

The Corporation of the
CITY OF WHITE ROCK



Land Use and Planning Committee
AGENDA

Monday, February 28, 2022, 6:15 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
T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER Councillor Kristjanson, Chairperson	
2. ADOPTION OF AGENDA RECOMMENDATION THAT the Land Use and Planning Committee adopt the agenda for February 28, 2022 as circulated.	
3. ADOPTION OF MINUTES RECOMMENDATION THAT the Land Use and Planning Committee adopt the minutes of the November 22, 2021 meeting as circulated.	3
4. EARLY REVIEW OF REZONING APPLICATION - 14056 NORTH BLUFF ROAD Corporate report dated February 28, 2022 from the Acting Director of Planning and Development Services titled "Early Review of Rezoning Application - 14056 North Bluff Road". Note: The application proposes to change the zoning of the subject site from One Unit Residential (RS-1) Zone to Three Unit (Triplex) (RT-2) Zone. RECOMMENDATION THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 14056 North	8

Bluff Road to the next stage in the application review process.

5. **CONCLUSION OF THE FEBRUARY 28, 2022 LAND USE AND PLANNING COMMITTEE MEETING**



Land Use and Planning Committee

Minutes

November 22, 2021, 6:15 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Kristjanson (arrived at 6:25 p.m.)
Councillor Manning
Councillor Trevelyan (arrived at 6:23 p.m.)

ABSENT: Councillor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Greg Newman, Acting Director of Planning and Development Services
Joe Calenda, Consultant (Planning and Development Services)
Debbie Johnstone, Deputy Corporate Officer

1. CALL TO ORDER

Councillor Chesney, Chairperson

The meeting was called to order at 6:22 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2021-LU/P-086 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for November 22, 2021 as circulated.

Absent (3): Councillor Fathers, Councillor Kristjanson, and Councillor Trevelyan

Motion CARRIED (4 to 0)

3. **ADOPTION OF MINUTES**

Councillor Trevelyan arrived at the meeting at 6:23 p.m.

Motion Number: 2021-LU/P-087 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the September 20, 2021 meeting as circulated.

Absent (2): Councillor Fathers, and Councillor Kristjanson

Motion CARRIED (5 to 0)

4. **CONSIDERATION OF FIRST AND SECOND READING OF "WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4-15733 THRIFT AVENUE) BYLAW, 2021, NO. 2410**

Corporate report dated November 22, 2021, from the Acting Director of Planning and Development Services titled "Consideration of First and Second Reading of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-40 15733 Thrift Avenue) Bylaw, 2021, No. 2410".

Councillor Kristjanson arrived at the meeting at 6:25 p.m.

The Acting Director of Planning and Development Services provided a PowerPoint overview of the corporate report.

The following discussion points were noted:

- Concern noted with the long-term health of the trees
- Concern noted that the covenant as is does not include additional tree plantings on each lot

Motion Number: 2021-LU/P-088 It was MOVED and SECONDED

THAT the Land Use and Planning Committee receive the Corporate Report dated November 22, 2021 from the Acting Director of Planning and Development Services titled “Consideration Of First and Second Reading of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410” for information.

Voted in the Negative (1): Councillor Manning

Absent (1): Councillor Fathers

Motion CARRIED (5 to 1)

5. **INITIAL REVIEW (REVISED SUBMISSION) 1441, 1443-45 AND 1465 VIDAL STREET, AND 14937 THRIFT AVENUE, ZONING BYLAW AMENDMENT AND MAJOR DEVELOPMENT PERMIT (FILE NO. 19-011)**

Corporate report from the Acting Director of Planning and Development Services titled "Initial Review (Revised Submission) 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, Zoning Bylaw Amendment and Major Development Permit (File No. 19-011)".

The Acting Director of Planning and Development Services provided a PowerPoint that outlined the corporate report.

Noted was the "On-Table" summary of the project provided by the applicant to Mayor and Council.

The following discussion points were noted:

- Building does look better however residents have noted they would like to see townhouses as opposed to a four (4) storey building for the site
- The Advisory Design Panel (ADP) noted concern with the constructability of the design as presented (horizontal stand of the building)
- Concern with the design (length and mass of the building) noting it was not compatible with adjacent developments
- Concern the proposal was too dense and that the need for the community is for two (2) to three (3) bedroom units (suggest eliminating the one (1) bedroom and bachelor units)
- Concerned with the massing - from the street scape it gives the appearance of a twelve (12) storey building

- Appreciative as to what the developer has proposed to do

Motion Number: 2021-LU/P-089 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council:

1. **Direct staff to advance the Zoning Bylaw Amendment Application at 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, to the next stage in the application review process; and**
2. **Update the on-site development signage to reflect the revised development proposal as described in the corporate report titled “Initial Review (Revised Submission) 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, Zoning Bylaw Amendment and Major Development Permit (File No. 19-011).”**

Voted in the Negative (4): Councillor Johanson, Councillor Kristjanson, Councillor Manning, and Councillor Trevelyan

Absent (1): Councillor Fathers

Motion DEFEATED (2 to 4)

6. EARLY REVIEW OF REZONING APPLICATION - 1164 ELM STREET

Corporate report dated November 22, 2021, from the Acting Director of Planning and Development Services titled "Early Review of Rezoning Application - 1164 Elm Street".

The Acting Director of Planning and Development Services provided a PowerPoint overview of the corporate report.

It was flagged that since the printing of the agenda it was found the proposed design would require an Official Community Plan (OCP) amendment. The applicant is not interested in undertaking that process, they will be informed, and it would be likely a further application will come forward where the upper storey / additional living space would be removed, and this design would likely have a flat roof.

Motion Number: 2021-LU/P-090 It was MOVED and SECONDED

THAT the Land Use and Planning Committee requests the applicant to provide a traffic study.

Voted in the Negative (3): Mayor Walker, Councillor Manning, and Councillor Trevelyan

Absent (1): Councillor Fathers

Motion DEFEATED (3 to 3)

Motion Number: 2021-LU/P-091 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 1164 Elm Street to the next stage in the application review process.

Note: It is likely the applicant will come forward with amendments to the building design in regard to height (lower by one (1) storey, likely to have a flat roof).

Voted in the Negative (2): Councillor Johanson, and Councillor Kristjanson

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

7. **CONCLUSION OF THE NOVEMBER 22, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 7:13 p.m.

Councillor Chesney, Chairperson



Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 28, 2022

TO: Land Use and Planning Committee

FROM: Joseph A. Calenda, Interim Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 14056 North Bluff Road

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 14056 North Bluff Road to the next stage in the application review process.

EXECUTIVE SUMMARY

The City has received an initial Application for a zoning bylaw amendment which would enable the construction of a triplex at 14056 North Bluff Road. In accordance with Planning Procedures Bylaw, 2017, No. 2234, all rezoning applications are presented to the Land Use and Planning Committee for early input and direction on whether the application should proceed to a public information meeting (PIM) or be denied if fundamentally it would not be supported by Council. Staff recommend that the subject application proceed through the approvals process.

PREVIOUS COUNCIL DIRECTION

Resolution # and Date	Resolution Details
September 14, 2020 2020-443	THAT Council gives first, second, and third reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."
September 28, 2020 2020-473	THAT Council give final reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."

INTRODUCTION/BACKGROUND

The City has received a Zoning Bylaw Amendment Application to change the zoning of the property at 14056 North Bluff Road (see Appendix A – Location & Ortho Maps). The Application proposes to change the zoning of the property from the One Unit Residential (RS-1) Zone to the Three Unit (Triplex) (RT-2) Zone. Table 1 below outlines the zone standards created by the RS-1 and RT-2 Zones.

Table 1: Existing and Proposed Zoning Standards

	Current Zoning	Proposed Zoning
Zone	RS-1	RT-2
Use	One-unit Residential	Three-unit Residential (Triplex)
Max. Height	7.7m	7.7m
Max. Lot Coverage	40%	45%
Min. Lot Width	15.0m	18.0m
Min. Lot Depth	27.4m	30.5m
Min. Lot Area	464.0m ²	742.0m ²
Density	0.5 times lot area	0.6 times lot area
Parking Spaces	2 (+1 for secondary suite)	2 per unit (6 total)

The Official Community Plan (OCP) designates the property “Mature Neighbourhood.” The designation supports single family homes with secondary suites, as well as duplexes, and triplexes. The OCP establishes development permit area (DPA) guidelines applicable to infill projects within mature neighbourhoods when such infill takes the form of duplexes, triplexes or “intensive residential development”. If the rezoning were to proceed, an application for a minor development permit would be required to help guide the form and character of the project; the application would also be subject to review by the City’s Advisory Design Panel (ADP).

Policy 7.4.2 of the OCP encourages the spread of duplexes and triplexes throughout the City by limiting their numbers along a single block frontage to 20 percent of the total. Figure 1 below presents the zoning map for the block which encompasses the subject property. The Figure highlights existing RT-1 (duplex) and RT-2 (triplex) zoned properties. The rezoning of 14056 North Bluff Road would uphold most of the policy intentions of the OCP as noted.

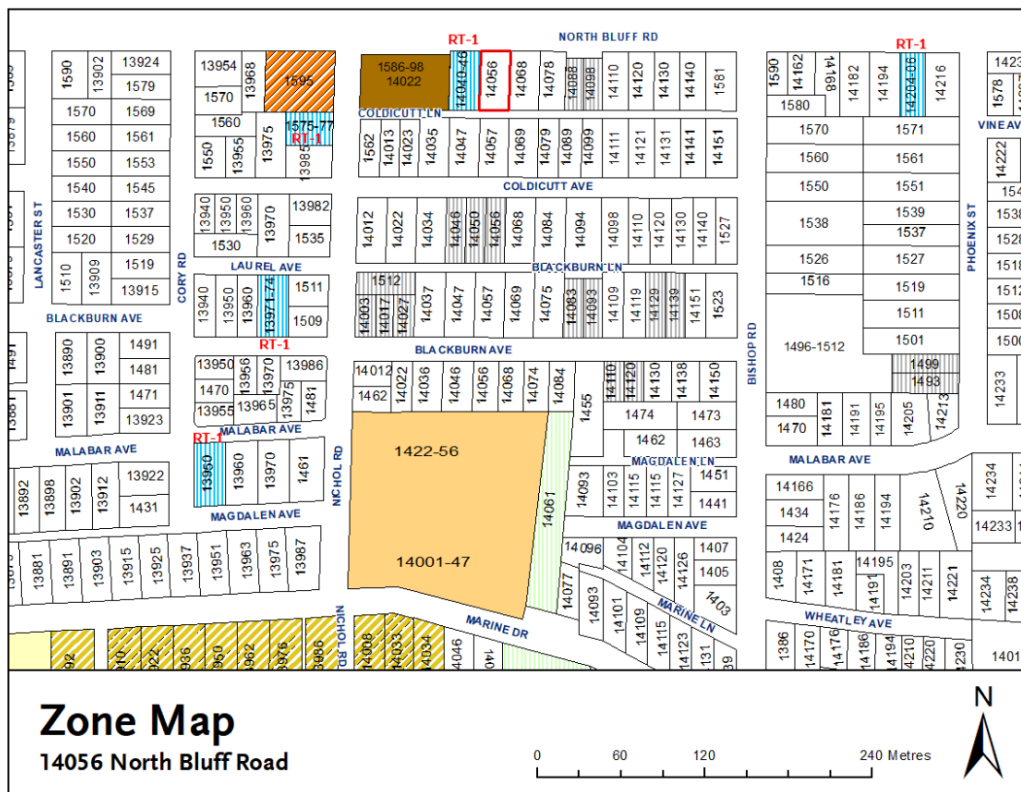


Figure 1: Zone Map

Tree Management & Protection

An Arborist Report was prepared by Davey Resource Group on January 14, 2022, to inventory and assess the trees at 14056 North Bluff Road. The report identifies three (3) trees being those subject to the City’s Tree Protection Bylaw and those which may be impacted by the project (i.e., private property trees with a trunk diameter at breast height of 20 cm or more). All three (3) trees are off-site protected trees. Of the three (3) off-site trees, one tree was identified incorrectly as “Plum” but is in fact a Locust (*Gleditsia triacanthos*). The report recommends removal of only one (1) off-site tree (see Appendix D); recognized as “Holly” (Tree 2). Prior to any further review, permission from the Holly tree owners would be required prior to its removal, if necessary, agreeing to the removal and ensures tree replacement on their lot as per the Bylaw.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The project would proceed to a public information meeting (PIM) if Council were supportive of the rezoning moving forward to the next stage. Following the PIM, and circulation of the Application for interdepartmental comments, a bylaw would be presented to Council for 1st and 2nd readings following which the Application would be subject to a Public Hearing, enabling additional community engagement. Notice of both the PIM and Public Hearing would be circulated to owners and occupants of properties within 100 metres of the subject property.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The early review of rezoning applications brings such applications before the Land Use and Planning Committee (LUPC) prior to referral to internal City departments, and several external agencies (e.g., School District, RCMP, etc.).

ALIGNMENT WITH STRATEGIC PRIORITIES

Council has identified support for opportunities that enable greater housing choices and measures that benefit the overall quality of life in the community. The project will uphold these objectives.

OPTIONS / RISKS / ALTERNATIVES

Alternatives to the staff recommendation include:

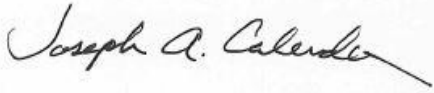
1. LUPC may direct staff to obtain additional project-specific information prior to deciding whether to advance or deny the Application;
2. LUPC may deny the Application; or
3. LUPC may direct the Application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process.

CONCLUSION

Council has adopted amendments to the Planning Procedures Bylaw which enable an early review of rezoning applications. This corporate report presents a rezoning Application for the property at 14056 North Bluff Road, which if approved, would permit the construction of a triplex. If the application is advanced to the next stage in the process, the Applicant would be required to submit a complete zoning bylaw amendment application package with items as outlined in Schedule G to Planning Procedures Bylaw, 2017, No. 2234. The Application could then proceed to a Public Information Meeting (PIM). The triplex proposal would also be subject to a minor development permit, used to help control the form and character of development. The permit application would

be subject to review by the Advisory Design Panel (ADP), prior to a report being brought forward for Council's consideration of the zoning amendment application.

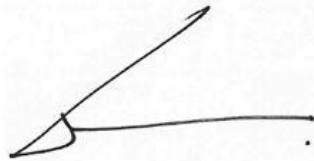
Respectfully submitted,



Joseph A. Calenda, RPP, MCIP
Interim Director, Planning and Development Services

Comments from the Chief Administrative Officer

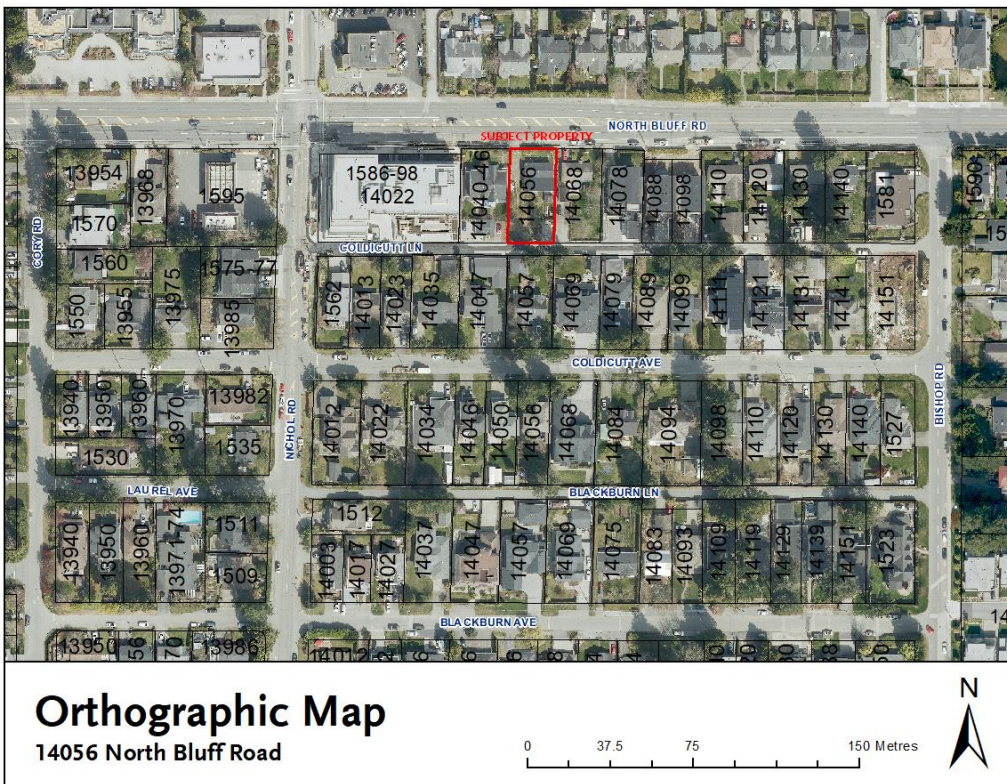
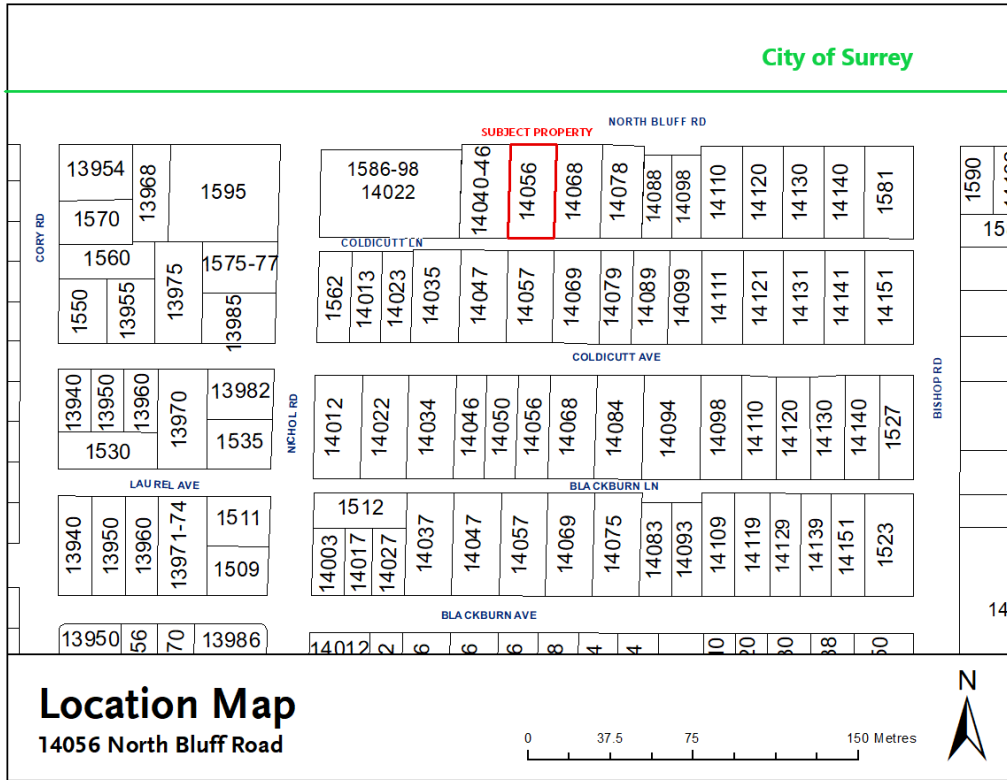
I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Location and Ortho Maps
- Appendix B: Legal Survey
- Appendix C: Architectural Drawings
- Appendix D: Tree Locations

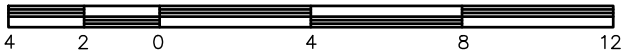
Appendix A – Location and Ortho Maps



**TOPOGRAPHIC SURVEY PLAN OF LOT 5, EXCEPT:
PARCEL R (REFERENCE PLAN 30172); TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 8281**

CIVIC ADDRESS:
14056 NORTH BLUFF ROAD
WHITE ROCK B.C.
PID: 007-566-263

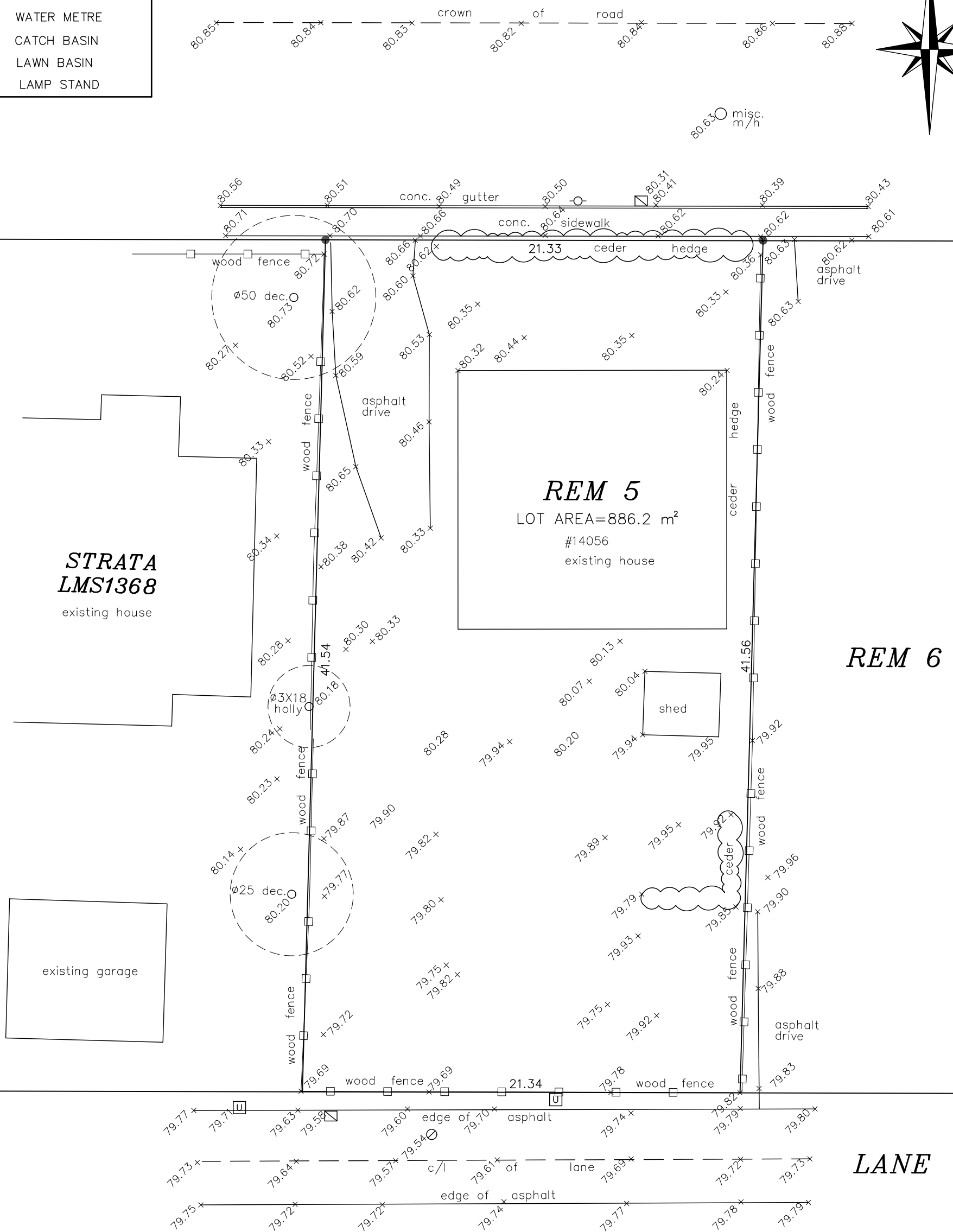
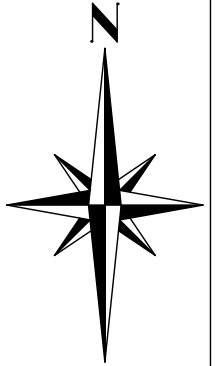
SCALE 1:200



ALL DISTANCES ARE IN METRES

SURVEY LEGEND	
	WATER VALVE
	dec. DECIDUOUS
	WATER METRE
	CATCH BASIN
	LAWN BASIN
	LAMP STAND

NORTH BLUFF ROAD



NOTES:

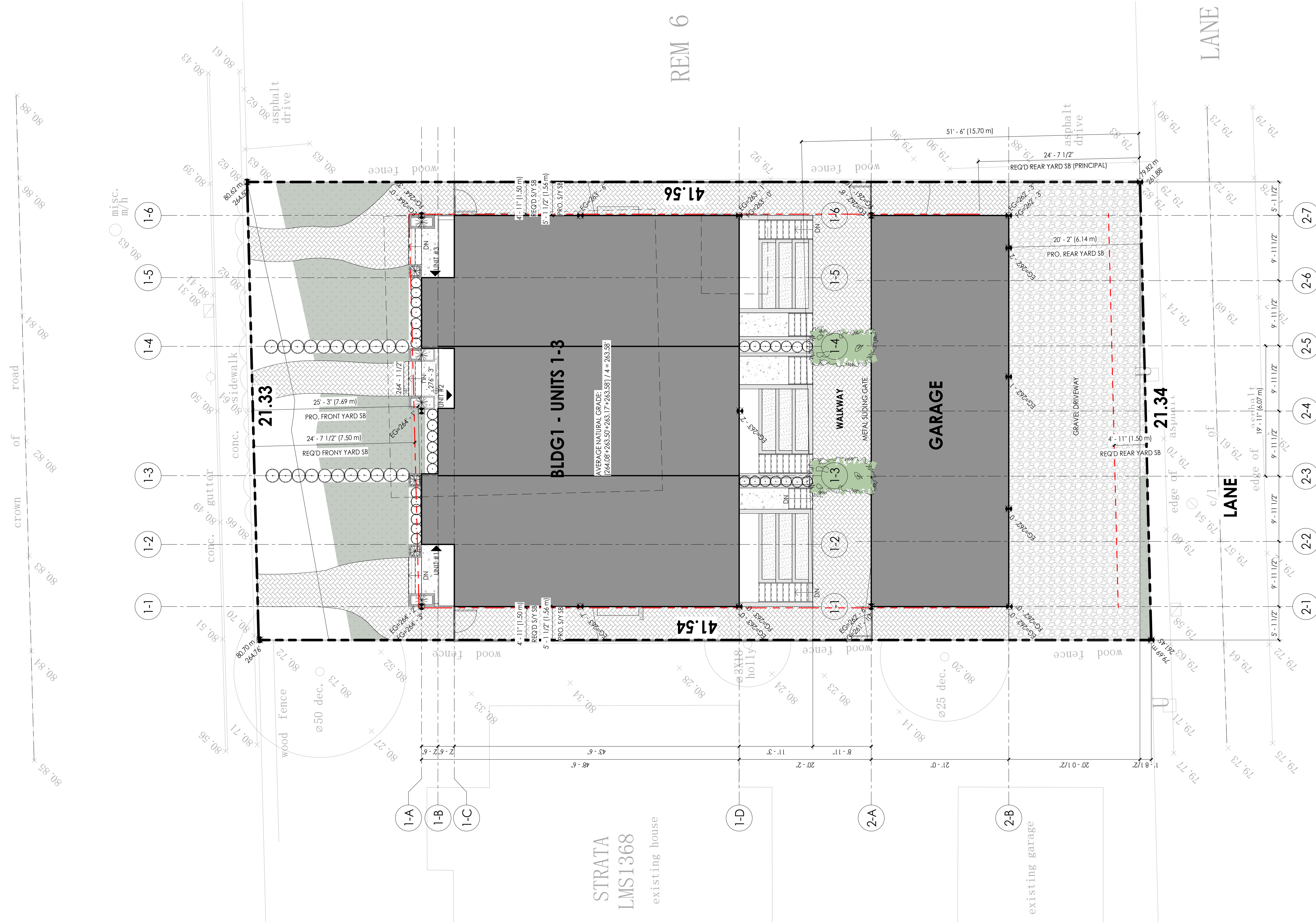
- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from City of White Rock Monument #5469, el=81.059 (CVD28 MVRD2018).
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client.
- 4) The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

JAMES CHENG LAND SURVEYING LTD
B.C. Land Surveyor
#35-6736 Southpoint Drive
Burnaby B.C. V3N0A4
(604) 786-8870
jclandsurveying@gmail.com
FILE: 21-39-TP-1(REM 5)

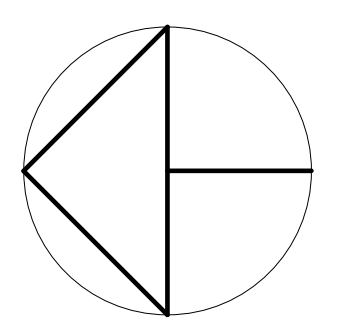
Dated This 18th Day of
March, 2021.

JAMES CHENG B.C.L.S.

NORTH BLUFF ROAD



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



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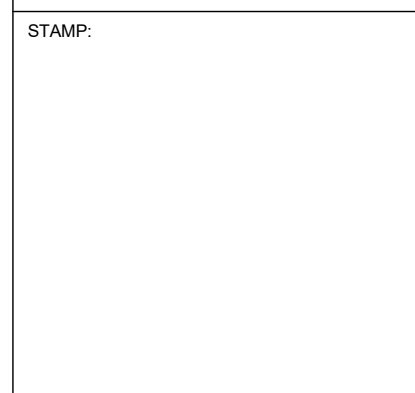
CLIENT:

CONSULTANT:
BOLTHOUSE DESIGN GROUP INC.
BOLTHOUSE ARCHITECT INC.
618224 bolthouse@gmail.com
234-8978 General Ave
BURNABY, BC
778.862.7993
CONSULTANT:

NORTH POINT:

ISSUE FOR REZONING

Drawing Issue	Date

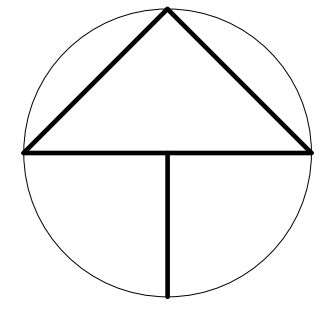


PROJECT:
14056 NORTH BLUFF RD WHITE ROCK BC

DRAWING:
SITE PLAN

START DATE: FEB. 06 2022
DRAWN BY: IRIS ZHANG

SHEET NUMBER:
A1.0



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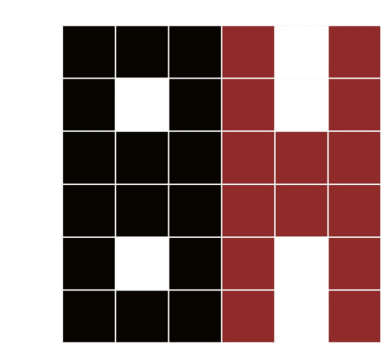
61822a bolthouse@gmail.com
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Drawing Issue	Date



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PROJECT:

14056 NORTH BLUFF RD WHITE ROCK BC

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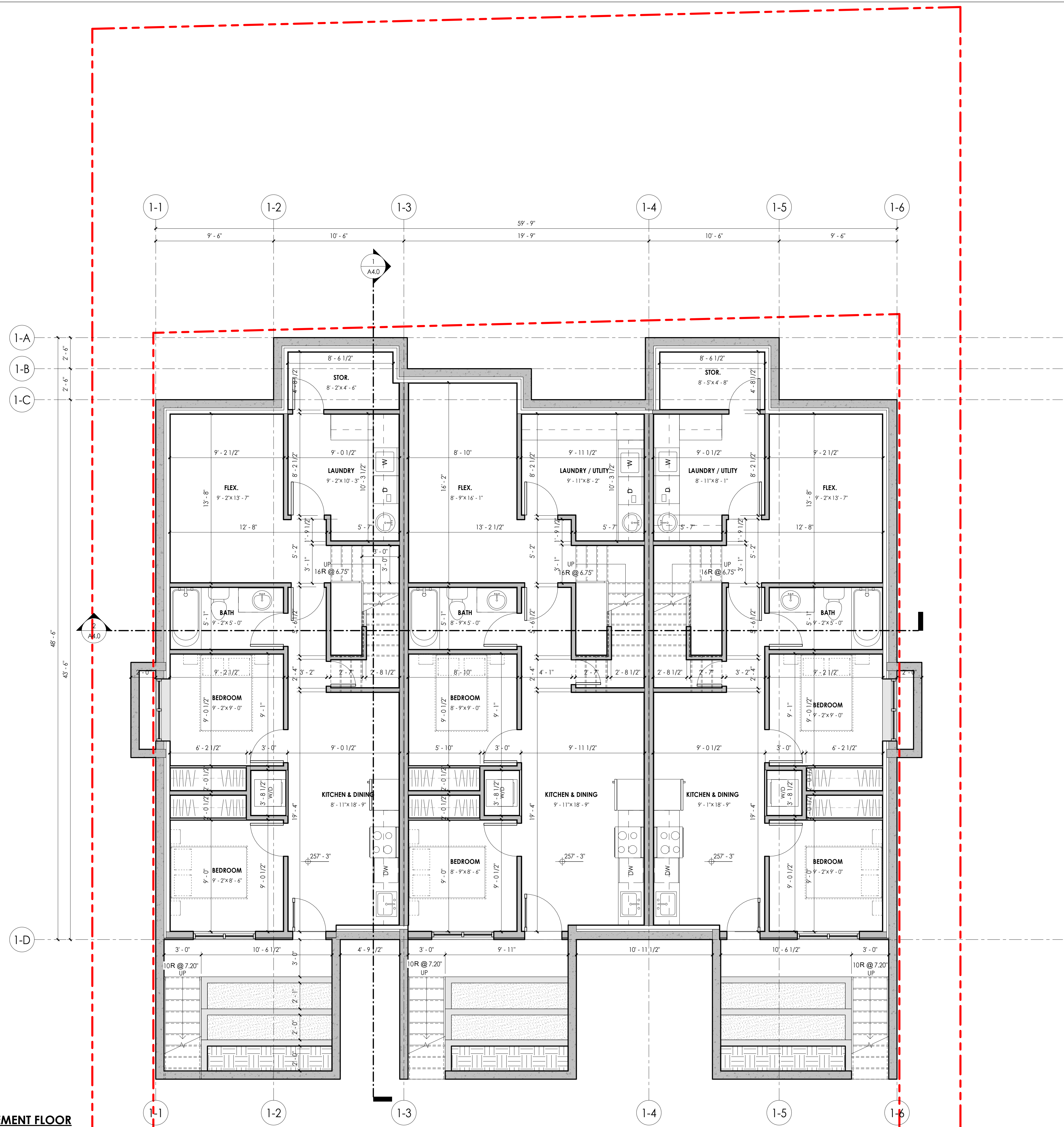
BLDG 1 - BASEMENT FLOOR PLAN

START DATE: FEB. 06 2022

DRAWN BY: IRIS ZHANG

SHEET NUMBER:

A2.1



BLDG 1 - BASEMENT FLOOR
 SCALE: 1/4" = 1'-0"

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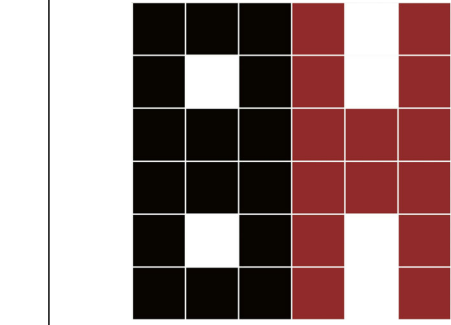
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Drawing Issue	Date



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PROJECT:
14056 NORTH BLUFF RD WHITE ROCK BC

DRAWING:
BLDG 1- FIRST FLOOR PLAN

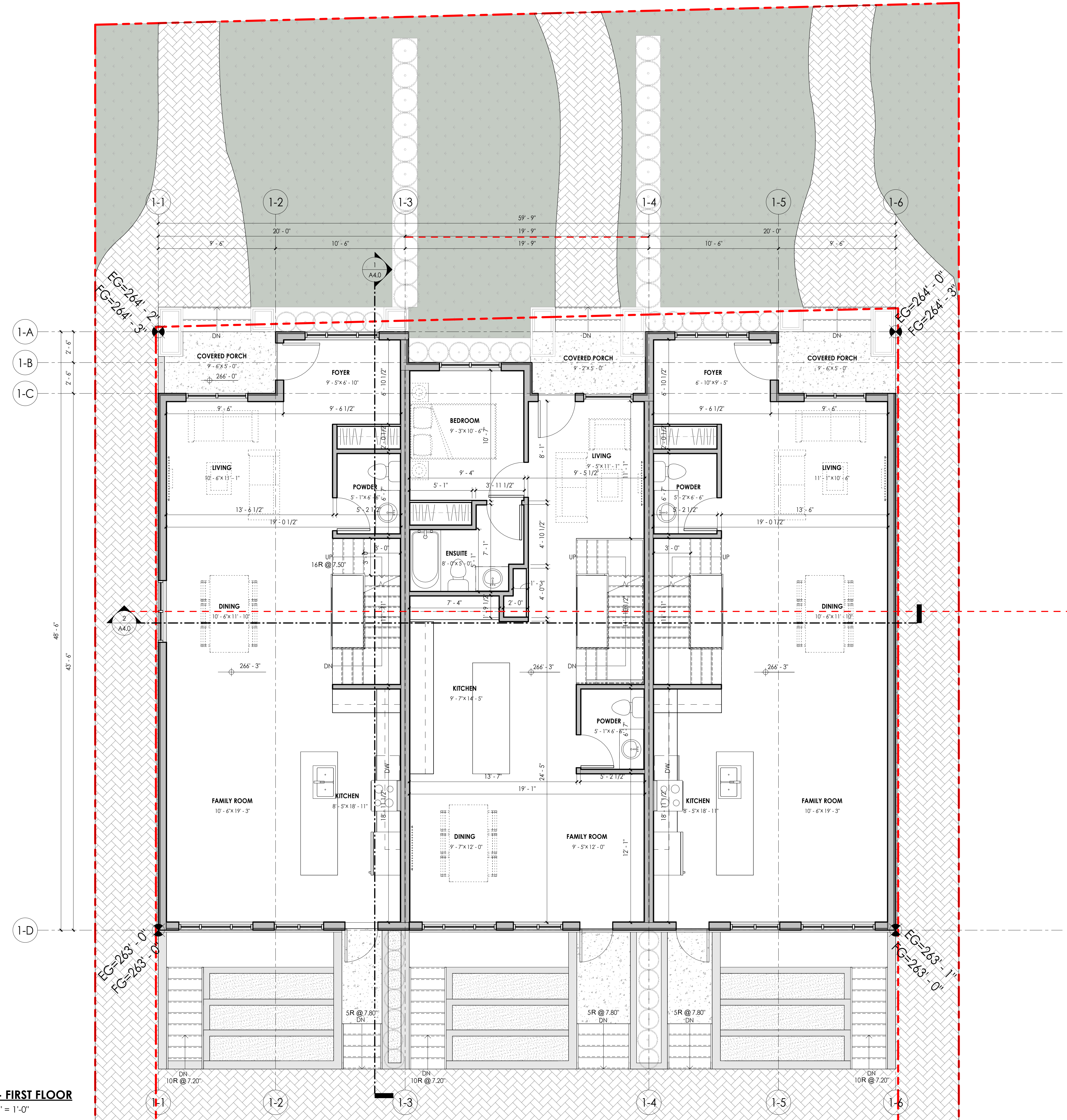
START DATE: FEB. 06 2022

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SHEET NUMBER:

A2.2

BLDG 1 - FIRST FLOOR
 SCALE: 1/4" = 1'-0"



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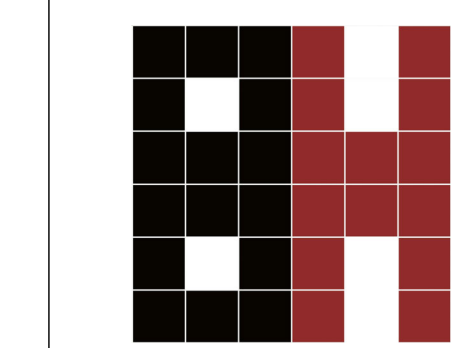
CONSULTANT:
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CONSULTANT:

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Drawing Issue	Date



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PROJECT:
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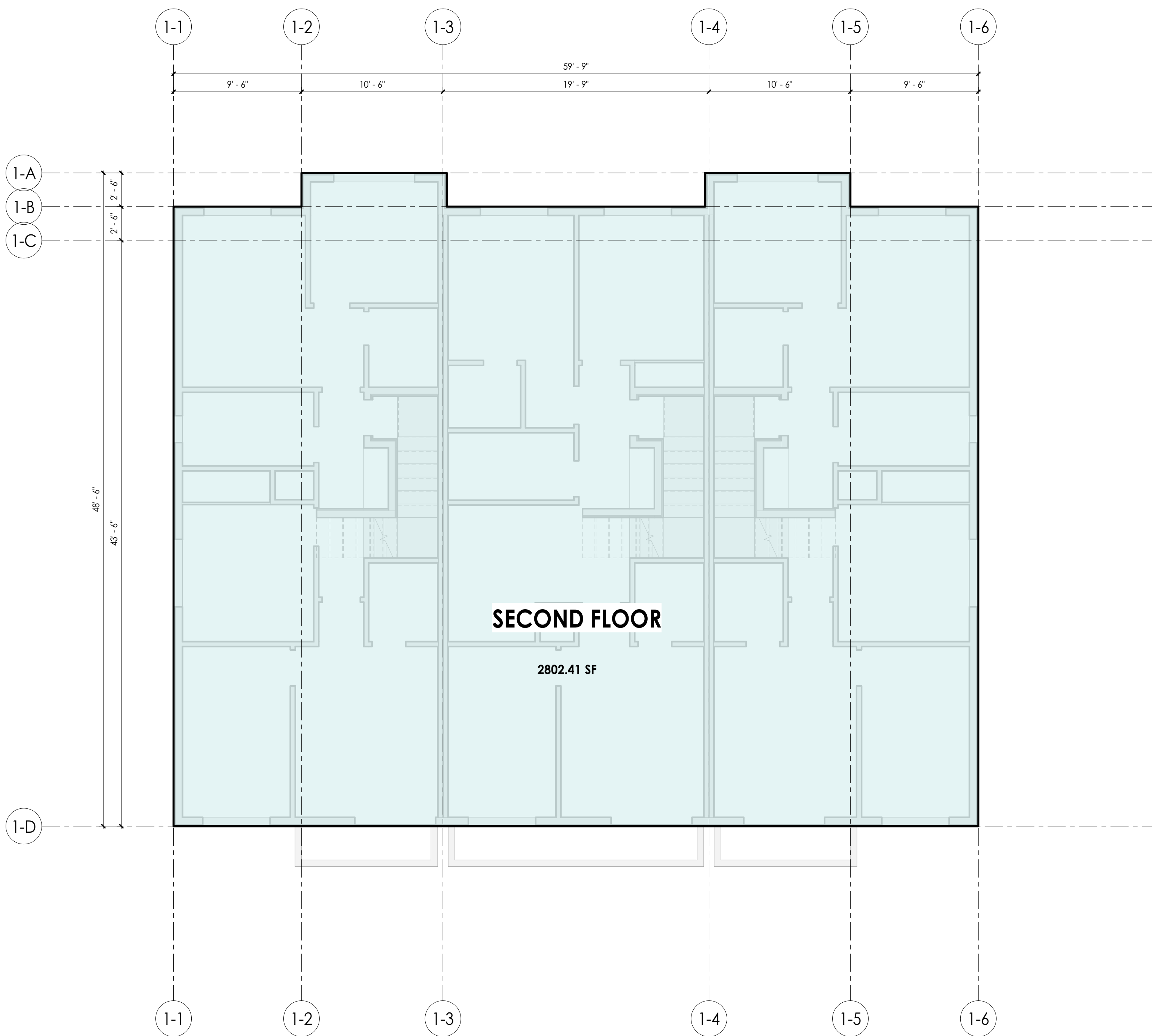
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START DATE: FEB. 06 2022

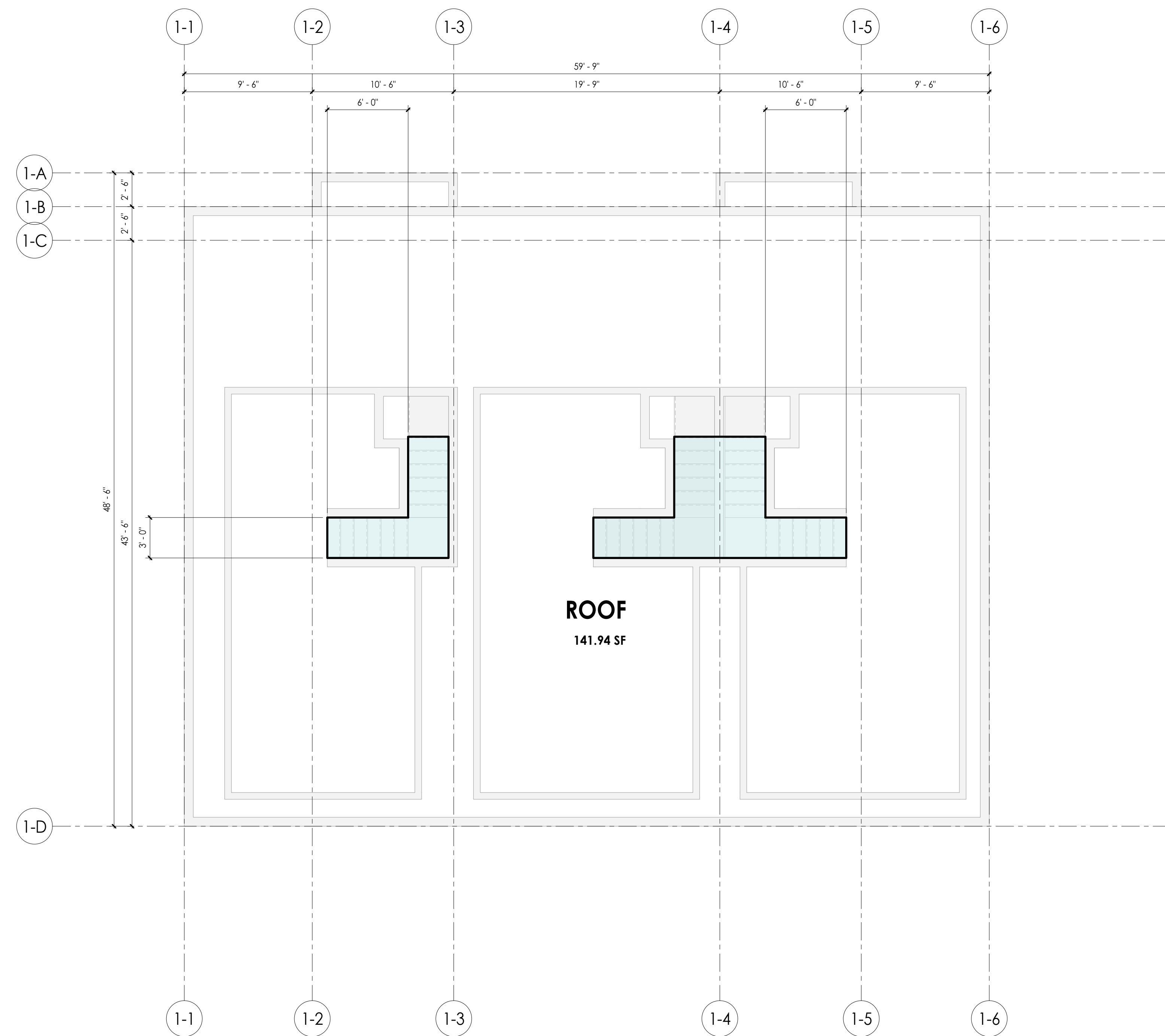
DRAWN BY: IRIS ZHANG

SHEET NUMBER:

A2.6



SECOND FLOOR - FSR
 SCALE: 3/16" = 1'-0"



ROOF FSR
 SCALE: 3/16" = 1'-0"



BLDG 1 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



BLDG 1 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LIST

1. WOOD TRIM
OC-57 WHITE HERON
2. PREFINISHED ALUMINUM FLASHING
DARK GREY
3. METAL CLADDING
DARK GREY
4. CONCRETE PLANTER
5. METAL CLADDING
WHITE
6. SOLID WOOD DOOR, PAINTED
STAINED DARK GREY
7. WOOD WINDOW TRIM
OC-57 WHITE HERON
8. ALUMINUM RAILING WITH GLASS PANEL
DARK GREY
9. ALUMINUM FRAME & GLASS PRIVACY SCREEN
DARK GRAY
10. VINYL WINDOW
11. HARDIE BOARD
12. CANOPY

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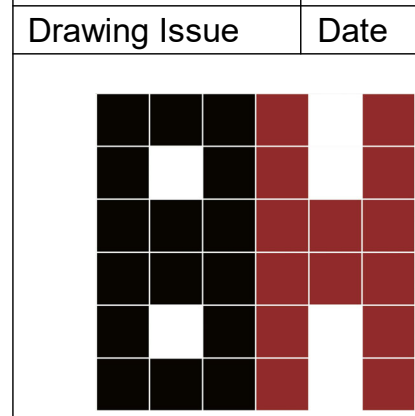
CONSULTANT:
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CONSULTANT:

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ISSUE FOR REZONING

Drawing Issue	Date



STAMP:

PROJECT:
14056 NORTH BLUFF RD WHITE ROCK BC

DRAWING:
BLDG 1 - NORTH & SOUTH ELEVATIONS

START DATE: FEB. 06 2022
DRAWN BY: IRIS ZHANG

SHEET NUMBER:

A3.0

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

CLIENT:

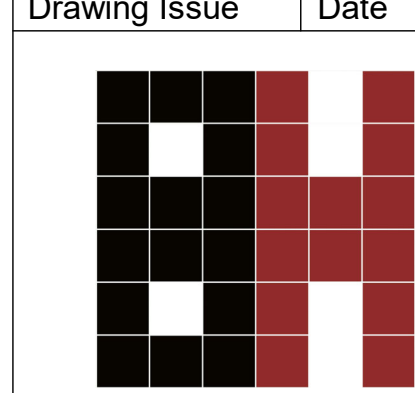
CONSULTANT:
BOLTHOUSE DESIGN GROUP INC.
BOLTHOUSE ARCHITECT INC.
 618228 bolthouse@gmail.com
 224-8978 General Ave
 BURBARY, BC
 778.862.7093

CONSULTANT:

NORTH POINT:

ISSUE FOR REZONING

Drawing Issue	Date



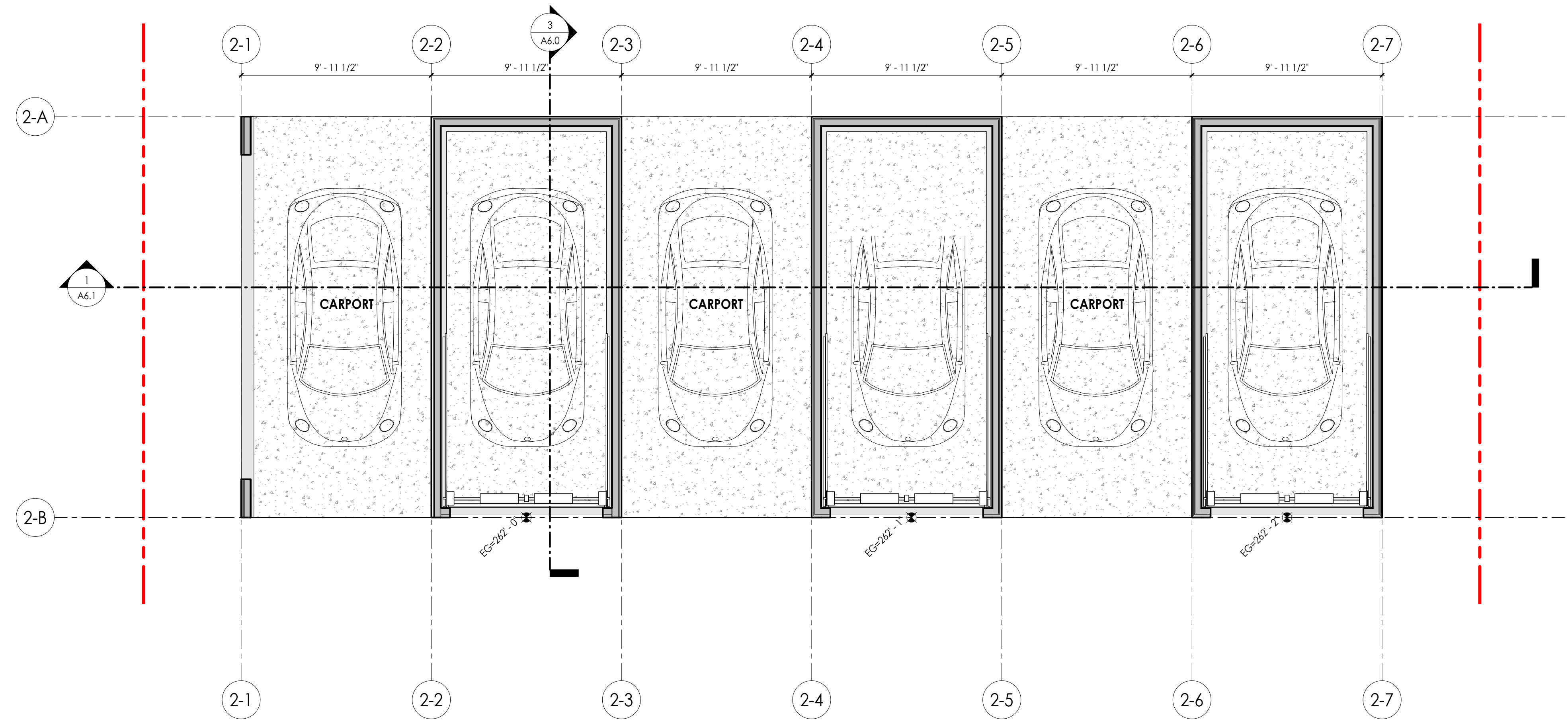
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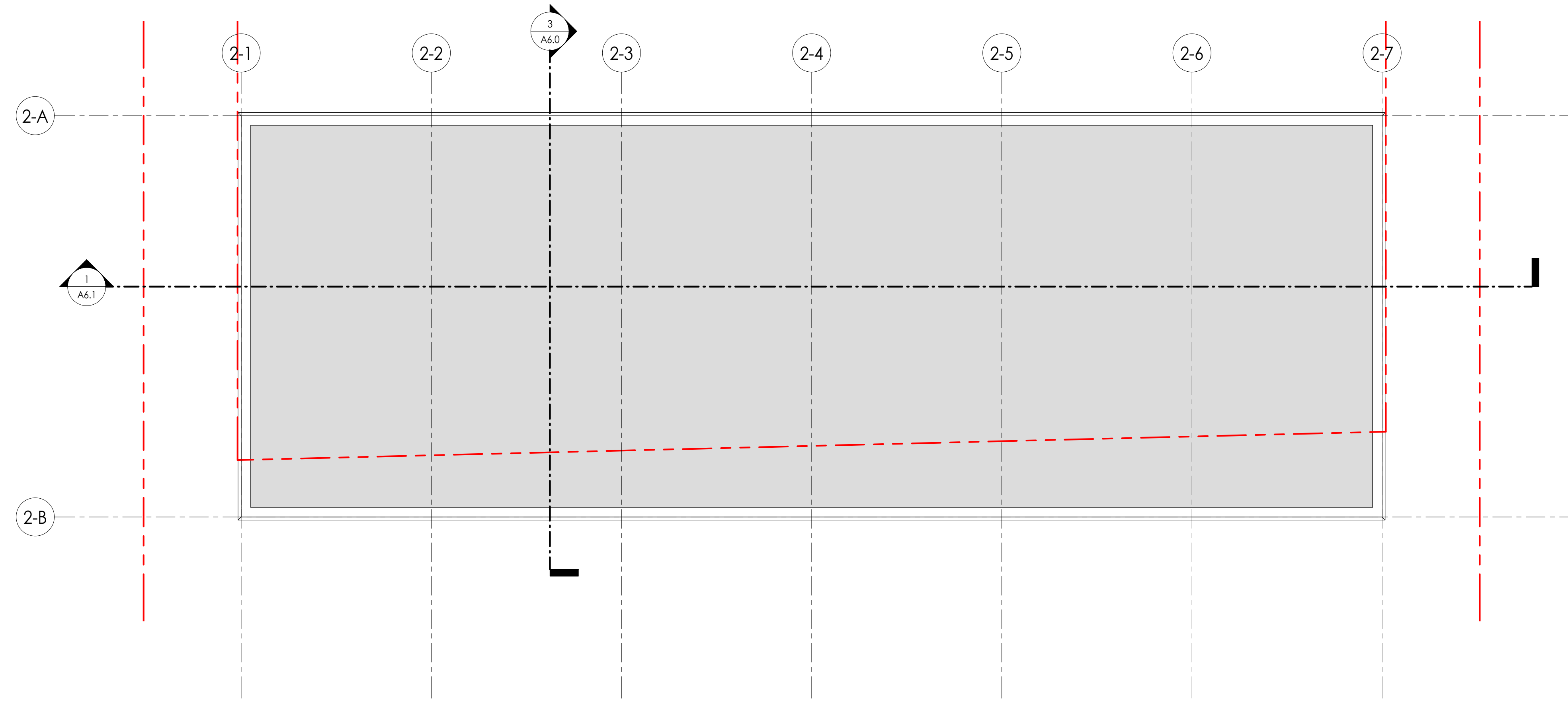
DRAWING:
GARAGE DRAWINGS

START DATE: FEB. 06 2022
 DRAWN BY: IRIS ZHANG

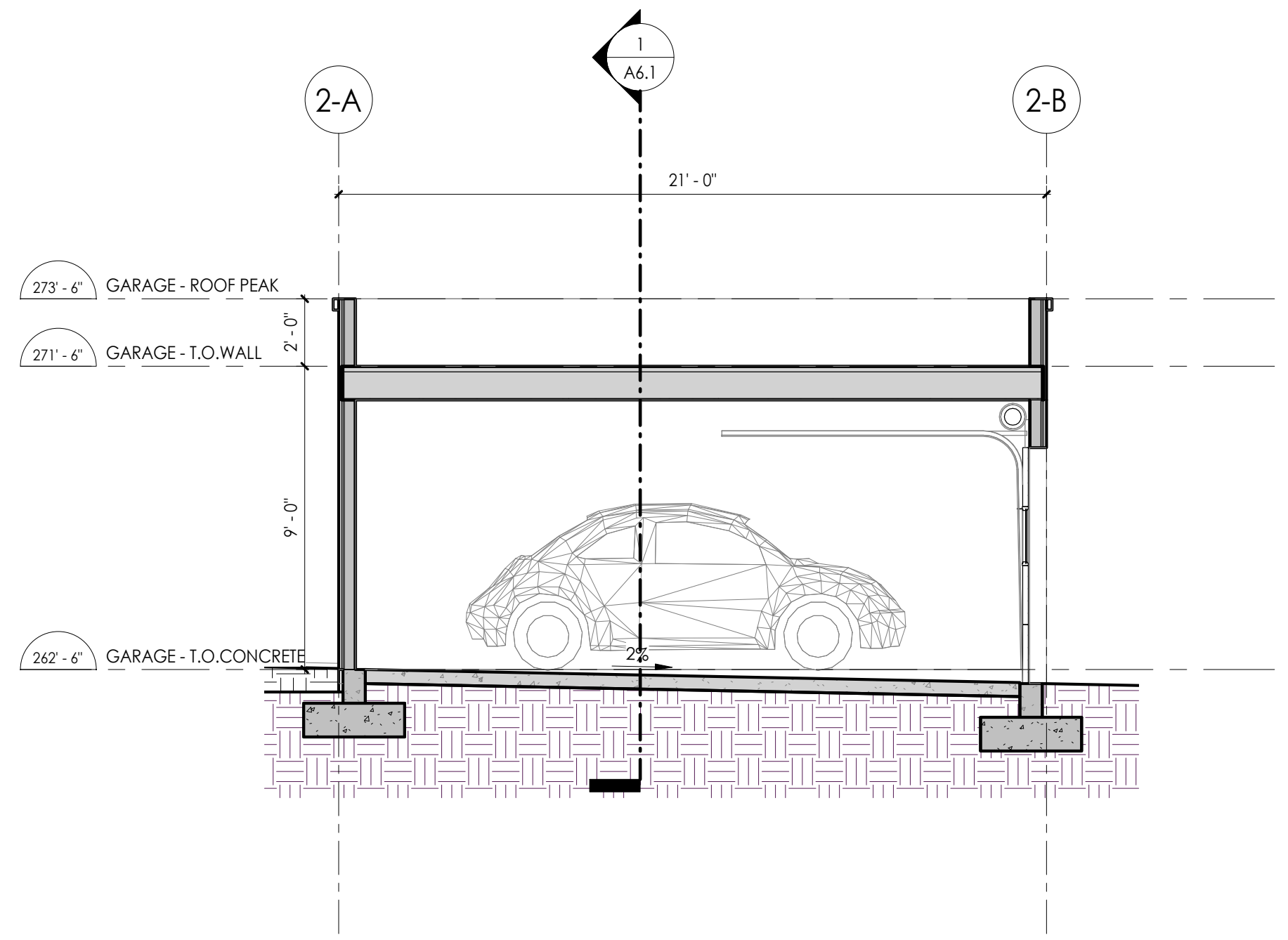
SHEET NUMBER:
A6.0



GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



GARAGE - ROOF PLAN
 SCALE: 1/4" = 1'-0"



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

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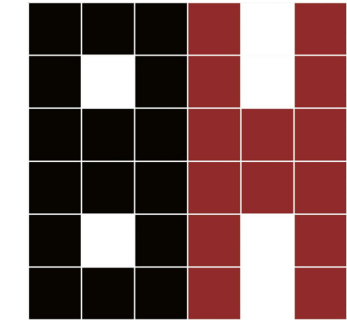
CLIENT:

CONSULTANT:
BOLTHOUSE DESIGN GROUP INC.
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 618224 bolthouse@gmail.com
 224-8878 General Ave
 BURNABY, BC
 778.862.7593
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14056 NORTH BLUFF RD WHITE ROCK BC

DRAWING:

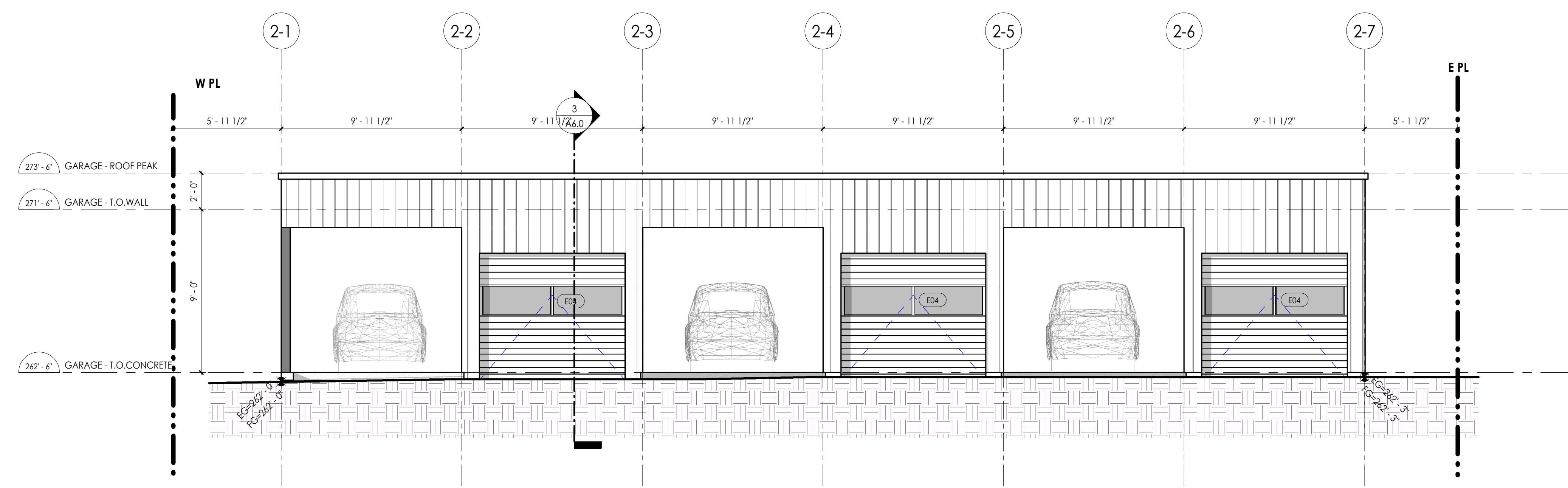
GARAGE DRAWINGS

START DATE: FEB. 06 2022

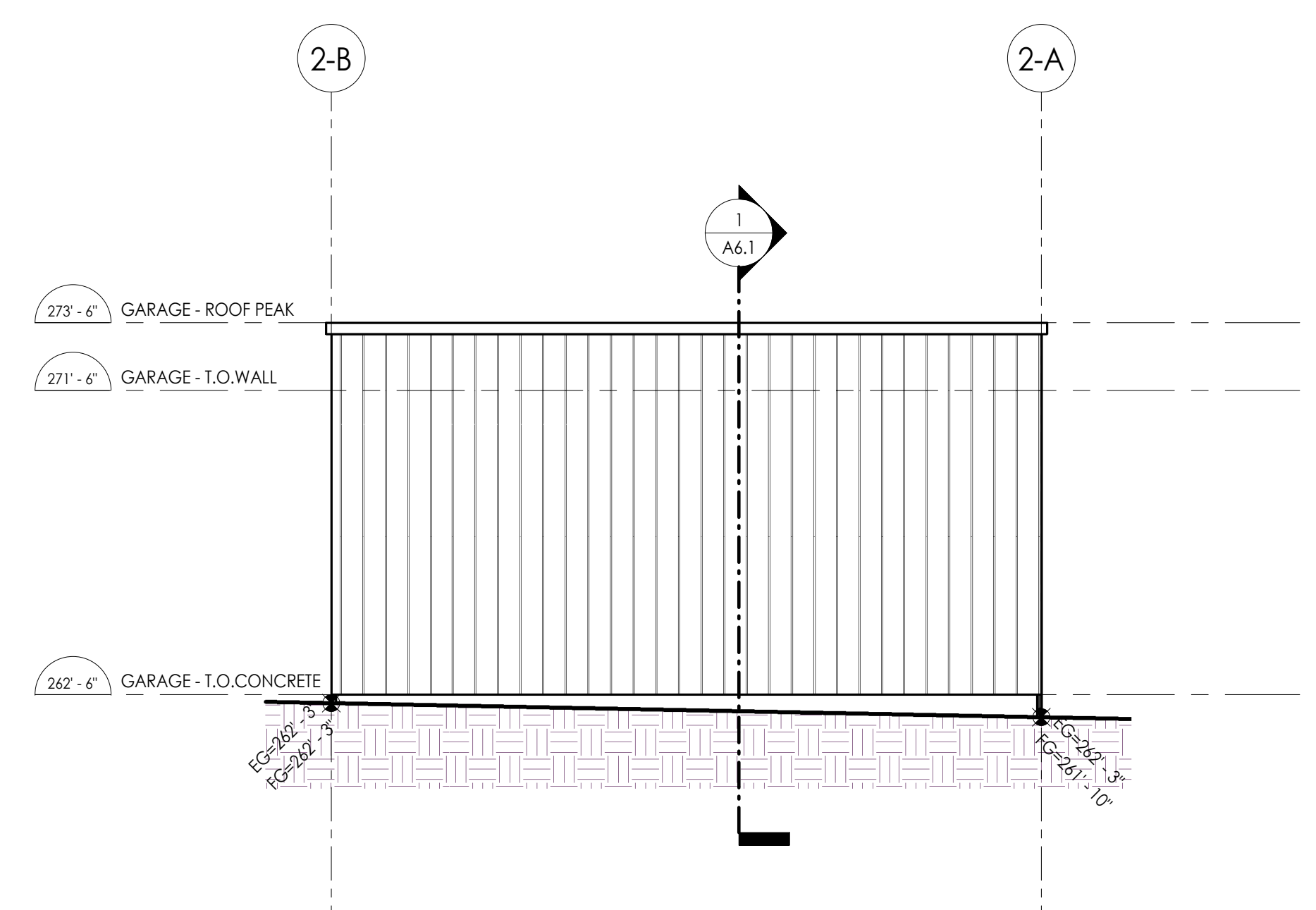
DRAWN BY: IRIS ZHANG

SHEET NUMBER:

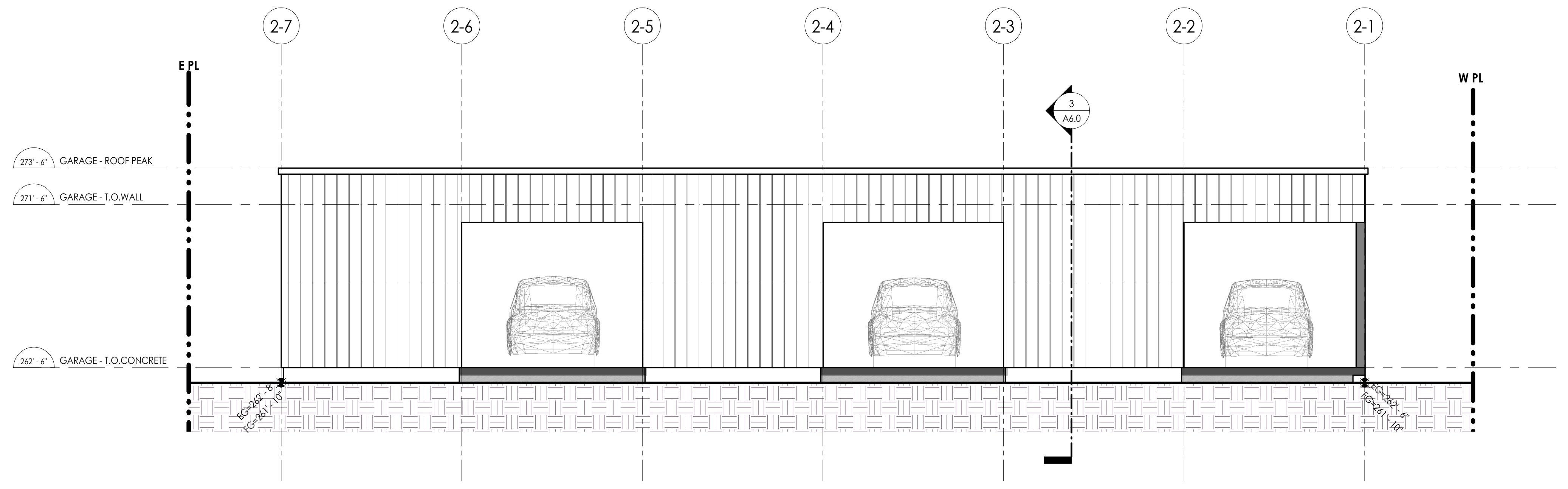
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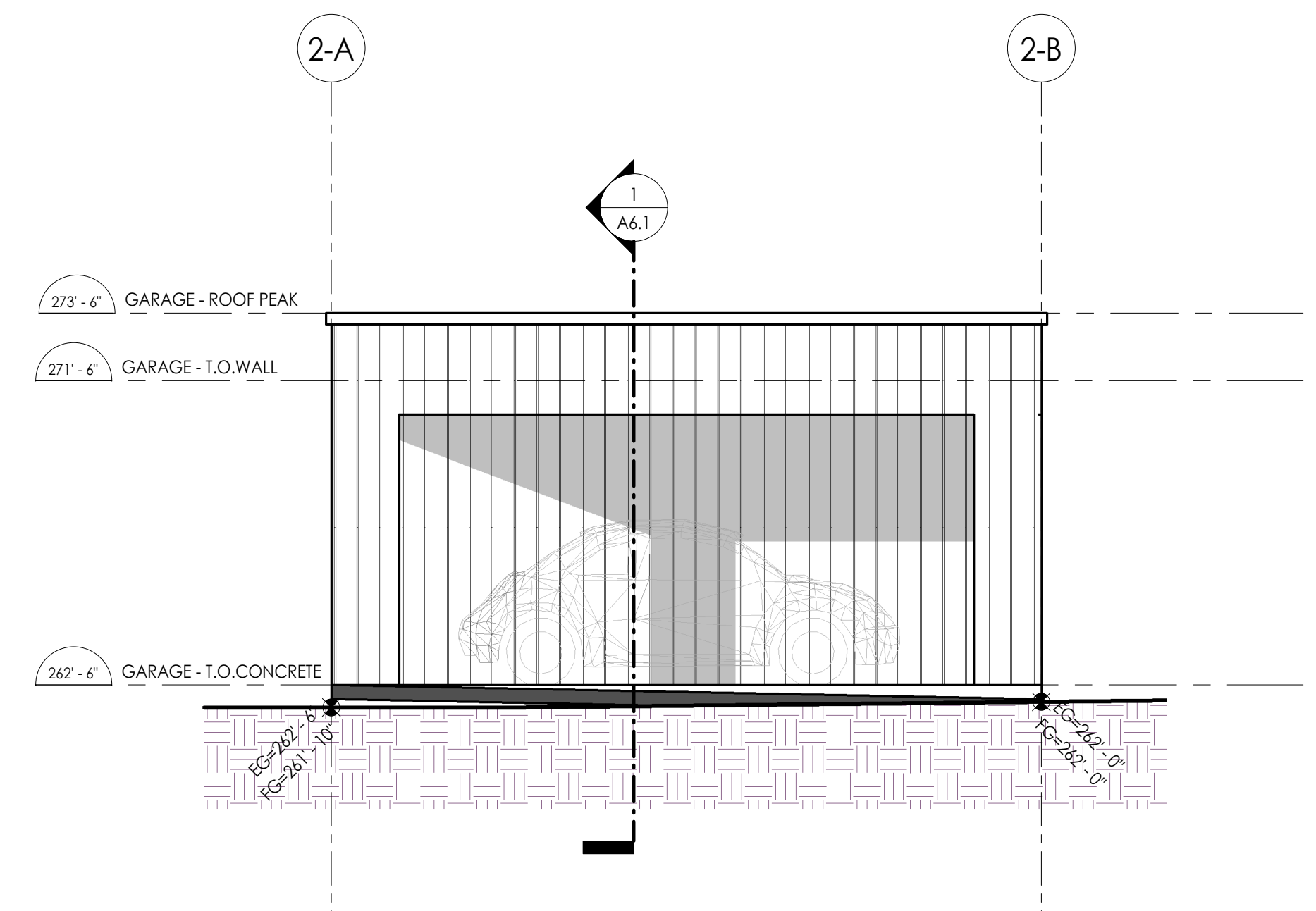
GARAGE - SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



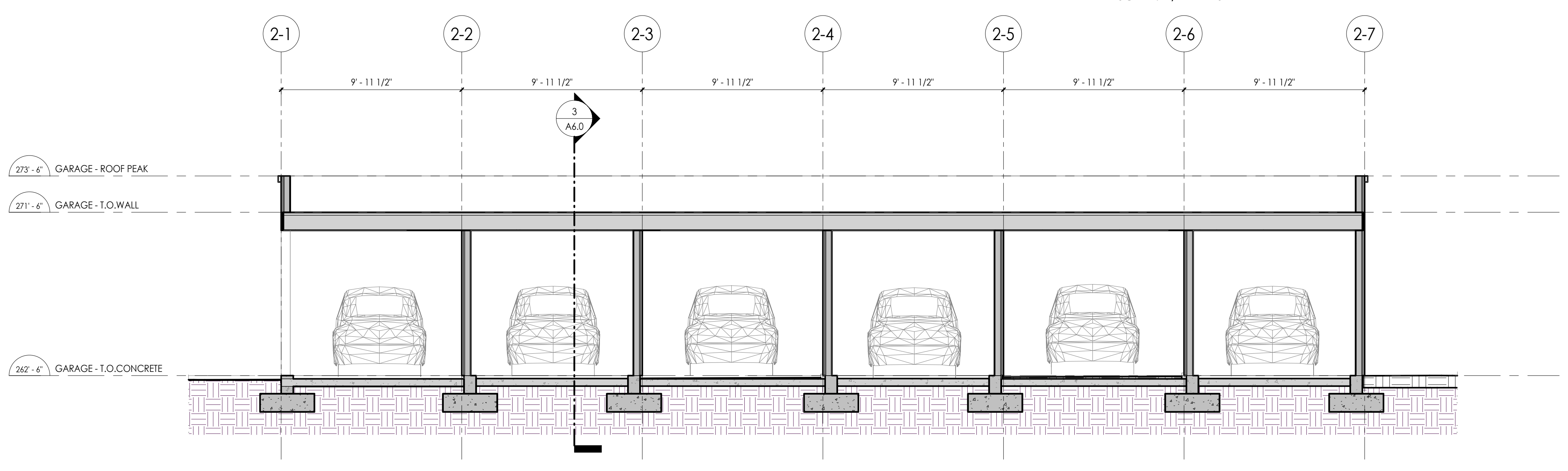
GARAGE - EAST ELEVATION
 SCALE: 1/4" = 1'-0"



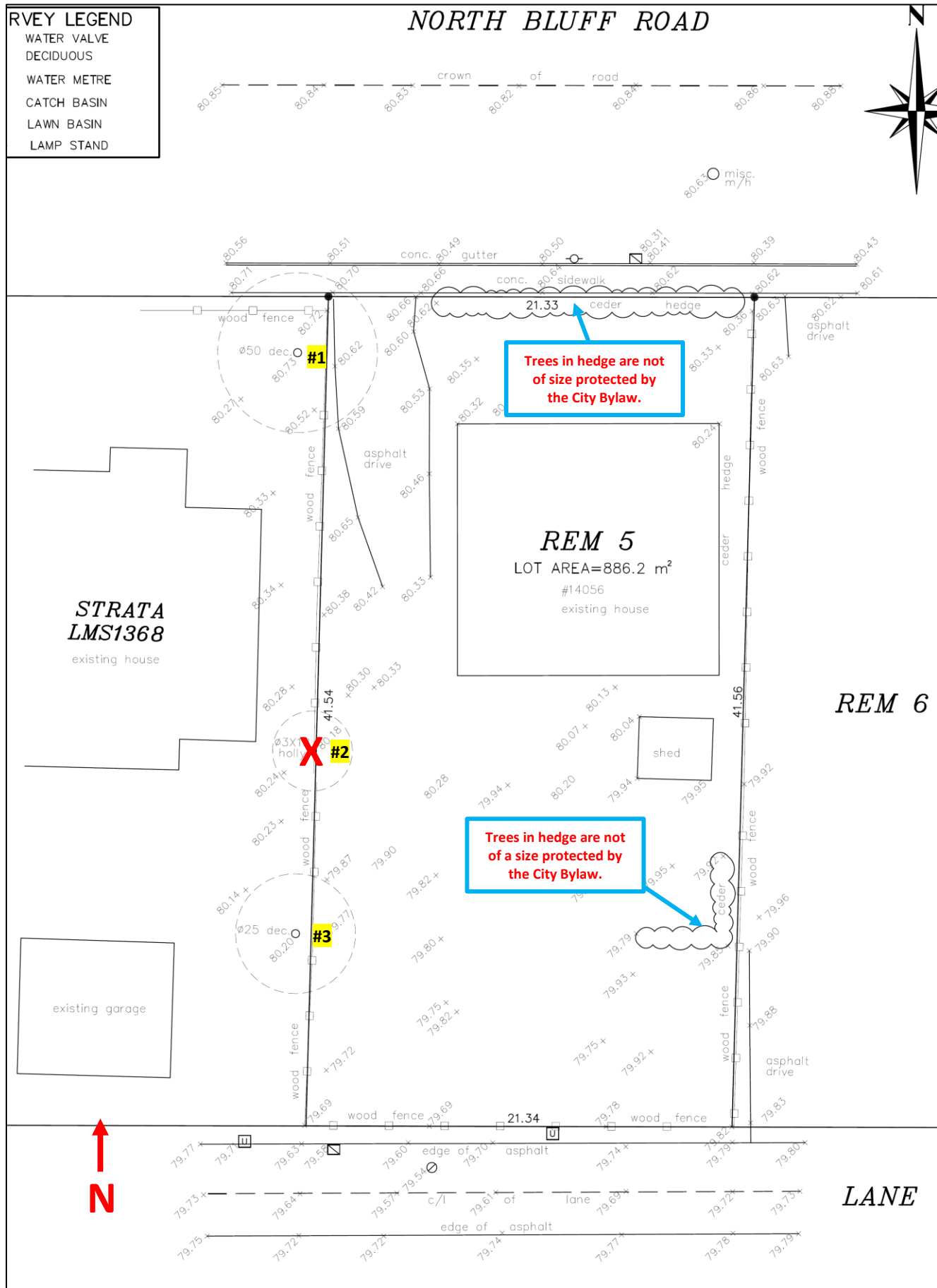
GARAGE - NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



GARAGE - WEST ELEVATION
 SCALE: 1/4" = 1'-0"



GARAGE - SECTION 2
 SCALE: 1/4" = 1'-0"



Site Survey - Not to Scale