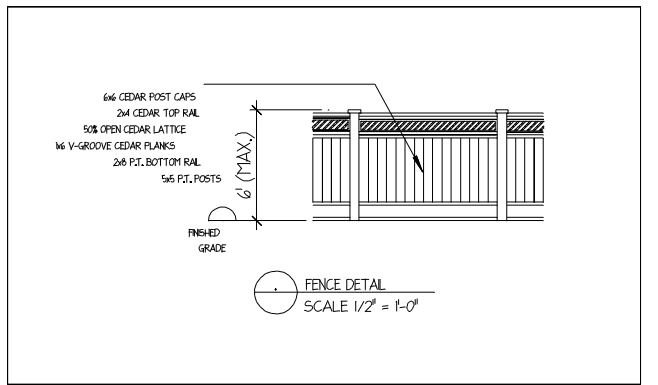


Landscape Lighting  
Up-lighting on shrubs and trees in front and back yards  
Pathway lighting along front walkways  
Directional pathway lighting along side walkways to back yards



Legend

- 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



NOTE :

ALL ELEVATIONS SHOWN ARE  
TAKEN AT NATURAL GROUND.

Qty	Botanical Name	Common Name	Size/Condition
Trees			
2	CORNUS KOUSA	CHINESE DOGWOOD	7CM
2	PARROTIA PERSIANA 'VANESSA'	VANESSA IRONWOOD	7CM B & B
Conifers			
4	ABIES BALSAMEA 'NANA'	DWARF BALSA'M FIR	1 GAL
11	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE CEDAR	3 GAL
Shrubs			
4	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	#2
1	CHOSTYA TERNATA 'SUNDANCE'	SUNDANCE MEXICAN ORANGE	3 GAL
1	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	5 GAL
8	ERICA CARNEA	WINTER HEATHER	1 GAL
16	LEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3
7	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 gal
3	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	2 GAL
1	RHODODENDRON SP.	RHODODENDRON	5 gal
3	SPRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPRAEA	2 GAL
Ornamental Grasses			
13	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	1 GAL
4	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD CAREX	1 GAL

PLANTED 2FT OC



## **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*

Page 88 of 262









# PROPOSAL

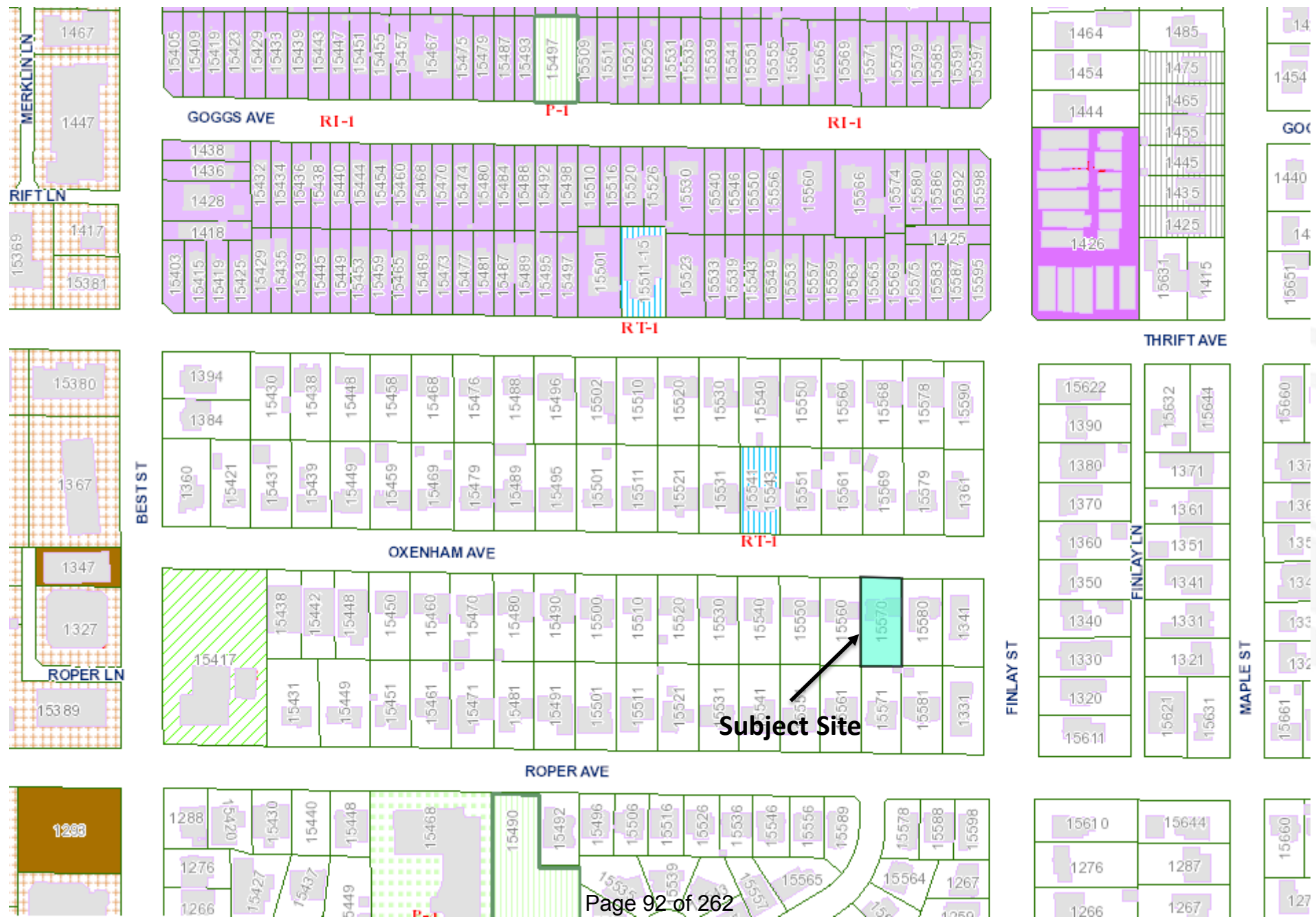
- Rezoning from RS-1 to RT-1 to allow for the construction of a duplex
- Proposed lot meets the minimum requirements of the RT-1 zone
- No variances requested
- Minor Development Permit (form and character)





# 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 1<sup>st</sup> and 2<sup>nd</sup> reading - TBD
- Public Hearing – TBD
- Consideration of 3<sup>rd</sup> 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*

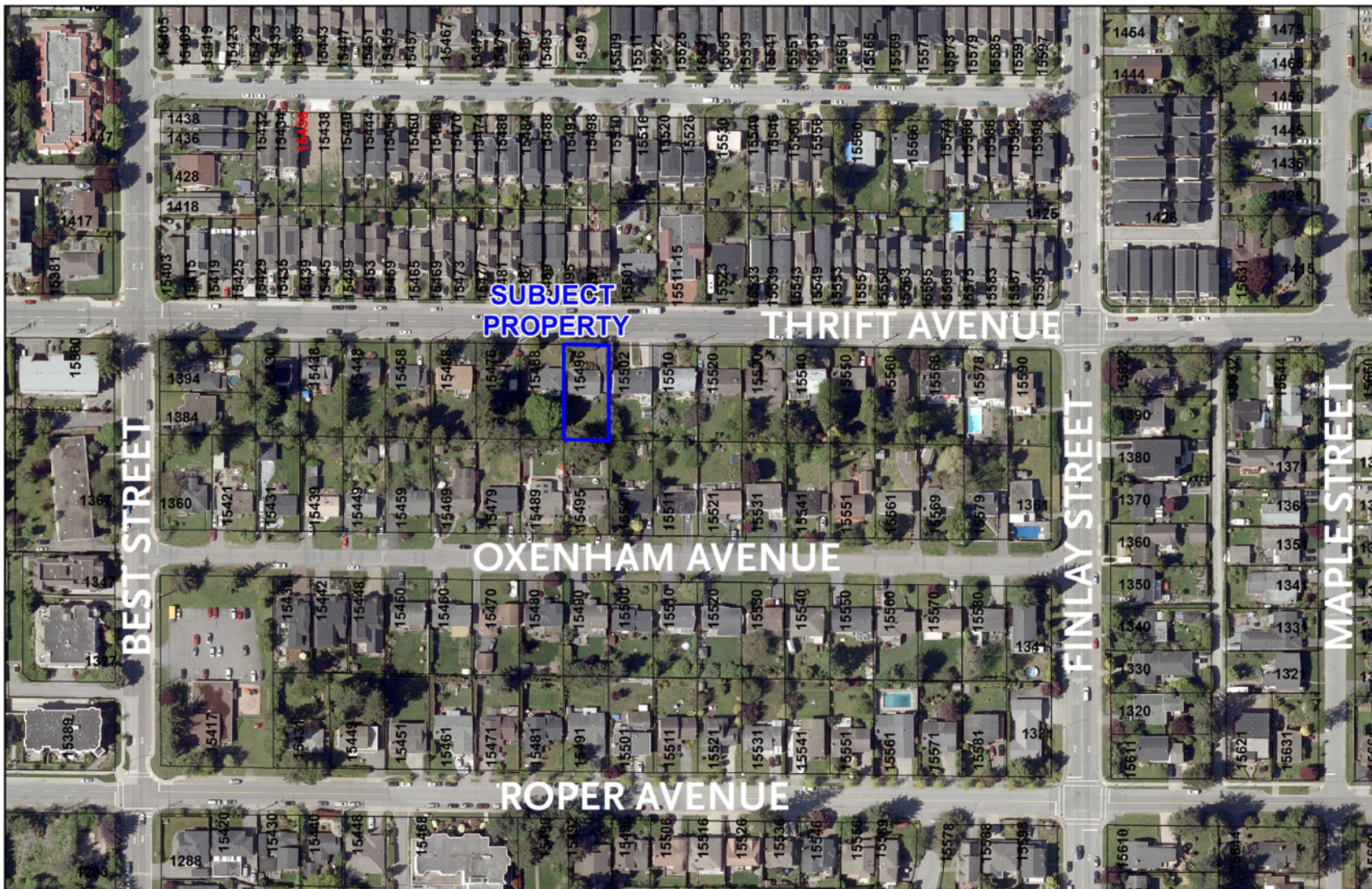
**WHITE ROCK**  
*My City by the Sea!*

*November 9, 2020*

Page 96 of 262







# Location Map

15496 Thrift Avenue

0 45 90 180 Metres

Page 97 of 262





# PROPOSAL

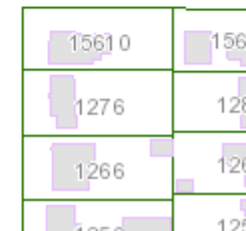
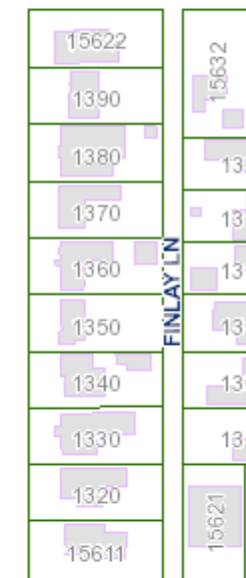
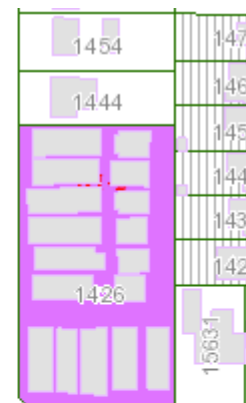
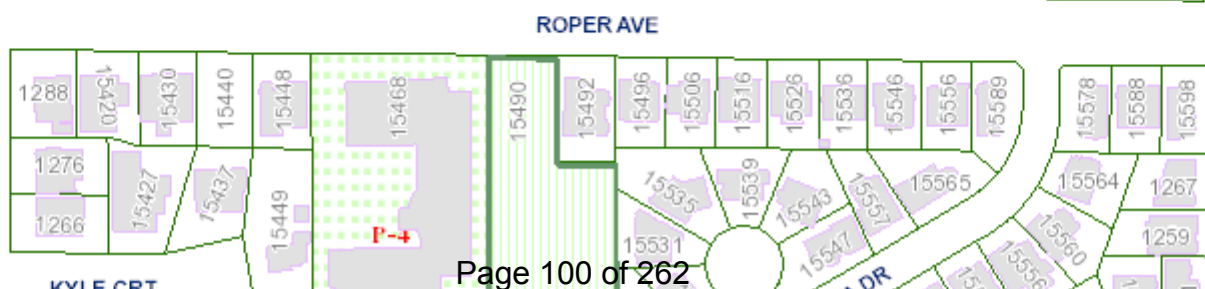
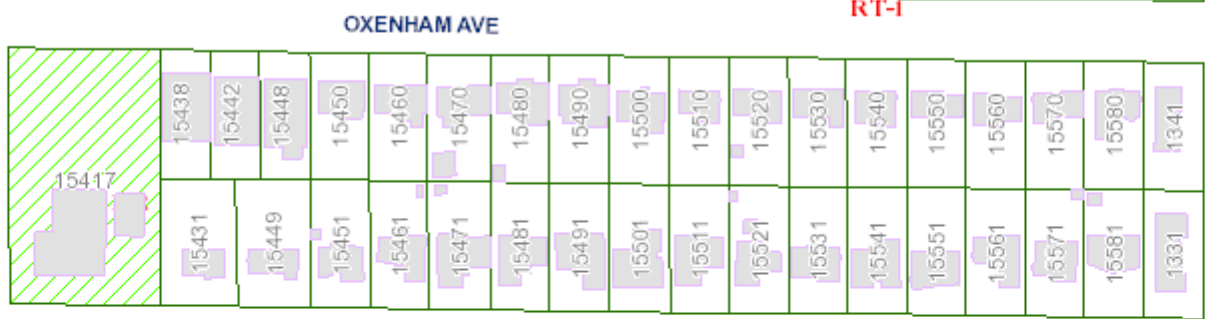
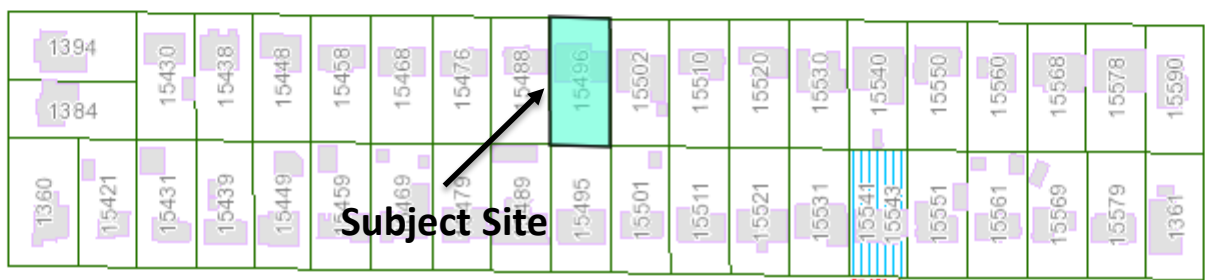
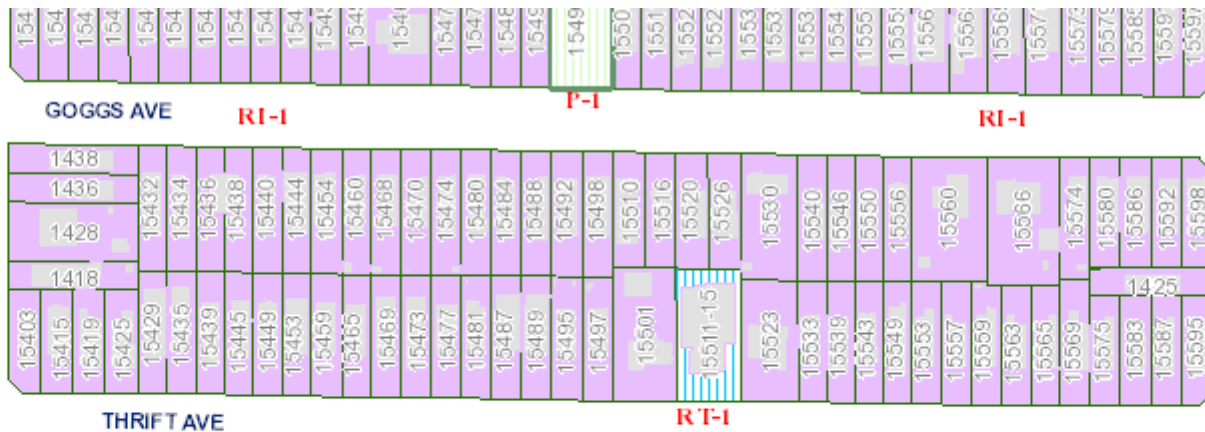
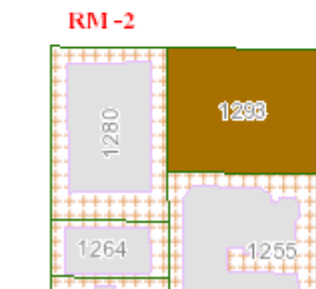
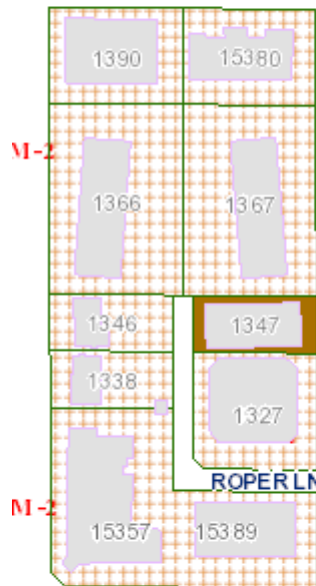
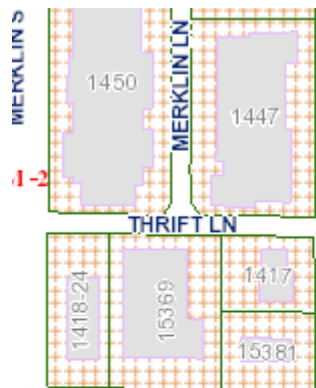
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# PROCESS SUMMARY

- Public Information Meeting – held February 18, 2020
- Advisory Design Panel – review July 7, 2020
- LUPC Report – November 9, 2020
- Consideration of 1<sup>st</sup> and 2<sup>nd</sup> reading - TBD
- Public Hearing – TBD
- Consideration of 3<sup>rd</sup> 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-52**It 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

**On Table**  
**Public Hearing - February 1, 2021**  
**PH2 - 15496 Thrift Avenue**

**ON TABLE SUBMISSIONS:**

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

**CIVIC ADDRESS: 15496 Thrift Avenue**

February 1, 2021

Author	Date Received	Resident Address	Status	Item #
P. Singh	January 29, 2021	Undisclosed	Support	C-1



**From:** [Parm K. Singh](#)  
**To:** [Clerk's Office](#)  
**Subject:** PH#2, Bylaw 2366, 15496 Thrift Avenue  
**Date:** January 29, 2021 2:31:06 PM

---

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hi

I am in favor of duplex over single family house at 15496 Thrift Avenue, because it provides affordable housing option for people who want to stay in White Rock Area.

I work in hospital, I can work and live close to work.

Regards,

Parm

**REGISTERD VOTES**

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

**CIVIC ADDRESS:**    **15496 Thrift Avenue**

February 1, 2021

First Name	Last Name	Resident?	Status
Bal	Singh	Yes	Support
Sukhdev	Bhatti	Undisclosed	Support
Rajan	Bhatti	Undisclosed	Support

## **NOTICE OF PUBLIC HEARING – FEBRUARY 1, 2021**

**BYKAW:**                **WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT  
(RT-1 – 15570 Oxenham Avenue) BYLAW, 2020,  
NO. 2365**

**CIVIC ADDRESS:**     **15570 Oxenham Avenue**

**PURPOSE:** Bylaw 2365 proposes to rezone the 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 2365:**                      **White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365**  
**CIVIC ADDRESS:**    **15570 Oxenham Avenue (See Site Map Attached)**

**PURPOSE:** Bylaw 2365 proposes to rezone the 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](mailto: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](mailto: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](mailto:clerksoffice@whiterockcity.ca) with the applicable subject line:
  - **PH #3, Bylaw 2365, 15570 Oxenham 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](mailto: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.

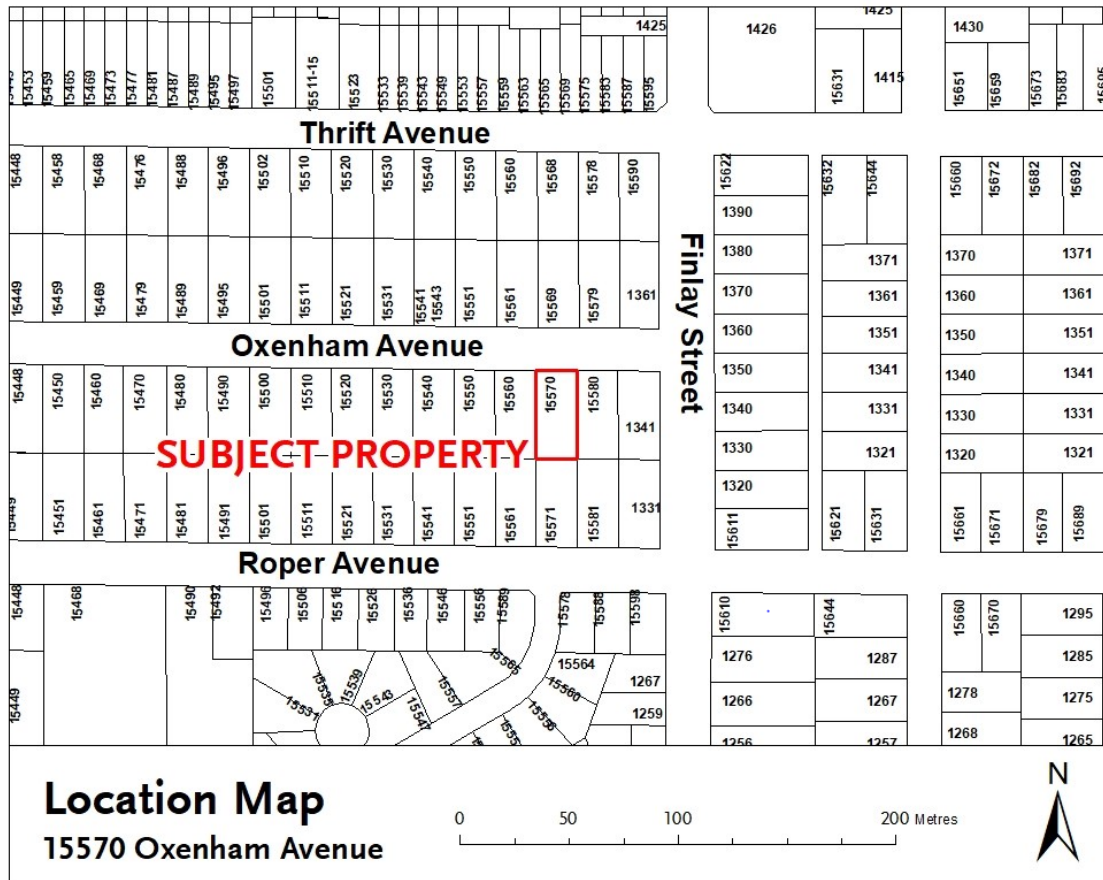
**Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record.** Council shall not receive further submissions from the public or interested 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](http://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 2365, 15570 Oxenham Avenue



January 19, 2021

  
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 – 15570 Oxenham Avenue (ZON/MIP 19-008)

## **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 – 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.

## **EXECUTIVE SUMMARY**

The City of White Rock has received an application to rezone 15570 Oxenham 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’ ownership options 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 has been reviewed under the Mature Neighbourhood Development Permit Area and the City of White Rock Duplex Design Guidelines. Staff believe that the design and character of the project fits within the overall character of the surrounding area, and 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 choices and affordability. The requested rezoning is from RS-1 to RT-1, which would enable 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), and the authority to issue such DPs is delegated to the City Manager on the advice of the Directors of Planning and Development Services and Engineering and Municipal Operations. 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). Staff believe the rezoning is consistent with the applicable policies of the OCP, and the City’s Mature Neighbourhood DPA Guidelines.

## **ANALYSIS**

The application has been reviewed by City staff and the ADP. The original proposal has undergone a series of revisions to ensure alignment with the City’s DP Area and Duplex Design Guidelines. The project aligns 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 near the end of the block on the south side of Oxenham Avenue between Best Street and Finlay Street. The street is comprised of low density, single family homes on lots measuring typically 18.0 m (59.0 ft) in width and 40.3 m (132.0 ft) in depth. There is one existing duplex lot on the opposite side of the street at 15541 Oxenham Avenue that was rezoned in 2017 (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 19.5 m (64.0 ft) wide, 40.14 m (131.7 ft) deep, and has a lot area of 783.1 sq.m (8,429.2 ft<sup>2</sup>), 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 15570 Oxenham Avenue has a lot coverage of 41.56 % and conforms to 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**

<b>Zone Standard</b>	<b>Existing RS-1 Zone</b>	<b>Standard RT-1 Zone</b>	<b>Proposal (RT-1 Zone)</b>
Lot Width (min)	15.0 m (49.2ft)	18.0 m (59.1ft)	19.5 m (64.0ft)
Lot Depth (min)	27.4 m (89.9ft)	30.5 m (100.1ft)	40.14 m (131.7ft)
Lot Area (min)	464.0 m <sup>2</sup> (4,994.5ft <sup>2</sup> )	742.0 m <sup>2</sup> (7,986.8ft <sup>2</sup> )	783.1 m <sup>2</sup> (8,429.2 ft <sup>2</sup> )
Lot Coverage (max)	40%	45%	41.5%
Floor Area	0.5 times the lot area	0.5 times the lot area	0.497 times the lot area
Height (max)	7.7 metres (25.3 ft)	7.7 metres (25.3 ft)	7.68 metres (25.21 ft)
Front Setback (min)	7.5 metres (24.6 ft)	7.5 metres (24.6 ft)	7.89 metres (25.9 ft)
Rear Setback (min)	7.5 metres (24.6 ft)	7.5 metres (24.6 ft)	9.08 metres (29.8 ft)
Side Setback (min)	1.5 metres (4.9 ft)	1.5 metres (4.9 ft)	1.51 metres (4.95 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 five bedrooms and four bathrooms, with large verandas to accentuate the front of the houses and south-facing covered decks at the rear. In order to break up the massing of the two storey homes, the upper floor has been significantly set back from the main floor, box windows added, and different types of façade cladding material have been used. Distinction between units has been achieved through variations in the floor plans, window sizes, verandas, dimensions and setbacks, incorporation of different roof styles, stepping of the upper floor roof, placement of accent materials, and by using variable colours. Both units have been designed to allow space for an elevator and include a bedroom and washroom on the main floor. The two risers to the verandas can be changed to a small ramp in order to provide an accessible front entrance, allowing for conversion into two barrier-free units for future residents.

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. Paved areas have been kept to a minimum by placing the garages side by side with a central combined driveway.

**Figure 1: Rendering of Proposed Duplex Looking Southeast along Oxenham Avenue**



### **Public Information Meeting and Public Feedback**

The applicant held a public information meeting (PIM) on July 10, 2019, at the White Rock Library (15342 Buena Vista Avenue) from 5:30 p.m. - 7:00 p.m.. Approximately eighty (80) 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, completed comment forms, and PIM summary submitted by the applicant. There was a total of six (6) paper feedback forms submitted and one email written to staff addressing the proposal. A total of five (5) of the respondents were in favor of the application and two were in opposition of the proposal.

Support for the proposal was outlined through comments relating to:

- Enhancement of the neighbourhood; and
- Support for overall development in the area.

Concerns brought up during the meeting included the following:

- overflow of parking into the surrounding neighbourhood;
- the potential for suites on the basement levels;
- creation of 'spot' zoning;
- large duplex form does not allow for sightlines between houses compared to two smaller homes;
- increased density on an existing low-density street; and
- increased traffic and decreased safety for children.

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 without Council approval.

The proposal also meets the minimum requirements of the Zoning Bylaw by providing two parking spaces per unit (four total). 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 15570 Oxenham Avenue would be the first duplex on the south side of the street and complies with Policy 7.4.2.

### **Public Realm and Streetscape Improvements**

Improvements to the City boulevard would be taken as cash-in-lieu by the City's Engineering and Operations Department (e.g., sidewalks, street tree planting, etc.). Improvements to the overall street would occur when enough money is collected to warrant an overall capital improvement project.

### **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 conforms to the DPA Guidelines.

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

- a) The use of high-end finishes and cladding materials and landscaping of the front and rear yards ensures the proposed duplex will have a positive effect on the existing streetscape;
- b) Large Verandas accentuate the front entry. The second storey has been significantly setback to break up the front facade to not "overpower" the neighbouring roof styles / facades;
- c) Individuality of each unit has been achieved through variations in the floor plans, window sizes and veranda sizes, stepping of the upper floor roof, and by placing accent materials in different locations; and
- d) Uniform Hardie panel cladding, stone accents, and cedar siding provide west coast design elements with natural tones and materials.

### **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 15570 Oxenham 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) Efforts to maximize natural infiltration  
Design Response: A rain garden has been added to the landscape design to address onsite stormwater management.
- b) Provision of a preliminary lot grading plan that illustrates how natural infiltration can be improved (maximized)  
Design Response: Lot grading information was provided to confirm how natural infiltration would be addressed.
- c) Efforts to lessen the variety of design elements within the front façade of the duplex with influence being taken from contextual design elements  
Design Response: The appearance of the building has been revised including simplification of the veranda roof styles, garage doors, and entry doors to convey a more consistent, "less busy" appearance. The use of colours / materials has been reduced to one Hardie panel colour with cedar accents and stone cladding.

d) Flat versus pitched roof

Design Response: Veranda roof styles were revised to match on both sides to simplify the design.

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 four “protected trees,” being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, may be impacted by the proposal (see Appendix H). The trees are all located off-site. The Report recommends that all trees be retained as they are in good condition. The off-site trees on the neighbours’ property would be protected through the installation of tree barriers within which no excavation, grade alterations, or material storage would be permitted.

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

### **CONCLUSION**

The proposal for a duplex at 15570 Oxenham 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 15570 Oxenham 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.

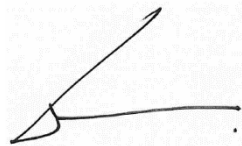
Respectfully submitted,



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. 2365  
Appendix B: Location and Ortho Photo Maps  
Appendix C: Architectural Drawings and Landscape Plan  
Appendix D: Public Information Meeting Sign-in Sheet, Comment Forms, and Summary  
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. 2365**

(Attached Separately)

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW 2365**



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:

Parcel "A" (Explanatory Plan 29301) Lots 37 and 38 Section 11 Township 1 New  
Westminster District Plan 27297  
(15570 Oxenham Avenue)  
PID: 008-977-968

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 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365".

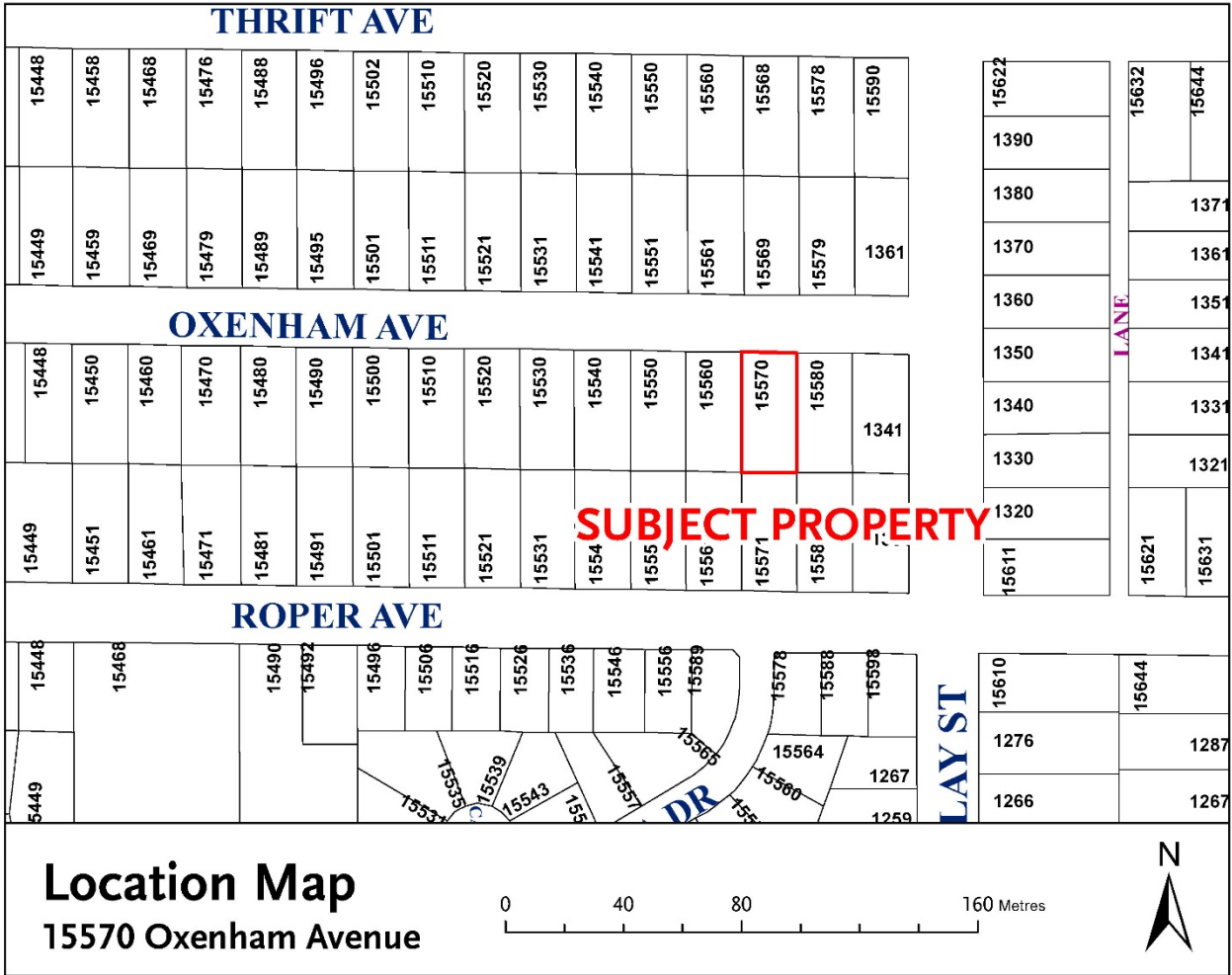
PUBLIC INFORMATION MEETING on the	10 <sup>th</sup> day of July, 2019
RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

---

Mayor

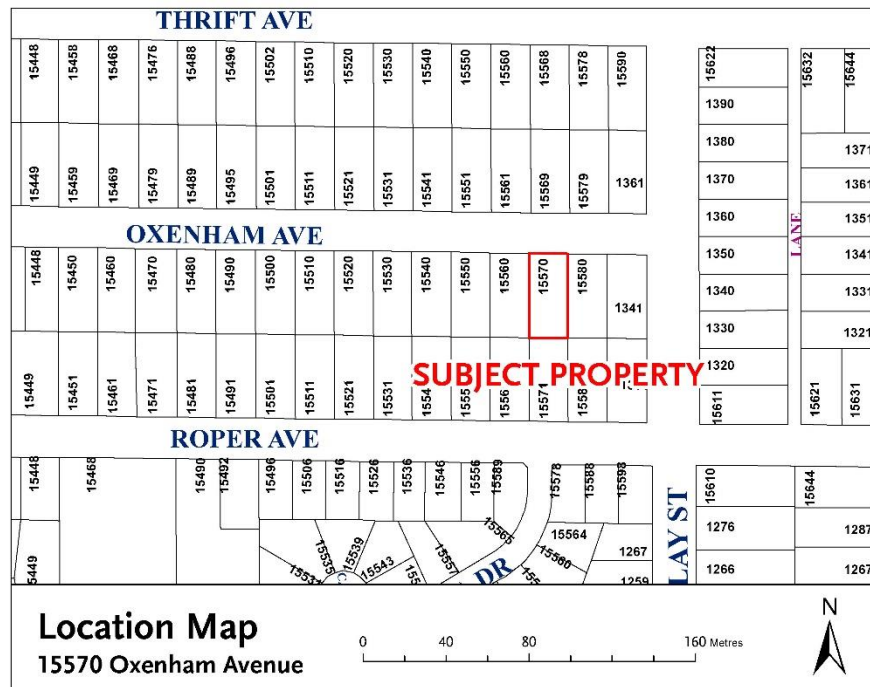
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Director of Corporate Administration



## **APPENDIX B**

## Location and Ortho Photo Maps



**APPENDIX C**  
**Architectural Drawings and Landscape Plan**

(Attached Separately)





## Digital 3D Massing Model/Coloured Renderings with Adjacent Buildings

Client: 1187387 B.C. Ltd., 15570 Oxenham Avenue, White Rock, BC  
Project: Side by Side Duplex 15570 Oxenham Avenue, White Rock, BC  
Scale: N.T.S.  
Date: July 31, 2020






## Street Profile with Adjacent Buildings

Client: 1187387 B.C. Ltd., 15570 Oxenham Avenue, White Rock, BC  
Project: Side by Side Duplex 15570 Oxenham Avenue, White Rock, BC  
Scale: N.T.S.  
Date: July 31, 2020



CREATIVE SPACES	<div data-bbox="189 33 249 280">FINISHES LEGEND</div> <div data-bbox="249 33 521 280"> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div> <div>= CRUSHED ICE SW7647</div> <div>= TWILIGHT ZONE 2127-10</div> <div>= BLACK</div> <div>= CEDAR SIDING</div> <div>= STONE - PEWTER HONED</div> <div>= CONCRETE</div> <div>= SHINGLES</div> </div> </div> <div data-bbox="1005 33 1194 280"> <div>15570</div> <div>OXENHAM AVE.</div> <div>WHITE ROCK</div> </div> <div data-bbox="1194 33 1323 280"> <div>EXTERIOR</div> <div>FINISHES</div> </div> <div data-bbox="1323 33 1450 280"> <div>DRAWN BY: SA &amp; J.H.</div> <div>DATE: JULY, 20TH, 2020</div> <div>SCALE: NTS</div> <div>SHEET: ID 1 OF 1</div> </div>	
	<div data-bbox="189 280 627 2206">  <div data-bbox="627 280 657 2206">FRONT ELEVATION</div> </div> <div data-bbox="657 280 1277 2206">  <div data-bbox="1277 280 1307 2206">SIDE ELEVATION B</div> </div> <div data-bbox="1277 280 1450 2206">  <div data-bbox="1450 280 1480 2206">SIDE ELEVATION A</div> </div> <div data-bbox="61 2206 1450 2240"> <div>Page 138 of 262</div> <div>138</div> </div>	



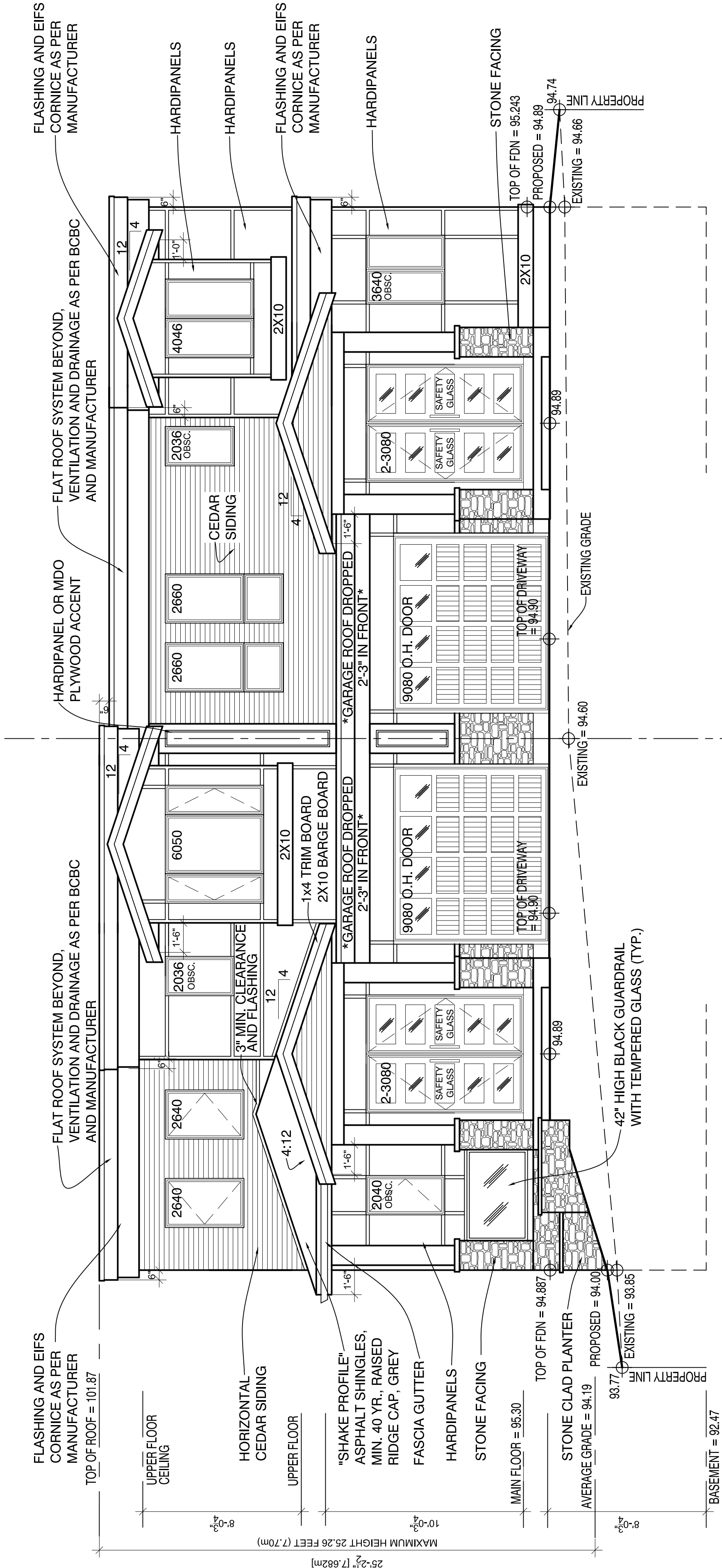




NOTES

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.

BUILDING CODE:  
THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION, (OCCUPANCY GROUP C)

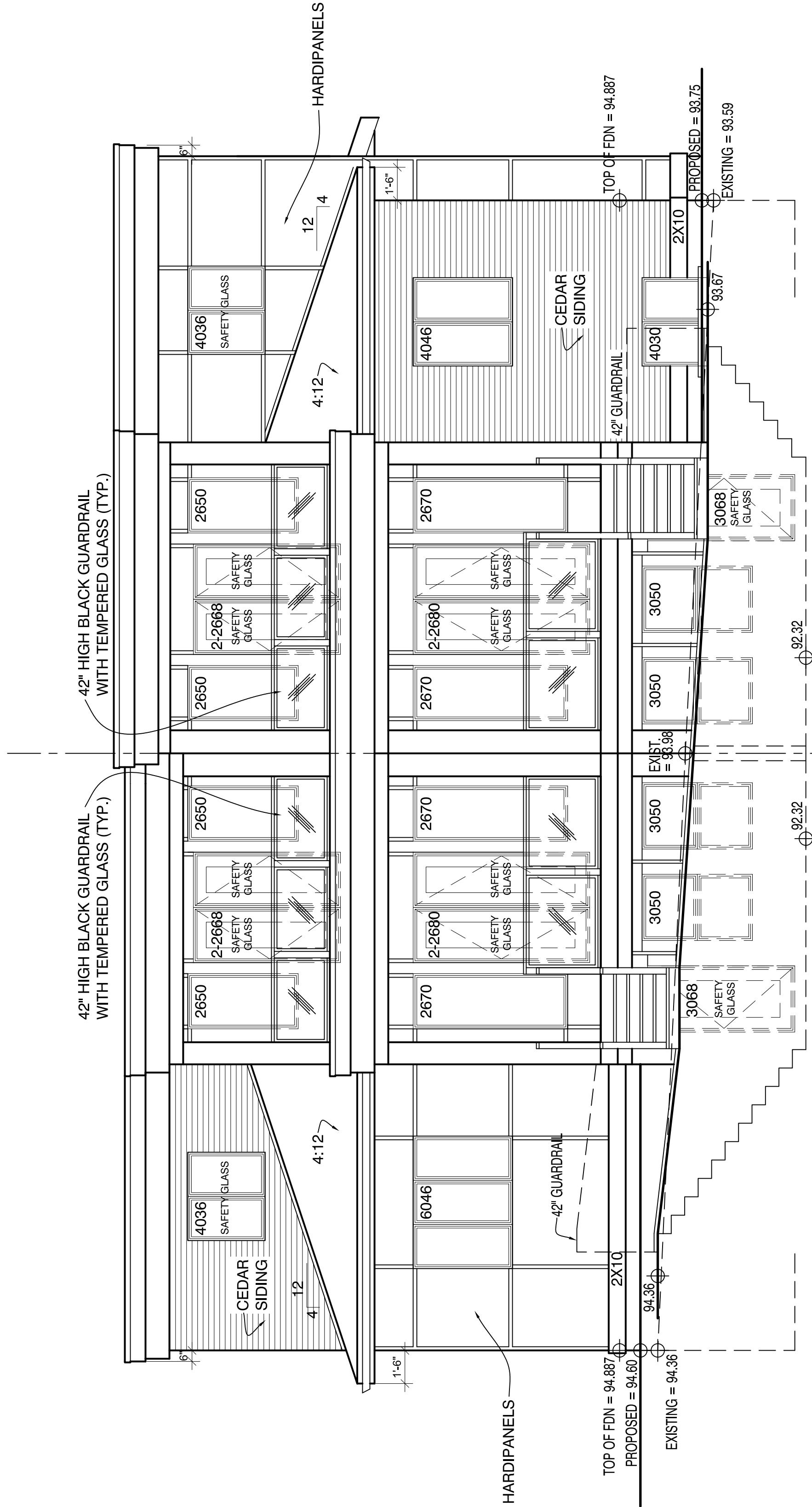


FRONT ELEVATION 'A'

SCALE 1/4"=1'-0"

FRONT ELEVATION 'B'

SCALE 1/4"=1'-0"



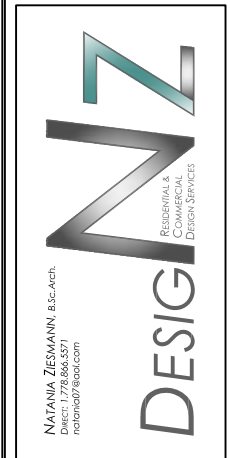
REAR ELEVATION 'A'

SCALE 1/4"=1'-0"

REAR ELEVATION 'B'

SCALE 1/4"=1'-0"

REV.	AS PER AIP COMMENTS	07	2020/07/20	NZ
REV.	AS PER AIP COMMENTS	08	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	09	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	10	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	11	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	12	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	13	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	14	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	15	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	16	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	17	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	18	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	19	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	20	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	21	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	22	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	23	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	24	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	25	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	26	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	27	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	28	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	29	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	30	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	31	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	32	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	33	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	34	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	35	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	36	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	37	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	38	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	39	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	40	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	41	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	42	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	43	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	44	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	45	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	46	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	47	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	48	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	49	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	50	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	51	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	52	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	53	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	54	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	55	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	56	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	57	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	58	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	59	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	60	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	61	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	62	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	63	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	64	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	65	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	66	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	67	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	68	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	69	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	70	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	71	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	72	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	73	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	74	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	75	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	76	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	77	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	78	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	79	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	80	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	81	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	82	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	83	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	84	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	85	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	86	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	87	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	88	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	89	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	90	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	91	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	92	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	93	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	94	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	95	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	96	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	97	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	98	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	99	2019/06/06	NZ
REV.	AS PER AIP COMMENTS	100	2019/06/06	NZ



CLIENT  
**1187387 B.C. LTD.**  
15570 OXENHAM AVENUE  
WHITE ROCK, B.C.

PROJECT  
SIDE BY SIDE DUPLEX  
15570 OXENHAM AVENUE  
WHITE ROCK, B.C.

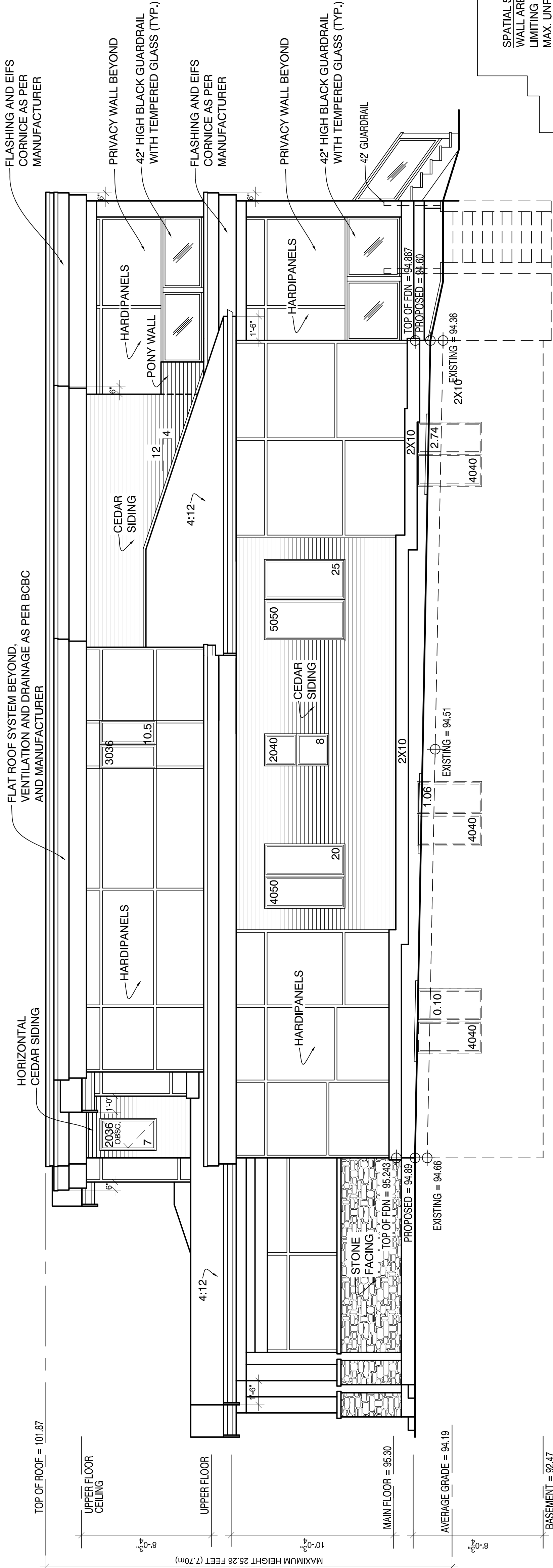
DRAWING TITLE  
FRONT & REAR  
ELEVATION

SCALE	1/4" = 1'-0"	DATE	DECEMBER 2018
JOB NUMBER	2018-12-01	DRAWING No.	
DRAWN BY	N.Z.		

A4

CONTRACTOR MUST VERIFY AND REPORT ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION, (OCCUPANCY GROUP C-7)

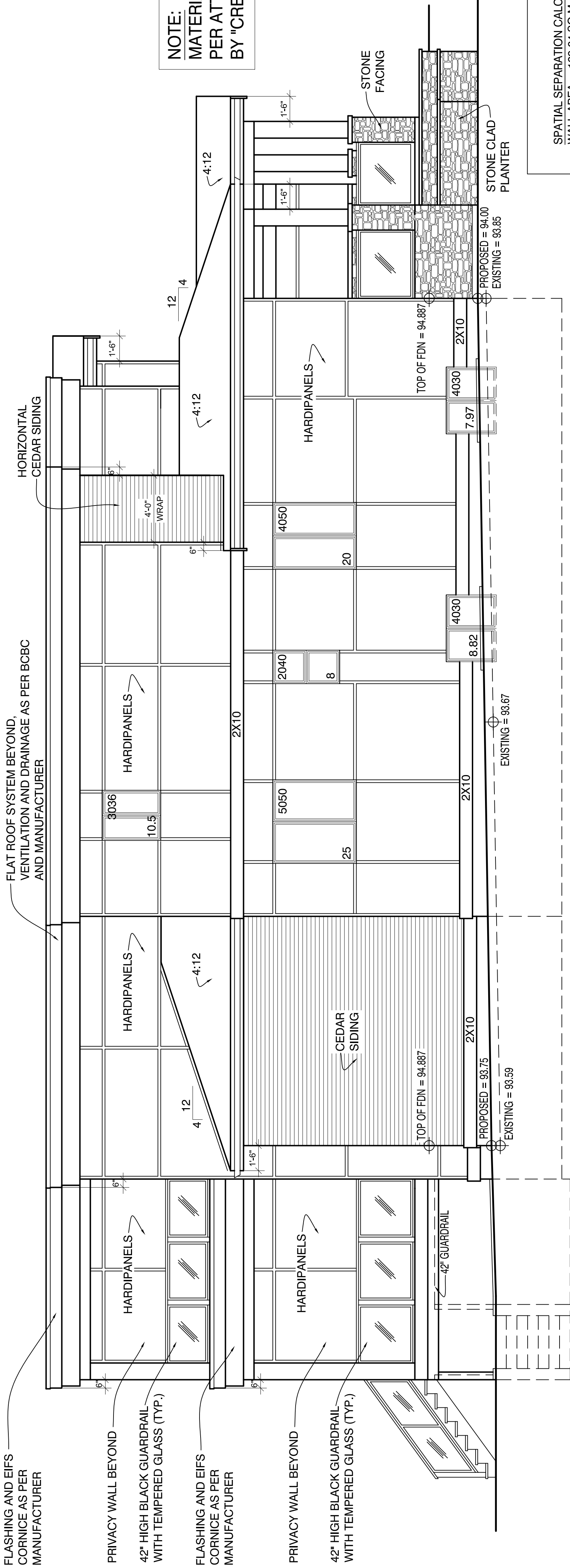


RIGHT ELEVATION ('B')

SCALE 1/4"=1'-0"

SPATIAL SEPARATION CALCS:  
WALL AREA = 112.44 SQ.M.  
LIMITING DISTANCE = 1.51 M  
MAX. UNPR. OPENINGS @ 7.02% = 7.89 SQ.M.  
ACTUAL OPENINGS @ 6.15% = 6.91 SQ.M.

NOTE:  
MATERIALS AND COLOURS AS  
PER ATTACHED LIST  
BY "CREATIVE SPACES"



LEFT ELEVATION ('A')

SCALE 1/4"=1'-0"

SPATIAL SEPARATION CALCS:  
WALL AREA = 129.64 SQ.M.  
LIMITING DISTANCE = 1.51 M  
MAX. UNPR. OPENINGS @ 7.02% = 9.10 SQ.M.  
ACTUAL OPENINGS @ 5.75% = 7.46 SQ.M.

NOTE:  
MATERIALS AND COLOURS AS  
PER ATTACHED LIST  
BY "CREATIVE SPACES"

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CLIENT:  
**1187387 B.C. LTD.**  
15570 OXENHAM AVENUE  
WHITE ROCK, B.C.

PROJECT:  
**SIDE BY SIDE DUPLEX**  
15570 OXENHAM AVENUE  
WHITE ROCK, B.C.

DRAWING TITLE:  
**RIGHT & LEFT ELEVATION**

SCALE:	1/4" = 1'-0"	DATE:	DECEMBER 2018
JOB NUMBER:	2018-12-01	DRAWN BY:	N.Z.

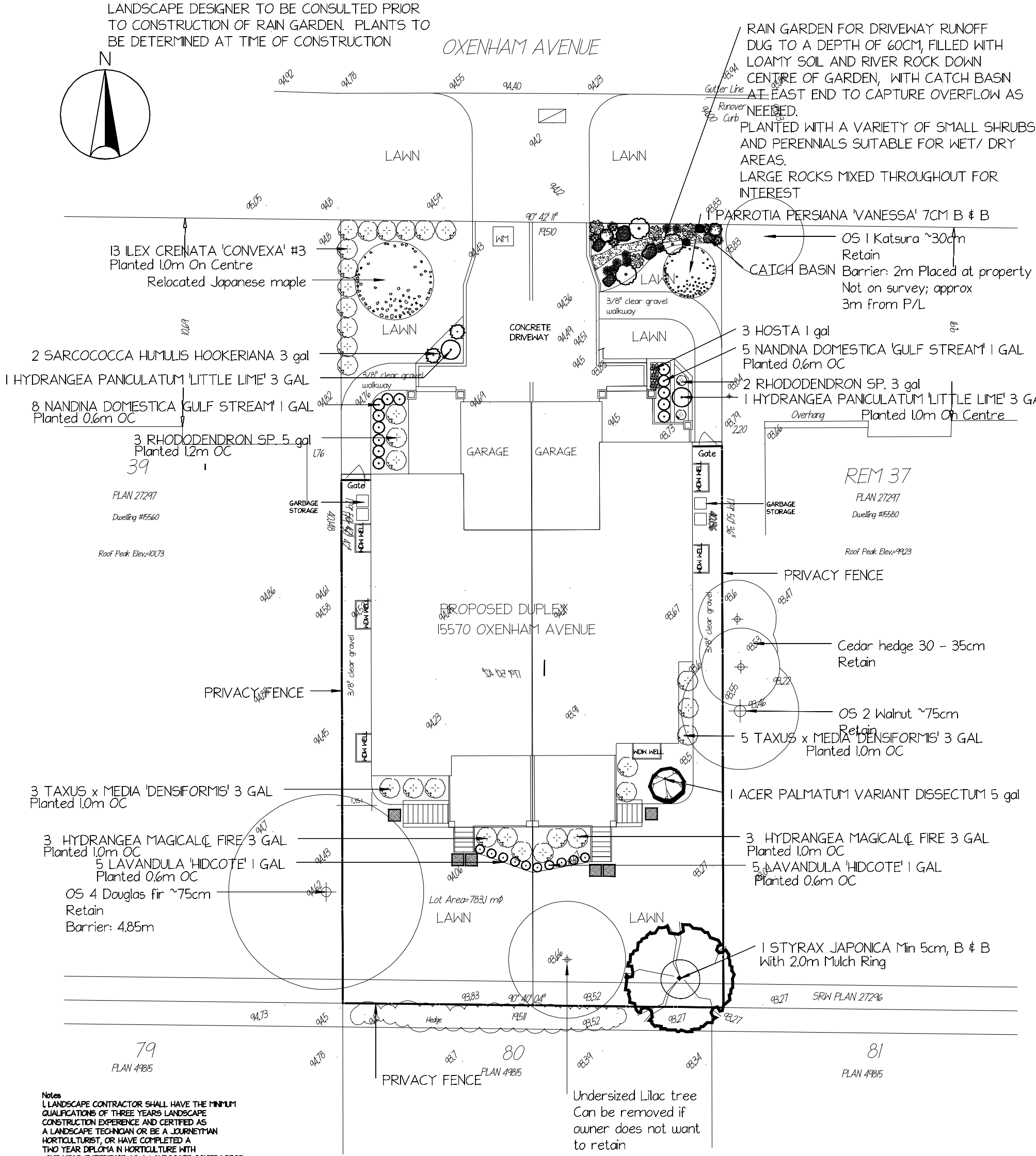
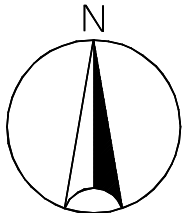
A5



LANDSCAPE DESIGNER TO BE CONSULTED PRIOR TO CONSTRUCTION OF RAIN GARDEN. PLANTS TO BE DETERMINED AT TIME OF CONSTRUCTION

OXENHAM AVENUE

RAIN GARDEN FOR DRIVEWAY RUNOFF DUG TO A DEPTH OF 60CM, FILLED WITH LOAMY SOIL AND RIVER ROCK DOWN CENTRE OF GARDEN, WITH CATCH BASIN AT EAST END TO CAPTURE OVERFLOW AS NEEDED. PLANTED WITH A VARIETY OF SMALL SHRUBS AND PERENNIALS SUITABLE FOR WET/ DRY AREAS. LARGE ROCKS MIXED THROUGHOUT FOR INTEREST



Notes  
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.

2. ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.

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

4. PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.

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

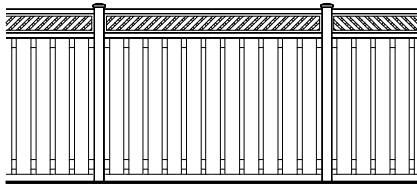
6. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.

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

8. ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD

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.


10. ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO ENSURE MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS



WOOD FENCE DETAIL

Undersized Lilac tree  
Can be removed if  
owner does not want  
to retain

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER PALMATUM VARIANT DISSECTUM	WEEPING JAPANESE MAPLE	5 gal
1	PARROTIA PERSIANA 'VANESSA'	VANESSA RONWOOD	7CM B & B
1	STYRAX JAPONICA	JAPANESE SNOWBELL	Min 5cm, B & B
Shrubs			
6	HYDRANGEA MAGICAL FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
2	HYDRANGEA PANICULATUM 'LITTLE LIME'	LITTLE LIME HYDRANGEA	3 GAL
13	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3
10	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL
13	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL
3	RHODODENDRON SP.	RHODODENDRON	5 gal
2	RHODODENDRON SP.	RHODODENDRON	3 gal
2	SARCOCOCCA HUMULIS HOOKERIANA	HIMALAYAN SWEETBOX	3 gal
8	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL
Perennials and Annuals			
3	HOSTA	HOSTA	1 gal



604-724-3025  
www.huckleberrylandscape.ca

Address: 15570 Oxenham Avenue

Client Name: Jolly Saluja

Project: Duplex

Drawing: Landscape Plan

Drawing no: 1 of 1

Revision no: 1

Scale: 1:200 on 11x17

Date: JULY 2020

Drawn by: AKK

## **APPENDIX D**

### **Public Information Meeting Sign-in Sheet, Comment Forms, and Summary**

(Attached Separately)

# PUBLIC INFORMATION MEETING

15496 THRIFT AVENUE

REZONING AND MINOR DEVELOPMENT PERMIT, FILE NO. 19-018

FEBRUARY 18, 2020

WHITE ROCK LIBRARY (MEETING ROOM) - 15342 BUENA VISTA AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	Karina Boenders	15511 Thrift Ave	VRB 2C8
2.	D. Warner	1228 Maple St W	VRB 4H7
3.	Jaeth Merkel	15501 Oxenham Ave	VRB 2J2
4.	Chanel Merkel	15501 Oxenham Ave.	VRB 2J2
5.	Walter Sunstrom	15477 Thrift Ave	VRB 2L8
6.	Marie Sabine	15502 Thrift Ave	VRB 2L9
7.			
8.			
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13.			
14.			
15.			

# PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning & Minor Development Permit Proposal

Application No. 19-018 – 15496 Thrift Avenue

5:30 PM to 7:00 PM, February 18, 2020

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below: (optional)

Name: KARINA BOENDERS

Address: 15511 THRIFT AVE WHITE ROCK V4B 2L8

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Following are my concerns:

1) - the depth of the driveway - not at street level

2) - the depth of the backyard to the neighbouring properties

3) Protecting the existing established trees on the property

4) Drainage of the property (related to 1+2 above)

5) The overall height of the house/duplex compared to the neighbouring homes - this will be much higher

Thank you for your participation. If you have any questions, please contact the following:

Over →

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Baljit Singh Owner Tel: (778) 918-4848 Email: baljit78@yahoo.com

- 6) Concern that a suite may be added to the basement.  
I realize this is not in the proposal but would suggest  
no exterior entry to the basement level to  
prevent this from happening in the future.
- 7) Parking density - especially on the street parking

## PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning & Minor Development Permit Proposal

Application No. 19-018 – 15496 Thrift Avenue

5:30 PM to 7:00 PM, February 18, 2020

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Please provide your name and address below: (optional)

Name:

Marie Sabine

Address:

15502 Thrift Ave.

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I am concerned about the size of the residence creating shade in my back, not allowing a garden. I currently have a landscaped garden and want to keep it.

I am concerned about how much space (footprint) the house will take ~~the~~ leaving little green space.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: <a href="mailto:avonhausen@whiterockcity.ca">avonhausen@whiterockcity.ca</a>	Baljit Singh Owner Tel: (778) 918-4848 Email: <a href="mailto:baljit_78@yahoo.com">baljit_78@yahoo.com</a>



# PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning & Minor Development Permit Proposal

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Please provide your name and address below: (optional)

Name:

Address:

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

We want to keep the neighborhood nice and simple there is already so much construction that already is causing so much trouble, pot holes, speeders, and noise.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: <a href="mailto:avonhausen@whiterockcity.ca">avonhausen@whiterockcity.ca</a>	Baljit Singh Owner Tel: (778) 918-4848 Email: <a href="mailto:baljit_78@yahoo.com">baljit_78@yahoo.com</a>

# PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning & Minor Development Permit Proposal

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Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below: (optional)

Name:

Jarett Merkel

Address:

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Tree retention would be my main concern.  
we live almost right behind the proposal.  
Privacy provided by the trees is  
very nice.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: <a href="mailto:avonhausen@whiterockcity.ca">avonhausen@whiterockcity.ca</a>	Baljit Singh Owner Tel: (778) 918-4848 Email: <a href="mailto:baljit_78@yahoo.com">baljit_78@yahoo.com</a>

**From:** [DARRYL WILKS](#)  
**To:** [Athena von Hausen](#)  
**Subject:** Re: Proposal at 15496 Thrift Avenue  
**Date:** Thursday, October 15, 2020 5:50:56 PM  
**Attachments:** [image001.jpg](#)

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Thanks for returning my call concerning development proposal 15496 Thrift Avenue.

Our Family are currently living a home that required rezoning to allow higher density and create more single Family residences using the "in fill" model. We appreciate the need to increase density, for a multitude of reasons, however over the past decade, there have been significant changes that are resulting in issues related to living in a primary residential neighbourhood that Planning seems to have missed. These changes are having a definite negative effect on what could and should be considered a single family home residential neighbourhood.

#### Residential Parking

As a home owner we are allotted 4 "Restricted Parking" passes for the "in fill" home we live in, which are used for on street restricted parking (all homes on Thrift purchase up to 4 on street parking passes). The Proposal for the new development, which is a duplex home(s), if parking allotment remains consistent, will add 8 more on street parking requirements.

The former owner of the property, who we knew for 15 years, had one vehicle and never parked on Thrift Avenue. A number of the "in fill" homes constructed on Thrift Avenue from 2000 to 2008 have driveways that are totally useless because, when the homes were constructed, had to meet City elevation requirements. That meant that the foundations were dug so deep that the driveways were rendered effectively useless with parking for maybe one vehicle at the very top of their driveway. The result is residents of those properties, having more than one vehicle, have to park on the street as it is the only alternative.

We watched and were shocked to see what happened on the 15400 block of Goggs Street. It is a parking nightmare for residents. There are also many homes on 15400 block of Thrift that have suites and in today's economy, many Families have adult children sharing their homes, all driving vehicles, all adding pressure to on street parking.

#### Traffic & Safety Concerns

Increased pressures with on street parking is creating traffic and safety issues. It is not a matter of policing, it is a matter of citizens using Thrift as a commuter route or alternative to any travel on North Bluff (16 Avenue). It starts with the bottom of 14 Avenue East (Thrift after crossing State Avenue) and King George Blvd interchange. When 14 Avenue traffic circle opened it became a favorite commuter route up to State Avenue through to Thrift Avenue. Today every vehicle type known uses Thrift. Huge tandem dump trucks, monster cement trucks, tradesman driving huge Dodge Ram trucks dragging construction trailers as if driving Daytona. Speeders of every type, vehicles passing Seniors to get to who knows where, trades people passing drivers training vehicles, of course, Harley Nation. There has NEVER been a game of street hockey or kick the can or stick ball because participants would be run over in a second.

One of the major challenges with this flood of traffic and tangle of on street parking, is access and egress to and from your home. This is a residential neighbourhood and should be respected as one. Most residents back into their steep driveways because it is almost impossible to see anything while backing out of them. Back up cameras provide good images of planes and birds but are tilted so high as to be ineffective. To make your driveway remotely useful requires backing down the driveway. As we all know that requires time, space and patients by all drivers. Good luck! Drivers approaching from behind do not stop, they instead cruise over to the parking lane to get around and I have even had drivers go into the on coming lane while I am backing up, driving head on into coming traffic and give me the horn and worse.

Leaving the driveways is just as challenging. Again visibility is challenged because of the numbers and size of vehicles parked on Thrift. There are also the standard hedges and trees that add to the challenges of just getting on to Thrift. It's a residential neighbourhood, it is to be expected.

With the completion of three more huge towers, adding potentially 200 to 300 more vehicles daily, all using Thrift as the access to Highway 99 or other areas in South Surrey, White Rock, adding 8 more on street vehicle parking spaces is going to add to the safety and traffic issues. I have met with City Planners asking about remedies, such as traffic calming devices, but it is up to Citizens to initiate the requests (petition). I certainly don't agree with that policy! I will endorse the City NEVER to repave Thrift, I prefer it be left to deteriorate to a condition that forces drivers to seek alternative routes or slow down.

Planning needs to consider that the density changes taking place now should not destroy residential neighbourhoods, but unfortunately they are. They do not have to need to address safety and traffic concerns for Families living on a great street in a Great Community!

Regards

Darryl Wilks

---

**From:** "Athena von Hausen" <AvonHausen@whiterockcity.ca>  
**To:** "dlwilks" <dlwilks@shaw.ca>  
**Sent:** Thursday, October 15, 2020 1:47:43 PM  
**Subject:** Proposal at 15496 Thrift Avenue

Hi there,

Please just reply to this email noting your concerns as we discussed on the phone.

Kind regards,

**ATHENA VON HAUSEN, MCIP, RPP**

**Planner, City of White Rock**

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

Tel: 604.541.2159 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

*Email signature logo*



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**PUBLIC INFORMATION MEETING**  
**15570 OXENHAM DRIVE**  
**REZONING, MINOR DEVELOPMENT PERMIT, FILE NO. 19-008**  
**JULY 10, 2019**

**WHITE ROCK LIBRARY (MEETING ROOM) - 15342 BUENA VISTA AVENUE**

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	GILBERT JOHNSON	14495 BARKER AVE	14B343
2.	Yuanzhu Shang	1361 Finlay Street	
3.	Shawiegn Lindsey	15420 Russell Ave	V4B2R3
4.	Pradeep Malik	15570 Oxenham Ave	V4B2J2
5.	Sonia Garcia Herre	15550 Oxenham	" "
6.	SUCNA THIND	14760- OXENHAM AVE	V4B2H7
7.	BALBIRA THIND	14560- COUNSET AVE	V4B2V8
8.	REEU SUEIRA	14820- OXENHAM AVE	V4B2H9
9.	SUVRAS JONAL	14723- UPPER DOVER	V4B2E1
10.	VASI NADOO	14819- PROSPECT AVE	V4B2A9
11.	MARION CHIDLOW	15540- OXENHAM AVE	V4B2J3
12.			
13.			
14.			
15.			
16.			

**Feedback from Public Information Meeting**  
**Zoning Bylaw Amendment and Minor Permit Application**  
**15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: GLEN JOHNSON

Address: 15531 OXENHAM AVE., WHITE ROCK.

2. Do you agree with the proposed development application?

Yes ☒

No ☐

Undecided ☐

Please comment.

A VERY GOOD PLAN.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293

[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Jolly Saluja  
Applicant / Agent  
604-537-6717

*\*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**Feedback from Public Information Meeting**  
**Zoning Bylaw Amendment and Minor Permit Application**  
**15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: Sonia Garcia Hock

Address: 15550 Oxenham St

2. Do you agree with the proposed development application?  
Yes ☒ No ☐ Undecided ☐

Please comment.

it looks good.  
will enhance neighborhood  
Parking is a concern. that was  
explained by city official, seems  
satisfactory

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Jolly Saluja  
Applicant / Agent  
604-537-6717

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**Feedback from Public Information Meeting  
Zoning Bylaw Amendment and Minor Permit Application  
15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: JASBIR NAHAR

Address: 1390 FINLAY ST. WHITE ROCK B.C.

2. Do you agree with the proposed development application?

Yes ☒ No ☐ Undecided ☐

Please comment.

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Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Jolly Saluja  
Applicant / Agent  
604-537-6717

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**Feedback from Public Information Meeting**  
**Zoning Bylaw Amendment and Minor Permit Application**  
**15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: Manzhu Shang

Address: 1361 Finlay St.

2. Do you agree with the proposed development application?

Yes ☒

No ☐

Undecided ☐

Please comment.

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Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293

[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Jolly Saluja  
Applicant / Agent  
604-537-6717

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**Feedback from Public Information Meeting**  
**Zoning Bylaw Amendment and Minor Permit Application**  
**15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: SHARILYN LINDSAY

Address: 15420 RUSSELL AVE WHITE ROCK BC

2. Do you agree with the proposed development application?

Yes ☐

No ☐

Undecided ☒

Please comment.

- (Hosp. lands South of Oxenham Ave. (Have been here 19 yrs & not get wanting to develop but am penalized with drainage fees for wanting to stay in this house)*
- (Built for Mom + Dad 1965)*
- ① Don't approve of "Spot" ZONING (Ms VanHansen's house now explained how it's not officially SPOT zoning, but it sure seems like it. Next OCP is coming up again, then what?
- ② Will probably become a 4 plex as soon as the occupancy permit is given - parking?! No sidewalks. Many children play on street now.
- ③ Duplex doesn't allow for the large "Backings" on the lot to have any sight-lines like a lot with 2 narrow houses on same size lots.
- ④ My property was "rezoned" at sometime in the past recent years without my knowledge & now I have to pay double on my drainage fees!?! Hard to understand + trust City Hall.

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

15420 RUSSELL Ave  
White Rock.

Jolly Saluja  
Applicant / Agent  
604-537-6717

\*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.

*\* Ms vonHansen tried to be very helpful tonight. Good person to have at this meeting. Thank you.*

**Feedback from Public Information Meeting**  
**Zoning Bylaw Amendment and Minor Permit Application**  
**15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: PRADEEP MALIK

Address: 15579 Oxenham Ave White Rock

2. Do you agree with the proposed development application?

Yes ☒ No ☐ Undecided ☐

Please comment.

Its good for White Rock to have  
development in the area.  
If it within guidelines.

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Jolly Saluja  
Applicant / Agent  
604-537-6717

*\*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**From:** [Matt Saunders](#)  
**To:** [Athena von Hausen](#)  
**Subject:** Oxenham Ave. / Duplex Proposal"s / Matthew & Lisa Saunders 15448 Oxenham Ave / Disapprove  
**Date:** Tuesday, October 15, 2019 5:52:38 PM  
**Attachments:** [image19be72.PNG](#)

---

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

To Whom it may Concern,

My wife and I (and three children) bought this house (15448 Oxenham) 1.5 years ago, and have been citizens of White Rock for the past 5 years. We moved out here to get away from congestion and high density. We have spent over 2 Million dollars on our current house.

We could have chose to live in almost any neighborhood in White Rock. Yet we chose Oxenham to raise our kids.

If we wanted to live in a neighbourhood with duplexes and infill housing, we would've never bought this house, in this neighbourhood.

It's not a high-traffic area, witch we like. Also not a dense area in terms of accommodation, so people take care of their properties.

We don't want to be pounded by duplexes and semi-detacheds and more neighbours.

We like the way the street is currently with houses and yards.

The street is already lined with cars on it any given day. Adding more units will just add to the cars, and will clog up the streets even more.

I know we are not the only residence's on this street that are against these proposal's.

The only reason these people are proposing these duplex is for peer profit.

They will NOT live here.

I have invested in this street to raise my family on nice quite WHITE ROCK



street.

Matthew and Lisa Saunders

<b>Matt Saunders</b>		Sales Representative
<b>Prosol Inc.</b>		Surrey

Tel: 604 635-1313, 855 635-0264	7550 132nd street
Fax: 604 635-0266	Surrey, BC
Cell: 778 928-3774	V3W 4M7
Email: <a href="mailto:MSaunders@prosol.ca">MSaunders@prosol.ca</a>	



# Public Information Meeting Summary

## 15570 Oxenham Avenue, White Rock, B.C.



### Introduction

The purpose of this report is to summarize the Public Information Meeting held by the City of White Rock and 1187387 B.C. Ltd. On July 10<sup>th</sup>, 2019. The intent of the meeting was to present the development proposal for 15570 Oxenham Avenue to the public and to address the attendees comments and concerns.

### Location and Time

The meeting was held at the City of White Rock Public Library at 15342 Buena Vista Avenue from 5:30pm to 7:00pm.

### Meeting Format

The meeting was held as an open house. Poster boards displaying the proposed development including all related information were set up around the room for the attendees to review.

The City of White Rock provided sign-in sheets and feedback forms for the attendees to complete if they wished to do so.

### Representatives of the City and the Developer

Athena von Hausen – Planner, City of White Rock

Jolly Salluja – Developer / 1187387 B.C. Ltd.

Natania Ziesmann - Architectural Designer of the proposed buildings

## **Sign-in and Feedback**

Eleven people signed in representing individuals and some of them couples of which six completed a feedback sheet.

Five out of these responded that they agree with the proposed development, one party was undecided.

## **Reasoning provided for supporting the application**

- The proposed building "looks good" and will enhance the neighbourhood
- The proposed plan is "very good"
- It is good for White Rock to have development in the area if it is within the guidelines

## **Reasoning provided for being undecided**

- Dislike of "Spot" zoning
- Concerns that the proposed duplex will be turned into a 4-Plex
- Number of parking spaces provided might not be sufficient
- Increase in traffic/no sidewalks present and children are playing on the street
- The width and mass of the proposed building "does not allow for any sightlines"
- The attendees own property was rezoned at some time in the past without her knowledge, the drainage fees have therefore doubled which led to trust concerns regarding City Hall decisions

## **Additional comments from parties supporting the application**

- Sufficient parking is a concern

## **Response to the above comments**

### **Parking**

Each unit has been provided with the required two spaces per dwelling. The applicant feels that the setback to the garages in combination with the section of the driveway in between lot line and road edge will be sufficient to accommodate one additional temporary visitor parking space per unit so that visiting vehicles will not have to park along the edge of the road.

## **Secondary Suites**

The proposed basement layout of the units is intended to provide additional indoor recreational space for the occupants as well as a guest bedroom with a conveniently located washroom on the same level.

The proposed zoning furthermore does not permit secondary suites.

City Planner Carl Isaak previously mentioned to the applicant the possibility of placing a restrictive covenant on the property to further restrict the conversion into a 4-plex. The applicant would be more than happy with such a solution in order to eliminate this concern.

## **Changes to the overall Neighbourhood character and sightlines**

The rezoning from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone' of the property would be in accordance with the Official Community Plan designation and the proposed side-by-side duplex has been designed in accordance with the City of Whiterock's Duplex/Triplex Design Guidelines in order to fit well within the surrounding context.

The existing house situated on the subject property is dated and will require extensive repairs. Finishes and materials currently present are basic and weathered.

A new and modern building with high-end finishes and materials will improve the overall appearance of the streetscape significantly.

Younger families and couples looking to downsize would be attracted to the neighbourhood by these more affordable housing options and a rezoning on a lot-by-lot basis will preserve the existing neighbourhood character.

The side yard setbacks of the proposed design and zoning do not differ from the setbacks of the current zoning. In addition to meeting these requirements extensive landscaping has been proposed and the applicant feels that this will as well be a significant improvement to the current appearance of the property.

## **Conclusion**

We have made our best effort to review and address each comment received. If any clarification is required related to our proposal or our responses please let us know and we will ensure to respond accordingly.



**APPENDIX E**  
**DPA Guidelines Response Table**

(Attached Separately)

City of White Rock – Planning & Development Services

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

The objectives of the **Mature Neighbourhood Infill Development Permit Area** are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of infill development (i.e: duplexes, triplexes, small-lot single family) within established neighbourhoods.
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

**Please provide a summary of how your proposal achieves  
the objectives and policies of the Mature Neighbourhood Infill DPA below:**

The proposed side-by-side duplex has been designed in accordance with the City of White rock's Duplex/Triplex Design Guidelines in order to fit well within the surrounding context.

The proposed building is two storeys with the upper storey having a smaller footprint than the main and basement levels. The duplex units both face the north property line and each of their interlocked plans differs from the other. The plan of the building follows the property lines .The south generally hugs the setback line, a usable rear yard for both units. The south unit has usable outdoor space provided to its south.

The front entrances of each unit are separated and made distinct from each other, while they share a similar vocabulary.

Each unit provides generous living space, in addition to recreation space in the basement.

The south facade is modulated by the use of layered setbacks and heights of parts of the building mass creating a hierarchy of entrances, decks, roofs and balcony recesses.

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

City of White Rock – Planning & Development Services

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Section 22.9.1 - Buildings

##### Mature Neighbourhood Infill DPA Guideline 22.9.1 (a)

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.

The site meets the lot area and dimension requirements of the RT-1 zone and the siting and massing of the proposed side-by-side duplex meets all of the requirements under the current 'RS-1 Zoning

Please see chart below.

##### Applicant Response

	RT-1 Zone	Proposal
Lot Width	18.0m min.	18.m
Lot Depth	30.5m	40.4m
Lot Area	742.0 sq.m.	762.5 sq.m.
Lot Coverage	45% max.	40.20%
Floor Area	50% max	49.8
Height	7.7m max	7.7m
Front Setback	7.5m min.	8.0m
Rear Setback	7.5m min.	9.7m
Side Setback	1.5m min.	1.5m

##### Mature Neighbourhood Infill DPA Guideline 22.9.1 (b)

Consider alternatives to the traditional side- by-side duplexes and triplexes, such as front/ rear and top/bottom layouts. 'Mirror-image' designs will not be permitted for single family dwellings, duplexes, or triplexes. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances.

Individuality of each unit has been achieved through variations in the floor plans and window sizes, veranda style and dimensions, incorporation of different roof styles on the main floor, and by using different cladding accent materials as well as different shades of colours.

##### Applicant Response

City of White Rock – Planning & Development Services

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.1 (c)

Create visual interest with architectural details that break up the mass of the building and give each dwelling unit in a duplex or triplex its own visual identity. Open verandas and peaked roofs are encouraged for duplexes, triplexes, and small-lot single family development.

#### Applicant Response

Individuality of each unit has been achieved through variations in the floor plans and window sizes, veranda style and dimensions, incorporation of different roof styles on the main floor, and by using different cladding accent materials as well as different shades of colours.

#### Mature Neighbourhood Infill DPA Guideline 22.9.1 (d)

Use a variety cladding colours and/or materials to avoid large, uniform expanses. Different cladding colours or materials can be used to differentiate between units in a duplex or triplex.

#### Applicant Response

There mix use of Stone,  
, exposed heavy timber and Hardi panels



City of White Rock – Planning & Development Services

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.1 (e)

Follow passive solar design principles for the orientation and siting of buildings. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high- angle sun in summer. Maximize passive ventilation and passive cooling through building orientation.

**Applicant Response**

The provision of large windows will allow maximize opportunities for solar collection in winter .

Shadowing from the articulated facades, wide roof overhangs, balconies and canopies serve to mitigate the potential of solar heat gain from large amounts of direct sunlight

#### Mature Neighbourhood Infill DPA Guideline 22.9.1 (f)

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

**Applicant Response**

The south facade is modulated by the use of layered setbacks and heights of parts of the building mass creating a hierarchy of entrances, decks, roofs and balcony recesses. There mix use of Stone, , exposed heavy timber and Hardi panels

Mature Neighbourhood Infill DPA Guideline 22.9.1 (g)	
Ensure that garages do not dominate the front face of a building. If a garage faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of a garage is encouraged.	
Applicant Response	The Side Walk beside each home entry will be large enough to accommodate both garbage and recycle containers. Direct access to this storage from each garage will promote easy house-to-curb recycling of residential waste.

## Section 22.9.2 – Public Realm and Landscape

### Mature Neighbourhood Infill DPA Guideline 22.9.2 (a)

Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

#### Applicant Response

Existing sidewalk will be maintained during construction and the drive way will be constructed according to the city bylaw

### Mature Neighbourhood Infill DPA Guideline 22.9.2 (b)

Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer- grained street grid.

#### Applicant Response

The duplex has been given a contemporary character faced in natural coloured materials  
 The extensive use of glass will create bright and expansive feel to what are relatively small housing units.

# Mature Neighbourhood Infill Development Permit Area Guidelines

## Mature Neighbourhood Infill DPA Guideline 22.9.2 (c)

Use light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, and roads are landscaped. Incorporate shared pedestrian accesses where possible to minimize impervious areas.

**Applicant  
Response**

The paving materials and colours TBD accordingly

## Mature Neighbourhood Infill DPA Guideline 22.9.2 (d)

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

**Applicant  
Response**

Please see landscape plan



City of White Rock – Planning & Development Services

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (e)

Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.

#### Applicant Response

Please see landscape plan

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (f)

Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.

#### Applicant Response

Permeable surfaces at patios and at the large areas to remain landscaped will allow for natural groundwater recharge from rain.

## Section 22.9.3 – Parking and Functional Elements

### Mature Neighbourhood Infill DPA Guideline 22.9.3 (a)

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for duplexes or triplexes that are located on corner lots or that have street and lane accesses.

#### Applicant Response

Pavement areas have been kept to a minimum by placing the garages side by side with a combined driveway.

### Mature Neighbourhood Infill DPA Guideline 22.9.3 (b)

Provide sufficient space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal.

#### Applicant Response

The Side Walk beside each home entry will be large enough to accommodate both garbage and recycle containers. Direct access to this storage from each garage will promote easy house-to-curb recycling of residential waste.

City of White Rock – Planning & Development Services

**Mature Neighbourhood Infill**

**Development Permit Area Guidelines**



The objectives of the **Mature Neighbourhood Infill Development Permit Area** are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of infill development (i.e: duplexes, triplexes, small-lot single family) within established neighbourhoods.
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

**Please provide a summary of how your proposal achieves the objectives and policies of the Mature Neighbourhood Infill DPA below:**

The proposed side-by-side duplex has been designed in accordance with the City of Whiterock's Duplex/Triplex Design Guidelines in order to fit well within the surrounding context.

The significant setback of the upper floors as well as the chosen roof style ensure that the neighbouring properties will not be overshadowed.

The use of high-end finishes and cladding materials, the design and individuality of each unit as well as the substantial landscaping of the front and rear yards ensure the proposed duplex will have a positive effect on the current streetscape.

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

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**Mature Neighbourhood Infill**

**Development Permit Area Guidelines**

**Section 22.9.1 - Buildings**

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (a)**

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.

**Applicant Response**

The proposed building will have a height of 7.68m with the highest point of the roof at 101.87m which is compatible with the neighbours highest points of 101.73m and 99.23m.

The lot coverage of the proposed duplex would be just slightly higher than the max. permitted in the RS-1 Zone (41.56%) which is due to the large covered decks in the rear. Single garages are being proposed to match the neighbouring properties.

Large Verandas accentuate the fronts and the second story has been significantly setback to break up the front facade and to not "overpower" the neighbouring roof styles/facades.

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (b)**

Consider alternatives to the traditional side- by-side duplexes and triplexes, such as front/ rear and top/bottom layouts. 'Mirror-image' designs will not be permitted for single family dwellings, duplexes, or triplexes. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances.

**Applicant Response**

Both entrances are weather protected and accentuated through large verandas.

Individuality of each unit has been achieved through variations in the floor plans, window sizes and veranda sizes; stepping of the upper floor roof and by placing the accent materials in different locations.



City of White Rock – Planning & Development Services

**Mature Neighbourhood Infill**

**Development Permit Area Guidelines**

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (c)**

Create visual interest with architectural details that break up the mass of the building and give each dwelling unit in a duplex or triplex its own visual identity. Open verandas and peaked roofs are encouraged for duplexes, triplexes, and small-lot single family development.

**Applicant  
Response**

Large verandas in different shapes and sizes and differentiations in the placement of the box windows and accent materials have been proposed.  
Upper floor has been significantly set back to break up the massing of the front facade.

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (d)**

Use a variety cladding colours and/or materials to avoid large, uniform expanses. Different cladding colours or materials can be used to differentiate between units in a duplex or triplex.

**Applicant  
Response**

Besides the uniform Hardie panel cladding and the stone accents on the lower level, cedar siding as well as a darker shade of colour for front doors and soffits has been proposed - please see attached list of finishes by Creative Spaces.

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.1 (e)

Follow passive solar design principles for the orientation and siting of buildings. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high- angle sun in summer. Maximize passive ventilation and passive cooling through building orientation.

#### Applicant Response

Large windows and french doors have been proposed on the South and North side of the duplex to maximize natural lighting.  
Covered decks on the South side protect from high-angled sun in the summer.

#### Mature Neighbourhood Infill DPA Guideline 22.9.1 (f)

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

#### Applicant Response

Natural colours were chosen for all cladding materials. Stone as well as Cedar Siding have been proposed as accent materials.

Mature Neighbourhood Infill DPA Guideline 22.9.1 (g)	
Ensure that garages do not dominate the front face of a building. If a garage faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of a garage is encouraged.	
Applicant Response	<p>Pedestrian entrances/large Verandas are the prominent feature of the front facades. The single garages are subordinate elements with their lowered roofs and recess from the Verandas.</p> <p>Substantial landscaping of the front yards will be provided, as per attached landscape plan.</p>

Section 22.9.2 – Public Realm and Landscape	
Mature Neighbourhood Infill DPA Guideline 22.9.2 (a)	
Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.	
Applicant Response	Not applicable - there is currently no sidewalk along the property line.
Mature Neighbourhood Infill DPA Guideline 22.9.2 (b)	
Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer- grained street grid.	
Applicant Response	Not applicable - there is currently no sidewalk along the property line.



## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (c)

Use light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, and roads are landscaped. Incorporate shared pedestrian accesses where possible to minimize impervious areas.

#### Applicant Response

A shared brushed concrete driveway and walkways with natural, light coloured borders and dividing line has been proposed.  
Extensive landscaping will be provided as per the attached landscape plan.

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (d)

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

#### Applicant Response

Please refer to the attached Arborist Report and Landscape plan.

City of White Rock – Planning & Development Services

## Mature Neighbourhood Infill

### Development Permit Area Guidelines

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (e)

Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.

#### Applicant Response

Trees and shrubs have been selected according to the DPA guidelines. Please refer to the attached Landscape plan.

#### Mature Neighbourhood Infill DPA Guideline 22.9.2 (f)

Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.

#### Applicant Response

Gravel walkways to the side yards have been proposed to minimize non-porous surfaces. Minimum of 300mm top soil will be provided in all sod areas.

## Section 22.9.3 – Parking and Functional Elements

### Mature Neighbourhood Infill DPA Guideline 22.9.3 (a)

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for duplexes or triplexes that are located on corner lots or that have street and lane accesses.

**Applicant  
Response**

A shared brushed concrete driveway and walkways with natural, light coloured borders and dividing line has been proposed.

### Mature Neighbourhood Infill DPA Guideline 22.9.3 (b)

Provide sufficient space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal.

**Applicant  
Response**

Garbage and Recycling containers will be stored either in the garages or in the side yard behind the gates not visible from the street.

**APPENDIX F**

**ADP Minutes dated July 7, 2020**

(Attached Separately)



**PRESENT:** K. Hammersley, Chairperson  
P. Byer  
J. Muego  
N. Waissbluth  
R. Dhall

**ABSENT:** Paul Rust

**NON-VOTING MEMBERS:** C. Sears, RCMP  
K. Pauls, RCMP  
S. Greysen, BIA Representative  
A. Nixon, BIA Representative

**GUESTS:** N. Ziesmann, Designer (15570 Oxenham Ave.)  
J. Saluja, Owner (15570 Oxenham Ave.)  
P. Khatkar, Owner (15495 Oxenham Ave.)  
B. Singh, Owner (15496 Thrift Ave.)  
S. Bhatti, Owner (15496 Thrift Ave.)

**STAFF:** G. Newman, Manager of Planning  
Athena von Hausen, Planner

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**1. CALL TO ORDER**

The meeting was called to order at 3:45pm.

**2. ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the July 7, 2020 agenda as circulated.

**CARRIED**

**3. ADOPTION OF MINUTES**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the April 23, 2019 meeting as circulated.

**CARRIED**

**4. MANAGER WELCOME AND INTRODUCTIONS**

G. Newman provided a welcome and introduced members of the Panel.

**5. SUBMISSION TO THE ADVISORY DESIGN PANEL**

At the beginning of this section of the agenda, Athena von Hausen, Planner, provided an overview of the policy and regulatory framework applicable to the three applications under

review by the ADP. The following subsections outlined the minutes of the meeting as they relate to each of the three applications.

#### **5.1. Application 1: 15570 Oxenham Avenue – Proposed Duplex – Jolly Saluja (owner)**

P. Byer requested confirmation of where the second required parking space would be situated to which Athena von Hausen confirmed it would be in the driveway; the other required space being in the garage. P. Bylaw asked whether the walkway shown in the landscape plan on the eastern lot was to be established as it wasn't shown on corresponding plans. Mr. Byer asked if the large Douglas Fir on the property was to be retained and how runoff from the driveway would be managed, noting with respect to the latter point that there is a desire to see runoff directed to pervious surfaces (e.g., lawn).

J. Muego also noted discrepancies in the landscape plan which illustrated paving stones in the location of window wells as shown in the architectural drawings.

R. Dhall asked how the sides of the property would be treated/finished (e.g., fencing, patio doors, etc.) as a means of ensuring privacy treatment for abutting properties. The sloping nature of the property was highlighted as something to be considered.

N. Waissbluth asked that the applicant speak to the distinction proposed in the architectural aesthetic of the building, pointing to features in the design of the façade.

S. Greysen asked how the Panel might confirm the colours and materials as illustrated in the rendering noting that in many instances the two can be very different.

K. Hammersley provided a brief summary of the items introduced by the Panel and asked that the designer provide a response.

N. Ziesmann, being the project designer, confirmed that the space beside the driveway (lawns) would be used for the partial control of stormwater but that drains would be installed at the base of the driveway as well. Regarding the conflict in the walkway around the sides of the duplex, N. Ziesmann noted that it was likely they would be removed from the plans to avoid conflicts with structural components of the building (i.e., window wells). The Designer also confirmed that privacy fencing would be installed along the side lot lines to support the privacy of abutting owners.

N. Waissbluth requested confirmation of how the basement had been designed to allow natural light into the space and also requested whether or not the Fire Department would have any concern with access around the building if the walkway / paving stones, were removed. N. Ziesmann confirmed that the building would be designed in accordance with the BC Building Code as it relates to access and that the design included large windows and French doors at the rear to allow for natural light beneath rear, upper floor, balconies.

J. Muego asked whether the City would require covenants to prohibit secondary suites within the duplex to which Athena replied it would.

Following an initial question period, the Chair asked that Panel members offer comments on the application.

P. Byer noted that there needs to be better infiltration of stormwater and that the design should encourage runoff into the soil as opposed into storm system. J. Muego added that the applicant ought to provide rudimentary lot grading information to City staff to confirm where stormwater will go.

J. Muego commented on the lack of consistency in the drawing package with some drawings being conventionally laid out with the north arrow pointing upwards but in this case drawing were inconsistently oriented creating some inefficiencies in the review. J. Muego acknowledge the exterior design expression as being more monumental than contextual (e.g., use of a flat roof in the design as opposed to a pitched / gabled roof as seen in the neighbourhood) and that there was too much variety in the siding / cladding materials. It was noted that the roof makes the building look boxy and that while it is good to see differentiation in the façade, as proposed it is too busy. Finally, J. Muego noted the inconsistencies in the rendering from the architectural design and landscape plans.

R. Dhall further acknowledged some of the inconsistencies between the rendering and the landscape plan but noted he was okay with the level of permeability shown. R. Dhall reiterated that the façade of the building is too busy.

N. Waissbluth further identified the issues of consistency in the drawings.

P. Byer provided that the rendering needs to more accurately represent the project as designed.

K. Hammersley noted that the Panel would benefit from a sample board of materials / cladding and that a number of homes in the neighbourhood may, at some point, be going through redevelopment process as this area of the City experiences change.

S. Greysen, noted that the garage doors should be the same so as to lessen the variety in the façade.

Additional general comments included the following:

- Confirm what materials/colours are proposed through the provision of a materials board that the ADP can review
- Confirm side slope for driveway runoff- trench drain to deal with runoff (conformation)
- Revise walkway along sides of the building, as window wells may not allow enough space
- Adjust landscape plans to match architectural drawings (revise walkways to match), confirm hardscape/softscape materials
- Confirm fencing surrounding property (provide spec) or hedging on plans
- Confirm light to basement through window wells—will there be grates? Confirm on both landscape and architectural drawings

Following the receipt of final comments the Chair asked for a motion.

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15570 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to:

- a. Efforts to maximum natural infiltration
- b. Provision of a preliminary lot grading plan that illustrates how natural infiltration can be improved (maximized)
- c. Efforts to lessen the variety of design elements within the front façade of the duplex with influence being taken from contextual design elements
- d. Flat versus pitched roof
- e. Alignment of landscape plans and architectural designs
- f. Materials board to be brought back to ADP

**CARRIED**

**5.2. Application 2: 15495 Oxenham Avenue – Proposed Duplex – Prabhdeep Khatkar (owner)**

A. von Hausen began the review of the second application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall noted that the landscape plans are unclear and that the renderings omit details that may be necessary in the build out of the project (e.g., railings along slope of driveway). The applicant clarified that there would be guardrails as required and that these details could be added to the drawings. D. Dhall asked whether an Arborist Report was provided. G. Newman presented the Panel with the related Arborist Report.

J. Muego asked whether the City of White Rock has established an impermeable surface limit to which A. von Hausen answered there is not. J. Muego asked whether a structural engineer had been involved in the design to date to which the applicant noted they had not.

S. Greysen noted that the design is stark and there is a need for the colours of the building to draw from the warmth of the colours in the stone accents. The applicant noted there are trying to use earth tones without too many colours but that changes can be made to the drawings. S. Greysen noted that the use of cedar may be beneficial to which the applicant mentioned they could look at the use of beams similar to the use of such in the neighbouring home.

P. Byer asked if the height of the building is compliant with the zoning applicable to the lot to which A. von Hausen confirmed it is. P. Byer noted that the landscaping plans are missing a lot of detail including reference to existing trees at the rear of the property.

N. Waissbluth noted that there appear to be conflicts in the rendering with respect to how roof lines are interacting / connecting and that a digital sample board of the materials (e.g., siding, stone, etc.) would be helpful; N. Waissbluth also noted that it would be good to see which materials are authentic versus those that are not (e.g., vinyl).

J. Muego added that there should be some consideration for human scale in the design and that some of the features of the design were improbable from the perspective of constructability (e.g., stone column on the left side of the façade, covered patio/balcony on the second storey, right side, of the front facade). Regarding cladding, J. Muego provided that the designer should look for where a



natural break in materiality may occur and that structural design elements should look at the practicality of implementation. Finally, J. Muego asked that the applicant give further consideration to the design of the rear façade, noting that it has limited design treatment as proposed.

R. Dhall provided that landscaping should not be a mirrored design on each side of the property / duplex and that there was not a landscape design plan submitted with the application. R. Dhall noted that the applicant should look to simplify the volume of design elements and look for variety and warmth in materials.

P. Byer noted concerns with the sloped driveway and the ability to maximum natural infiltration of stormwater by directing runoff to the lawn and away from catch basins.

K. Hammersley noted the overbearing nature of the duplex compared to the massing of homes within the immediate neighbourhood context. K. Hammersley reiterated the need for a complete landscaping plan.

The Applicant offered that a detailed landscape plan could be provided and that 30 percent permeable pavement may be used in the driveway.

P. Byer noted concern with the double car garage and S. Greysen added that perhaps a single car garage on one side of the project would be beneficial. P. Byer noted that there was very little lawn on which to grow plants to soften the appearance of the garage.

Additional general comments included the following:

- Confirm guardrails along driveway
- Confirm materials proposed on landscape plan (hardscape / softscape)
- Plantings should be arranged to differentiate between units
- Provision of a materials board; would like to see warmth brought up around the windows
- Landscape plan to show existing / proposed landscaping
- Roof over east entry needs to be resolved
- Revisions required to:
  - 2 storey columns surrounding entryway and covered porch
  - Materials – find natural break in building to change materials (right elevation)
  - Focus on rear elevation (this should not be forgotten)
  - Structural design (soffits would be much lower)
  - Roofline is confusing (simplify elements, rooflines, placement of elements)
  - Potential for increased permeability through a single car garage on one side and double car garage on the other

Following the receipt of final comments the Chair asked for a motion.

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

THAT the Advisory Design Panel recommends that the application for the development proposal at 15495 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

**CARRIED**

#### **5.3. Application 3: 15496 Thrift Avenue – Proposed Duplex – Baljit Singh & Sukhi Bhatti (owners)**

A. von Hausen began the review of the third application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall provided that the landscape plan was limited in detail and that more information was required regarding surface treatment (e.g., existing guardrails, etc.).

J. Muego noted that there needed to be consistency in the drawings, referencing the absence of walkways in some but the inclusion of such in others.

P. Byers asked for confirmation of which trees were to be removed / retained. G. Newman included reference to the Arborist Report with confirmation of removals being given.

J. Muego identified a concern with the slope (17%) of the driveway, noting that it would likely not be functional. A. von Hausen confirmed that the slope could be no greater than 15% per City (Streets) bylaw.

R. Dhall requested more variety in design with less mirroring. R. Dhall also noted there were too many varieties of plants and that one tree in the rear yard, as opposed to two, would be enough. R. Dhall also requested confirmation of the treatment of the side yard spaces.

N. Waissbluth noted the pitched roof in Drawing A2.5 is incomplete (showing a door submerged in the patio) and that the patio stairs in A3 were going in the wrong direction. It was further noted that the 3D drawings don't align with the floor plans and that many of the details (roof lines, columns, etc.) were missing from the rendering and/or illustrating conflicts in the design. Regarding materiality, N. Waissbluth request sample boards or picture of the proposed building materials used in a real application. N. Waissbluth also provided that the renderings were illustrating different materials / tones that other drawings.

P. Byer noted that he liked the offset in the garages and recognized that Thrift Avenue, being the context of this application, is different than that applicable to the two preceding applications on Oxenham Avenue. P. Byer noted the need for consistency and accuracy in the renderings and that the amount of impervious surfaces in the design is too high. P. Byer requested that the applicant look to hide the driveway with vegetation at the front of the property.

J. Muego pointed to a number of discrepancies (errors) in the designs (e.g., left entry in Drawing A6.1 having a floor cutting through the door) and requested that more accurate designs be advanced by the applicant. J. Muego also questioned the constructability of a number of components of the design and provided that is an additional level of care in development of the project that needs to be furthered.

Additional general comments captured by staff include:

- Site Plan / Landscape plan – confirm proposed hardscape/softscape surfaces
- Ensure drawings are consistent and coordinated
- Confirm proposed guardrails
- Show walkways on rendering
- Confirm driveway slope at 15%, right now the section shows a driveway slope of 16.6%
- Increase the variety in landscaping in the front (less mirroring)
- Revise landscape plan to accommodate one tree per lot in the rear yard with more plantings
- Include more information on the termination of walkways and the definition of the rear yards
- A2.5 Pitched roof is incomplete, the 3D model is flipped and the patio stairs are not reflected properly
- Rooflines need review (what is supporting the roof)
- Rendering needs to be consistent with the materials that are proposed
- Material Board required to confirm proposed materials
- A6.1. South Elevation:
  - Door is cutting through entry floor
  - Windows are cutting into roof
  - Right side balcony is cutting into roof
  - Guardrails do not touch walking surface

- A6.2. Lower gable, no wall above window, 2 French doors are completely exposed to weather

Following the receipt of final comments the Chair asked for a motion.

**It was <sup>4</sup>MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15496 Thrift Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

**CARRIED**

**6. DRAFT SCHEDULE OF ADP MEETINGS 2020**

G. Newman presented the draft schedule of ADP Meetings as included in the agenda package. The Chair requested a motion to adopt the schedule.

**It was MOVED and SECONDED**

THAT the Advisory Design Panel adopt the schedule as presented by staff.

**CARRIED**

**7. CONCLUSION OF THE MEETING**

There being no further business, the Chairperson declared the meeting concluded at 6:36 pm.

  
Karen Hammersley  
Chairperson, Advisory Design Panel

  
Greg Newman  
ADP, Committee Secretary

**PRESENT:** K. Hammersley, Chairperson  
P. Byer  
J. Muego  
N. Waissbluth  
R. Dhall

**ABSENT:** Paul Rust

**NON-VOTING MEMBERS:** C. Sears, RCMP  
K. Pauls, RCMP  
S. Greysen, BIA Representative  
A. Nixon, BIA Representative

**GUESTS:** N. Ziesmann, Designer (15570 Oxenham Ave.)  
J. Saluja, Owner (15570 Oxenham Ave.)  
P. Khatkar, Owner (15495 Oxenham Ave.)  
B. Singh, Owner (15496 Thrift Ave.)  
S. Bhatti, Owner (15496 Thrift Ave.)

**STAFF:** G. Newman, Manager of Planning  
Athena von Hausen, Planner

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**1. CALL TO ORDER**

The meeting was called to order at 3:45pm.

**2. ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the July 7, 2020 agenda as circulated.

**CARRIED**

**3. ADOPTION OF MINUTES**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the April 23, 2019 meeting as circulated.

**CARRIED**

**4. MANAGER WELCOME AND INTRODUCTIONS**

G. Newman provided a welcome and introduced members of the Panel.

**5. SUBMISSION TO THE ADVISORY DESIGN PANEL**

At the beginning of this section of the agenda, Athena von Hausen, Planner, provided an overview of the policy and regulatory framework applicable to the three applications under

review by the ADP. The following subsections outlined the minutes of the meeting as they relate to each of the three applications.

#### **5.1. Application 1: 15570 Oxenham Avenue – Proposed Duplex – Jolly Saluja (owner)**

P. Byer requested confirmation of where the second required parking space would be situated to which Athena von Hausen confirmed it would be in the driveway; the other required space being in the garage. P. Bylaw asked whether the walkway shown in the landscape plan on the eastern lot was to be established as it wasn't shown on corresponding plans. Mr. Byer asked if the large Douglas Fir on the property was to be retained and how runoff from the driveway would be managed, noting with respect to the latter point that there is a desire to see runoff directed to pervious surfaces (e.g., lawn).

J. Muego also noted discrepancies in the landscape plan which illustrated paving stones in the location of window wells as shown in the architectural drawings.

R. Dhall asked how the sides of the property would be treated/finished (e.g., fencing, patio doors, etc.) as a means of ensuring privacy treatment for abutting properties. The sloping nature of the property was highlighted as something to be considered.

N. Waissbluth asked that the applicant speak to the distinction proposed in the architectural aesthetic of the building, pointing to features in the design of the façade.

S. Greysen asked how the Panel might confirm the colours and materials as illustrated in the rendering noting that in many instances the two can be very different.

K. Hammersley provided a brief summary of the items introduced by the Panel and asked that the designer provide a response.

N. Ziesmann, being the project designer, confirmed that the space beside the driveway (lawns) would be used for the partial control of stormwater but that drains would be installed at the base of the driveway as well. Regarding the conflict in the walkway around the sides of the duplex, N. Ziesmann noted that it was likely they would be removed from the plans to avoid conflicts with structural components of the building (i.e., window wells). The Designer also confirmed that privacy fencing would be installed along the side lot lines to support the privacy of abutting owners.

N. Waissbluth requested confirmation of how the basement had been designed to allow natural light into the space and also requested whether or not the Fire Department would have any concern with access around the building if the walkway / paving stones, were removed. N. Ziesmann confirmed that the building would be designed in accordance with the BC Building Code as it relates to access and that the design included large windows and French doors at the rear to allow for natural light beneath rear, upper floor, balconies.

J. Muego asked whether the City would require covenants to prohibit secondary suites within the duplex to which Athena replied it would.



Following an initial question period, the Chair asked that Panel members offer comments on the application.

P. Byer noted that there needs to be better infiltration of stormwater and that the design should encourage runoff into the soil as opposed into storm system. J. Muego added that the applicant ought to provide rudimentary lot grading information to City staff to confirm where stormwater will go.

J. Muego commented on the lack of consistency in the drawing package with some drawings being conventionally laid out with the north arrow pointing upwards but in this case drawing were inconsistently oriented creating some inefficiencies in the review. J. Muego acknowledge the exterior design expression as being more monumental than contextual (e.g., use of a flat roof in the design as opposed to a pitched / gabled roof as seen in the neighbourhood) and that there was too much variety in the siding / cladding materials. It was noted that the roof makes the building look boxy and that while it is good to see differentiation in the façade, as proposed it is too busy. Finally, J. Muego noted the inconsistencies in the rendering from the architectural design and landscape plans.

R. Dhall further acknowledged some of the inconsistencies between the rendering and the landscape plan but noted he was okay with the level of permeability shown. R. Dhall reiterated that the façade of the building is too busy.

N. Waissbluth further identified the issues of consistency in the drawings.

P. Byer provided that the rendering needs to more accurately represent the project as designed.

K. Hammersley noted that the Panel would benefit from a sample board of materials / cladding and that a number of homes in the neighbourhood may, at some point, be going through redevelopment process as this area of the City experiences change.

S. Greysen, noted that the garage doors should be the same so as to lessen the variety in the façade.

Additional general comments included the following:

- Confirm what materials/colours are proposed through the provision of a materials board that the ADP can review
- Confirm side slope for driveway runoff- trench drain to deal with runoff (conformation)
- Revise walkway along sides of the building, as window wells may not allow enough space
- Adjust landscape plans to match architectural drawings (revise walkways to match), confirm hardscape/softscape materials
- Confirm fencing surrounding property (provide spec) or hedging on plans
- Confirm light to basement through window wells—will there be grates? Confirm on both landscape and architectural drawings

Following the receipt of final comments the Chair asked for a motion.

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15570 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to:

- a. Efforts to maximum natural infiltration
- b. Provision of a preliminary lot grading plan that illustrates how natural infiltration can be improved (maximized)
- c. Efforts to lessen the variety of design elements within the front façade of the duplex with influence being taken from contextual design elements
- d. Flat versus pitched roof
- e. Alignment of landscape plans and architectural designs
- f. Materials board to be brought back to ADP

**CARRIED**

**5.2. Application 2: 15495 Oxenham Avenue – Proposed Duplex – Prabhdeep Khatkar (owner)**

A. von Hausen began the review of the second application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall noted that the landscape plans are unclear and that the renderings omit details that may be necessary in the build out of the project (e.g., railings along slope of driveway). The applicant clarified that there would be guardrails as required and that these details could be added to the drawings. D. Dhall asked whether an Arborist Report was provided. G. Newman presented the Panel with the related Arborist Report.

J. Muego asked whether the City of White Rock has established an impermeable surface limit to which A. von Hausen answered there is not. J. Muego asked whether a structural engineer had been involved in the design to date to which the applicant noted they had not.

S. Greysen noted that the design is stark and there is a need for the colours of the building to draw from the warmth of the colours in the stone accents. The applicant noted there are trying to use earth tones without too many colours but that changes can be made to the drawings. S. Greysen noted that the use of cedar may be beneficial to which the applicant mentioned they could look at the use of beams similar to the use of such in the neighbouring home.

P. Byer asked if the height of the building is compliant with the zoning applicable to the lot to which A. von Hausen confirmed it is. P. Byer noted that the landscaping plans are missing a lot of detail including reference to existing trees at the rear of the property.

N. Waissbluth noted that there appear to be conflicts in the rendering with respect to how roof lines are interacting / connecting and that a digital sample board of the materials (e.g., siding, stone, etc.) would be helpful; N. Waissbluth also noted that it would be good to see which materials are authentic versus those that are not (e.g., vinyl).

J. Muego added that there should be some consideration for human scale in the design and that some of the features of the design were improbable from the perspective of constructability (e.g., stone column on the left side of the façade, covered patio/balcony on the second storey, right side, of the front facade). Regarding cladding, J. Muego provided that the designer should look for where a

natural break in materiality may occur and that structural design elements should look at the practicality of implementation. Finally, J. Muego asked that the applicant give further consideration to the design of the rear façade, noting that it has limited design treatment as proposed.

R. Dhall provided that landscaping should not be a mirrored design on each side of the property / duplex and that there was not a landscape design plan submitted with the application. R. Dhall noted that the applicant should look to simplify the volume of design elements and look for variety and warmth in materials.

P. Byer noted concerns with the sloped driveway and the ability to maximum natural infiltration of stormwater by directing runoff to the lawn and away from catch basins.

K. Hammersley noted the overbearing nature of the duplex compared to the massing of homes within the immediate neighbourhood context. K. Hammersley reiterated the need for a complete landscaping plan.

The Applicant offered that a detailed landscape plan could be provided and that 30 percent permeable pavement may be used in the driveway.

P. Byer noted concern with the double car garage and S. Greysen added that perhaps a single car garage on one side of the project would be beneficial. P. Byer noted that there was very little lawn on which to grow plants to soften the appearance of the garage.

Additional general comments included the following:

- Confirm guardrails along driveway
- Confirm materials proposed on landscape plan (hardscape / softscape)
- Plantings should be arranged to differentiate between units
- Provision of a materials board; would like to see warmth brought up around the windows
- Landscape plan to show existing / proposed landscaping
- Roof over east entry needs to be resolved
- Revisions required to:
  - 2 storey columns surrounding entryway and covered porch
  - Materials – find natural break in building to change materials (right elevation)
  - Focus on rear elevation (this should not be forgotten)
  - Structural design (soffits would be much lower)
  - Roofline is confusing (simplify elements, rooflines, placement of elements)
  - Potential for increased permeability through a single car garage on one side and double car garage on the other

Following the receipt of final comments the Chair asked for a motion.

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

THAT the Advisory Design Panel recommends that the application for the development proposal at 15495 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

**CARRIED**

#### **5.3. Application 3: 15496 Thrift Avenue – Proposed Duplex – Baljit Singh & Sukhi Bhatti (owners)**

A. von Hausen began the review of the third application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall provided that the landscape plan was limited in detail and that more information was required regarding surface treatment (e.g., existing guardrails, etc.).

J. Muego noted that there needed to be consistency in the drawings, referencing the absence of walkways in some but the inclusion of such in others.

P. Byers asked for confirmation of which trees were to be removed / retained. G. Newman included reference to the Arborist Report with confirmation of removals being given.

J. Muego identified a concern with the slope (17%) of the driveway, noting that it would likely not be functional. A. von Hausen confirmed that the slope could be no greater than 15% per City (Streets) bylaw.

R. Dhall requested more variety in design with less mirroring. R. Dhall also noted there were too many varieties of plants and that one tree in the rear yard, as opposed to two, would be enough. R. Dhall also requested confirmation of the treatment of the side yard spaces.

N. Waissbluth noted the pitched roof in Drawing A2.5 is incomplete (showing a door submerged in the patio) and that the patio stairs in A3 were going in the wrong direction. It was further noted that the 3D drawings don't align with the floor plans and that many of the details (roof lines, columns, etc.) were missing from the rendering and/or illustrating conflicts in the design. Regarding materiality, N. Waissbluth request sample boards or picture of the proposed building materials used in a real application. N. Waissbluth also provided that the renderings were illustrating different materials / tones that other drawings.

P. Byer noted that he liked the offset in the garages and recognized that Thrift Avenue, being the context of this application, is different than that applicable to the two preceding applications on Oxenham Avenue. P. Byer noted the need for consistency and accuracy in the renderings and that the amount of impervious surfaces in the design is too high. P. Byer requested that the applicant look to hide the driveway with vegetation at the front of the property.

J. Muego pointed to a number of discrepancies (errors) in the designs (e.g., left entry in Drawing A6.1 having a floor cutting through the door) and requested that more accurate designs be advanced by the applicant. J. Muego also questioned the constructability of a number of components of the design and provided that is an additional level of care in development of the project that needs to be furthered.

Additional general comments captured by staff include:

- Site Plan / Landscape plan – confirm proposed hardscape/softscape surfaces
- Ensure drawings are consistent and coordinated
- Confirm proposed guardrails
- Show walkways on rendering
- Confirm driveway slope at 15%, right now the section shows a driveway slope of 16.6%
- Increase the variety in landscaping in the front (less mirroring)
- Revise landscape plan to accommodate one tree per lot in the rear yard with more plantings
- Include more information on the termination of walkways and the definition of the rear yards
- A2.5 Pitched roof is incomplete, the 3D model is flipped and the patio stairs are not reflected properly
- Rooflines need review (what is supporting the roof)
- Rendering needs to be consistent with the materials that are proposed
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- A6.1. South Elevation:
  - Door is cutting through entry floor
  - Windows are cutting into roof
  - Right side balcony is cutting into roof
  - Guardrails do not touch walking surface

- A6.2. Lower gable, no wall above window, 2 French doors are completely exposed to weather

Following the receipt of final comments the Chair asked for a motion.

**It was <sup>4</sup>MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15496 Thrift Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

**CARRIED**

**6. DRAFT SCHEDULE OF ADP MEETINGS 2020**

G. Newman presented the draft schedule of ADP Meetings as included in the agenda package. The Chair requested a motion to adopt the schedule.

**It was MOVED and SECONDED**

THAT the Advisory Design Panel adopt the schedule as presented by staff.

**CARRIED**

**7. CONCLUSION OF THE MEETING**

There being no further business, the Chairperson declared the meeting concluded at 6:36 pm.



Karen Hammersley  
Chairperson, Advisory Design Panel



Greg Newman  
ADP, Committee Secretary



## **APPENDIX G**

### **Photos of Site and Surrounding Area**



**Subject property**



**New Duplex - North side of Oxenham Avenue**



**Adjacent single-family homes looking west down Oxenham Avenue**

**APPENDIX H**  
**Arborist Report**

(Attached Separately)



## ***Arborist Report***

***15496 Thrift Avenue  
White Rock***

***Prepared for:  
Baljit Singh  
Phone: 778-918-4848  
Email: Baljit\_78@yahoo.com***

***April 9th, 2019***

***Prepared by:  
Anne Kulla  
Certified ISA Arborist PN-6263A  
Certified Tree Risk Assessment Qualified  
Member BCLNA***

15496 Thrift Avenue, White Rock

## Huckleberry Landscape Design

9756 Crown Cres,  
Surrey, BC V3V 6H9

Cell: 604-724-3025

Email: [anne@huckleberrylandscape.ca](mailto:anne@huckleberrylandscape.ca)

**Subject Property Address:** 15496 Thrift Avenue, White Rock

**Property Inspection Date:** March 22<sup>nd</sup>, 2019

**Submittal Date:** April 9th, 2019

### Summary:

This report describes the tree related issues for the construction of a duplex building at 15496 Thrift Avenue, White Rock.

The site is in a residential neighbourhood. Trees on the property are smaller non-native species that show poor vigor. The site is overgrown with ivy. The past tree maintenance was poorly executed and is negatively affecting the health of most trees.

Six trees (trees #9 - #14) are recommended for removal because of poor health, poor structure, and proximity to the proposed buildings.

Four off-site trees (trees OS #1 - #4) will be retained. Three trees (trees OS #2 - #4) on the south boundary of the site will require protective barriers during development. Tree OS #1 is far enough away from the property line that it will not require a protective barrier.

There are no constraints regarding services as of this report. A look at WROMS shows a sanitary line along the south property line and one on the north side of Thrift Ave. It is not known at this time which sanitary line will be accessed for the duplex. There may be some conflict with the offsite trees on the south property. If the south sanitary line is to be used, arborist supervision may be required for the work close to the offsite tree protection zones.

Thirteen replacement trees are required by White Rock's Tree Management Bylaw (Bylaw 1831). The site is not large enough to plant twelve trees. It is suggested that six trees are planted on site and six trees are given to the City as cash-in-lieu.

15496 Thrift Avenue, White Rock

**Tree Retention/Removal Table**

	Total # of Trees	Retained	Removed	Total Replacements
On Site Trees	6	0	6	13
City Trees	0	0	0	0
Offsite Trees	4	4	0	0
Totals	<b>10</b>	<b>4</b>	<b>6</b>	<b>13</b>

**Assignment:**

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees over 30cm diameter
- Make recommendations for removal, retention and protection of the trees based on the site plan for the new duplex
- Provide a written report of the findings for the landowner and City as part of the building permit application process

**Glossary of Terms:**

CRZ – critical root zone

PTB – protective tree barrier

TPZ – tree protection zone

P/L – property line

**Methodology:**

The trees were assessed using Basic Visual Assessment from the ground. Tools used for assessment may include: binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage
- Location of trees in relation to the new house layout

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

**Site Conditions and Tree Locations:**

15496 Thrift Avenue, White Rock



The is a regular city-sized lot (~0.8 ha) that is flat. The front yard is surrounded with hedges and the backyard has a chain-link fence around the perimeter.

The neighbouring south boundary of the lot has large conifer trees.

There are four trees located along the east property boundary, in both the front and back yards. Another tree is in the center along the west boundary in the back yard.

Three off-site trees are in the south neighbouring property and one offsite tree is in the west neighbour's lot in the front yard.

### **Arborist Observations:**

The owners of this regular sized lot located on Thrift Avenue are proposing to rezone the lot to allow a duplex dwelling to be built.

Overall, trees on the property have not been maintained properly in the past, and ivy cover on trees and the ground is affecting most of the site. Both on and off-site trees would benefit from removing the ivy. The site will benefit from tree replacement as the existing trees show little vigor and likely have a short life expectancy.

There are two large hedges growing in the front yard on the west and north property lines.

- The laurel hedge is on the west side and will be removed to allow for a wider yard in the front.
- The Chamaecyparis hedge along the north property line will need to be removed to allow for the new shared driveway.



The laurel hedge along the west property line will likely be removed



Laurel hedge along west property line; to be removed

Tree #9 (Lawson cypress hedge) is on the north side of the property, possibly on City property.

- The hedge is overgrown with large patches of canopy dieback and is only in fair condition
- Roughly 80% of the hedge is in the new driveway footprint
- This hedge should be removed
- City permission is required to remove this hedge



Tree #09 is a cypress hedge along Thrift Avenue. The hedge is on city property but will need to be removed to accommodate the new duplex driveways.



Tree# 10 is located close to the existing house and driveway

- It is in poor condition because of the extensive ivy cover
- The crown has been suppressed, leaving only 20% Live Crown Ratio
- The tree is too close to the new house
- Removal is recommended



Tree #10 is poor condition because of extensive ivy cover

Tree #11 (Plum) is located closer to Thrift Avenue, beside the existing driveway

- Extensive and improper pruning has caused prolific epicormic growth
- It is structurally very poor from the severe pruning over the years
- The resulting large pruning wounds all have decay cavities
- The tree will need to be removed because of the new driveway



Tree #11 is structurally very poor. Large pruning wounds have decay cavities.



Tree #12 (European mountain ash) is located along the east property line in the back yard

- The base of the tree has poor stem structure
- The new house will be less than 2m from the base of the tree
- Removal is recommended



Tree #12 has poor stem structure at the base. The tree will be <2 m away from the footprint of the new building. Excavation would compromise the root protection area.

Tree #13 (European mountain ash) is located next to Tree #12

- There is decay at the base of the stem
- The trunk is covered in ivy
- The new house foundation will be less than 2.5m from the trunk
- Removal is recommended



Tree #13 has decay at the base and extensive ivy cover. This tree is approximately 2.5 m from the proposed building footprint.

The offsite trees located on the south neighbour's property are to be protected.

- Protective Tree Barriers are to be installed and maintained for the duration of construction
- Please see Tree Plan for layout of barriers
- There is a possibility the sanitary services will hook up from the line in the south neighbour's lot. If this happens, there may be some conflict with the offsite trees.
- Arborist supervision will be required during any work inside the tree protection zone of the offsite trees

15496 Thrift Avenue, White Rock





OS 3 and 4 on south neighbour's lot



OS 2, Monkey puzzle tree, is on south neighbour's lot

The offsite dogwood, OS 1, is located on the west side of the front yard.

- The tree requires a 2m PTB, but the tree is over 2m from the property line
- A barrier is not required as the tree is far enough away from the property line to be protected by location only



OS 1, dogwood, is over 2m from P/L

The services were not shown on the plan given to the arborist. A view from WROMS shows the water and storm services along the north of the lot. These will not interfere with any trees.

The sanitary service is shown on both the south and north sides of the lot. It is not known at this time which service will be accessed. If the service on the south is the one to be used, then arborist supervision may be required for work inside the Tree Protection Zones of the offsite trees.

### **Replacement Trees:**

There are six bylaw sized trees recommended for removal. As required as per White Rock's Tree Management Bylaw, a total of thirteen replacement trees are required. Only six trees will fit on the lot. The remaining trees are to be given to the city as cash-in-lieu.

The final location of replacement trees is to be determined at time of planting. Trees should be more than 3 metres to any foundation and more than 1 metre to property lines and should not interfere with visibility or services.

All replacement trees must be of a size as stated in the City of White Rock's Tree Management Bylaws.

15496 Thrift Avenue, White Rock

The trees shall be planted to best landscaping standards as outlined in the latest edition of the BC Landscape Standard.

- Ensure the root ball is uniformly watered on day prior to planting, if possible.
- The planting hole shall be twice as wide as it is deep. The top of the root ball should be the same level or slightly higher than the top level of the hole. Plant root ball on a solid base in hole and fill hole with native soil. Some soil amender may be mixed in along with the native soil.
- Tamp backfill around roots to remove large air pockets.
- A 5 to 7.5cm layer of mulch may be applied around the planting area but must be kept 15cm away from trunk
- Create a water well by piling mulch around outside of planting hole to form a 'moat;
- Water thoroughly, allowing water to soak down to bottom of rootball.
- Water the newly planted tree once a week, making sure the water goes at least 20cm deep
- Stake tree if necessary using current staking practices
- Regular maintenance should be adopted for one year after planting; this includes regular watering, pruning and cultivating the planting area (weeding and loosening topsoil)

The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.

April 9<sup>th</sup>, 2019



Anne Kulla  
 Certified ISA Arborist PN-6263A  
 Certified Tree Risk Assessment Qualification  
 Dipl. Horticulture, CLT  
 BCLNA member

15496 Thrift Avenue, White Rock



## Tree Inventory and Risk Assessment

Tree #	Species	DBH (CM)	Location Details	Tree Conditions	Other Information	Recommendations
9 (no tag)	<i>Chamaecyparis lawsoniana</i> Lawson Cypress	10 - 30	North side of front yard	8m x 25m; LCR 100% Fair	Multi-stems; patches of dieback	Remove
10	<i>Cupressus spp.</i> Cypress	~70	South near driveway; closest to house	6m x 4m; LCR 20% Poor	Heavy ivy coverage; LCR is largely compromised;	Remove
11	<i>Prunus spp.</i> Plum species	27, ~10, ~10	South near driveway; close to the road	6m x 4m; LCR 60% Poor	Decaying cavities at numerous locations on specimen; poor pruning practice	Remove
12	<i>Sorbus aucuparia</i> European Mountain Ash	23,24	South side of backyard	9m x 5m; LCR 75% Good	Some dieback; multi-stem at base with narrow branch union and included bark	Remove
13	<i>Sorbus aucuparia</i> European Mountain Ash	27, 9, 8	South side of backyard; west of tree #12	8m x 4m; LCR 40% Poor - Fair	Stem showing signs of decay; deviated bark; extensive ivy	Remove
14 (no tag)	<i>Prunus spp.</i> Cherry species	~30	West side; center of property line	5m x 3m; LCR 30% Very poor	Dominated by ivy; compromised canopy	Remove
OS 1	<i>Cornus spp.</i> Dogwood species	~20, 10	2m from the neighbour's laurel hedge on the west side	5m x 7m; LCR 75% Good	Tree will need to be pruned in accordance with the construction of the new driveway	Retain Barrier: 2m Not required as far enough from property line
OS 2	<i>Prunus spp.</i> Cherry species	~30	SW corner on neighbour's property	11m x 4m; LCR 55% Good	No obvious issues	Retain Barrier: 2.0m

15496 Thrift Avenue, White Rock

OS 3	<i>Araucaria Araucana</i> Monkey Puzzle Tree	~30	South neighbour's property; near cherry	8m x 3m; LCR 35% Fair	Heavy ivy coverage	Retain Barrier: 2.0m
OS 4	<i>Pseudotsuga menziesii</i> Douglas Fir	~70	2m from property line; NW corner on southern neighbour's property	25m x 14m; LCR 75% Good	Ivy is beginning to encroach up stem	Retain Barrier: 4.6m



15496 Thrift Avenue, White Rock



## ***Arborist Report***

***For:***

***15570 Oxenham Avenue***

***Contact: Jolly Saluja***

***Phone: 604-537-6717***

***Email: jollysaluja1@hotmail.com***

***February 20, 2019***

***Prepared by:***

***Huckleberry Landscape Design***

***Anne Kulla***

***Certified ISA Arborist PN-6263A***

***Certified Tree Risk Assessor no. 334***

***Member BCLNA***

# Huckleberry Landscape Design

9756 Crown Cres,  
Surrey, BC V3V 6H9

Cell: 604-724-3025

Email: [huckleberrydesign@shaw.ca](mailto:huckleberrydesign@shaw.ca)

**Subject Property Address:** 15570 Oxenham Avenue, White Rock

**Site Visit:** February 20, 2019

**Submittal Date:** February 11, 2019

## Summary:

The owners of this lot are applying to the City of White Rock to rezone the property to duplex zoning from single family. There is an existing house on the lot which will be demolished, and the duplex built in its place.

There are no bylaw size trees on the property. There is a good quality Japanese maple tree located in the centre of the front yard. The tree cannot stay there as this is where the new common driveway will be installed. The owners will attempt to relocate the tree to the west side of the yard, closer to the property line. This is only mentioned as this tree will be included on the landscape plan to be submitted with the application package. There is a possibility the tree will not survive; if that is the case, the owners can plant another Japanese maple tree in that location.

There are three offsite trees and one offsite cedar hedgerow with bylaw sized trunks. All four of these trees are to be retained and protected with Protective Tree Barriers (PTB) throughout construction.

The PTB are to be modified for the east side neighbour's back yard walnut and cedar hedge trees. The new house foundation has been modified as much as possible to allow for the walnut tree's Critical Root Zone (CRZ). Arborist supervision will be required for the excavation of the foundation.

The services will enter the property from Oxenham Avenue and will not conflict with any trees.

No trees are being removed so no replacement trees are required.

## Assignment:

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees over 30cm diameter
- Make recommendations for removal, retention and protection of the trees based on the new duplex house layout



- Provide a written report of the findings for the landowner and City as part of the building application process

### **Glossary of Terms:**

**TPZ** – Tree Protection Zone

**PTB**- Protective Tree Barrier

**PL** – Property Line

**CRZ** – Critical Root Zone

### **Methodology:**

The trees were assessed using visual assessment from the ground. Tools used for assessment may include: binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

### **Site Conditions:**

This is a flat lot with a slight elevation change sloping west to east. There are no bylaw sized trees on the property. There are houses located on the east, south and west sides of the property.

### **Tree locations:**

There are two undersized trees in the front yard and a large, but undersized, lilac in the back yard.

In the east neighbour's lot are three trees of bylaw size:

- A Katsura tree in the front yard
- A walnut tree in the back yard
- A row of three cedar trees close to the walnut that are permit sized but topped at 4m to create a hedge.

The west neighbour has a large Douglas fir tree in their back yard.

### **Tree Inventory and Risk Assessment Table:**

A table at the end of the report lists the permit-size trees affected by construction by both common and scientific name, their condition (G = Good, F = Fair and P = Poor), Live

Crown Ratio (LCR) and height and spread in metres (ex. 10m x 12m). Other information, recommendations for either retention or removal and protective barrier sizes for trees to be retained is included there as well.

Where a Tree Risk Assessment is given the following criteria was used:

Probability of failure: a scale of 1 to 5 with five being the highest chance of failure

Size of part: a scale of 1 to 3; 1 = under 10cm; 2 = 11 – 50cm; 3 = 50cm +

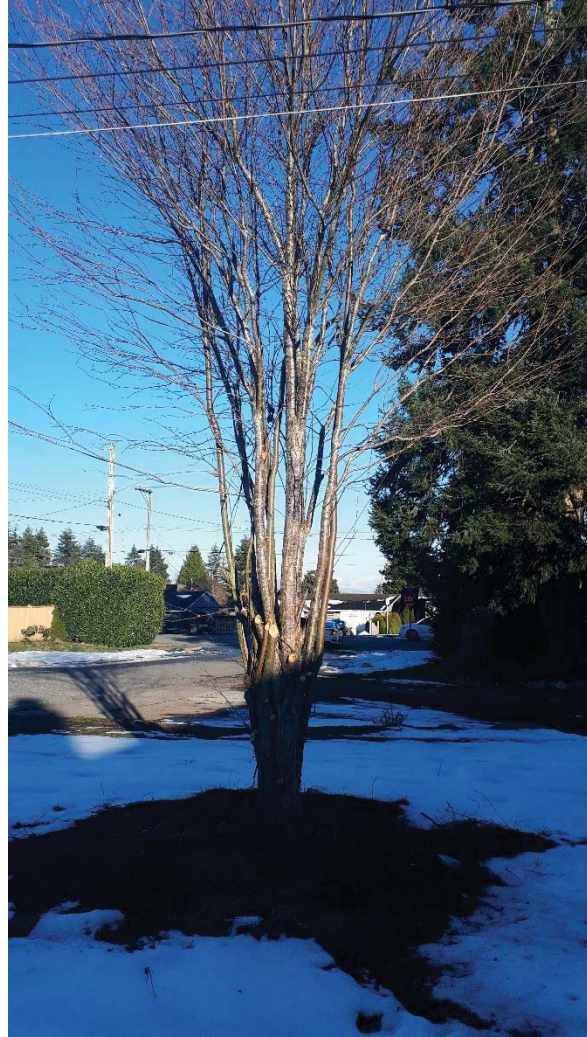
Target: a scale of 1 to 4 with 4 being the highest chance of hitting a target

### **Arborist Observations:**

This average sized lot has a single-family home on it. The owner is planning to demolish the existing house and build a duplex on the property. There are no bylaw sized trees on the lot and there are four offsite trees that require protection during construction.

Three of the offsite trees are located in the east neighbour's yard.

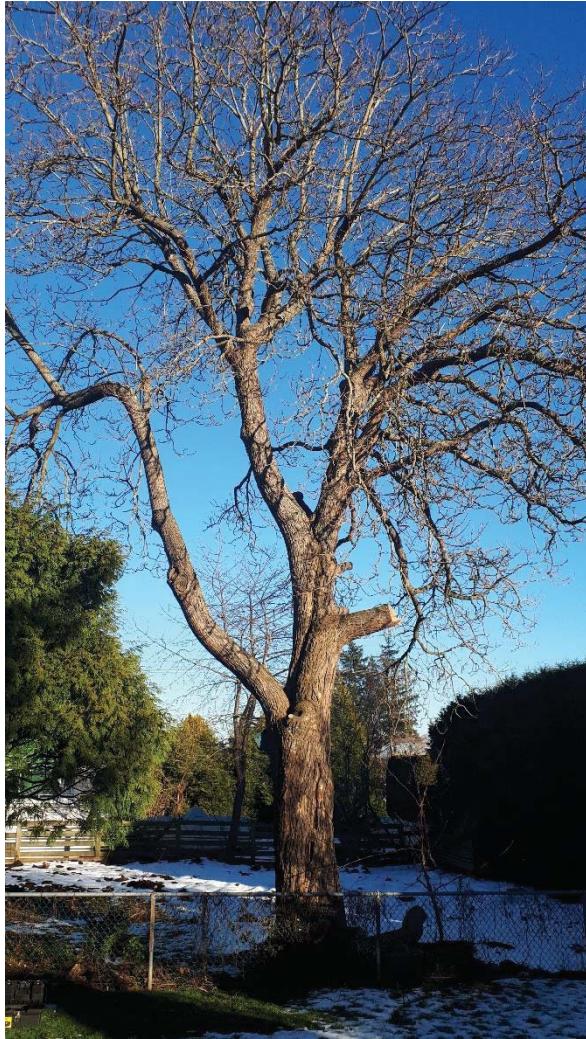
- OS 1 is a Katsura tree located in the front yard.
  - The tree is approximately 3m from the property line (it was not marked on the Tree Survey)
  - A PTB of 2m is required; the barrier is to be installed along the property line and maintained for the duration of construction.



L: Japanese maple owner would like to relocate; R: OS 2, Katsura located in the front yard

- OS 2 is a mature walnut tree in the back yard
  - A large limb recently broke off and was lying on the ground at the time of the site visit.
  - The tree is in fair condition with some damaged bark and the start of decay along the trunk
  - This problem does not pose a risk and the tree is to be retained.
  - The house designer has tried to accommodate the CRZ of this tree as much as possible, making a jog in the house foundation near the tree. Even so, the excavation for the foundation will extend into the CRZ.
  - Arborist supervision will be required for the excavation; there is a strong possibility minimal root will be encountered





OS 2, Walnut. Whole tree view and recent broken branch

- OS 3 is a three-tree cedar hedge in the back yard
  - The three trunks are between 30 and 35cm in diameter
  - The trees have been topped at 4m and sheered on the west side to the property line.
  - The trees are in fair condition but there is no reason to remove them at this time.
  - The excavation will encroach the CRZ of these trees but given the species, it is unlikely that large roots will be encountered.
  - Arborist supervision will be required for the excavation for the foundation



Looking south at cedar hedge with walnut in background

The other offsite tree is located in the West neighbour's back yard

- OS 4 is a Douglas fir growing approximately 0.5m from the property line (P/L)
- The PTB will have to be modified on the north side to allow for building excavation
- Arborist supervision will be required for this excavation



OS 4 in west neighbour's backyard





Crown of OS 4

The services will all enter from Oxenham Avenue. There will be no conflict with any trees.

No trees are being removed so no replacement trees are required.

The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.

February 20, 2019

Anne Kulla  
Certified ISA Arborist PN-6263A

Certified Tree Risk Assessor no. 334  
BCLNA member  
Dipl. Horticulture, CLT

**Tree Inventory and Risk Assessment Table**

Tree #	Species	DBH (CM)	Location Details	Tree Conditions	Other Information	Recommendations
OS 1	<i>Cercidiphyllum japonicum</i> Katsura	~30	East neighbour's lot, front yard 3m from P/L	5m x 2m; LCR 60% Good condition	Recently pruned	<b>Retain</b> <b>Barrier: 2m</b>
OS 2	<i>Juglans nigra</i> Walnut	~75	East neighbour, back yard, <0.5m from P/L	20m x 14m; LCR 50% Fair condition Large broken limb on ground Some decay in wound on SW side Poorly pruned with stubs left behind.		<b>Retain</b> <b>Barrier: 4.85m</b> <b>Modified to allow for house foundation and excavation</b> <b>Arborist supervision required for excavation</b>
OS 3	<i>Thuja plicata</i> Western red cedar hedge	3 trees Between 32 and 35	East neighbour, back yard	4m x 1m; LCR 90% Poor condition Repeatedly topped at 4m to create a hedge Whole hedge is covered in ivy	To be retained	<b>Retain</b> <b>Barrier: 2.5m</b> <b>Modified to allow for house foundation and excavation</b> <b>Arborist supervision required for excavation</b>
OS 4	<i>Pseudotsuga menziesii</i> Douglas fir	~75	West neighbour, back yard	13m x 10m; LCR 75% Fair condition Topped at 4m, multiple leaders	Not a risk at this point in time as leaders are relatively small	<b>Retain</b> <b>Barrier: 4.85m</b>



Screen Shot from Cosmos; connection locations for services are not shown but should not affect the offsite trees

39

PLAN 27297

Dwelling #15560

Roof Peak Elev.=101.73

Under-sized Japanese maple  
To be relocated if possible

OS 1 Katsura ~30'  
Retain  
Barrier: 2m  
Not on survey; approx.  
3m from P/L

REM 37

PLAN 27297

Dwelling #15580

Roof Peak Elev.=99.23

15570 OXENHAM AVENUE  
PROPOSED DUPLEX

MAIN FLOOR ELEV. = 95.30  
BASEMENT FLOOR ELEV. = 92.47  
ROOF PEAK ELEV. = 101.72

Lot Area=783.1 m<sup>2</sup>

OS 2 Walnut ~75'  
Retain  
Barrier: 2.85m  
Modified to allow excavation zone  
Arborist supervision during excavation

Under-sized Lilac tree

OS 1 Katsura ~30  
Retain  
Barrier: 2m  
Not on survey; ap  
3m from P/L

REM 37

PLAN 27297

Dwelling #5580

Roof Peak Elev.=9923

- Cedar hedge 30 - Retain  
Barrier: 2.85m  
Modified to 0.5m f  
Arborist supervision  
during excavation

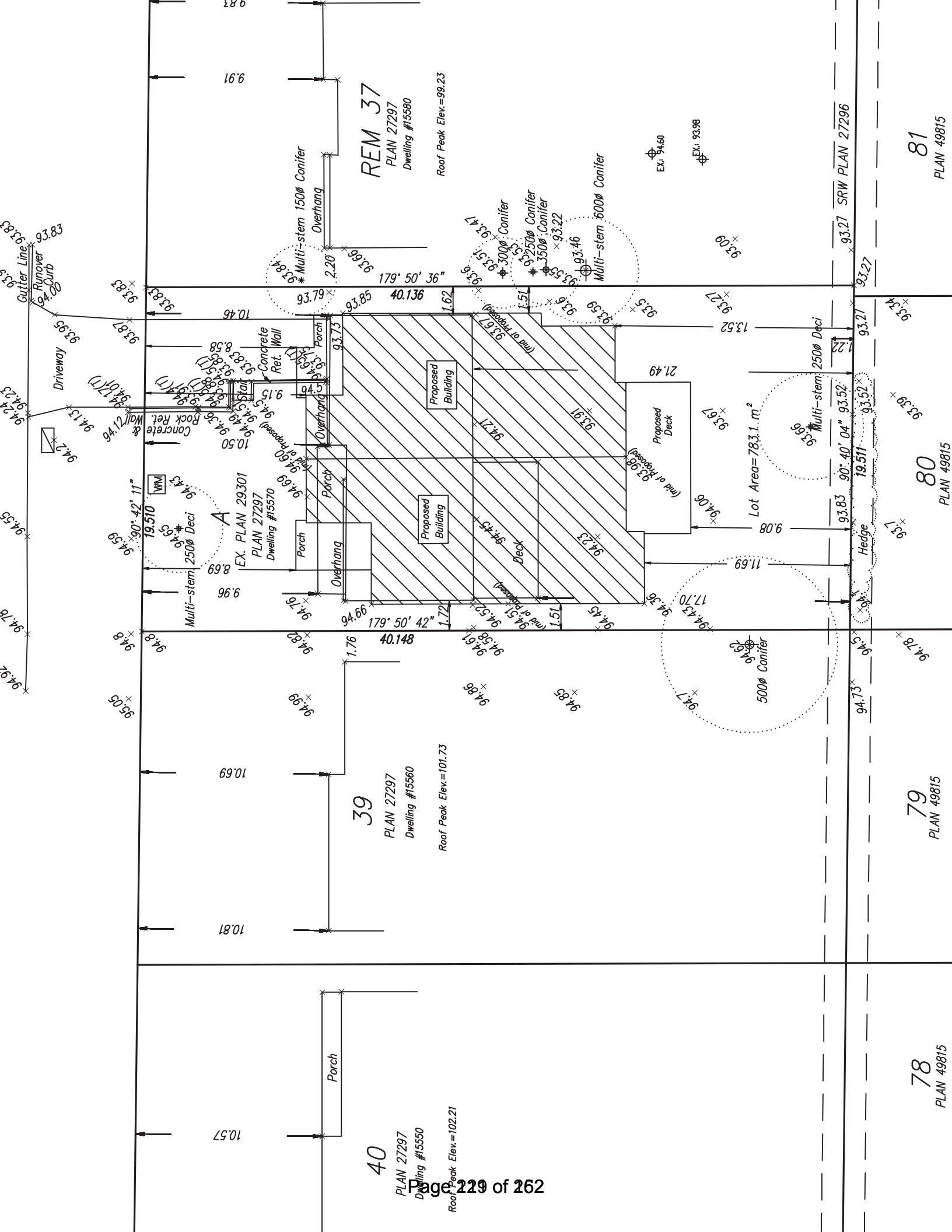
OS 2 Walnut ~75  
Retain  
Barrier: 4.85m  
Modified to allow  
excavation zone  
Arborist supervis  
during excavation

Douglas fir ~75cm  
: 4.85m

Undersized Lilac tree



Qty	Botanical Name	Common Name	Size
Trees			
1	ACER PALMATUM VARIANT DISSECTUM	WEEPING JAPANESE MAPLE	5
1	PARROTIA PERSIANA 'VANESSA'	VANESSA IRONWOOD	70
1	STYRAX JAPONICA	JAPANESE SNOWBELL	10
Shrubs			
6	HYDRANGEA MAGICAL <sup>®</sup> FIRE	MAGICAL FIRE HYDRANGEA	3
2	HYDRANGEA PANCULATUM 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#
18	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	2
222	LOF 252 A 'HDCOTE'	HDCOTE LAVENDER	10
13	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	10
3	RHODODENDRON SP.	RHODODENDRON	5



REM 37  
PLAN 27297  
Dwelling #15580

Roof Peak Elev.=99.23

39  
PLAN 27297  
Dwelling #15560

Roof Peak Elev.=101.73

40  
PLAN 27297  
Dwelling #15550

Roof Peak Elev.=102.21

78  
PLAN 49815

79  
PLAN 49815

80  
PLAN 49815

81  
PLAN 49815

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**MINUTE EXTRACTS REGARDING 2365: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365**  
**CIVIC ADDRESS: 15570 Oxenham Avenue**

Land Use and Planning Committee  
November 9, 2020

**4.1 REZONING AND MINOR DEVELOPMENT PERMIT APPLICATION -  
15570 OXENHAM AVENUE (ZON/MIP 19-008)**

**Motion Number: 2020-LU/P-51** It 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 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365 as presented, and direct staff to schedule the required Public Hearing; and
- Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2365 is given Third Reading after the Public Hearing;
  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**

## NOTICE OF PUBLIC HEARING – FEBRUARY 1, 2021

**CITY FILE REF.: DEVELOPMENT VARIANCE PERMIT NO. 433 (1122 VIDAL STREET)**

**CIVIC ADDRESS: 1122 Vidal Street**

**PURPOSE:** Development Variance Permit No. 433 would, if approved, allow relief from the parking provisions of Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000, to permit a “licensed establishment” (i.e., brewery) at

1122 Vidal Street with a parking supply of one (1) off-street space per 16 seats whereas the current requirement for properties that do not front onto Marine Drive is one (1) space per eight (8) seats. A concurrent license application to the Liquor and Cannabis Regulations Branch (LCRB) has been made to permit liquor service to a maximum of 50 persons. Per the current requirements of the Zoning Bylaw a total of six (6) off-street parking spaces would be required whereas the property can accommodate four (4) off-street spaces. A Parking Assessment has been provided with the application, which was presented to the City of White Rock’s Land Use and Planning Committee on January 11, 2021.



**Documents:**

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated January 11, 2021	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 MEETING  
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 Meeting 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 Meeting. At the Public Meeting, Council will hear and receive submissions from the interested persons in regard to the bylaw/application listed below:

- 1) DEVELOPMENT VARIANCE PERMIT NO. 433**
- 2) CIVIC ADDRESS: 1122 Vidal Street (See Site Map Attached)**

**PURPOSE:** Development Variance Permit No. 433 would, if approved, allow relief from the parking provisions of Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000, to permit a “licensed establishment” (i.e., brewery) at 1122 Vidal Street with a parking supply of one (1) off-street space per 16 seats whereas the current requirement for properties that do not front onto Marine Drive is one (1) space per eight (8) seats. A concurrent license application to the Liquor and Cannabis Regulations Branch (LCRB) has been made to permit liquor service to a maximum of 50 persons. Per the current requirements of the Zoning Bylaw a total of six (6) off-street parking spaces would be required whereas the property can accommodate four (4) off-street spaces. A Parking Assessment has been provided with the application, which was presented to the City of White Rock’s Land Use and Planning Committee on January 11, 2021.

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](mailto: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 Meetings will be held virtually and will also be live streamed on the City website. To participate in a Public Meeting, please review the options below.

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

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

**1. Submit written comments to Council:**

You can provide your submission (comments or concerns) by email to [clerksoffice@whiterockcity.ca](mailto: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 Meeting, 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](mailto:clerksoffice@whiterockcity.ca) with the applicable subject line:
  - **PH #4, Development Variance Permit No. 433, 1122 Vidal Street**

**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 Meeting item:**

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Meeting 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 meeting 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 Meeting item via telephone:**

**Register to speak by emailing [clerksoffice@whiterockcity.ca](mailto: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 Meeting, February 1, 2021.** Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

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

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

Please note the following instructions when you call in:

- You will be put on a 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 Meeting
- 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

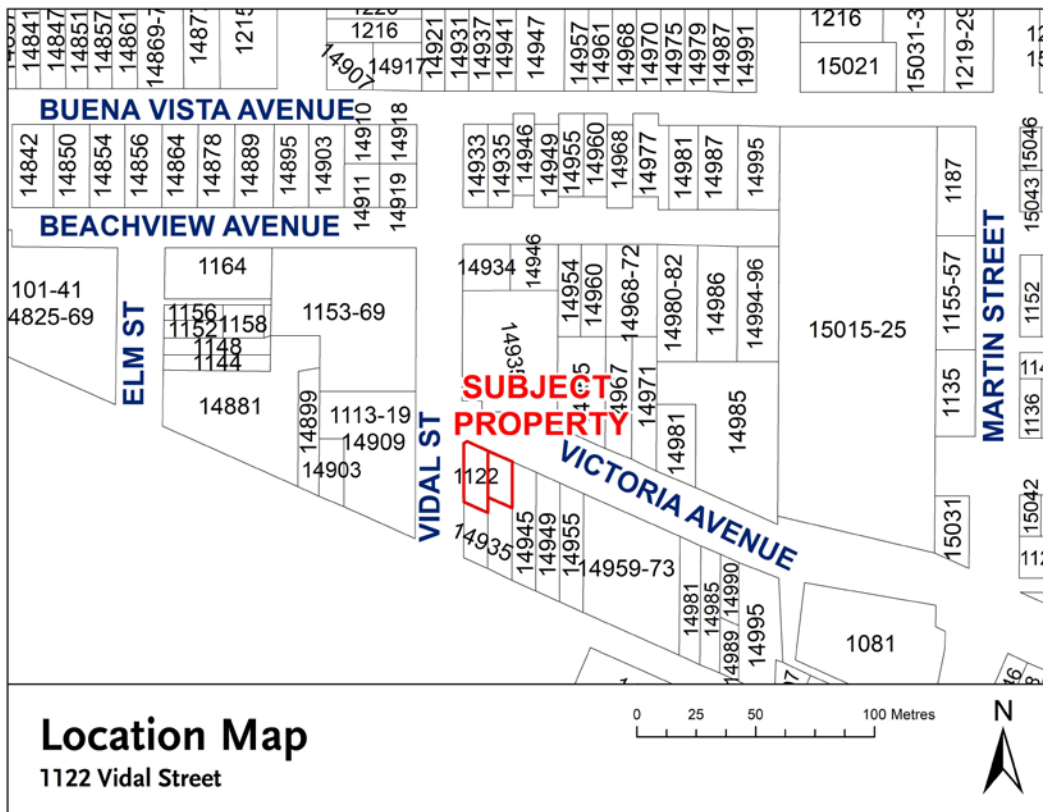
**If you miss the noted registration period, please watch the live meeting at the following link:** <https://www.whiterockcity.ca/453/Video-Recording-of-Council-Meetings> **as there will be an opportunity for you to call in for a limited period of time.**

**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 Meeting 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](http://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 Development Variance Permit No. 433, 1122 Vidal Street**



January 18, 2021

Tracey Arthur  
Director of Corporate Administration

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



**DATE:** January 11, 2021

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Application for Liquor License Referral (Lounge Endorsement) and Development Variance Permit, 1122 Vidal Street (LL 20-014 & DVP 20-021)

**RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a combined Public Hearing (liquor license referral) and Public Meeting (development variance permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
2. Authorize staff, pending the results of the electronic Public Hearing and Public Meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the the potential impact for noise and the impact on the community, and is in support of the application for a Lounge Endorsement at 1122 Vidal Street, subject to the inclusion of the following conditions within the license:

- a) The hours of liquor service shall be limited to the following:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	12:00	12:00	12:00	12:00	12:00	12:00	12:00
Closed	20:00	22:00	22:00	22:00	22:00	23:00	23:00

- b) All loading activities are to occur on the property and the owner shall be responsible for ensuring there are no conflicts in the scheduling of deliveries such that loading occurs when the off-street parking spaces are not otherwise required (i.e., before normal business hours); and
  - c) The “service area” as defined within the license shall be limited to a maximum capacity of 50 persons subject to the approval of a development variance permit granting relief from the parking supply requirements of City of White Rock Zoning Bylaw, 2012, No. 2000; in the absence of a development variance permit, the license should be limited to a total occupancy of 32 persons; and
3. Pending the results of the electronic Public Meeting, approve of the issuance of Development Variance Permit No. 433.



## **EXECUTIVE SUMMARY**

This corporate report provides a planning assessment of a proposed brewery at 1122 Vidal Street. The proposal is subject to a liquor license referral application, which ultimately seeks a Council resolution offering support (or non-support) to the LCRB, and a development variance permit application would, if approved, enable a reduction in the off-street parking supply (i.e., from six spaces to four spaces). Staff believe the proposal is appropriate considering the context within which the use is presented and the justification for the parking supply reduction. It is recommended that the application for a liquor license referral proceed to a public hearing and that the development variance permit proceed to a public meeting as required by the City's Planning Procedures Bylaw; the hearing and meeting would be held concurrently.

## **PREVIOUS COUNCIL DIRECTION**

The motions noted below relate to the support of Council for advancing public consultation efforts using electronic / digital resources in light of the COVID-19 pandemic.

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2020-344	THAT Council recommends Appendix B as appended to the corporate report dated June 15, 2020, titled "Planning Procedures Bylaw Amendment - Electronic Public Hearings for Liquor and Cannabis Licence Referrals and Delegation of Liquor Primary Club Licences" be referred for consideration of adoption under the Bylaws section of the June 15, 2020 regular Council meeting agenda.
2020-601	THAT Council direct staff to proceed with fully virtual public hearings / meetings for development applications, providing options for both written comments and verbal submissions via digital communication / phone-in access.

## **INTRODUCTION/BACKGROUND**

Galaxie Craft Brewhouse Ltd. has applied to the Liquor and Cannabis Regulations Branch (LCRB) for a liquor manufacturer's licence to establish a micro-brewery at 1122 Vidal Street; the microbrewery proposal entails a "lounge endorsement" to allow patrons to consume alcohol on the premises. The City has referred the application to obtain public input and comment on the lounge endorsement. Further, in order to enable the use, the Applicant has also requested a development variance permit (DVP) to allow the brewery, with a maximum capacity of 50 seats, to be established with four off-street parking spaces, whereas six (6) would normally be required for this number of seats, according to the parking standards in Zoning Bylaw, 2012, No. 2000. Staff have reviewed the lounge endorsement proposal against the factors outlined in the *Liquor Control and Licensing Act* and *Liquor Control and Licensing Regulation*, and offer the following for Council's consideration:

### **a) Location of the Establishment**

The subject property is located within the southeast corner of the intersection of Victoria Avenue and Vidal Street (see Appendix A - Location Map). The existing building formerly housed "The Dailey Method" exercise studio, which has since relocated to 1483 Stayte Road and now vacant. Uses surrounding the property include the West Beach Parkade (north), the Boathouse Restaurant (south), parking areas and commercial uses to the east,

and mixed use (commercial - residential) development to the west (see Appendix B - Site Photos). The presence of roadways adjacent to the property provide separation and buffering of the proposed brewery from nearby sensitive (residential) uses. Further, the site's proximity to the West Beach Parkade and the Montecito Parkade provide a basis for the reduction in parking sought through the DVP, given further consideration below.

b) The Person Capacity and Hours of Liquor Service of the Establishment

The requested licence would allow liquor to be served within the existing building, being approximately 220 square metres (2,370 square feet) in gross floor area (see Appendix C – Building Location Certificate). The area within which liquor service would be permitted would be limited to roughly 65 square metres (700 square feet) (see Appendix D – Brewery Floor Plans). The occupancy load of the building has been identified within a recent building permit submission as suited for 32 persons. This occupancy was specified to enable the advancement of the permit in light of the need for a parking variance, which if approved would allow for more than 32 seats. Building staff have confirmed that the desired capacity of 50 persons can be satisfied through relatively minor renovations to the building, which will ensure compliance with the fire, health and life safety requirements of the BC Building Code.

The proposed hours of liquor service are as follows:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	12:00	12:00	12:00	12:00	12:00	12:00	12:00
Closed	20:00	22:00	22:00	22:00	22:00	23:00	23:00

During the Public Information Meeting (PIM), held December 10, 2020, a participant asked how the requested hours of liquor service would compare with those permitted at The Boathouse Restaurant, being immediately adjacent to the subject property. The liquor license for The Boathouse Restaurant permits liquor service during the following **hours**:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	11:00	11:00	11:00	11:00	11:00	11:00	11:00
Closed	24:00	13:00	13:00	13:00	13:00	13:00	13:00

The requested hours of service for the brewery fall within the existing hours of liquor service currently permitted at the neighbouring Boathouse Restaurant. Since the hours sought by the Applicant do not extend the period during which liquor may be served in the area, it is believed the requested hours of service are appropriate.

c) Impact of Noise on Nearby Residents

The subject property is a corner lot that is physically separated from residences that may be impacted by noises arising as a result of the establishment of a brewery (e.g., patrons entering / exiting the building). The current proposal does not include any outdoor patio space although the owner acknowledges there is an interest in potentially establishing seating along Vidal Avenue over the long term. Any future use of the City's boulevard would require the execution of a sidewalk use agreement through which potential issues of noise would be evaluated.

The proponent has submitted a Letter of Intent and description of their Code of Conduct. The Letter outlines an intention to ensure that the business operates in a manner that is respectful of neighbouring residents and businesses alike. Further, it is acknowledged that staff responsible for serving liquor will require training to ensure patrons are not overserved; the Letter outlines a commitment to manage disruptive behaviors and if needed

work with the RCMP (see Appendix E – Letter of Intent). The RCMP has communicated that they have no concerns with the proposal.

d) Impact on the Community if the Application is Approved

The application, if approved, has the potential to bring new business activity to a building that is currently vacant. The business is considered complementary to the mix of commercial / retail / tourist uses along Marine Drive and the beachfront. The location of the property, as noted, is buffered from nearby sensitive uses by way of existing roadways and commercial / public uses. Overall, the use itself is considered appropriate where proposed.

Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000 requires that parking for a “Commercial – restaurant or licensed establishment” be provided at a rate of 1 space for every 8 seats made available to customers. The proposed brewery would have a capacity of 50 persons thereby requiring a total of six (6) parking spaces. A total of four (4) parking spaces, with a partially tandem arrangement, can be accommodated on the property (see Appendix F - Parking Plan). The DVP sought with this proposal requests relief from the requisite parking supply and has been supported with the submission of a Parking Assessment, described in greater detail below.

The parking variance sought with the application is considered acceptable based on a number of factors. Firstly, it is important to note that the parking supply requirement for properties that “front” onto Marine Drive is half of that otherwise applicable to a “licensed establishment” (i.e., one (1) space per 16 seats as opposed to one (1) space per eight (8) seats). Recognizing that the property is less than 25 metres north of Marine Drive and is positioned within 20 metres of the West Beach Parkade, it is believed a reduction in the requisite supply of parking from six (6) to four (4) spaces is appropriate. If the Marine Drive rate of parking were applied to the 50-seat brewery, a total of three (3) parking spaces would be required. The Parking Assessment provided with the application offers further justification for the parking supply reduction with key points summarized below:

- Parking patterns along the waterfront are seasonal with public parking use being limited outside of the summer peak times;
- White Rock sees 14% of all recreational trips carried out by walking whereas the rate throughout the “South of the Fraser” lands (Delta, Surrey, Langley Township and City, and White Rock) is 9.5%;
- The subject property is within a two-minute walk of public transit stops tied to TransLink Routes 361 and 362 (note Route 362 has a stop at Marine Drive and Martin Street with the last bus being at 12:42 a.m. on Friday and 12:40 a.m. on Saturday);
- Bicycle parking will be provided at the entrance to the brewery in order to encourage alternative (non-auto) modes of travel;
- Ride hailing services (e.g., Uber and Lyft) are available along with local taxi services;
- The subject property is within walking distance of the West Beach Parkade, which includes 180 parking spaces and the Montecito Parkade, which includes 70 stalls;
- Parking data for the West Beach Parkade from July, August and September, 2019, representing a pre-COVID summer peak period, demonstrates the limited overall use of the City facility (see figure below):

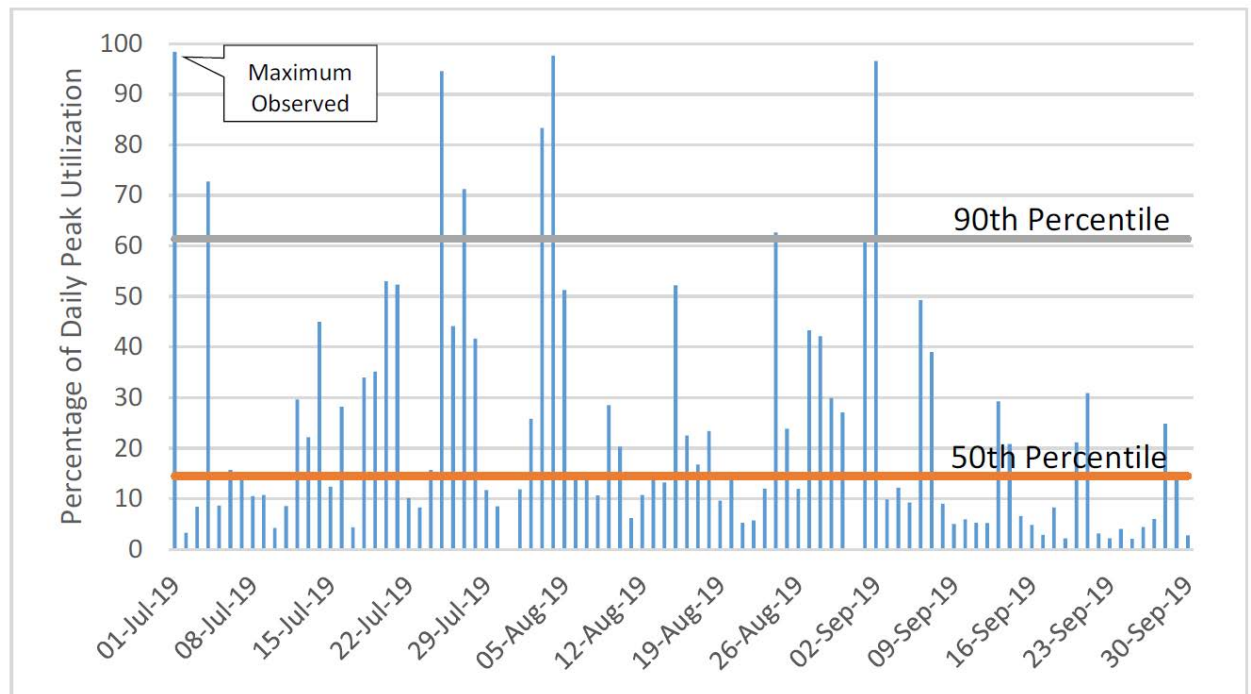


Figure 1: West Beach Parkade – Daily Peak Hour Utilization / [Source: CTS Ltd., Parking Assessment, dated Dec 18, 2020]

- As illustrated in Figure 1, 90% of the days surveyed had a peak utilization of 61.4% or lower, and half of the days surveyed had a peak utilization of 14.5% or lower.

Taking into account the findings of the Parking Assessment, and in particular the low utilization of the West Beach Parkade, the variance sought for parking seems not only appropriate but is something the City may wish to consider more broadly when considering the re-use of existing commercial buildings in the area for a new commercial purpose. A draft copy of Development Variance Permit No. 433, which would permit the parking variance, is provided as Appendix G to this corporate report.

e) The Feedback from Residents and Method used to Gather Feedback:

The City's Planning Procedures Bylaw sets out a process of soliciting feedback from the public as it relates to liquor licence referrals and development variance permit applications. The process requires that notice of the application be provided to property owners within 100 metres of the subject property. For new licence applications, as is the case here, the process requires a public hearing prior to finalizing a resolution of Council, which is then submitted to the LCRB.

Notice of the liquor license referral application was provided to all property owners within 100 metres of the subject property. On Sept. 11, 2020, approximately 315 letters were mailed with initial comments being requested by Sept. 28, 2020 (see Appendix H – Notification Letter). A total of three email responses were received (see Appendix I – Public Feedback). Two of the letters express concern with potential noise and loitering resulting from the issuance of a liquor license. One of these letters suggest that the hours of liquor service ought to be aligned with those of the Boathouse Restaurant. As noted, the brewery will have hours of liquor service that are less than those of the neighbouring restaurant. This is believed to be advantageous in terms of helping to control the potential for nuisance. Further, the Applicant has confirmed that it is not their intention to have live music performed at the venue nor will they play music outdoors. The final email offers

support for the proposal recognizing the opportunity to see improvement in the appearance of the building and the potential for the business to draw investment along the beach.

The development variance permit process requires a Public Information Meeting (PIM) which was held on December 10, 2020. Notice of the PIM was provided to those within 100 metres of the subject property along with advertisement in the Peace Arch News and notification within the City's Event's Calendar ([www.whiterockcity.ca/calendar](http://www.whiterockcity.ca/calendar)). A total of nine (9) people attended the digital PIM. Participants did not express concern with the proposal. The applicant has prepared a PIM Summary which is provided in Appendix J.

In an effort to support digital forms of engagement the City has created electronic feedback forms to accompany planning applications. A total of 25 feedback forms were completed in response to the development variance permit application. All of the forms received offer support for the variance recognizing, generally, the need for small business in this area of the City and the opportunity for such to contribute to the vibrancy of White Rock's waterfront (see Appendix K – Feedback Form Summary Report). As a further complement to the application, the proponent has provided City staff with a list of approximately 135 White Rock residents endorsing, with a signature and contact information, the brewery.

The public consultation that has occurred to date has identified a high level of public support for the project in addition to several areas of concern that staff believe can be properly remedied through operational controls tied to the business and conditions built into the liquor license. If Council is supportive of the applications proceeding to a combined Public Hearing and Public Meeting, those interested in the proposal will have an opportunity to communicate their support or opposition for the proposal direct to Council.

### **FINANCIAL IMPLICATIONS**

Not applicable.

### **LEGAL IMPLICATIONS**

Not applicable.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

As outlined above, notice of the liquor license application and the PIM were provided to approximately 315 owners / occupants of properties within 100 metres of the subject property. A total of three email responses were received in response to the liquor license notice and nine (9) people attended the digital Public Information Meeting (PIM) associated with the development variance permit aspect of the proposal. Allowing the application to proceed to Public Hearing/Meeting will provide an additional opportunity for the public to provide input on the proposal.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The applications have been circulated through a process of interdepartmental review. The Applicant has addressed the issues raised by City staff. Specifically, the Parking Assessment provided with the application demonstrates the suitability of the off-street parking and loading area to accommodate vehicle turning movements. The Applicant has confirmed how garbage collection activities will occur without disrupting traffic along both Vidal Street and Victoria Avenue. Finally, the Applicant has obtained a serviceability report from the City's third-party



consultant, Kerr Wood Leidal, confirming the suitability of water service, and hydrant coverage (access) to support the proposal.

### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

Council established the Marine Drive Task Force (MDTF) as an “immediate” priority. The Task Force was primarily involved in reviewing the recommendations coming out of the completion of a Waterfront Enhancement Strategy (WES) and components of the Official Community Plan (OCP) review. The WES has been reviewed by the MDTF and related recommendations have been presented to Council. On September 30, 2019, Council endorsed the following recommendations of the Task Force:

- That Council consider the creation of an off-site parking fund to assist with the re-development of smaller properties along Marine Drive; and
- That Council consider reducing parking ratios to assist with the re-development of smaller properties along Marine Drive.

These resolutions are noted in this corporate report as they highlight Council’s intention to explore opportunities to support businesses along the waterfront through alternative approaches to accommodating the parking of private vehicles.

### **OPTIONS / RISKS / ALTERNATIVES**

The following alternatives are available for Council’s consideration:

1. Council could deny the development variance permit and recommend that staff provide a resolution of non-support for the liquor license to the LCRB;
2. Council could deny the development variance permit and recommend that staff provide a resolution of support for the liquor license to the LCRB and that the license be limited to an occupancy of 32 seats, for which the parking standards can be currently met; or
3. Council could choose to defer the scheduling of a Public Hearing/Meeting pending additional due diligence into areas of interest as expressed during this meeting.

### **CONCLUSION**

The City has received concurrent applications for a liquor license referral and a development variance permit which, if approved, would enable the establishment of a brewery at 1122 Vidal Street. The proponent has provided a technical rationale for the variance, which seeks to permit a reduction in the required supply of off-street parking (i.e., from six required spaces to four). Staff are supportive of the rationale as presented in the Parking Study prepared by CTS Inc. and accordingly recommend that the proposal proceed to a Public Hearing / Public Meeting.

Respectfully submitted,



Carl Isaak, MCIP, RPP  
Director, Planning & Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

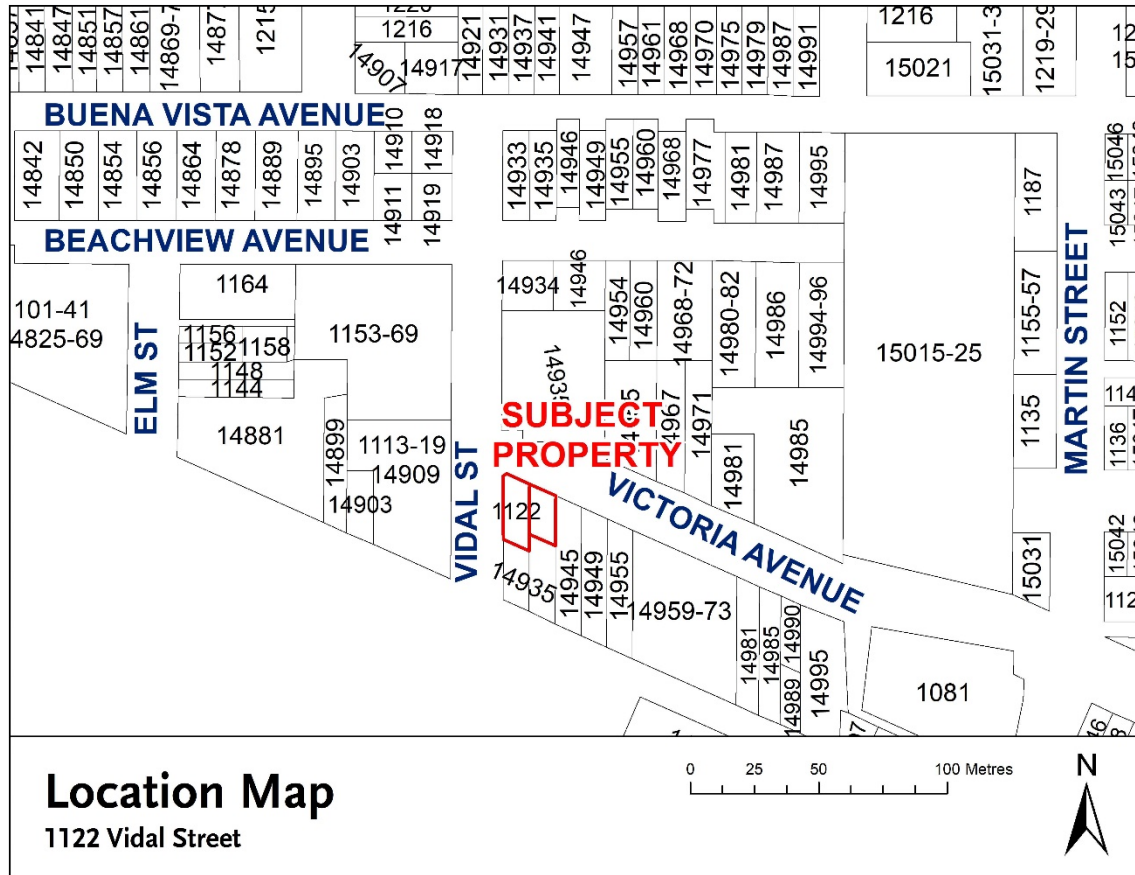


Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Location Map
- Appendix B: Site Photos
- Appendix C: Building Location Certificate
- Appendix D: Brewery Floor Plan
- Appendix E: Letter of Intent
- Appendix F: Parking Plan
- Appendix G: Draft Development Variance Permit No. 433
- Appendix H: Notification Letter
- Appendix I: Public Feedback
- Appendix J: Public Information Meeting Summary (from Applicant)
- Appendix K: Feedback Forms - Summary Report

## APPENDIX A

## Location Map



## **APPENDIX B**

### **Site Photos**



*Photo 1: Subject Property (entrance on right side of image)*





*Photo 2: Subject property in foreground, West Beach Parkade in background*



*Photo 3: Rear (north-facing) elevation (painted lines to be adjusted to delineate four off-street parking spaces – will remove parking from City boulevard)*





*Photo 4: Garbage tied to proposed brewery to be stored in storage room with pick-up occurring outside business hours*

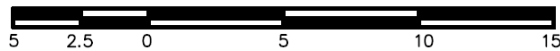
## APPENDIX C

### Building Location Certificate

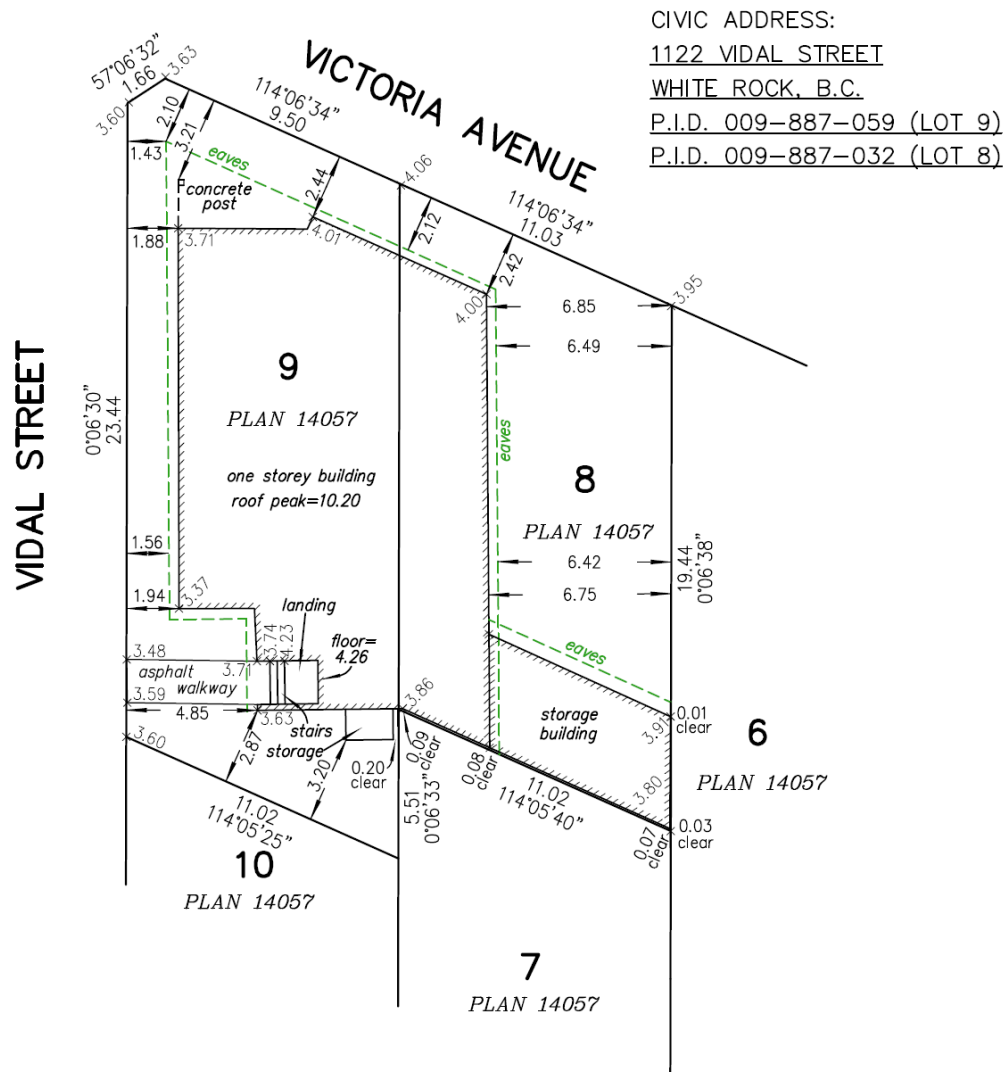
### PLAN SHOWING EXISTING STRUCTURES ON LOT 8 & LOT 9 SECTION 10 TOWNSHIP 1 N.W.D. PLAN 14057



SCALE 1:250



ALL DISTANCES ARE IN METRES



## APPENDIX D

### Brewery Floor Plan

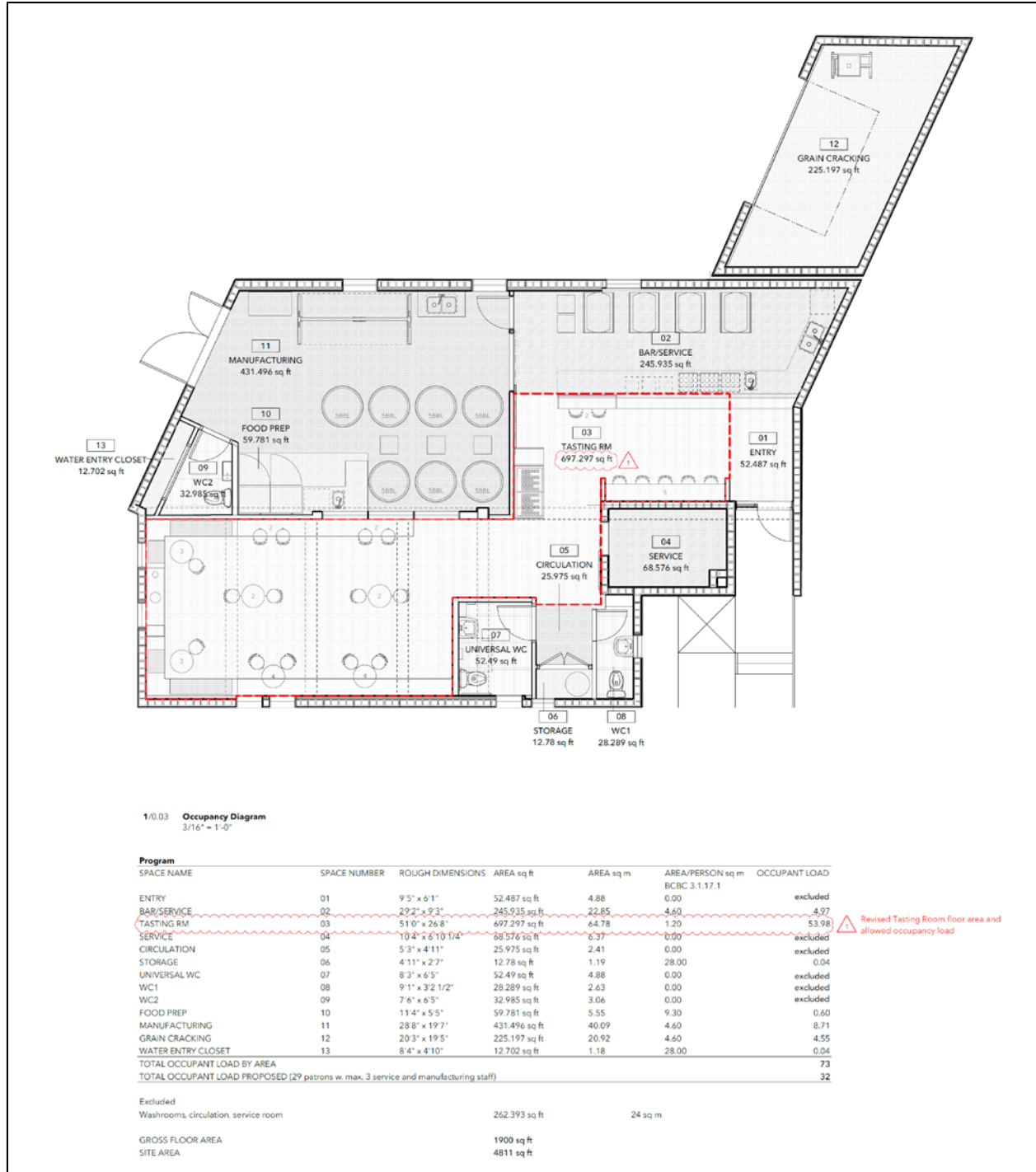


Figure 2: Brewery Floor Plan prepared by Simcic + Uhrich Architects, dated December 18, 2020

## **APPENDIX E**

### **Letter of Intent**

July 04, 2020

Mr. Carl Isaak, Director Planning and Development  
City of White Rock  
15322 Buena Vista Ave.  
White Rock, BC, V4B1Y6



Dear Mr. Isaak

#### **REGARDING: GALAXIE CRAFT BREWHOUSE LTD. LOUNGE APPLICATION, 1122 Vidal Street WHITE ROCK**

Please consider this Letter of Intent as part of our BC Liquor and Cannabis Regulation Branch (LCRB) application for a lounge endorsement (manufacture onsite) at the proposed location, 1122 Vidal Street.

#### **Company Intent and Code of Conduct**

**Owners biography:** The owners of Galaxie Craft Brewhouse are a family of four with deep roots in the South Surrey and White Rock area. One of the owners, Doug Card, moved with his family to Ocean Park in 1987 with his parents. Then when Doug and Lisa's two kids were under 3, they moved back to White Rock and have lived in the area ever since that time (20 years). Doug and Lisa's children went to Bayridge Elementary then graduated from Semiahmoo High school and were heavily involved in local soccer right up until Grade 12. Doug has been professionally home brewing for the past 10 years.

Our plan is to open a third brewery in White Rock and help the White Rock become a craft beer destination to attract locals and visitors from outside the area. Our vision is to create an inviting/family friendly environment where locals and visitors alike can come and enjoy the company of family and friends. We plan to model our Brewhouse after other local success stories like White Rock Beach Beer, and 3 Dogs Brewing. We also plan to incorporate ideas from other nono-breweries like House of Funk (North Vancouver), 5 Roads Brewing (Langley), Field House (Abbotsford), Wildeye Brewing (North Vancouver), and Trading Post Brewery (Langley). We feel our proposed business is in keeping with White Rock's vision of west beach to promote and develop the beach as a destination that is distinctive, lively, and pedestrian focused growth area. In addition, our proposal will help promote the city as a "full day destination" uptown and along Marine Drive. We've spoken to several White Rock residents and every single person felt that a brewery at the beach was a fantastic idea and something sorely missed since the Sandpiper closed their doors. Our business plans to be a respectful operation and will be hiring from the local community. We plan to follow all Worksafe BC guidelines including those regarding Covid-19 best practices.

### **Lounge Operations**

The lounge will adhere to all the rules and regulations as prescribed by the LCRB and will be continually monitored by Galaxie Craft Brewhouse staff. Signage will identify hours of operation as well as LCRB required signage for the proper and safe enjoyment of beverages. Galaxie Craft Brewhouse staff will be trained in Serving it Right guidelines including patron intervention. Any patrons who display disruptive or noisy behaviors will be dealt with immediately by Brewhouse management and this type of behavior will not be tolerated. Management will call the local RCMP with any situations that become difficult to control. Galaxie Craft Brewhouse will follow all Work Safe (including applicable Covid-19 best practices), and Food Safety guidelines. We will also post all applicable licenses in the lounge area as required by permit. Galaxie Craft Brewhouse will not serve minors and will be actively checking patrons for identification.

Galaxie Brewhouse has every intention of creating a community-oriented brewery and lounge that will be respectful of neighboring residents and business alike. Our proposed business will be a positive addition to the west beach of White Rock and establish the area as a great place to visit.

### **Proposed Hours of Operation**

Day	Opening	Closing
Monday	12:00 PM	10:00 PM
Tuesday	12:00 PM	10:00 PM
Wednesday	12:00 PM	10:00 PM
Thursday	12:00 PM	10:00 PM
Friday	12:00 PM	11:00 PM
Saturday	12:00 PM	11:00 PM
Sunday	12:00 PM	8:00 PM

### **Code of Conduct**

As previously stated in this letter of intent, Galaxie Brewhouse has every intention of creating a community-oriented business that will be respectful of neighboring residents and business alike. Any perceived or real nuisances by neighboring residents or businesses will be resolved in a professional, respectful, and timely manner.

Should you have any questions or require any further clarification please do not hesitate to contact Doug Card at 778-899-7418.

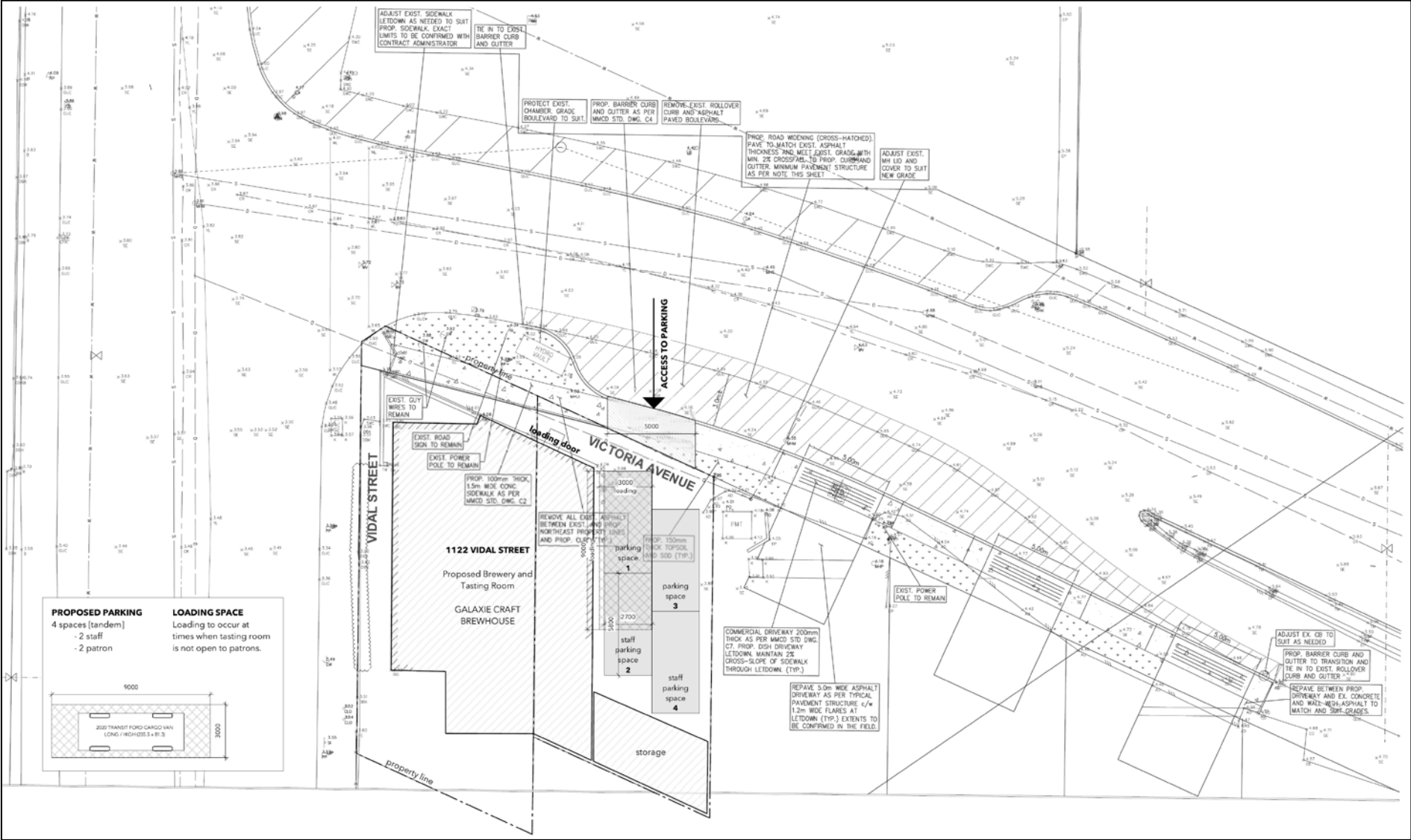
Best Regards,

Doug Card  
Director  
doug@galaxiecraftbeer.com  
Galaxie Craft Brewhouse Ltd.





**APPENDIX F**  
**Parking Plan**



## **APPENDIX G**

### **Draft Development Variance Permit No. 433**

## **THE CORPORATION OF THE CITY OF WHITE ROCK**



### **DEVELOPMENT VARIANCE PERMIT NO. 433**

1. Development Variance Permit No. 433 is issued to **Two Lock Ventures Inc.** 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 8, Plan NWP14057, Section 10, Township 1, New Westminster Land District  
(1122 Vidal Street)

PID: 009-887-032

Lot 9, Plan NWP14057, Section 10, Township 1, New Westminster Land District  
(1122 Vidal Street)

PID: 009-887-059

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 433 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, 2012, No. 2000 as amended, is varied as follows:
  - (a) Section 4.14.1 is varied to reduce the minimum off-street parking supply requirement applicable to a "Commercial – restaurant or licensed establishment" within the lands subject to this Permit from 1 parking space per 8 seats to 1 parking spaces per 16 seats.
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:**

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       , 2021.*

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

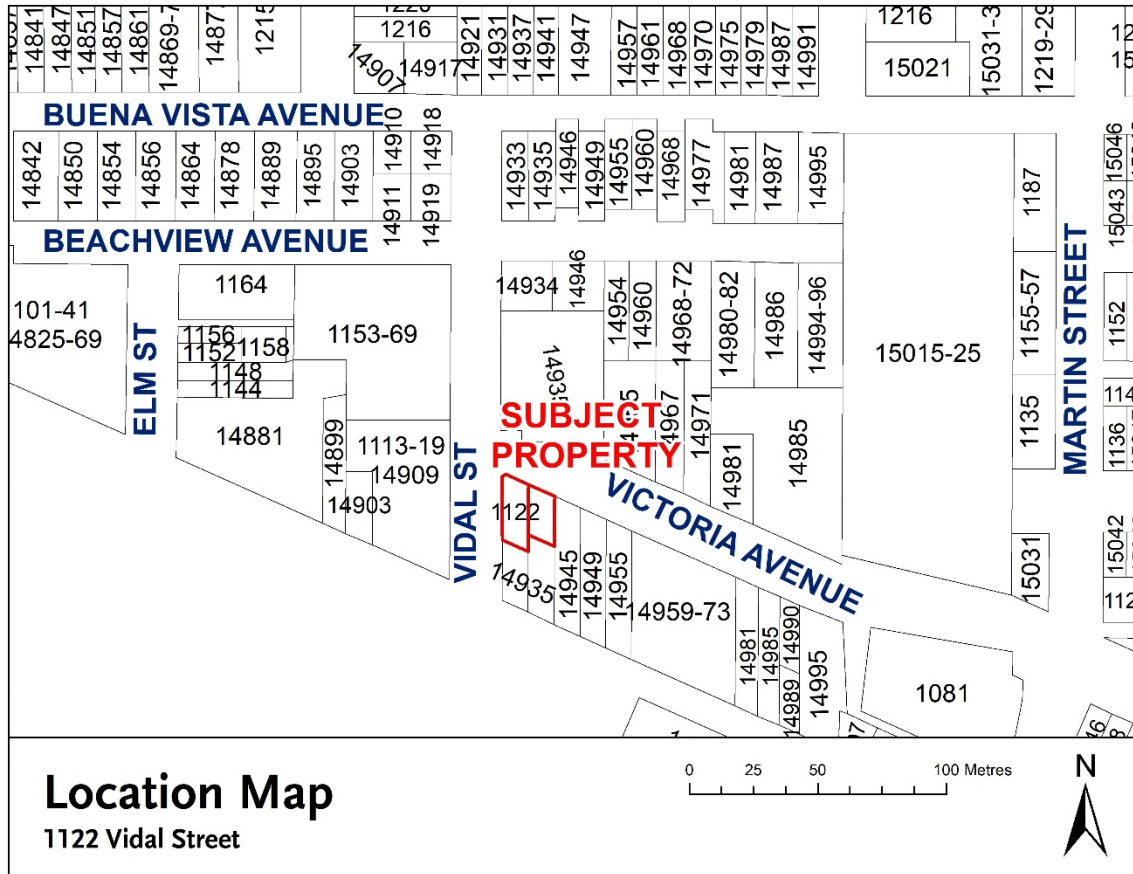
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Mayor – Darryl Walker  
Authorized Signatory

---

Director of Corporate Administration – Tracey Arthur  
Authorized Signatory

**Schedule A**  
**Subject Property Location Map**



## **APPENDIX H**

### **Notification Letter**

## **PUBLIC NOTIFICATION OF APPLICATION**

### **Proposed Lounge Endorsement (Liquor Licence)**

### **Development Application File No. LL 20-014**

RE: 1122 Vidal Street

Legal Description: LOTS 8 & 9 PLAN NWP14057, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

PID: 009-887-059 & 009-887-032

**NOTICE** is hereby given that a Lounge Endorsement (liquor licence) application has been submitted to the Province's Liquor and Cannabis Regulation Branch (LCRB) by Galaxie Brewery for the property located at 1122 Vidal Street; notice of the application was received by the City of White Rock on July 29, 2020.

#### **PROPOSAL:**

The requested lounge endorsement seeks permission from the LCRB to serve beer manufactured on the premise to a maximum occupant load of 50 persons. The proposed hours of liquor service are as follows:

Day	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	12:00	12:00	12:00	12:00	12:00	12:00	12:00
Closed	20:00	22:00	22:00	22:00	22:00	23:00	23:00

It is noted that the City's Zoning Bylaw requires 6 parking spaces in support of 50 persons within a "licensed establishment" (one space per eight seats). The site currently accommodates four parking spaces. As such, the initial establishment of a brewery with a lounge endorsement will need to be limited to 32 seats. It is understood that the proponent intends on making an application to the City for a development variance permit (DVP) which, if approved, would allow for a reduction in the minimum on-site parking supply tied to the ultimate goal of supporting an occupancy of 50 persons.

#### **OPPORTUNITY FOR COMMENT:**

With the receipt of a lounge endorsement application, the local government is asked to solicit public feedback in accordance with the requirements of the *Liquor Control and Licensing Act*, the *Liquor Control and Licensing Regulation*, and *White Rock Planning Procedures Bylaw, 2017, No. 2234*. Comments regarding noise and the potential impact of the proposal on the community are of particular interest in evaluating the appropriateness of the project.

If you wish to provide comments regarding this application please do so by **September 28, 2020**. Comments can be submitted by:

- Mailing or delivering your written comments to the "Planning & Development Services Department" at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6; or
- E-mailing your comments to Greg Newman, Manager of Planning, at [gnewman@whiterockcity.ca](mailto:gnewman@whiterockcity.ca).

**Please Note:** All correspondence regarding the application will be included in a future report to Council and will form part of the public record. A Public Hearing will be scheduled following the above-noted commenting period to solicit additional feedback prior to seeking a resolution of Council regarding the application (i.e., to recommend that the Province approve or reject the liquor license application).



Due to the on-going COVID-19 pandemic and efforts to support social distancing, the City may hold the Public Hearing as an electronic meeting or one reliant on other communication facilities. Those with an interest in the proposal are encouraged to communicate their interest by letter or email. The final decision for the application is ultimately made by the Province's Liquor and Cannabis Regulation Branch.

If Council authorizes staff to schedule a Public Hearing, a notification letter will be sent out to the owners and occupants of properties within 100 metres of 1122 Vidal Street. Notice of the Public Hearing will also be posted in the Peace Arch News and on the City of White Rock webpage ([www.whiterockcity.ca](http://www.whiterockcity.ca)).

All written comments received prior to the Public Hearing will be gathered and considered in the City's recommendation to the LCRB along with a written summary of the comments received during the Public Hearing. Specific details regarding the application can be made available upon request to the undersigned.



Sincerely,

Greg Newman, MCIP, RPP  
Manager of Planning  
Office: (604) 541-2142  
Email: [gnewman@whiterockcity.ca](mailto:gnewman@whiterockcity.ca).

Dated: September 11, 2020

## **APPENDIX I**

### **Public Feedback**

**Greg Newman**

---

**From:** E. mitchell  
**Sent:** September 17, 2020 2:09 PM  
**To:** Greg Newman  
**Subject:** Opposed to Liquor Licence

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

---

Greg Newman  
Manager of Planning  
White Rock B. C.  
September 17, 2020

My husband and I are opposed to another liquor licence in this area. We already have the Ocean Beach Hotel, Boat House Restaurant, West Beach Bar and Grill on the corner of Elm and Marine where people seem to loiter outside late in the evening.

Most of the restaurant have liquor licences.

Cause more traffic on Victoria Avenue and Vidal which is already uncontrolled with noisy motorcycles, mufflers, trucks and cars.

Sincerely,  
Edward and Ann Mitchell  
14980 Beachview Avenue  
White Rock, B.C.

Ann

**Greg Newman**

---

**From:** B Sharpe  
**Sent:** September 23, 2020 7:56 PM  
**To:** Greg Newman  
**Subject:** Re: Lounge endorsement for 1122 Vidal St

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

I live at #202-1119 Vidal St, directly across from the property in question.

My location ensures that I will be impacted by anything done at this location.

Here are my thoughts:

I am assuming that the building and parking areas will be renovated or rebuilt. This would certainly improve the appearance of the corner site and neighbourhood in general.

Currently it is a pretty decrepit looking area. The shrubs along the Vidal side are constantly being used as a urinal. The Garbage containers on Victoria are frequently a dumping ground for whomever, and the parking lot at the back looks like a junkyard with trash all over the place.

The concern about increased crowds is a consideration, but now the parkade is open and being used, I doubt that the increased traffic from this would be noticed.

As to noise, the clientele of this type of facility is, in my experience, not a noisy, rowdy "pub" crowd. The proposed hours are also very reasonable and I do not think they would be an issue. I am somewhat concerned about the volume of music, particularly if there is an outdoor patio.

A business like this, in this location, In my opinion, would provide another drawing card for our beach.

After thinking about the pros and cons of having this place converted to the proposed brewery/lounge, I am in favour of the application.

Bob Sharpe  
#202 - 1119 Vidal St

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<°))><



**Greg Newman**

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**From:** Jim Horcoff  
**Sent:** September 27, 2020 1:53 PM  
**To:** Greg Newman  
**Subject:** Re. Proposed Lounge Endorsement Development Application for 1122 Vidal St. White Rock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is our response to the proposed lounge endorsement liquor licence development application file #LL-20-014 re: 1122 Vidal St. White Rock, BC.

Our concerns are :Hours of operation, noise, smoking,people loitering,residential privacy.

We feel the hours of operation should be consistent with the Boathouse Restaurant hours of operation next door. Any extended hours will lead to excessive noise and loitering in the neighbourhood.

We feel a liquor establishment will increase smoking outdoors on the residential covered sidewalk of the Nautica across the street.

Outdoor patios on Vidal St for the proposed establishment at 1122 Vidal St. will contribute to excessive noise especially with later hours of operation and a lack of privacy for the residential sector across Vidal St.

Jim and Lorna Horcoff

Owners and residents of 304- 1119 (the Nautica) Vidal Street ,White Rock ,BC, V4B3T4



## **APPENDIX J**

### **Public Information Meeting Summary (from Applicant)**

#### **Summary Report**

*This is a summary report for the Digital Public Information Meeting – Development Variance Permit and Liquor License Referral Application – 1122 Vidal Street*

Public Information Meeting held on December 10<sup>th</sup>. This summary report has been prepared by Doug Card, the owner of Galaxie Craft Brewhouse.

#### **Summary of comments and responses**

##### **Question 1**

[Scott Keddy] Wouldn't the city benefit from a reduction in the number of free parking stalls provided by the brewery and instead have visitors and patrons use the under-utilized city parking facility directly across the street?

##### **Answer**

Agreed, we feel our parking study clearly showed the West Beach Parkade is under-utilized. Should overflow parking be necessary for the proposed development, the adjacent West Beach parkade is expected to have sufficient spare capacity and will be able to produce additional revenue in periods when utilization is generally low. There are also some other key findings from the parking study which support our reduced parking application. The proposed development will be in the West Beach Business district, which has a strong local pedestrian network and access to public amenities. There is significant foot traffic due to this location being an already popular recreational/leisure destination. The proposed brewery will be providing a complementary land use, to the existing restaurants, cafes, retail businesses, and public amenities. It is expected that a significant portion of visitors who drive to the Waterfront will visit multiple points of interest, and the proposed brewery will be accessing this existing market.

##### **Question 2**

[Jim] Will the venue/ brewery be serving food

##### **Answer**

Yes, the brewery will be serving food. We will be serving pizza, paninis, charcutier platters, and an assortment of light snacks.

##### **Question 3**

[Anonymous] When do you expect to open? Any plans to deal with COVID-19?

##### **Answer**

We expect to open in May 2021 and we must have a COVID-19 plan in place in order to get our approvals from Fraser Health.

##### **Question 4**

[Jim] Will there be an outside patio along Vidal Street?

##### **Answer**

Although we have not officially submitted a request to the City of White Rock we do plan to do so in the new year. Our plan is to have a patio outside along Vidal Street.

##### **Question 5**

[Hillcrest Bakery/the Spent Grain Baker] Is super excited about a new brewery opening! Will there be space for live entertainment.

##### **Answer**

With our current floor plan, we do not have space for live entertainment.

**Question 6**

[Jim] Is it possible to mirror the operating hours of the BoatHouse restaurant to curb noise and loitering

**Answer**

We plan to close at 10:00PM Monday through Thursday, Friday and Saturday at 11:00PM, and Sunday at 8:00PM. Our goal is to minimize noise and loitering and be respectful neighbors.

**Question 7**

[Scott Keddy] Does the city have a compelling reason why a business 25 meters from Marine Dr. should be required to provide 2x the parking that Marine Drive businesses are required to provide. Especially given that there is a parkade directly across the street? Do we not want to have businesses like this on the waterfront? We need these kinds of businesses on the beach and should reduce the hindrances to their opening.

**Answer**

Agreed, as explained in question 1 there are several arguments to support reduced parking at our proposed site. We feel the public and the City of White Rock will benefit from the introduction of a brewery at the beach. We have received overwhelming public support in favor of us starting this business.

Sincerely:

Doug Card

A handwritten signature in black ink, appearing to be 'DC' with a long horizontal stroke extending to the right.

[doug@galaxiecraftbeer.com](mailto:doug@galaxiecraftbeer.com)

778.899.7418

## APPENDIX K

### Feedback Forms - Summary Report

Forms

1122 Vidal Street FEEDBAC... - Saved



Greg Newman



#### 1122 Vidal Street FEEDBACK FORM Public Information Meeting

25  
Responses

03:22  
Average time to complete

Active  
Status

1. Please provide your name:

25  
Responses

Latest Responses

"Allan Neumann"

"Spencer"

"Jonas Hulten"

2. Please provide your address:

25  
Responses

Latest Responses

"22 Ave 152 street"

"14241 25 Ave "

"112 172A Street, Surrey V3Z 9R2"

3. Do you support the proposed development application?

Yes	25
No	0
Undecided	0



4. Please provide your comments on the application:

22  
Responses

Latest Responses

*"I think this will be a great addition to the beach area. There is nothin...*

*"Make white rock great again "*

*"I have lived in South Surrey for the past 7 years (and in Greater Vanc...*

f

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**MINUTE EXTRACTS REGARDING DEVELOPMENT VARIANCE PERMIT NO. 433**  
**CIVIC ADDRESS: 1122 Vidal Street**

Land Use and Planning Committee  
January 21, 2021

**5. APPLICATION FOR LIQUOR LICENSE REFERRAL (LOUNGE ENDORSEMENT) AND DEVELOPMENT VARIANCE PERMIT, 1122 VIDAL STREET (LL 20-014 & DVP 20-021)**

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Application for Liquor License Referral (Lounge Endorsement) and Development Variance Permit, 1122 Vidal Street (LL 20-014 & DVP 20-021)".

The Manager of Planning gave a PowerPoint introducing the application for liquor license referral and Development Variance Permit.

The following discussion points were noted:

- Noise and hours, staff noted this application proposes earlier hours than the nearby Boathouse business (does not extend the hours to what the Boathouse accommodates) Three Dogs Brewing Company - uptown are permitted later hours than the proposed application
- The application is for liquor service only with the building - nothing outside as part of this application
- Loading and unloading can be done off street

**Motion Number: LU/P-06** It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct planning staff to obtain public input through a combined Public Hearing (liquor license referral) and Public Meeting (development variance permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property.

**Motion CARRIED**

**Motion Number: LU/P-07** It was MOVED and SECONDED



THAT the Land Use and Planning Committee:

1. Authorize staff, pending the results of the electronic Public Hearing and Public Meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the the potential impact for noise and the impact on the community, and is in support of the application for a Lounge Endorsement at 1122 Vidal Street, subject to the inclusion of the following conditions within the license:

a) The hours of liquor service shall be limited to the following:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	12:00	12:00	12:00	12:00	12:00	12:00	12:00
Closed	20:00	22:00	22:00	22:00	22:00	23:00	23:00

b)All loading activities are to occur on the property and the owner shall be responsible for ensuring there are no conflicts in the scheduling of deliveries such that loading occurs when the off-street parking spaces are not otherwise required (i.e., before normal business hours); and

c)The “service area” as defined within the license shall be limited to a maximum capacity of 50 persons subject to the approval of a development variance permit granting relief from the parking supply requirements of City of White Rock Zoning Bylaw, 2012, No. 2000; in the absence of a development variance permit, the license should be limited to a total occupancy of 32 persons; and

2.Pending the results of the electronic Public Meeting, approve of the issuance of Development Variance Permit No. 433.

**Motion CARRIED**

**ON TABLE SUBMISSIONS:**

**White Rock Zoning Bylaw, 2012, No. 2000, Amendment (DVP No. 433 -1122 Vidal Street) Bylaw,  
2020, Section 4.14.1**

**DEVELOPMENT VARIANCE PERMIT NO. 433**

**CIVIC ADDRESS:           1122 Vidal Street**

February 1, 2021

Author	Date Received	Resident?	Status	Item #
J. Horcoff	January 31, 2021	Yes	Opposed	C-1

**From:** Jim Horcoff  
**Sent:** January 31, 2021 3:20 PM  
**To:** Clerk's Office  
**Subject:** Fwd:PH#4, Development Variance Permit No.433, 1122 Vidal Street

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

----- Forwarded message -----

**From:** Greg Newman  
**Date:** Tue, Sep 29, 2020 at 9:46 AM  
**Subject:** RE: Re. Proposed Lounge Endorsement Development Application for 1122 Vidal St. White Rock  
**To:** Jim Horcoff

Thanks for this feedback. I'll ensure the comments are provided to Council in a future report and we will review the concerns as we advance our technical review of the file.

Regards,

Greg

---

Greg Newman, MCIP, RPP  
Manager of Planning, City of White Rock  
[15322 Buena Vista Avenue, White Rock, BC V4B 1Y6](#)  
Tel: 604.541.2142 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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-----Original Message-----

**From:** Jim Horcoff  
**Sent:** September 27, 2020 1:53 PM  
**To:** Greg Newman  
**Subject:** Re. Proposed Lounge Endorsement Development Application for [1122 Vidal St. White Rock](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is our response to the proposed lounge endorsement liquor licence development application file #LL-20-014 re: [1122 Vidal St. White Rock](#), BC.

Our concerns are :Hours of operation, noise, smoking,people loitering,residential privacy.

We feel the hours of operation should be consistent with the Boathouse Restaurant hours of operation next door. Any extended hours will lead to excessive noise and loitering in the neighbourhood.

We feel a liquor establishment will increase smoking outdoors on the residential covered sidewalk of the Nautica across the street.

Outdoor patios on Vidal St for the proposed establishment at 1122 Vidal St. will contribute to excessive noise especially with later hours of operation and a lack of privacy for the residential sector across Vidal St.

Jim and Lorna Horcoff

Owners and residents of 304- 1119 (the Nautica) Vidal Street ,White Rock ,BC, V4B3T4

**REGISTERD VOTES****DEVELOPMENT VARIANCE PERMIT NO. 433****CIVIC ADDRESS: 1122 Vidal Street**

February 1, 2021

First Name	Last Name	Resident?	Status
Roger	Bockstael	Yes	Support
Tom	Johnson	Yes	Support
Linda	Langille	Yes – 1521 George street	Opposed
Kristina	Shaw	Yes	Support