

The Corporation of the
CITY OF WHITE ROCK



Land Use and Planning Committee
AGENDA

Monday, February 8, 2021, 5:00 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

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 TO ORDER	
Councillor Chesney, Chairperson	
2. ADOPTION OF AGENDA	
RECOMMENDATION	
THAT the Land Use and Planning Committee adopt the agenda for February 8, 2021 as circulated.	
3. ADOPTION OF MINUTES	5
RECOMMENDATION	
THAT the Land Use and Planning Committee adopt the minutes of the January 11, 2021 meeting as circulated.	
4. CORPORATE REPORTS	
4.1. Application for Zoning Amendment – 14401 Sunset Drive (ZON/SUB 20-001)	14
Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Application for Zoning Amendment - 14401 Sunset Drive".	

RECOMMENDATION

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 (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373;*”
2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373;*” and
3. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:
 - a. ensure that all engineering requirements and issues including servicing agreement completion and dedication of a 2.0 m x 2.0 m corner cut on the corner of Archibald Road and Sunset Drive 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; and
 - c. process registration of a Section 219 restrictive covenant to prohibit secondary suites on each of the lots.

4.2. REVISED APPLICATION FOR MAJOR DEVELOPMENT PERMIT APPLICATION - 14947 BUENA VISTA AVENUE (MJP 19-021)

54

Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Revised Application for Major Development Permit Application - 14947 Buena Vista Avenue (MJP 19-021)".

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council issue Development Permit No. 430 for 14947 Buena Vista Avenue.

4.3. APPLICATION FOR CANNABIS LICENSE REFERRAL, ZONING BYLAW AMENDMENT, AND TEMPORARY USE PERMIT, 15053 MARINE DRIVE (LL/ZON/TUP-20-018)

135

Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP-20-018)".

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 (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375;*”

2. Direct planning staff to obtain public input through a combined public hearing (license referral & rezoning applications) and public meeting (temporary use 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;
3. Direct planning staff to resolve the following issues prior to final adoption:
 - a. Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City's road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and
 - b. That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.
4. 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 location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license:
 - a. The hours of retail (cannabis) sale shall be limited to the following:

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	09:00	09:00	09:00	09:00	09:00	09:00
Closed	23:00	23:00	23:00	23:00	23:00	23:00
 - b. Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
 - c. The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.
5. Pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include

conditions as follows:

- a. Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.
- b. The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
- c. The Permittee shall purchase one City of White Rock “Merchant” parking decal for the Waterfront Commercial area; and
- d. The owner shall remove all structures which encroach into the City’s boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

4.4. CR-1 (TOWN CENTRE) ZONING AMENDMENT TO IMPLEMENT OFFICIAL COMMUNITY PLAN REVIEW RECOMMENDATIONS

250

Corporate report titled "CR-1 (Town Centre) Zoning Amendment to Implement Official Community Plan Review Recommendations".

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 (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376*”;
2. Direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376*”;
3. Direct staff, in addition to arranging the required newspaper notification of the public hearing, to mail notifications of this public hearing to the property owners of the 18 non-stratified properties in the Town Centre identified in this corporate report, despite this mailed notification not being required by the *Local Government Act* (per section 466(7)).

5. CONCLUSION OF THE FEBRUARY 8, 2021 LAND USE AND PLANNING COMMITTEE MEETING



Land Use and Planning Committee

Minutes

January 11, 2021, 5:30 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Colleen Ponzini, Director of Financial Services
Eric Stepura, Director of Recreation and Culture
Debbie Johnstone, Deputy Corporate Officer
Greg Newman, Manager of Planning

1. **CALL TO ORDER (Councillor Chesney, Chairperson)**

The meeting was called to order at 5:30 p.m.

1.1 **MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

Motion Number: LU/P-01 It was MOVED and SECONDED

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Order No. 192 requires an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the January 11, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Motion CARRIED

2. ADOPTION OF AGENDA

Motion Number: LU/P-02 It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopt the agenda for the January 11, 2021 as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number: LU/P-03 It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopt the meeting minutes from the November 16, 2020 meeting as circulated.

Motion CARRIED

4. **TEXT AMENDMENT TO INTRODUCE ACCESSIBLE (BARRIER-FREE) PARKING INTO WHITE ROCK ZONING BYLAW, 2012, NO. 2000**

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Text Amendment to Introduce Accessible (Barrier-Free) Parking into White Rock Zoning Bylaw, 2012, No. 2000".

The Manager of Planning provided a PowerPoint that outlined the process and research that was involved in order to bring forward proposed amendments to the City's zoning bylaw in regard to accessible (barrier-free) parking.

Staff recognized, Ben Tyler, Grade 11 student from Earl Marriott Senior Secondary, who did research work for the project as part of a co-op student program in December 2020.

Motion Number: LU/P-04 It was MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to bring forward proposed Bylaw No. 2371 with amendments to include the following:

That the table outlining the supply requirements for accessible parking be amended so that the first range of parking is "5 or less", for which zero accessible spaces are required, and the second range of parking is "6 to 50", for which 1 van-accessible space is required and zero standard spaces are required.

Motion CARRIED

Motion Number: LU/P-05 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 (Accessible Parking Standards) Bylaw, 2021, No.2371*" with the noted amendment; and
2. Recommend that Council direct staff to schedule the public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No. 2371.*"

Motion CARRIED

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

6. EARLY REVIEW OF REZONING APPLICATION - 15733 THRIFT AVENUE

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application - 15733 Thrift Avenue".

The Manager of Planning gave a PowerPoint introducing the initial submission for rezoning for 15733 Thrift Avenue.

The following discussion points were noted:

- Concern noted with possible mature tree removal
- What is the likelihood we can have replacement trees in Maccaud Park instead (if they cannot be accommodated on-site). Staff noted this may be a possibility
- Development is causing loss of trees, need Land Use Policy Changes across the City to address this (would like to see Mandatory Tree Preservation)

- Would like to see ways to address if after development and the trees are not doing well, staff noted this can be addressed by way of a covenant registered on the property where they current owner at the time there is an issue with the trees would need to address this
- Would like to see what solutions come forward, don't like to see a Douglas Fir to come down
- Agree with re-development like this, as it puts more housing in the community, but would like to see trees preserved
- Concern trees noted in the plan (5,6 and 7) can't be preserved
- Protecting the trees / long range plan for the trees it may be off-site
- The Applicant noted they don't desire a 6,000sq. ft home, they are looking to build 3,000 and they plan to save as many trees as possible. The Arborist is reviewing trees 6 & 7) in the plan and seeing what can be done to help with their survival. Plan to live on the site.

Motion Number: LU/P-08It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15733 Thrift Avenue to the next stage in the application review process.

Motion CARRIED

Councillors Fathers, Johanson and Manning voted in the negative

Motion Number: LU/P-09It was MOVED and SECONDED

THAT the Land Use and Planning Committee refers the preliminary Rezoning Application for 15733 Thrift Avenue to the next Environmental Advisory Committee meeting so a review can be done applying the proposed recommendations they have been working on for Bylaw No. 1831 and Policy No. 611.

Motion CARRIED

7. Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major Development Permit for 'Beachway' Application - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)

Corporate report dated July 27, 2020 from the Director of Planning and Development Services provided for information purposes.

This project was discussed at the July 27, 2020 Land Use and Planning meeting where the Committee defeated a recommendation to move the application forward (give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351*").

The application was also a subject on the October 26, 2020 Land Use and Planning Committee meeting where the applicant was given the opportunity to speak and the following recommendation was adopted by the Committee:

THAT The Land Use and Planning Committee directs staff to continue to work with the applicant for "Beachway" Application for 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) including the noted feedback given during discussion at this meeting to bring the application back for consideration.

The applicant has considered the Committee's comments and has requested the application be brought back for consideration by the Committee at this time.

The Manager of Planning gave a PowerPoint giving an overview of the application and the process it has been through.

The following discussion points were noted:

- Good to see changes made in regard to parking however, six (6) stories is too high / four (4) stories would work
- Not what the nearby residents want
- Official Community Plan (OCP) review still not complete
- Concern with removal of trees
- Need to establish definition of affordable housing
- See the future in this area as townhomes / single family
- Affordable housing with 2/3 bedroom units is needed, this is a primary opportunity for the community
- Appreciate the development notes quality which is practical / not luxury

Motion Number: LU/P-010 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 (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351 as presented, and direct staff to schedule the required Public Hearing;

2. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2351 is given Third Reading after the Public Hearing;

- a. Ensure that all engineering requirements and issues, including registration of a 2.0 metre by 2.0 metre statutory right of way on each corner of the site at Maple Street and North Bluff Road and Lee Street and North Bluff Road, a 2.65 metre dedication to achieve a 15 metre road width from the centreline along the North Bluff Road property frontage, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
- b. Preparation of an Affordable Home Ownership Program Memorandum of Understanding with the British Columbia Housing Management Commission generally as provided in Appendix G to Appendix A and the execution of a Project Partnering Agreement with the British Columbia Housing Management Commission and Bridgewater Development Corporation; and

3. Recommend that, pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351, Council consider issuance of Development Permit No. 428 for 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street.

Motion CARRIED

Councillors Johanson, Kristjanson and Trevelyan voted in the negative

8. OFFICIAL COMMUNITY PLAN REVIEW - PREVIEW OF PHASE 2 PUBLIC INPUT ON BUILDING HEIGHTS OUTSIDE THE TOWN CENTRE

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Official Community Plan Review - Preview of Phase 2 Public Input on Building Heights Outside the Town Centre".

Motion Number: LU/P-011 It was MOVED and SECONDED

THAT the Land Use and Planning Committee directs staff to break down the information with West Beach as a separate option.

Motion CARRIED

Councillors Chesney and Fathers voted in the negative

Motion Number: LU/P-012 It was MOVED and SECONDED

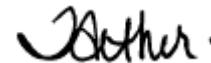
THAT the Land Use and Planning Committee receive the corporate report from the Director of Planning and Development Services titled "Official Community Plan Review – Preview of Phase 2 Public Input on Building Heights outside the Town Centre."

Motion CARRIED

9. CONCLUSION OF THE JANUARY 11, 2020 LAND USE AND PLANNING COMMITTEE MEETING

The Chairperson concluded the meeting at 7:04 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 8, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Application for Zoning Amendment – 14401 Sunset Drive (ZON/SUB 20-001)

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 (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373;*”
 2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373;*” and
 3. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:
 - a) ensure that all engineering requirements and issues including servicing agreement completion and dedication of a 2.0 m x 2.0 m corner cut on the corner of Archibald Road and Sunset Drive 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; and
 - c) process registration of a Section 219 restrictive covenant to prohibit secondary suites on each of the lots.
-

EXECUTIVE SUMMARY

The City of White Rock has received an application to rezone the property at 14401 Sunset Drive from ‘RS-1 One Unit Residential Zone’ to ‘CD - Comprehensive Development’ to permit the subdivision of the 24.99 m wide lot into two (2) 12.49 m wide lots to allow for the construction of two new single family dwellings. The proposal is consistent with the objectives and policies of the Official Community Plan’s (OCP) Mature Neighbourhood land use designation which applies to the subject properties. OCP Objective 8.8 supports gentle infill to enable moderate residential growth in mature neighbourhoods. The proposed gentle infill will moderately increase housing availability in White Rock without significantly changing the character of the existing single-family neighbourhood and add housing options to the community through the introduction of smaller single-family detached homes. A copy of Draft Zoning Amendment Bylaw No. 2373

is included in this corporate report as Appendix A, location and ortho maps of the property are included in Appendix B, and the preliminary plan of subdivision is included as Appendix C.

PREVIOUS COUNCIL DIRECTION

None.

INTRODUCTION/BACKGROUND

White Rock Official Community Plan 2017, No. 2220 (OCP) designates the subject property as ‘Mature Neighbourhood’, which is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The objective of this land use policy area is to enable single-detached and gentle infill opportunities, support different housing options, and protect the character of existing mature single-family neighbourhoods. The subject property is zoned ‘RS-1 One Unit Residential Zone’. The intent of this zone is to accommodate one-unit residential buildings on lots of 464 m² (4,995 ft²) or larger. The proposed ‘CD – Comprehensive Development Zone’ would be a site-specific zone created to accommodate a one-unit residential building on lots with a minimum lot width of 12.49 m (40.9 ft) and lots 447 m² (4,816 ft²) or larger. This CD zone would be similar to the RS-4 One Unit (12.1 m Lot width) Residential Zone, as both the lot width and area would exceed the minimum requirements but would not meet the minimum lot depth for this zone. Uses permitted in the current RS-1 zoning and the proposed CD zoning are both consistent with the OCP land use designation.

ANALYSIS

Site Context

The subject properties are located on the north side of Sunset Drive between Archibald Road and Magdalen Crescent. A single-family home currently resides on the irregularly shaped property, with an overall size of 895 m² and dimensions of 24.9 m wide by an average of 25.8 m deep. The property does not have lane access. The surrounding neighbourhood to the north, south, east and west is comprised largely of single-family dwellings. As shown in Figure 1, the immediate area is predominantly zoned RS-1 (shaded white). Two blocks east of the subject property on High Street, there are four residential lots zoned RS-4 which accommodates a narrower lot (12.1m) width, one property zoned for a duplex (RT-1), and several “small lot, hillside” properties zoned RS-3 (cross hatched grey), fronting onto High Street and Marine Drive. The irregular parcel fabric of properties in the neighbourhood, and the associated mix of zones, is reflective of the variability in the form and character of lower profile housing in the area to the east of the subject properties, while the immediate area and to the north and west the zoning is predominantly RS-1.

Zoning Comparison

The rezoning of the subject property from RS-1 to a site specific Comprehensive Development (CD) Zone will allow for the creation of two lots approximately 20m² less than the minimum lot area required in the RS-1 zone. Table 1 on the following page compares the requirements of the RS-1 Zone and the proposed CD Zone. The primary difference between the proposed CD Zone and the RS-1 Zone, and any of the other one-unit residential zones, relates to lot depth. Specifically, the depth of the west lot would be 27.02m and the east lot would have depth of 24.61m whereas the RS-1 Zone requires a minimum lot depth of 27.4m. The setbacks proposed in the CD Zone align with those of the RS-1 zone and both lot area and frontage align with that enabled by the infill zoning standards of the standard RS-4 zone; this latter point is noted as the configuration of the lots as contemplated in the site specific CD Zone largely respect what is established within the RS-4 Zone, save for the noted deviation tied to lot depth. Building height

in the proposed CD Zone (4.88 m) would be less than the maximum permitted height of the RS-1 Zone (7.7m). The maximum lot coverage of 35% is less than the RS-1 maximum of 45%.

Figure 1: Zoning Map – 14401 Sunset Drive

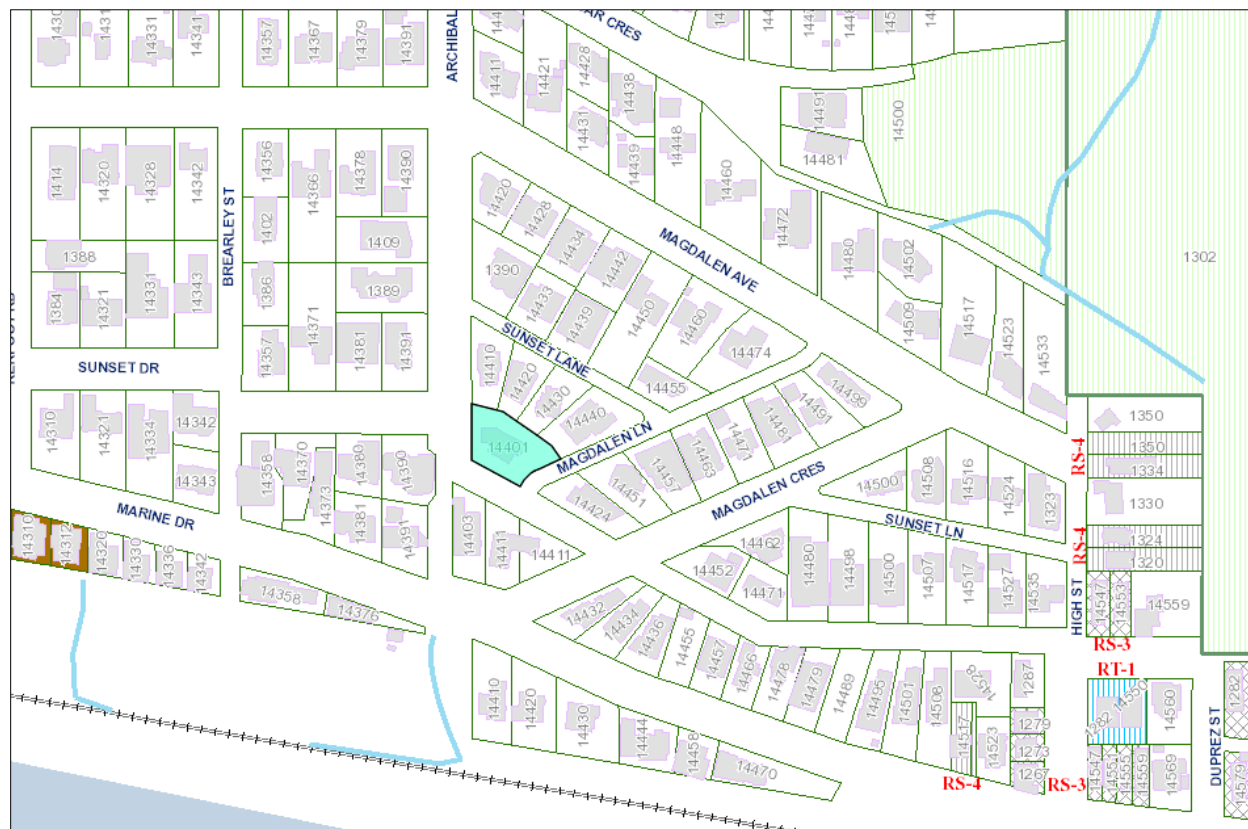


Table 1: Comparison of Zoning Requirements

	RS-1 Zone	CD Zone
Minimum Lot Area	464.0 m ² / 4,994.6 ft ²	445.0 m ² / 4,789 ft ²
Minimum Lot Width	15.0 m / 49.2 ft	12.49 m / 40.9 ft
Minimum Lot Depth	27.4 m / 89.9 ft	West Lot: 27.02m / 88.64 ft East Lot: 24.61 m / 80.74 ft
Maximum Lot Coverage	40% for lots with greater than 696 m ² lot area	35%
Maximum Residential Gross Floor Area	0.5	0.5
Maximum Building Height	7.7 m / 25.26 ft	4.88 m / 16 ft
Minimum Setbacks:		
Front	7.5 m / 24.61 ft	7.5 m / 24.61 ft
Interior	1.5 m / 4.92 ft	1.5 m / 4.92 ft
Rear	7.5 m / 24.61 ft	7.5 m / 24.61 ft
Off Street Parking	2 per one unit residential; 1 additional for a secondary suite	2 per one unit residential
<i>* Exact dimensions to be determined at time of building design; dimensions may not exceed the indicated maximum and minimum requirements</i>		

Both the existing RS-1 zoning and proposed CD zoning allow for one single family dwelling per lot. Additional permitted “accessory” uses in both zones include a childcare centre, boarding use, bed and breakfast, or home occupation. An accessory registered secondary suite or short term rental would not be permitted in the CD zone.

Council’s approval of the proposed rezoning, and subsequent subdivision approval by the City’s Approving Officer would allow for a maximum of two (2) units (two principal homes), which is a

net increase of one (1) unit from what is currently permitted at the site under the RS-1 Zone. A rendering of the proposed homes on the properties is included below as Figure 2.

Figure 2: Rendering of Proposed Two Homes in Context (viewed from south)



Note: The proposed access for the east (right) lot has been revised to be on the east property line (off of Madgalen Crescent Lane), as shown in the site plan attached as Appendix C

Restrictive Covenant

There is an existing covenant registered on the property. The covenant (H112799) states: “That no structure will be erected to exceed 16 (sixteen) feet in height at the apex of the roof taken vertically from the general contour of the land, from 25 (twenty-five) feet from the northerly boundary lot line to within 25 (twenty-five) feet of the southerly boundary lot line, and from the east boundary lot line and from within 12.5 (twelve and one-half) feet of the west boundary lot line, which shall be defined as the buildable area.” While the City is not a signatory to the covenant and its terms are not binding on the regulations established by the municipality, staff believe the standards to be established in the CD Zone conform with the height limits and general intent of the siting requirements of the covenant.

Required Parking

Two (2) parking spaces are needed to service each principal residence. Under the existing RS-1 zoning a minimum three (3) spaces would be required if the lot were to have a principal dwelling and secondary suite. If the subdivision proceeds for an additional (second) lot, a minimum of four (4) spaces would be required. The recommendations in this report would, if approved, require the registration of a covenant on title which prohibits the establishment of a secondary suite.

Tree Management

An arborist report prepared by Froggers Creek Tree Consultants Ltd. identifies one Japanese maple (1) tree on the property. This tree is a protected tree as defined by the *White Rock Tree Management Bylaw, 2008 No. 1831* and is proposed to be removed to accommodate the subdivision. Several mature shrubs are located on City property, which would also be removed as part of the proposal, subject to the receipt of compensation in the amount of \$6,000. The compensation would be used to replant trees on City property. As part of the rezoning and newly created CD zone, a minimum of one tree will be required to be planted on each lot to provide contribution to the overall tree canopy within the City.

Public Information Meeting and Public Feedback

The applicant held a digital public information meeting (PIM) on October 15, 2020. Sixty-three (63) letters were delivered to White Rock property owners and occupants within 100 metres of the subject property. The meeting was also advertised in the October 9 and October 16 issues of the Peace Arch News. A total of ten (10) attendees were present during the PIM who noted the following concerns:

1. The blind corner at Archibald Road;
2. The driveway location in relation exiting onto a steep, narrow, busy road;
3. Parking and congestion; and
4. Secondary suites.

A total of six emails were received regarding the application, noting the following concerns:

1. Increased traffic;
2. The bottleneck of Sunset Drive serving all traffic moving south to Marine Drive from Archibald, Brearly, and Kerfoot;
3. Narrow road width and lack of sidewalks for pedestrians;
4. Decrease in property values due to smaller lot sizes;
5. Dangerous nature of the hedges along the property lines creating blind corners;
6. Encroachment on surrounding properties and lack of greenspace;
7. Application of the restrictive covenant governing the development of the lot.

As noted earlier, the project would result in one additional dwelling unit and the need for one net new parking space; secondary suites and short term rentals would not be permitted and this would be secured through a covenant registered on title of the property, in addition to the restrictions in the Zoning Bylaw. Staff do not believe the net increase of one dwelling unit will result in negative traffic impacts warranting improvements to the neighbouring road network. Further, the City's Engineering and Municipal Operations Department has commented on the design and the applicant has accordingly addressed matters pertaining to: the location of new driveways relative to intersections (i.e., the design now being compliant with the requirements of the City of White Rock Street and Traffic Bylaw, 2000, No. 1529); the need to remove hedges and vegetation near intersections to improve motorist and pedestrian visibility; and, the need for a dedication of land to support the construction of a sidewalk extending along the length of the property on Archibald Road and down Sunset Drive. These improvements will help to address public concerns regarding the potential for vehicle conflict, or bottlenecks, blind corners, and pedestrian safety.

The rezoning, if approved, would allow for the subdivision of the property into two, smaller lots. Each of the new lots would presumably be lower in value than a lot twice their size. Similarly, it

is assumed the homes on each of the lots would be lower in value (cost) when compared with a larger home built on the existing lot. Moderate variability in the size of lots within established neighbourhoods can help create interest through variability in the scale and design of single family dwellings.

The proposed CD-65 Zone has been scoped to limit the amount of land that can be covered with buildings and structures. Specifically, the new zone would limit lot coverage to a maximum of 35% of the area of the subject property; this would apply to each lot if a future subdivision is approved. The existing RS-1 Zone permits 40% lot coverage when lot area exceeds 696 square metres and 45% on lots being less than 696 square metres (which would apply to this lot under the current zoning). Introducing a lower lot coverage standard given an intention to subdivide the subject property into two lots being no greater than 443 square metres, demonstrates an effort to enable greater landscaping of the property through building constraint.

Finally, there is an existing covenant registered on title of the property. The covenant prohibits the construction of a building being taller than 16 feet (4.87m). While the City is not a signatory to this covenant, efforts have been made to respect this height limit. To this end, the CD-65 Zone includes a maximum height limit of 4.87 metres (15.97 feet), applicable to principal building, and a maximum height of 4.0 metres (12.12 feet) applicable to ancillary buildings and structures.

Planning Review

The proposal is consistent with the objectives and policies of the OCP ‘Mature Neighbourhood’ land use designation. As the ‘Mature Neighbourhood’ is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes, the proposed rezoning and subdivision application meets the intent of the OCP.

The proposed rezoning from RS-1 to CD to accommodate the proposed two-lot subdivision would create further single-detached and gentle infill opportunities, support different housing options, while maintaining the character of the existing mature single-family neighbourhood.

FINANCIAL IMPLICATIONS

Approval of the subdivision following final approval of the rezoning would result in \$19,294.76 in municipal development cost charges as a result of the net increase of one (1) new single-family residential lot.

LEGAL IMPLICATIONS

As noted in the background above, there is a restrictive covenant registered on title between the subject property and adjacent properties regarding the height of buildings on the subject property. The City is not a party to the covenant, and therefore its terms are not binding on the regulations established by the municipality. While the City is not bound by the terms of the covenant, staff believe the standards to be established in the CD Zone conform with the height limits and general intent of the siting requirements of the covenant.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The applicant held a digital public information meeting (PIM) on October 15, 2020, and if Council provides first and second readings of the Zoning Amendment Bylaw, a Public Hearing would offer an opportunity for direct written and verbal comments to be provided to Council.

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 modest intensification in an existing neighbourhood, lessening the demand for outward sprawl otherwise necessary to accommodate growth in the region.

ALIGNMENT WITH STRATEGIC PRIORITIES

An overall review of Single Family Home zones is currently in the 2021-2022 Council Strategic Priorities, scheduled for December 2021.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council’s consideration:

1. Reject “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373;*” or
2. Defer consideration of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373*” and refer the application to staff to address any issues identified by Council.

CONCLUSION

The City of White Rock has received an application to rezone 14401 Sunset Drive from ‘RS-1 One Unit Residential Zone’ to ‘CD - Comprehensive Development Zone’ to allow the subdivision of the lot into two (2) new lots. The proposal is consistent with the objectives and policies of the ‘Mature Family’ OCP land use designation intended for the subject property, and the proposed infill, while reducing the maximum lot coverage from 45% to 35% for smaller building footprints than currently permitted. This would add to White Rock’s housing stock without significantly changing the character of the existing single-family neighbourhood. Staff recommend Council give first and second readings and authorize staff to schedule a Public Hearing for this application.

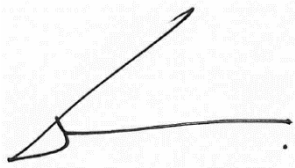
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', is written over a light gray grid background.

Guillermo Ferrero
Chief Administrative Officer

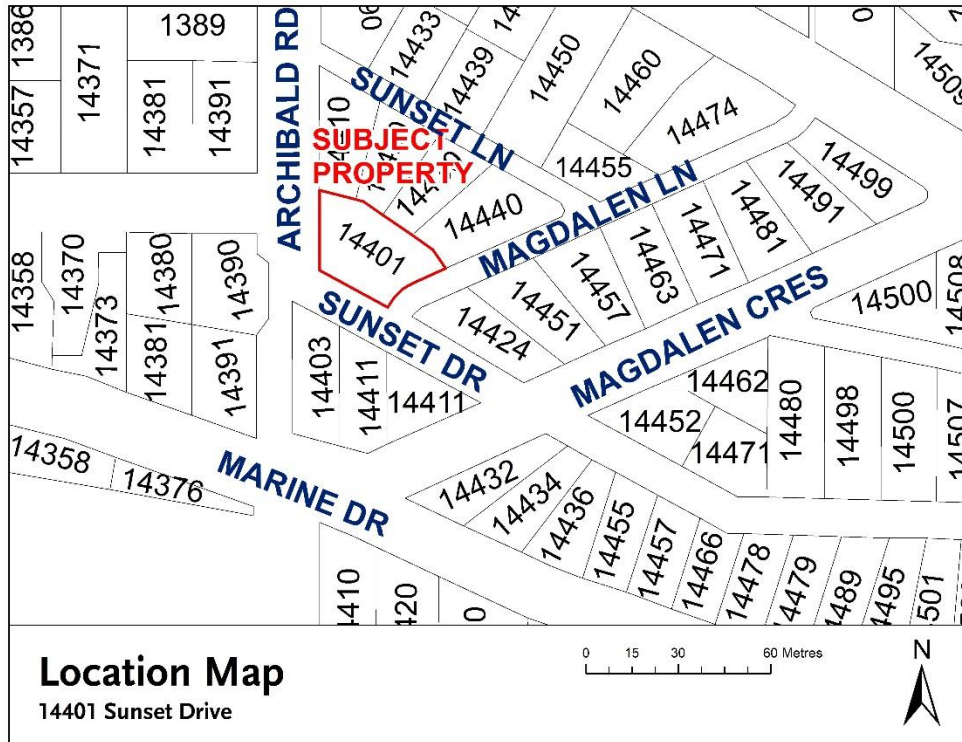
- Appendix A: Draft Zoning Amendment Bylaw No. 2373
- Appendix B: Location and Ortho Photo Maps
- Appendix C: Preliminary Subdivision Plan
- Appendix D: Public Information Meeting Attendance Sheet
- Appendix E: Arborist Report and Tree Replacement Plan

APPENDIX A
Draft Zoning Amendment Bylaw No. 2373

(Attached Separately)

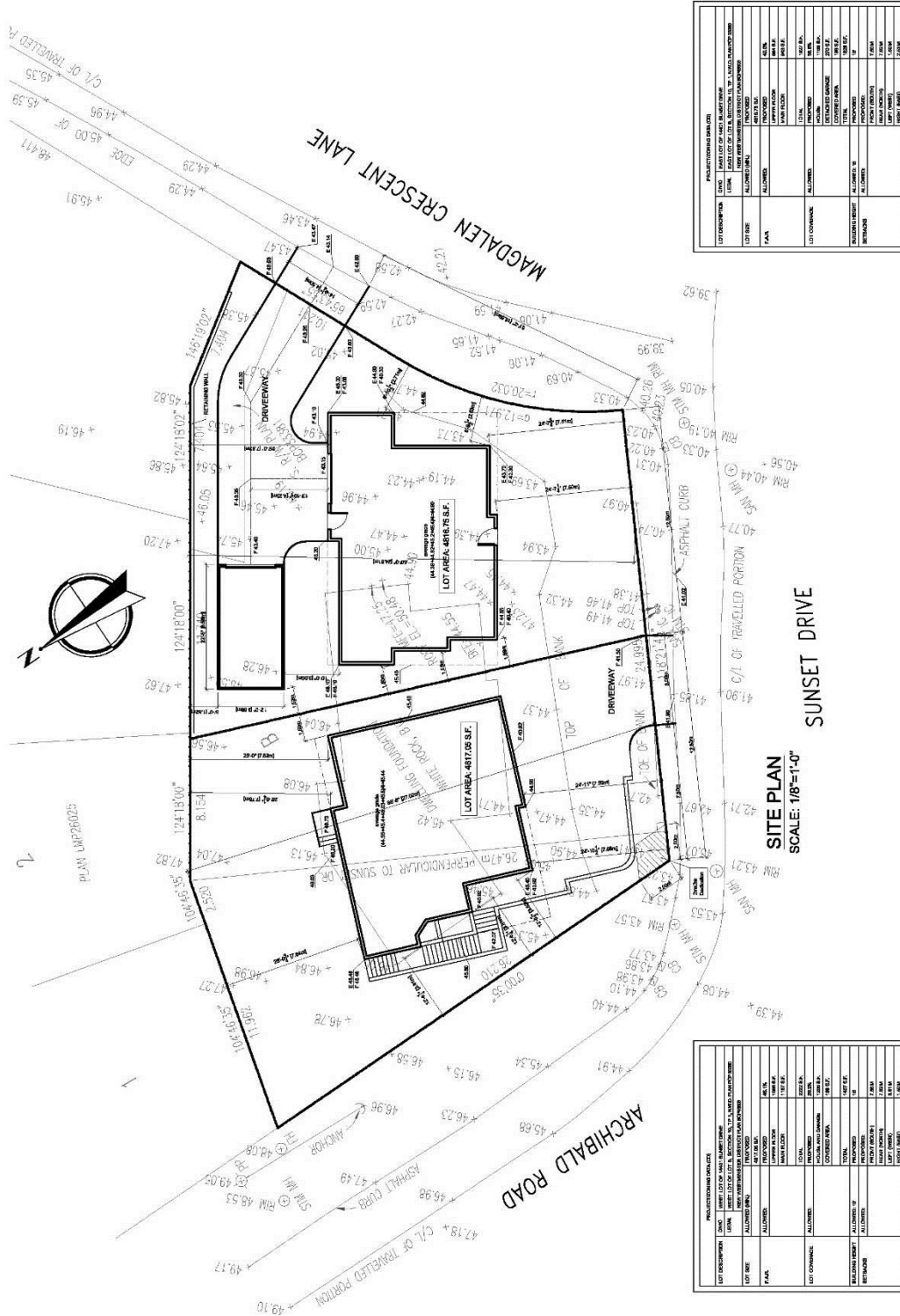
APPENDIX B

Location and Ortho Photo Maps



APPENDIX C

Preliminary Subdivision Plan



PROPOSED SUBDIVISION		PROPOSED SUBDIVISION	
LOT NUMBER	AREA (S.F.)	LOT NUMBER	AREA (S.F.)
1	4817/05	2	4817/05
TOTAL	9634	TOTAL	9634
PERMITTED	9634	PERMITTED	9634
REMAINING	0	REMAINING	0

PROPOSED SUBDIVISION		PROPOSED SUBDIVISION	
LOT NUMBER	AREA (S.F.)	LOT NUMBER	AREA (S.F.)
1	4817/05	2	4817/05
TOTAL	9634	TOTAL	9634
PERMITTED	9634	PERMITTED	9634
REMAINING	0	REMAINING	0

APPENDIX D

Public Information Meeting Attendance Sheet

(Attached Separately)

APPENDIX E
Public Feedback

(Attached Separately)

APPENDIX F

Arborist Report and Tree Replacement Plan

(Attached Separately)

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2373**



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. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot B Section 10 Township 1 New Westminster District Plan BCP33380
PID: 027-321-690
(14401 Sunset Drive)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to 'CD-65 Comprehensive Development Zone (14401 Sunset Drive).'

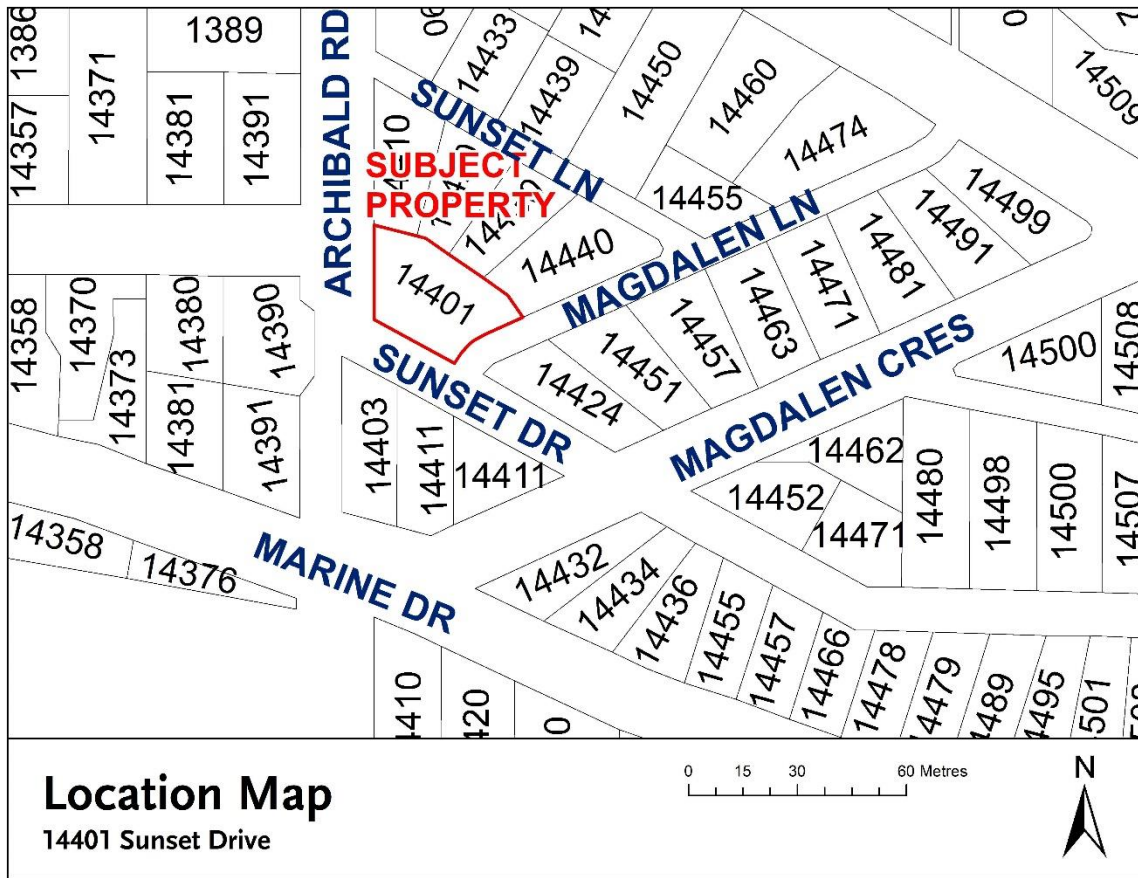
2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:
 - (1) by adding to the Table of Contents for 'Schedule B (Comprehensive Development Zones)', Section 7.65 CD-65 Comprehensive Development Zone';
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.65 CD-65 Comprehensive Development Zone'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373*".

Public Information Meeting held this	20 th day of	October , 2020
Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Considered at a Public Hearing this	day of	, 2020
Read a third time this	day of	, 2020
Adopted this	day of	, 2020

Mayor

Director of Corporate Administration

DRAFT



7.65 CD-65 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the subdivision of the subject properties in order to create two single family lots on smaller, irregularly shaped lots with a minimum lot size of 443 m² (4,766 ft²).

1. Permitted Uses:

- 1) a one-unit residential use in conjunction with not more than one (1) of the following accessory uses:
 - (a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - (b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - (c) an *accessory bed and breakfast use* in accordance with the provisions of Section 5.7.
- 2) an accessory home occupation in conjunction with a one-unit residential use and in accordance with the provisions of Section 5.3;
- 3) a care facility in accordance with the provisions of Section 5.1.

2. Lot Size:

- 1) The minimum lot width, lot depth and lot area in the CD-65 zone are as follows:

Lot width	12.49 m (40.9 ft)
Lot Depth	West Lot: 27m (88.6 ft) East Lot: 24m (78.8 ft)
Lot Area	443m ² (4,766 ft ²)

3. Lot Coverage:

- (a) The maximum *lot coverage* in the CD-65 zone is 35%.

4. Floor Area:

- 1) maximum residential gross floor area shall not exceed 0.47 times the *lot area*.
- 2) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

5. Building Height:

- 1) *principal buildings* shall not exceed a height of 4.87m (15.97ft) from *average natural grade*.
- 2) *ancillary buildings and structures* shall not exceed a height of 4.0m (13.12ft) from *average natural grade*.

6. Minimum Setback Requirements:

1) principal buildings and ancillary buildings and structures in the CD-65 zone shall be sited in accordance with the following minimum setback requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)

7. Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 5. 2) and 6. 1) above, the following standards also apply:

- (a) there shall be not more than one ancillary building per lot.
- (b) ancillary buildings and structures shall not be located in any required front yard area.

8. Parking:

Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

9. Trees:

A minimum of one tree is to be planted per lot.

December 2, 2020

Via E-Mail to avonhausen@whiterockcity.ca and Mail

CITY OF WHITE ROCK

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

Our File: 154395
White Rock Project: ZON 20-001

Attention: Ms. Athena Von Hausen, Area Planner

Dear Athena:

RE: PROPOSED 2-LOT SUBDIVISION LOCATED AT 14401 SUNSET DRIVE, WHITE ROCK, BC

We are pleased to provide you with the following information and comments regarding the Digital Public Information Meeting (PIM) that took place on Wednesday, October 15th, 2020, from 5:30 to 6:30 p.m. As per comments provided by yourself on October 28th, 2020, a total of ten (10) participants attended the PIM. The PIM consisted of a presentation of the project details and renderings followed by a question and answer period. We received a total of twenty-five (25) comments throughout the PIM proceedings, of these comments three (3) were received prior to the PIM, twenty (20) were received during the PIM and two (2) were received after the PIM. Please see the attached for all of the comments received.

The most significant concern expressed prior to, during and after the PIM pertains to the Restrictive Covenant registered on title which limits the height of any building to sixteen (16) feet from the average natural elevation. We believe these concerns have been addressed through designing each of the proposed buildings to be less than sixteen (16) feet in height from the average natural elevation, as required in the Restrictive Covenant.

Another concern brought forward during the PIM related to the proposed shared driveway location and the potential impacts on traffic and safety within the surrounding area. Residents expressed concerns specifically with regards to the proposed shared driveway leading onto the narrowing Sunset Drive and possibly causing additional traffic and safety concerns to the intersection. Residents advised that intersection of Sunset Drive with Archibald Road and Magdalen Crescent Lane is busy and unsafe as Sunset Drive narrows when intersecting with Archibald Road and Magdalen Crescent Lane. It was stated that the narrowing of Sunset Drive, in combination with the blind corners created by hedges on the parent parcel, and the lack of pedestrian infrastructure makes the area unsafe and traffic prone, thus, the addition of a shared driveway may exacerbate these issues. The City clarified that the shared driveway was requested by the City's Engineering Department and that they do not anticipate traffic or safety concerns associated with the development. However, after the PIM, the Engineering Department has asked for the proposed driveways to be separated for each of the new lots from Sunset Drive and Magdalen Lane respectively. They have also indicated the requirement of new sidewalks on Archibald Road and Sunset Drive. We believe that providing separate driveways and sidewalks address these neighbourhoods' concerns.

Also related to traffic, residents were concerned with the possible implications that the proposed development may have on the local parking supply. Residents mentioned that the area already deals with parking issues and that the additional lots may add to the existing problem. To address these parking supply concerns, each of the proposed lots will include a double car garage with an additional parking space within the driveway portions

of each respective lot. Because the development proposes on-site parking, we believe the proposed development will not negatively impact the existing parking conditions.

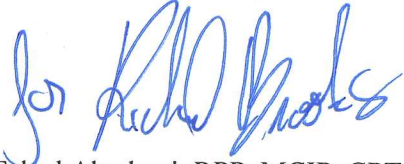
Lastly, residents expressed concern with the possibility of secondary suites being created as part of the proposed development. In order to address this concern, the owner/developer has designed the future homes in a manner that would make it difficult to create secondary suites in the future, and has also agreed to register a Restrictive Covenant on title to restrict this type of use. Furthermore, throughout the inspection process during house construction, the City inspectors will ensure that no additional electrical wiring is provided which could potentially be used to install additional appliances to be used for secondary suites in the future. As such, we believe a Restrictive Covenant registered on title which prohibits secondary suites, a condition of the rezoning, will address any secondary suite concerns.

We believe the information and recommendations listed above addresses the concerns raised at the PIM, and that demonstrates that the owner is more willing to work with both City and neighborhood residents to mitigate any impacts brought forth by the proposed development.

Please review the above and attached, and if you have any questions or if you require additional information, please do not hesitate to contact the undersigned.

Sincerely,

H.Y. ENGINEERING LTD.



Fahad Abrahani, RPP, MCIP, CPT
Planner

H.Y. ENGINEERING LTD.



Daniel Hanhausen Legorreta
Junior Planner

FXA/DHL/pl

Attachments

cc: Mr. Marlon Carlson

..\ 154395 PIM Comments

Pre-PIM - Comment #1:

Thank you for returning my telephone enquire and hearing my concerns about the proposed rezoning and subdivision of 14401 Sunset Drive from RS1 to CD. I assume that the purpose of the rezoning to CD is to allow the proposed lots to be smaller than the surrounding RS1 neighbourhood as the property does not appear to satisfy the subdivision standards under the current zoning.

I wish to emphasize that we do not object to the subdivision of this property but are very concerned that adding traffic to this short stretch of Sunset Drive is very dangerous. This is a very busy section of road that many people drive, cycle and walk here to access Marine Drive and the destinations along the waterfront and beach. Those of us who live along Marine drive frequently travel this route to get to and from our homes. Contemplating adding any driveways, even for a rebuilt single home, onto Sunset is very dangerous and will make a bad situation even worse.

I suggest that all driveways from this property be from Archibald and Magdalen lane, if the subdivision is to proceed. I also believe that a sidewalk needs to be built along the entire frontage of Sunset lane and it needs to be extended to Magdalen Crescent. This will at least separate the pedestrian and vehicle traffic and enhance safety. It would appear that a 1.5m sidewalk can be fit into the north side of Sunset Drive, in the area between the back of the existing curb and the property line. If there is not enough room, then I would support a the CD bylaw that makes provision for the additional road widening/dedication of Sunset Drive needed to make this work. It would also appear that it is possible to extend the sidewalk out to Magdalen Cres. It appears that there is some planting in the boulevard area between the back of curb and the flanking side yard of #14424. Removing the dangerous hedge on the boulevard here will improve sightlines and make this busy section of road safer. As the applicant is seeking to rezone the property, because they do not have the area to meet the RS1 subdivision requirements, i believe it is not to much to ask that they do these infrastructure improvements as compensation for the extra lot they will be able to yield. I trust that our comments will be included in your land use report to City Council and we do not need to contact the Mayor and Councillors directly with our comments. We would also appreciate if you could let us know when this application is scheduled to go to Council for consideration.

Pre-PIM - Comment #2:

I was dismayed to see a re-submission of the proposal to subdivide and build two substantial houses at 14401 Sunset Drive. Must the neighbours re-visit this unwanted change to our area again so soon?

On what grounds should this proposal be given variance on lot size?

Why should next door neighbours' space be compromised by a building closer to them than is stipulated in the bylaws?

Most especially, the proposed "shared" driveway of the new buildings opens onto a very narrow, heavily used road i.e., Sunset Drive, right next to its dangerous corner with Archibald Rd.

- Vehicles driving south down Archibald, which is very steep at this point, cannot see traffic coming up the hill from Sunset Drive.
- In icy weather it is difficult to negotiate that hill in a westward direction and it must be done so "at a run" from Magdalen Crescent. It is the only way of reaching many houses on the hillside in treacherous winter conditions.
- Vehicles meeting one another on Sunset Drive in this block must frequently pull aside to allow oncoming traffic through because of the narrowness of the road.
- This bottleneck serves all traffic moving south to Marine Drive from Archibald, Brearly and Kerfoot. It is a busy street.
- There are no sidewalks to protect the many pedestrians who use it on their way to and from the beach.

Rather than allowing densification on this corner, the city should consider widening the road to make it safer for everyone.

Pre-PIM - Comment #3:

We have learned that a development company has applied to rezone and subdivide property at 14401 Sunset Drive. You will be aware that a similar application was made and later withdrawn by the applicant following broad based opposition by homeowners in the area. The present application seeks authorization to construct two buildings, each having three levels, including garage, with a proposed height of 7.7 meters (greater than 25'3") In addition, can you please inform me how I may make arrangements to review and copy the full application that is on file with the Planning and Development Department, There is a restrictive covenant in place on the property at 14401 Sunset Drive. This covenant provides, in the relevant parts:

(2) That no structure will be erected to exceed 16 (sixteen) feet in height at the apex of the roof taken vertically from the General contour of the land, from 25 (Twenty-Five) Feet of the Northerly boundary lot line to within 25 (Twenty-Five) Feet of the Southerly boundary lot line, and from the East boundary lot line and from within 12 ½ (Twelve and One-Half) Feet of the West boundary lot line, which shall be defined as the Buildable area.

(3) The Grantee will not erect any building or other structure on the said lot (108) which shall have a flat roof with a pitch to the said flat roof of less than Three (3) inches in every Twenty (20) Feet.

The developer's proposal would be grossly in violation of the terms of the restrictive covenant, and if allowed would seriously impair the views from the houses located on Sunset Lane and consequently, the homeowners' property values.

I have attached to this letter a copy of the deed made the 27th of October 1972 containing the terms of the restrictive covenant. I am also providing for your assistance a copy of a letter which was sent to the Building Department by Michael Carter of the law firm of Cleveland Doan on behalf of the homeowners at 14410, 14420, 14430, and 14440 Sunset Lane. This letter clearly sets out the intention to seek injunctive relief against the City in the event that any approvals are made that violate the building restrictions in the restrictive covenant, and this is the position I take with respect to the present application. Aside from the proposed egregious violation of the terms of the restrictive covenant, there is no reason aside from the developers' financial interests, why the R1 zoning should be varied in the circumstances of this application. I intend to canvass the homeowners in the area and to provide you with a petition setting out the neighbourhood's opposition to this application.

While I understand that there may be a requirement for a formal process for the City to give consideration to this application, I would ask the City of White Rock to reject this application and to honour the homeowners rights granted through the terms of the restrictive covenant. The homeowners on Sunset Lane have already spent a considerable amount of money hiring legal professionals in relation to their opposition to the earlier application. Given the fact that the previous application was withdrawn before being rejected by the City, it is difficult to understand why this application should even be allowed to proceed. The redundant application would seem to me to be an abuse of process

Post-PIM - Comment #1:

On May 8th of this year, I wrote to the Planning and Development Department to register my objection to the proposed development of property at 14401 Sunset Drive. My objection was principally based on my belief that the height of the proposed buildings would violate the terms of the Restrictive Covenant on the property. On behalf of the Planning and Development Department, you replied, providing me with plans for the proposal, including elevations for the proposed buildings. From my review of these plans it appears that the proposed height of the buildings, taken at the average natural grade, does not violate the Restrictive Covenant. Therefore, at this time, while I do not support the application, neither do I oppose it. Specifically, I take no position. Please disregard my earlier communication expressing opposition. I have every confidence that the Planning and Development Department will come to an appropriate decision on this application taking into account all relevant factors. Having said that, should there be any future applications to amend or otherwise vary the plans for this development in any material form, I would like to be advised in order that I can ensure compliance with the terms of the Restrictive Covenant, and I reserve the right to object, should this occur.

Post-PIM - Comment #2:

A zoning bylaw is a contract between its citizen and the city. It is integral to the purchase of a home. People have chosen to live in this R1-zoned neighborhood because of its green space, trees, and plants that are permitted in these larger lots. My neighbors and I have paid a premium price for the R1-zoned properties because we expect the R1 Zoning Bylaw to protect the environment as well as our investments in these properties. Unless there are urgent matters that absolutely mandate a change in the R1 Zoning Bylaw, it is difficult for me to accept changes to the bylaw. To change the bylaw at the expense of the entire neighborhood for one property owner does not seem rationale. Furthermore, I would like the Planning Department to consider the fact that this application is not very different from the application that was submitted 4 years ago. Since it was repealed last time, I believe that the same decision should be made as there have been no changes in the circumstances.

Every property in this neighborhood not only meets but exceeds the minimum provisions of the R1 Zoning Bylaw. The average lot size of this neighborhood closest to the proposed property is just below 8,000 sq ft. The lot sizes are consistent throughout the neighborhood. If one property begins to not meet the minimum provisions, there will be more properties in the future that will fail to meet the minimum requirement.

This development application fails to meet the R1 Zoning Bylaw on multiple fronts. The application proposes two properties that do not and cannot meet the minimum setbacks, the minimum lot sizes, or the minimum frontage as mandated by the R1 Zoning Bylaw. It encroaches on 4 neighboring properties. It neither conforms to the neighborhood standards nor respects the interests and rights of all the property owners. Furthermore, it jeopardizes the long term environmental, economic, and interests of the neighborhood. If this application passes, it will set an example for future develop who will be encouraged to follow suit and our green space will be gone.

Additionally, this application produces safety concerns. The property is located at the bottom of a very steep hill and is bordered on both sides by exceptionally narrow roads without sidewalks. There are three blind corners. There have been many instances where cars must reverse and move to the side to let another car pass through. Sunset Drive narrows to single-lane width in front of the property and Magdalen Crescent Lane is barely wide enough for one vehicle. Placing two driveways in this narrow lot, on either narrow road, exacerbates an already treacherous situation for both pedestrians and drives. This may cause future accidents in the future and be of high danger especially for younger kids and elderly people.

We would like to point out that this Development Application violates the covenants legally governing this property and imposes substantial legal costs on the Covenant holders. This is unwarranted and unjust as it is using the city as an instrument to violate or abrogate existing legally binding contract. I find it difficult to accept a reason for this Development Application to pass and we strongly oppose this subdivision.

Source	Type	Identity	Timestamp	Content
Attendee	Question	Anonymous (Unverified)	10/16/2020 12:57:26 AM	The proposed driveway for these new homes would exit onto a steep, narrow, fairly busy road, just a few metres from a blind corner i.e., Archibald Road. Residents of the new homes will have to reverse out onto Sunset Drive. Passing pedestrians have no sidewalk to protect them. Is this parlous state not a concern for the City?
Attendee	Question	Anonymous (Unverified)	10/16/2020 12:57:32 AM	The proposed driveway for these new homes would exit onto a steep, narrow, fairly busy road, just a few metres from a blind corner i.e., Archibald Road. Residents of the new homes will have to reverse out onto Sunset Drive. Passing pedestrians have no sidewalk to protect them. Is this parlous state not a concern for the City?
Attendee	Question	Anonymous (Unverified)	10/16/2020 12:57:50 AM	This looks really good to me
Attendee	Question	Anonymous (Unverified)	10/16/2020 12:58:34 AM	Will you be residing in one of the units
Attendee	Question	Anonymous (Unverified)	10/16/2020 12:58:52 AM	There were elevations in the ppt that we skipped. Can we take a quick look.
Attendee	Question	Anonymous (Unverified)	10/16/2020 12:59:18 AM	This looks really good to me
Attendee	Question	Anonymous (Unverified)	10/16/2020 12:59:30 AM	Will you be residing in one of the units
Attendee	Question	Anonymous (Unverified)	10/16/2020 12:59:59 AM	There were elevations in the ppt that we skipped. Can we take a quick look.
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:00:36 AM	What will you do to ensure that having shared driveway with limited space will not increase parking congestion on this narrow lane
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:01:23 AM	Are you cutting into the hill?
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:01:43 AM	I sent a question.
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:01:49 AM	What will you do to ensure that having shared driveway with limited space will not increase parking congestion on this narrow lane
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:04:17 AM	Are you cutting into the hill?
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:04:41 AM	It seems that if a car is parked in the parking space in front of the house, the car in the garage cannot get in or out.
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:05:35 AM	I sent a question.
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:06:12 AM	It seems that if a car is parked in the parking space in front of the house, the car in the garage cannot get in or out.
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:07:07 AM	How can the neighborhood be assured there will not be suites in the future? There is no street parking available on any of the 3 roads surrounding the proposed new house. The proponent suggested parking is available in front of other people's houses on Sunset Drive!
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:07:33 AM	How can the neighborhood be assured there will not be suites in the future? There is no street parking available on any of the 3 roads surrounding the proposed new house. The proponent suggested parking is available in front of other people's houses on Sunset Drive!
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:16:01 AM	Can you ensure that they will not put in place any wiring that would allow for a stove?
Attendee	Question	Anonymous (Unverified)	10/16/2020 1:18:39 AM	Can you ensure that they will not put in place any wiring that would allow for a stove?

April 27, 2020

Dear Ms von Hausen:

I was dismayed to see a re-submission of the proposal to subdivide and build two substantial houses at 14401 Sunset Drive. Must the neighbours re-visit this unwanted change to our area again so soon?

On what grounds should this proposal be given variance on lot size?

Why should next door neighbours' space be compromised by a building closer to them than is stipulated in the bylaws?

Most especially, the proposed "shared" driveway of the new buildings opens onto a very narrow, heavily used road i.e., Sunset Drive, right next to its dangerous corner with Archibald Rd.

- Vehicles driving south down Archibald, which is very steep at this point, cannot see traffic coming up the hill from Sunset Drive.
- In icy weather it is difficult to negotiate that hill in a westward direction and it must be done so "at a run" from Magdalen Crescent. It is the only way of reaching many houses on the hillside in treacherous winter conditions.
- Vehicles meeting one another on Sunset Drive in this block must frequently pull aside to allow oncoming traffic through because of the narrowness of the road.
- This bottleneck serves all traffic moving south to Marine Drive from Archibald, Brearly and Kerfoot. It is a busy street.
- There are no sidewalks to protect the many pedestrians who use it on their way to and from the beach.

Rather than allowing densification on this corner, the city should consider widening the road to make it safer for everyone.

Respectfully submitted,

Mary Ponsford
14371 Sunset Drive

Bryan An & Jenny Lee

14440 Sunset Lane

604-542-5768

Oct 13, 2020

To: Planning Department

City of White Rock

RE: Development Application

14401 Sunset Dr.

I am submitting this statement to state my strong opposition against the development application for 14401 Sunset Dr.

A zoning bylaw is a contract between its citizen and the city. It is integral to the purchase of a home. People have chosen to live in this R1-zoned neighborhood because of its green space, trees, and plants that are permitted in these larger lots. My neighbors and I have paid a premium price for the R1-zoned properties because we expect the R1 Zoning Bylaw to protect the environment as well as our investments in these properties. Unless there are urgent matters that absolutely mandate a change in the R1 Zoning Bylaw, it is difficult for me to accept changes to the bylaw. To change the bylaw at the expense of the entire neighborhood for one property owner does not seem rationale. **Furthermore, I would like the Planning Department to consider the fact that this application is not very different from the application that was submitted 4 years ago. Since it was repealed last time, I believe that the same decision should be made as there have been no changes in the circumstances.**

Every property in this neighborhood not only meets but exceeds the minimum provisions of the R1 Zoning Bylaw. The average lot size of this neighborhood closest to the proposed property is just below 8,000 sq ft. The lot sizes are consistent throughout the neighborhood. If one property begins to not meet the minimum provisions, there will be more properties in the future that will fail to meet the minimum requirement.

This development application fails to meet the R1 Zoning Bylaw on multiple fronts. The application proposes two properties that do not and cannot meet the minimum setbacks, the minimum lot sizes, or the minimum frontage as mandated by the R1 Zoning Bylaw. It encroaches on 4 neighboring properties. It neither conforms to the neighborhood standards nor respects the interests and rights of all the property owners. Furthermore, it jeopardizes the long term environmental, economic, and interests of the neighborhood. If this application passes, it will set an example for future develop who will be encouraged to follow suit and our green space will be gone.

Additionally, this application produces safety concerns. The property is located at the bottom of a very steep hill and is bordered on both sides by exceptionally narrow roads without sidewalks. There are three blind corners. There have been many instances where cars must reverse and move to the side to let another car pass through. Sunset Drive narrows to single-lane width in front of the property and Magdalen Crescent Lane is barely wide enough for one vehicle. Placing two driveways in this narrow lot, on either narrow road, exacerbates an already treacherous situation for both pedestrians and drivers. This may cause future accidents in the future and be of high danger especially for younger kids and elderly people.

We would like to point out that this Development Application violates the covenants legally governing this property and imposes substantial legal costs on the Covenant holders. This is unwarranted and unjust as it is using the city as an instrument to violate or abrogate existing legally binding contract. I find it difficult to accept a reason for this Development Application to pass and we strongly oppose this subdivision.

Sincerely,

Bryan An & Jenny Lee

From: [Clarence Arychuk](#)
To: [Athena von Hausen](#)
Cc: [Bea Hadikin](#)
Subject: 14401 Sunset Drive
Date: Saturday, May 30, 2020 4:30:18 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.

Thank you for returning my telephone enquire and hearing my concerns about the proposed rezoning and subdivision of 14401 Sunset Drive from RS1 to CD. I assume that the purpose of the rezoning to CD is to allow the proposed lots to be smaller than the surrounding RS1 neighbourhood as the property does not appear to satisfy the subdivision standards under the current zoning.

I wish to emphasize that we do not object to the subdivision of this property but are very concerned that adding traffic to this short stretch of Sunset Drive is very dangerous. This is a very busy section of road that many people drive, cycle and walk here to access Marine Drive and the destinations along the waterfront and beach. Those of us who live along Marine drive frequently travel this route to get to and from our homes. Contemplating adding any driveways, even for a rebuilt single home, onto Sunset is very dangerous and will make a bad situation even worse. I suggest that all driveways from this property be from Archibald and Magdalen lane, if the subdivision is to proceed. I also believe that a sidewalk needs to be built along the entire frontage of Sunset lane and it needs to be extended to Magdalen Crescent. This will at least separate the pedestrian and vehicle traffic and enhance safety. It would appear that a 1.5m sidewalk can be fit into the north side of Sunset Drive, in the area between the back of the existing curb and the property line. If there is not enough room, then I would support a the CD bylaw that makes provision for the additional road widening/dedication of Sunset Drive needed to make this work. It would also appear that it is possible to extend the sidewalk out to Magdalen Cres. It appears that there is some planting in the boulevard area between the back of curb and the flanking side yard of #14424. Removing the dangerous hedge on the boulevard here will improve sightlines and make this busy section of road safer. As the applicant is seeking to rezone the property, because they do not have the area to meet the RS1 subdivision requirements, i believe it is not to much to ask that they do these infrastructure improvements as compensation for the extra lot they will be able to yield.

I trust that our comments will be included in your land use report to City Council and we do not need to contact the Mayor and Councillors directly with our comments. We would also appreciate if you could let us know when this application is scheduled to go to Council for consideration.

Sincerely, Bea Hadikin and C. Arychuk
14276 Marine Drive

Planning and Development Department
City of White Rock
Att'n Athena Von Hausen, Planner
October 13, 2020

Dear Ms. Von Hausen

On May 8th of this year, I wrote to the Planning and Development Department to register my objection to the proposed development of property at 14401 Sunset Drive. My objection was principally based on my belief that the height of the proposed buildings would violate the terms of the Restrictive Covenant on the property.

On behalf of the Planning and Development Department, you replied, providing me with plans for the proposal, including elevations for the proposed buildings. From my review of these plans it appears that the proposed height of the buildings, taken at the average natural grade, does not violate the Restrictive Covenant.

Therefore, at this time, while I do not support the application, neither do I oppose it. Specifically, I take no position. Please disregard my earlier communication expressing opposition. I have every confidence that the Planning and Development Department will come to an appropriate decision on this application taking into account all relevant factors.

Having said that, should there be any future applications to amend or otherwise vary the plans for this development in any material form, I would like to be advised in order that I can ensure compliance with the terms of the Restrictive Covenant, and I reserve the right to object, should this occur.

Yours truly

Roger McMeans

From: [Keith Solinsky](#)
To: [Athena von Hausen](#)
Subject: proposal 20-001 14401 Sunset Drive
Date: Monday, December 7, 2020 8:38:05 AM

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 wanted to express our opposition to allowing for 2 homes to be built on this location should the current site rules state the lot was and is for a single family home, on the current lot , not 2 homes or subdividable to 2 lots for 2 homes.

Keith Solinsky

Help preserve our heritage!

Email White Rock City Hall: avonhausen@whiterockcity.ca

Regarding proposal 20-001 14401 Sunset Drive

Our West Beach is the most unique and spectacular area in the entire lower mainland. Beautiful architecturally designed homes on spacious lots coupled with spectacular ocean views are some of the reasons why. One has a sense of wild nature here. As events in the world change our neighborhood is becoming even more of a sought after and precious place to live.

Help me keep it that way.

The development proposal on 14401 Sunset Dr. is to crowd in 2 houses on undersized lots. What a blemish this would be! Not only that, if approved, others will be attempting to do the same thing. The end result...lowering of your property value and loss of community attractiveness.

The time to halt these actions is now. Email City Hall at the above address and let them know your feelings.

Pass this on to your neighbors.

Dave De Camillis



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 glenn@froggerscreek.ca

City of White Rock
877 Keil Street
White Rock, BC
V4B 4V6

January 6, 2020

Re: 14401 Sunset Drive, White Rock BC

Revised Tree Preservation Report

I have been asked to revise a Tree Report I provided 3 years ago for this property.

TREE PRESERVATION SUMMARY

1	Number of Protected Trees onsite
0	Protected Trees for retention
0	City trees

INTRODUCTION

I have been provided with a tree survey of the property and a proposed site plan. A new house is being proposed to be built on the property. All surveyed trees have been assessed and information recorded concerning their type, dbh¹, crown radius, health and structural condition.

OBSERVATIONS

Site Conditions:

I visited the site on December 14, 2015 and again on January 3, 2020 to assess the trees. 14401 Sunset Drive is a corner lot on a sloped property. There is 1 tree that qualifies as protected on the property. I have plotted out its approximate location on the attached drawing. There are hedges that appear to be shared or are completely on the properties to the north. Two of the hedges are larger trees. The eastern most hedge is smaller. Hedges are not protected according to City of White Rocks requirements.

TREE INVENTORY

ON-SITE TREES

#	Type	DBH	MPZ	Ht	CR	Health	Structural Condition
1	Japanese Maple	13/13/13cm	2.2m	4m	2m	Good	No apparent defects

DBH- trunk diameter, MPZ is Minimum Protection Zone, Ht is approximate height, CR Crown radius

DISCUSSION

To help determine the protection area required for each tree I have calculated out their Minimum Protection Zones (MPZ). In an effort to retain more trees during development most municipalities in

¹ DBH- diameter of trunk at chest height.



Froggers Creek Tree Consultants Ltd.

the Lower Mainland have accepted a Minimum Protection Zone (MPZ) of 6 times the diameter of the trunk. A tree that requires excavation inside of the MPZ is usually not considered a good candidate for retention. The MPZ's are included in the inventory above and shown on the drawing, as a dashed circle) in the Appendix.

Tree Retention

No onsite trees will be retained. The required grade changes make the retention of this tree not possible.

Neighbouring trees

There are hedges along the rear property line of this property. These hedges appear to be on the neighbouring properties. The required grade changes will critically impact the trees. I am recommending the hedges be removed. The owner of the hedges will need to agree to their removal.

City Trees

There are no trees on city property. There are numerous mugo pines, rhodos and other shrubs planted on City property. These will all need to be removed do to grade changes.


Drawings

A Tree Plan drawing is attached. The drawing plots the one maple and the approximate locations of the hedges in relation to the proposed layout.

End Report.

Certification:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.



Froggers Creek Tree Consultants Ltd.
Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor # 0049

Dated: January 6, 2020



Hedges on Neighbouring property



Mugo pines on City land





Onsite Japanese Maple and mugo pines



Undersized trees and shrubs on property

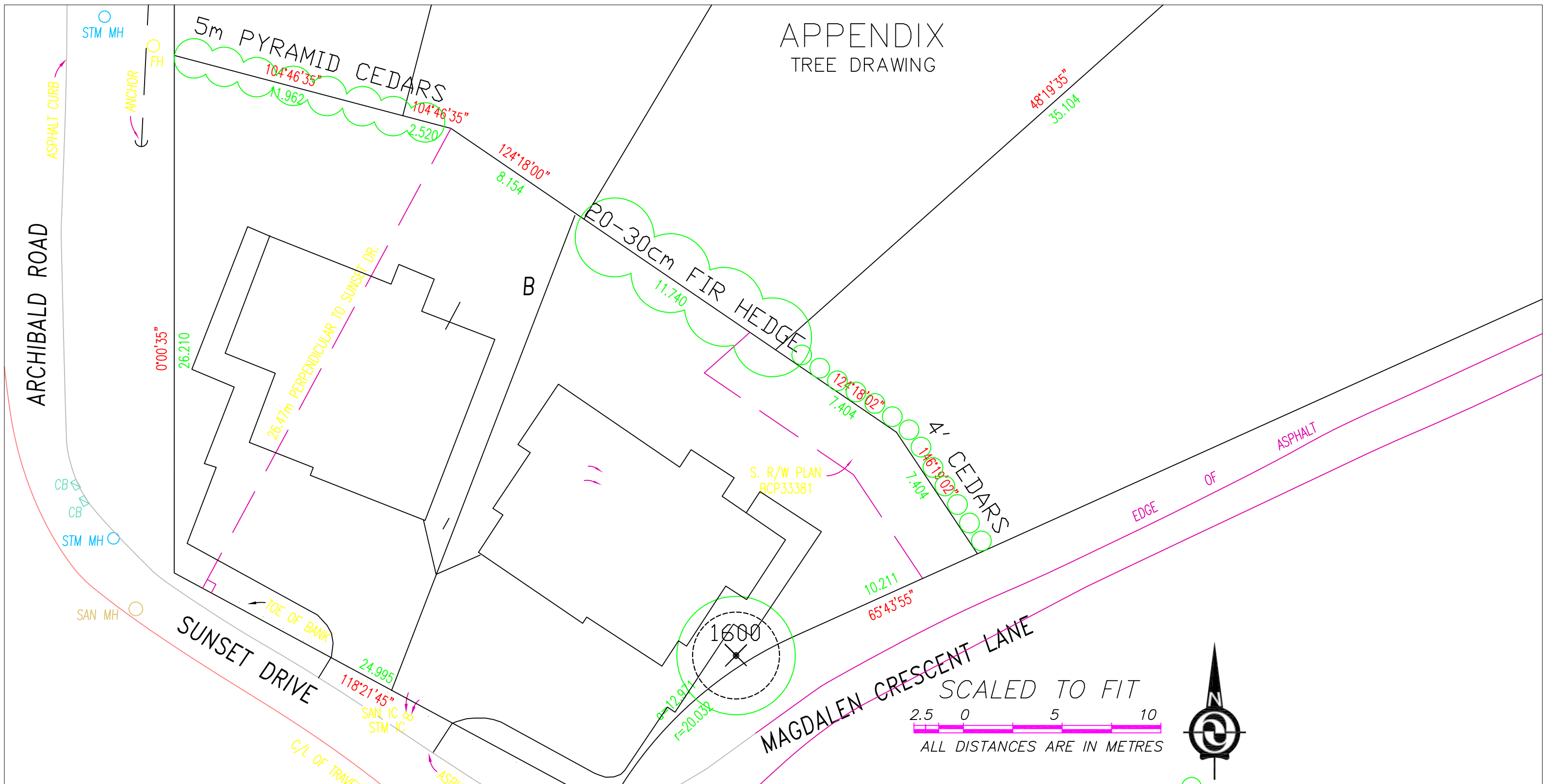




ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root or root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.

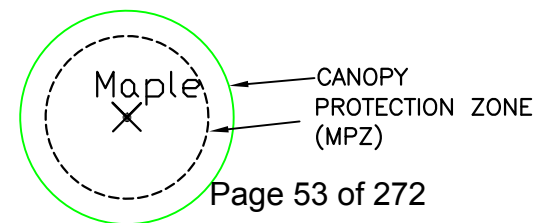
APPENDIX TREE DRAWING



LEGEND

TREE INVENTORY				
#	Type	Action	DBH	MPZ
1	Japanese Maple	Remove	13/13/13cm	2.2m
DBH- trunk diameter, MPZ- protection zone				

TREE PROPOSED FOR REMOVAL



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek Tree Consultants Ltd	
7763 McGregor Avenue Burnaby BC V5J 4H4 Telephone: 604-721-6002 Fax: 604-437-0970	
14401 Sunset Drive White Rock	
TREE DRAWING	
THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL, THEIR CANOPIES AND PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT	
DRAWN BY: GM	January 6, 2020

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 8, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Revised Application for Major Development Permit Application – 14947 Buena Vista Avenue (MJP 19-021)

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council issue Development Permit No. 430 for 14947 Buena Vista Avenue.

EXECUTIVE SUMMARY

The City of White Rock has received an application to subdivide the property at 14947 Buena Vista Avenue into two lots under the existing ‘RS-2 One Unit (Small Lot) Residential Zone.’ If the properties are subdivided, the two lots would be less than 12.1 metres (40 feet) in width, which is classified in section 22.1 of the Official Community Plan (OCP) as “intensive residential development” pursuant to Section 488(1)(e) of the *Local Government Act*. As such, the development is regulated by the requirement for a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines.

These guidelines are applied to the new dwellings, in order to ensure that the proposal fits within the established character of the existing neighbourhood. Within this designation, low-scale residential uses including single family homes, duplexes, and triplexes are contemplated along with opportunities to increase the supply of housing through gentle infill (e.g., single lot subdivisions, secondary suites, etc.). Following approval of the proposed subdivision, the two lots would have frontage of 10.1 metres, lot depth of approximately 36 metres and a lot area of 365 square metres, which follows the existing lot pattern in the surrounding area. Staff believe the project will allow for a modest form of intensification within an established area of the City and is consistent with the policy objectives of the OCP.

A Development Variance Permit (DVP) was also received as part of the application to vary the maximum building height of the RS-2 One Unit (Small Lot) Residential Zone for the westerly lot (as identified on the drawings as Lot 1). This variance was previously denied by Council on October 5, 2020. The Applicant has amended the application to remove the height variance and the proposal is now fully compliant with the Zoning Bylaw. No variances are required. The specific alteration to the design, made in order to comply with maximum building height, included a reduction in the floor to ceiling height of both the garage (9 inch reduction) and the kitchen / pantry area (13 inch reduction). Alterations were also made to the grading of the driveway to ensure compliance with the requirements of the City’s Streets Bylaw.

PREVIOUS COUNCIL DIRECTION

Resolution # and Date	Resolution Details
LUPC October 5, 2020 2020/LU&P/035	THAT the Land Use and Planning Committee recommend that Council direct staff to schedule the public meeting for Development Variance Permit No. 431. (Carried)
Council October 19, 2020 Motion: 2020-528 /	THAT Council approve Development Variance Permit No. 431 for 14947 Buena Vista Avenue. (Defeated)

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 Major Development Permit and subsequent subdivision 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 original proposal also requested a Development Variance Permit for the building height of the western lot to allow an increase of 0.353 metres (1.158 feet) to the maximum building height of 7.7 metres (25.26 feet), for a total proposed building height of 8.053 metres (26.42 feet). Council denied the DVP application on October 19, 2020. The proposal has accordingly been revised to remove the request for this variance, with a proposed building height of 7.7 metres, being fully compliant with the Zoning Bylaw.

Planning Review

The subject property is located at 14947 Buena Vista Avenue, mid-block between Everall Street and Blackwood Street (see Appendix A for Location and Ortho Maps). The property is occupied by an older, single detached dwelling. A combination of newer and older homes surround the site. As the proposed properties are less than 12.1 metres in lot width, the Official Community Plan classifies the subdivision as “intensive residential development” pursuant to Section 488(1)(e) of the *Local Government Act*. This requires that the development be regulated by a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines. These guidelines are applied to the new dwellings, in order to ensure that the proposal fits within the established character of the existing neighbourhood.

For more information and analysis on the proposal in terms of the site’s zoning, alignment with the City’s Mature Neighbourhood DPA guidelines, impacts to protected trees and tree management, feedback from the Advisory Design Panel, and input received through the public information meeting, please refer to the Land Use and Planning Committee (LUPC) report titled ‘*Application for Major Development Permit Application and Development Variance Permit – 14947 Buena Vista Avenue (MJP/DVP 19-021)*’ dated October 5, 2020 (see Appendix B).

The amended development proposal is now limited to seeking Council’s approval of a Major Development Permit, with consideration of issuance being based on the relevant Development Permit Area Guidelines; the permit is being reviewed concurrent with an application to subdivide the parcel. Ultimately, if the permit and subdivision are approved the development would accommodate two single detached homes in place of one. Staff believe that the proposal upholds the design objectives of the ‘Mature Neighbourhood Infill Development Permit Area (DPA)

Guidelines’ and respects the established character of the existing neighbourhood. As the proposed single detached dwellings are smaller in size than that of one single dwelling constructed on the existing lot, the proposal would increase the supply of smaller-scaled detached housing within the established neighbourhood. 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).

Staff believe the Major Development Permit will allow for a modest form of intensification within an established area of the City and is consistent with the policy objectives of the OCP. A copy of the draft Development Permit, including drawings and renderings of the proposed buildings, as revised to remove the height variance, is included as Appendix C to this report.

FINANCIAL IMPLICATIONS

The Major Development Permit, if approved, will not result in any additional costs to the City. Development cost charges of \$19,294.76 for the net increase of one new lot will be obtained through the subdivision process.

LEGAL IMPLICATIONS

Council’s consideration of the issuance of the Development Permit should be based on its conformity with the Development Permit Area Guidelines. If Council determines that changes would be required to comply with the DPA Guidelines, the applicant should be advised of how the project may be revised in order to achieve compliance.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not applicable. As the proposed Major Development Permit does not involve a variance to the City’s bylaws, there is no Public Meeting related to Council’s consideration of issuing the permit.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Major Development Permit 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 the intensification of the ‘Mature Neighbourhood’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

ALIGNMENT WITH STRATEGIC PRIORITIES

A review of the Zoning Bylaw including single family homes is currently on Council’s 2021-2022 Strategic Priorities and is scheduled for December 2021.

OPTIONS / RISKS / ALTERNATIVES

The following alternatives are available for Council’s consideration:

1. Reject Development Permit No. 430 and provide reasons to the Applicant on how the design could be revised to comply with the Development Permit Area guidelines; or
2. Defer consideration of Development Permit No. 430 and refer the application back to staff to address any issues identified by Council.

CONCLUSION

The City of White Rock has received a Major Development Permit at 14947 Buena Vista Avenue to regulate and ensure that the proposed dwellings as part of the subdivision of the lot will fit within the established character of the existing neighbourhood. The proposal is consistent with the objectives and policies of the ‘Mature Neighbourhood’ OCP land use designation and Development Permit Area Guidelines. An earlier request for a Development Variance Permit to increase the maximum height of one of the proposed homes, which was denied by Council, has been removed from the project and staff recommend that Council approve the Major Development Permit for the revised project.

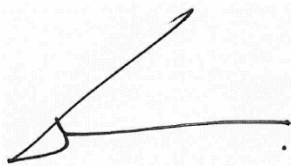
Respectfully submitted,



Carl Isaak, MCIP, RPP
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 Photo Maps
- Appendix B: Report titled ‘*Application for Major Development Permit Application and Development Variance Permit – 14947 Buena Vista Avenue (MJP/DVP 19-021)*’ dated October 5, 2020.
- Appendix C: Development Permit No. 430

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 5, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Application for Major Development Permit Application and Development Variance Permit – 14947 Buena Vista Avenue (MJP/DVP 19-021)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that:

1. Council direct staff to schedule the public meeting for Development Variance Permit No. 431;
 2. Council, following the Public Meeting, consider the issuance Development Variance Permit No. 431 for 14947 Buena Vista Avenue; and
 3. Council, if Development Variance Permit No. 431 is approved, also issue Development Permit No. 430 for 14947 Buena Vista Avenue.
-

EXECUTIVE SUMMARY

The City of White Rock has received an application to subdivide the property at 14947 Buena Vista Avenue into two (2) lots under the existing ‘RS-2 One Unit (Small Lot) Residential Zone’. If the properties are subdivided, the two (2) lots would be less than 12.1 metres (40 feet) in width, which is classified in section 22.1 of the Official Community Plan (OCP) as “intensive residential development” pursuant to Section 488(1)(e) of the *Local Government Act*. As such, the development is regulated by the requirement for a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines.

These guidelines are applied to the new dwellings, in order to ensure that the proposal fits within the established character of the existing neighbourhood. Within this designation, low-scale residential uses including single family homes, duplexes, and triplexes are contemplated along with opportunities to increase the supply of housing through gentle infill (i.e., single lot subdivisions, secondary suites, etc.). Following approval of the proposed subdivision, the two (2) lots would have frontage of 10.1 metres, lot depth of approximately 36 metres and a lot area of 365 square metres, which follows the existing lot pattern in the surrounding area. If it is determined that the proposal follows the Mature Neighbourhood DPA Guidelines, the Major Development Permit and Development Variance Permit will allow for a modest form of intensification within an established area of the City and is consistent with the policy objectives of the OCP.

A Development Variance Permit (DVP) was also received as part of the application to vary the maximum building height of the RS-2 One Unit (Small Lot) Residential Zone for the westerly lot (as identified on the drawings as Lot 1). The rationale for this request is related to the steep topography of the site, vehicular access required from the rear lane, and a municipal design

requirement regarding a maximum 2% slope up to the property line from the street, and a maximum 15% driveway slope as per Section 51 of Street and Traffic Bylaw, 1999, No. 1529. If approved, the DVP would allow an increase of 0.353 metres (1.158 feet) to the maximum building height of 7.7 metres (25.26 feet), for a total proposed building height of 8.053 metres (26.42 feet).

PREVIOUS COUNCIL DIRECTION

None.

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 Major Development Permit and subsequent subdivision 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-2 One Unit (Small Lot) Residential Zone’. The size of the lot is large enough to enable subdivision of the property, while maintaining the minimum lot frontage (10.0m), lot depth (27.4m) and lot area (362.0m²) standards of the RS-2 Zone. Uses permitted in the current RS-2 zone are consistent with the use permissions established in the OCP land use designation, which recognize single detached dwellings (with secondary suites), duplexes, and triplexes. Development Permit No. 430 is included within Appendix A, which would regulate the form and character of the dwellings if approved by Council. Development Variance Permit No. 431 is included as Appendix B and if approved by Council would allow a slight height variance of 0.353 metres (1.158 feet) on Lot 1 (west lot once subdivided).

ANALYSIS

The subject property is located at 14947 Buena Vista Avenue, mid-block between Everall Street and Blackwood Street (see Appendix C for Location Map and Ortho Photo). The property is occupied by an older, single detached dwelling. A combination of newer and older homes surround the site. As the proposed properties are less than 12.1 metres in lot width, the Official Community Plan classifies the subdivision as “intensive residential development” pursuant to Section 488(1)(e) of the *Local Government Act*. This requires that the development be regulated by a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines. These guidelines are applied to the new dwellings, in order to ensure that the proposal fits within the established character of the existing neighbourhood.

Current Zoning

The subject property is 723.84 m² in lot area with 20.9 metres of frontage along Buena Vista Avenue. The property is sufficiently sized to meet the minimum lot area and dimension requirements of the existing RS-2 zone for the two (2) new lots (see Appendix D - Preliminary Subdivision Plan). 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. The proposal does not contemplate secondary suites as the parking would not be able to be accommodated on site. Following approval of the proposed subdivision, the two (2) lots would have frontage of 10.1 metres, lot depth of approximately 36 metres and a lot area of 365 m².

Mature Neighbourhood DPA Guidelines

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

The applicant has adequately identified how the proposed development meets the development permit guidelines by:

- a) Ensuring that the proposal is compatible with the surrounding neighbourhood that is comprised of a mixture of older homes and more recently developed houses. As the architectural design varies widely from older residences with gables and clapboard siding, modern residences with flared/curved roof elements, and ‘beach’ style residences, the massing of the proposed residences was stepped to reduce the shadowing affects of the building on the neighbouring properties with a modern architectural expression.
- b) In order to create visual interest through the design, the proposal incorporates open decks, angled walls, stepped building heights to break down the building massing as well as open picket guardrails and a variety of high-quality cladding materials.
- c) In order to address passive solar design principles, solar gain is minimized by setting several windows back on the covered decks, and providing the maximum canopy permitted by the Angle of Containment on open decks where possible.
- d) West coast design elements have been incorporated through the use of steel pickets, canopies, and accents, stone siding, wood pickets, and wood cladding.



Figure 1: Proposed Rendering along Buena Vista Avenue

Proposed Height Variance

The proposed development is seeking an additional 0.353 metres (1.158 feet) for the westerly lot (Lot 1) due to constraints with the driveway slope in the rear lane (Blackwood Lane). Section 51 of the City of White Rock's Street and Traffic Bylaw, 1999, No. 1529, requires that the maximum driveway slope as measured from the property line to the off-street parking space shall be 15% and the slope of the driveway within the boulevard shall slope from the property line to the edge of street at a minimum of 2%. To achieve the maximum driveway slope of 15% from the rear lane, the garage portion of the dwelling requires additional height beyond the maximum 7.7 metres in Zoning Bylaw No. 2000.

With regards to the proposed height variance of 0.353 metres (1.158 feet), staff note that the total height of 8.053 metres in the view analysis submitted (see Appendix F) outlines little to no impact to the decks to the north of the development (see Figure 2: Maximum Building Height Versus Proposed Building Height Along Blackwood Lane (looking south)). The image on the left shows a building envelope in compliance with the maximum height and the image on the right shows the building as designed with the 0.353 metre height variance. This image is also available in Appendix F (View Analysis) at a larger scale.

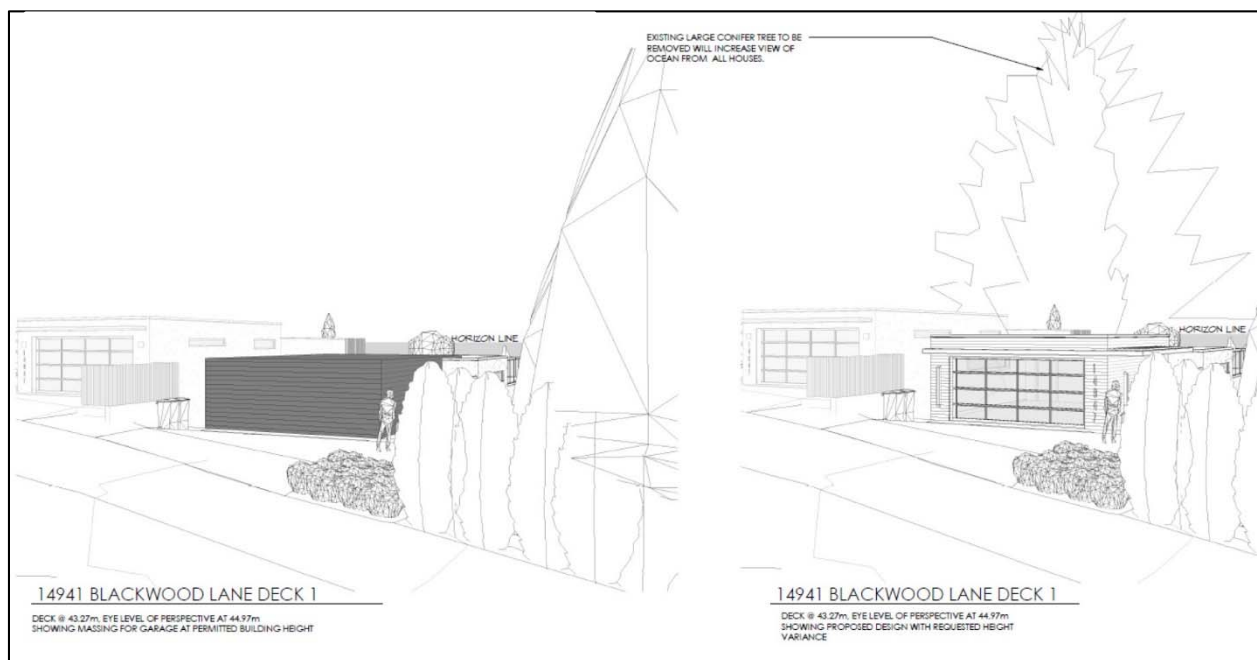


Figure 2: Maximum Building Height Versus Proposed Building Height Along Blackwood Lane (looking south)

Staff are generally supportive of this variance to accommodate engineering related slope requirements in the rear lane, however, note that during the Public Information Meeting community members were concerned with the implications of this variance. Following receipt of feedback from the Public Information Meeting and Advisory Design Panel, staff worked with the applicant to explore options to remove the request for the height variance through the following options:

- a) Mirroring the house design so the driveway could be pushed further west down the slope of the lane to allow for the garage to be lowered. After much investigation of this possibility, it was determined that this option would still require a height variance. The difference in impact to the neighbours was outlined as negligible compared to the current proposal. Additionally, the designer confirmed that mirroring of the house would have greater

negative impacts to the aesthetic of the design and how the massing interacts with the neighbouring Lot 2, as well as the existing neighbour to the west.

- b) Various design layouts were explored to shift the garage down the slope to a point that it would be below the maximum building height, none of which were determined by the designer to be viable. This is due to the fact the shifting the house or just the garage to the south causes the average natural grade to change and therefore the maximum building height falls faster than the 15% driveway slope, so the further south the house is shifted, the greater the building height variance becomes.

As none of these options were viable in removing the height variance request and the variance is quite minor in nature, staff believe that Policy 8.5.5 Design and Context – ‘Encourage designs that respond to the form of adjacent development, particularly when abutting Mature Neighbourhood areas’ and Section 22.9 Mature Neighbourhood Infill DPA, 22.9.1 a. ‘Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design’ are still maintained by this proposal.

Advisory Design Panel Review

During the Advisory Design Panel (ADP) meeting on July 21, 2020 (please refer to Appendix H: ADP Minutes July 21, 2020) the panel recommended that the application for the development proposal at 14947 Buena Vista Avenue be referred to Council once the applicant had the opportunity to consider comments pertaining to:

- a) Providing a broader mix of plantings and surface treatments (e.g., patios) as shown in the Landscape Plan, and that plantings are satisfactory to the City Arborist;
- b) *Design Response: The planting plan was further diversified by providing a broader mix of species. Planters surrounding the trees were removed so the trees could be planted directly in-ground, allowing for there to be more space for them to grow and thrive.*
- c) Implementing a tiered southern retaining wall so that the structure does not overwhelm the pedestrian realm along the sidewalk of Buena Vista Avenue;
- d) *Design Response: The retaining walls were revised to incorporate a terraced approach and to reduce the overall height of the retaining wall along Buena Vista Avenue.*
- e) Efforts to mitigate solar gain (e.g., overhangs, eyebrows, etc.) and passive cooling options along the south facing elevation of the dwellings;
- f) *Design Response: In terms of efforts to mitigate solar gain the applicant looked at revising the design but did not do so for the following reasons:*
 - 1. *On both lots, the upper floor patio doors have canopies as large as possible without encroaching into the Angle of Containment. Adding any additional eyebrows/overhangs would encroach into the Angle of Containment, which is not permitted by Zoning Bylaw No. 2000.*
 - 2. *The master bedroom decks are well recessed into the house and will keep solar gain to a minimum. Lot 2 has vertical slats at the master bedroom window that will aid in reducing solar gain*
 - a. The intended use and function of the “bunker” and the compliance of the space with the applicable provisions of the Zoning Bylaw; and

Design Response: In terms of the proposed ‘bunker basement’, the applicant confirmed that this bunker is intended for use as a storage room only. The developer

discussed the comments around the cost of the bunker with the client, and the client feels it is worth the time and cost to proceed with this part of the design. The ‘bunker basement’ is not prohibited by Zoning Bylaw No. 2000.

- b. The requested height variance and efforts to alter the design such that a variance is no longer required; in the event that the applicant proceeds with the variance, that staff identify to Council the efforts taken by the applicant to address this constraint.

Design Response: Please refer to the previous section on the proposed height variance for a discussion on how the applicant worked to address the building height comment from the ADP.

Tree Management

An Arborist Report prepared by Woodridge Tree Consulting Arborists Ltd. identifies that a total of six (6) trees of protected size (according to Tree Management Bylaw, 2008, No. 1831), would be affected by the proposal, all on private property. The Report recommends that the six (6) trees be removed as they are either in poor/very poor health (four (4) trees) and/or are a constraint to the development of the lots.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the removals subject to the posting of securities (i.e., \$27,000) for 18 replacement trees as required by the Tree Management Bylaw. Two (2) replacement trees are proposed as part of the development, which would result in a refund of \$3,000 and a total of \$24,000 to be kept as cash-in-lieu for future tree planting on City property. Appendix A includes the proposed landscape plan, which includes two (2) trees and 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 March 3, 2020, at the White Rock Library (15342 Buena Vista Avenue). Two hundred and eleven (211) letters were circulated notifying owners within 100 metres of the subject property of the proposal. The meeting was also advertised in consecutive publications of the Peace Arch News in advance of the PIM. Appendix E to this report includes the PIM sign-in sheet and completed comment forms. Concerns that were brought up during the meeting included the proposed building height request and impacts to the surrounding properties during construction. As outlined above, staff have worked extensively with the applicant to remove the request for a height variance for the westerly lot. After exploring many different design changes, a viable option to remove the variance could not be achieved. With the submitted view analysis staff are supportive of the 0.353 metres (1.158 feet) variance as requested as it is minor in nature and will not have a significant impact to the properties to the north.

Planning Review

The proposed development is seeking a Major Development Permit and Development Variance Permit. Staff believe that the proposal aligns with the ‘Mature Neighbourhood Infill Development Permit Area (DPA) Guidelines’ and respects the established character of the existing neighbourhood. Following approval of the proposed subdivision, the two lots would have a frontage of 10.1 metres, lot depth of approximately 36 metres and a lot area of 365 m² metres. These dimensions follow the lot dimensions that surround the development. As the proposed single detached dwellings are smaller in size than that of one single dwelling constructed on the existing lot, the proposal would increase the supply of smaller-scaled detached housing within the established neighbourhood, which can be an effective way to enable

greater ‘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).

If it is determined that the proposal follows the Mature Neighbourhood DPA Guidelines, the Major Development Permit and Development Variance Permit will allow for a modest form of intensification within an established area of the City and is consistent with the policy objectives of the OCP.

Staff are supportive of the Development Variance Permit (DVP) proposal to vary the maximum building height of the RS-2 One Unit (Small Lot) Residential Zone for the westerly lot (as identified on the drawings as Lot 1). This is due to the steep topography of the site, vehicular access required from the rear lane, and a 2% slope up to the property line and a maximum 15% driveway slope as per Section 51 of Street and Traffic Bylaw, 1999, No. 1529. The applicant made a significant effort to redesign the dwelling to remove the variance request, which was unsuccessful due to the average natural grade of the site and angle of containment. As the DVP would allow an increase of 0.353 metres (1.158 feet) to the maximum building height of 7.7 metres (25.26 feet), for a total proposed building height of 8.053 metres (26.42 feet), staff believe through the view analysis submission that the variance is minor in nature and will not have significant impact to the properties in the rear.

FINANCIAL IMPLICATIONS

The Major Development Permit and Development Permit, if approved, will not result in any additional costs to the City. Development cost charges of \$19,294.76 for the net increase of one (1) new lot will be obtained through the subdivision process.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not applicable.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Major Development Permit and Development Variance Permit 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 the intensification of 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.

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. Direct staff to schedule a Public Meeting and consider issuance of Development Variance Permit No. 431 and Development Permit No. 430;
2. Reject Development Variance Permit No. 431 and Development Permit No. 430; or
3. Defer consideration of Development Variance Permit No. 431 and Development Permit No. 430 and refer the application back to staff to address any issues identified by Council.

Staff recommend Option 1.

CONCLUSION

The City of White Rock has received a Major Development Permit and Development Variance Permit Application at 14947 Buena Vista Avenue to regulate and ensure that the proposed dwellings as part of the subdivision of the lot will fit within the established character of the existing neighbourhood. The proposal is consistent with the objectives and policies of the ‘Mature Neighbourhood’ OCP land use designation and Development Permit Area Guidelines. Staff are supportive of the requested variance as it is believed that it will have minor impact to surrounding residents. Staff recommend Council authorize staff to schedule a Public Meeting for this application and following the result, recommend that Council approve the Major Development Permit and Development Variance Permit.

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 Development Permit No. 430
- Appendix B: Draft Development Variance Permit No. 431
- Appendix C: Location and Ortho Photo Maps
- Appendix D: Preliminary Subdivision Plan
- Appendix E: Public Information Meeting Sign-in Sheet and Comment Forms
- Appendix F: View Analysis
- Appendix G: DPA Guidelines Response Table
- Appendix H: ADP Minutes July 21, 2020

APPENDIX A

Draft Development Permit No. 430

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT PERMIT NO. 430

1. This Development Permit No. 430 is issued to P & H Bains Enterprises Inc. as the prospective owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts 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 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP 3787
PID: 009-606-131
(14947 Buena Vista Avenue)

As indicated on Schedule A

2. This Development Permit No. 430 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "Mature Neighbourhood Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "RS-2 One Unit (Small Lot) Residential Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended and Development Variance Permit 431.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by SU CASA Design. and Vandenberg Landscapes hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Elevations and Renderings Lot 1
Schedule D	Elevations and Renderings Lot 2

Schedule E Landscaping Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
- b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
- c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$29,300.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.

7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.

8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.

9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2020.

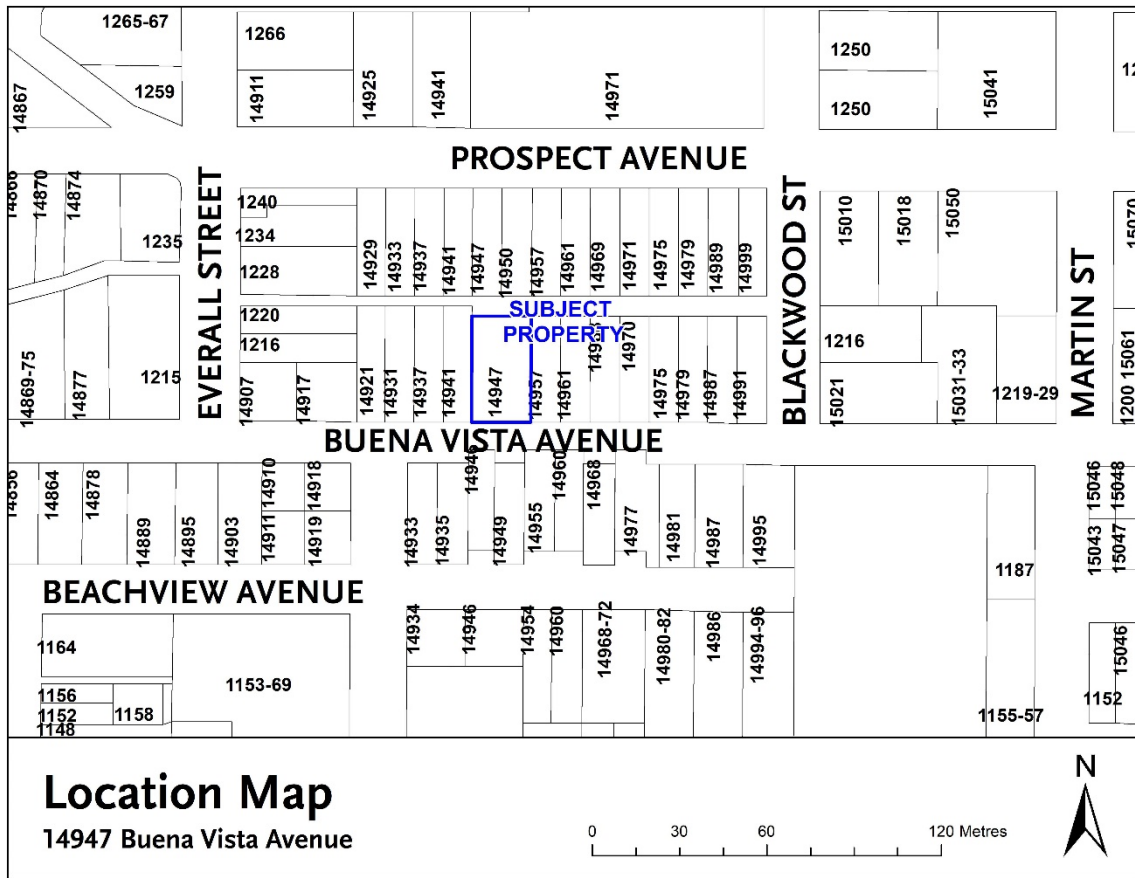
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 2020.

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

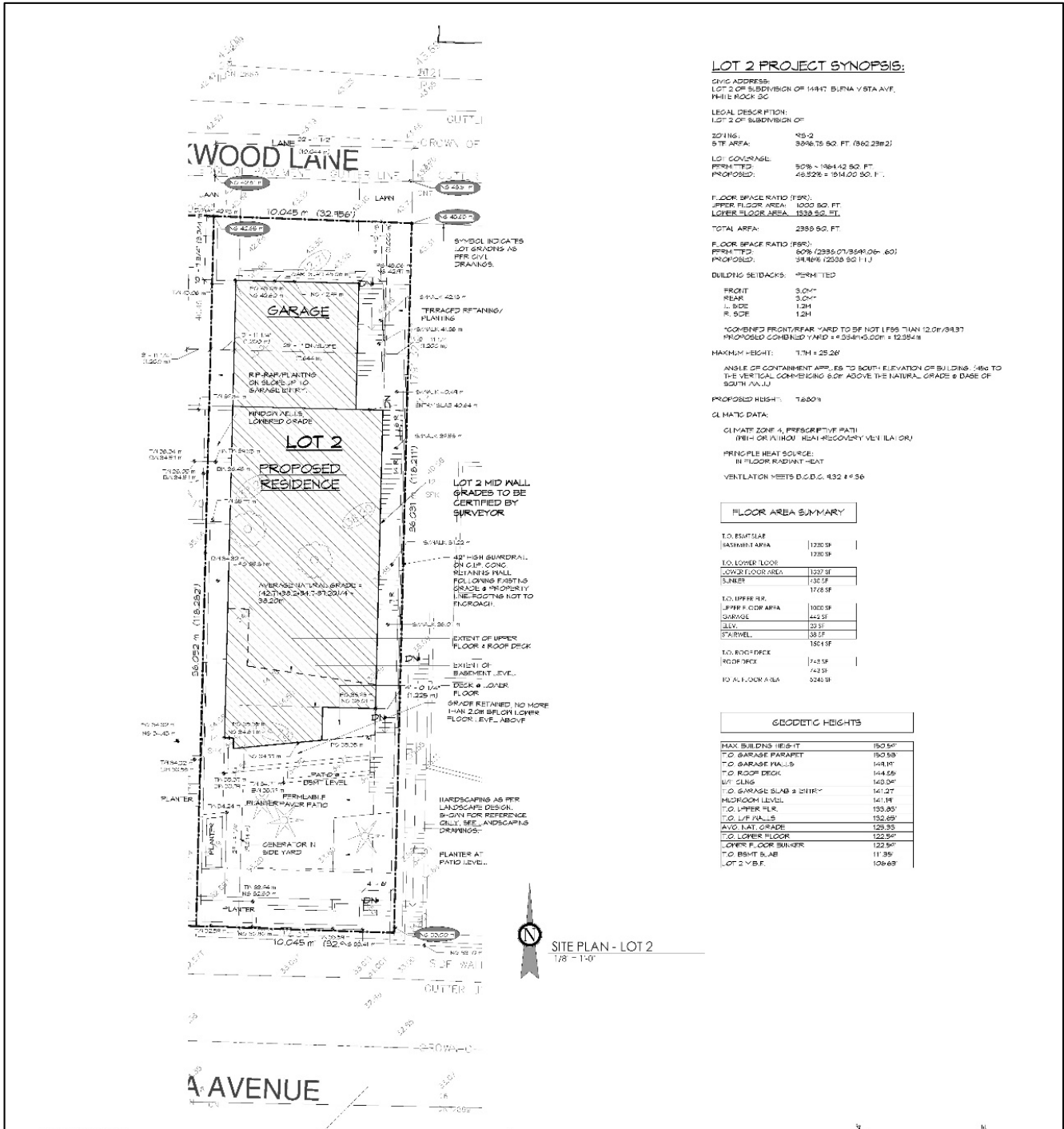
Mayor
Authorized Signatory

Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map



Lot 2



LOT 2 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 2 OF SUBDIVISION OF 14917 BUENA VISTA AVE,
PHILADELPHIA, PA 19134

LEGAL DESCRIPTION:
LOT 2 OF SUBDIVISION OF

ZONING: R-5
GTR AREA: 30,967.50 SQ. FT. (862.23 AC)

LOT COVERAGE: 50% - 15,483.75 SQ. FT.
PERMITTED: 48,526 ± 15,142.00 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 1000 SQ. FT.
LOWER FLOOR AREA: 1538 SQ. FT.

TOTAL AREA: 2538 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2336.07 SQ. FT. MAX.)
PROPOSED: 34.96% (2538 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT: 3.0'±
REAR: 3.0'±
L. SIDE: 1.2M
R. SIDE: 1.2M

NO. OF BAYS FRONT/FAR YARD TO BE NOT LESS THAN 12.0'±/94.3'
PROPOSED CORNER YARD ± 4.55'±/10.0'± ± 12.35'±

MAXIMUM HEIGHT: 17M ± 25.2'

ANGLE OF CONTINGMENT AREA TO SOUTH: ELEVATION OF BUILDING (AS TO THE VERTICAL CORNERING B.O.P. ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.680M

CLIMATE DATA:
CLIMATE ZONE 4, PREScriptive PATH (HIGH OR ALTIMO) HEAT RECOVERY VENTILATION

PRINCIPLE HEAT SOURCE: IN FLOOR RADIANT HEAT

VENTILATION MEETS D.G.D.C. 4.32 ± 4.56

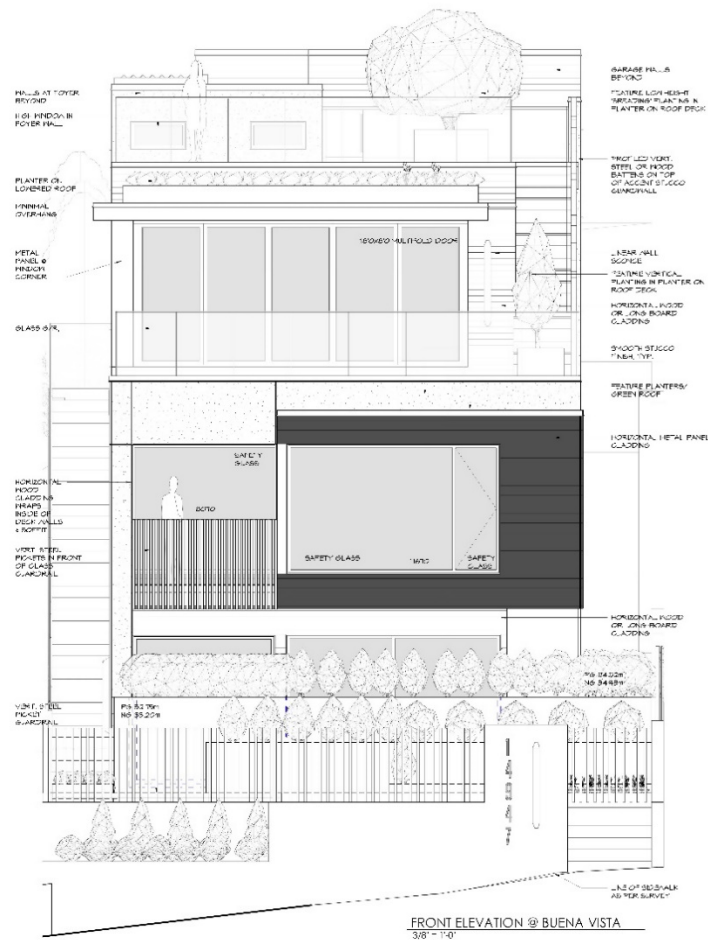
FLOOR AREA SUMMARY

T.O. FINISH SLAB	1230 SF
BASEMENT AREA	1230 SF
T.O. LOWER FLOOR	1230 SF
LOWER FLOOR AREA	1230 SF
BASEMENT	1768 SF
T.O. UPPER FLOOR	1000 SF
UPPER FLOOR AREA	442 SF
DECK	22 SF
STAIRWELL	33 SF
T.O. ROOF FACE	142 SF
ROOF DECK	442 SF
T.O. A.F. FLOOR AREA	5242 SF

GEODETIC HEIGHTS

MAX. BUILDING HEIGHT	150.50'
T.O. GARAGE PARAPET	150.50'
T.O. GARAGE WALLS	149.81'
T.O. ROOF DECK	144.66'
W/1. CEILING	140.00'
T.O. GARAGE SLAB ± DECK	141.27'
MIDFLOOR LEVEL	141.11'
T.O. UPPER FLOOR	135.85'
T.O. L.F.F. WALLS	132.65'
AVD. FIN. GR. GRADE	125.53'
T.O. LOWER FLOOR	122.50'
LOWER FLOOR BUNKER	122.50'
T.O. BSMT SLAB	111.35'
LOT 2 ± B.F.	106.62'

Schedule C – Elevations and Renderings Lot 1

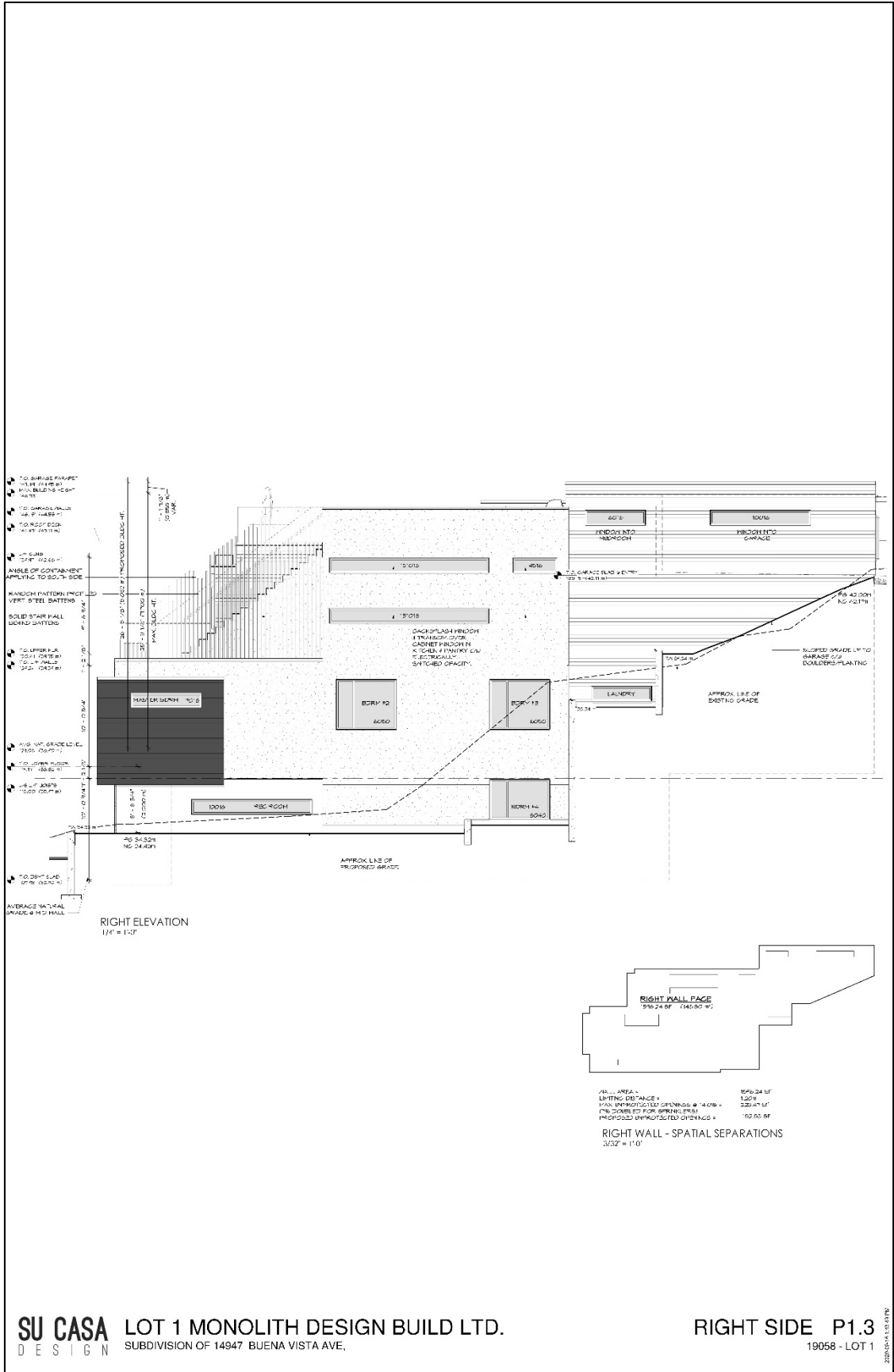


SU CASA DESIGN

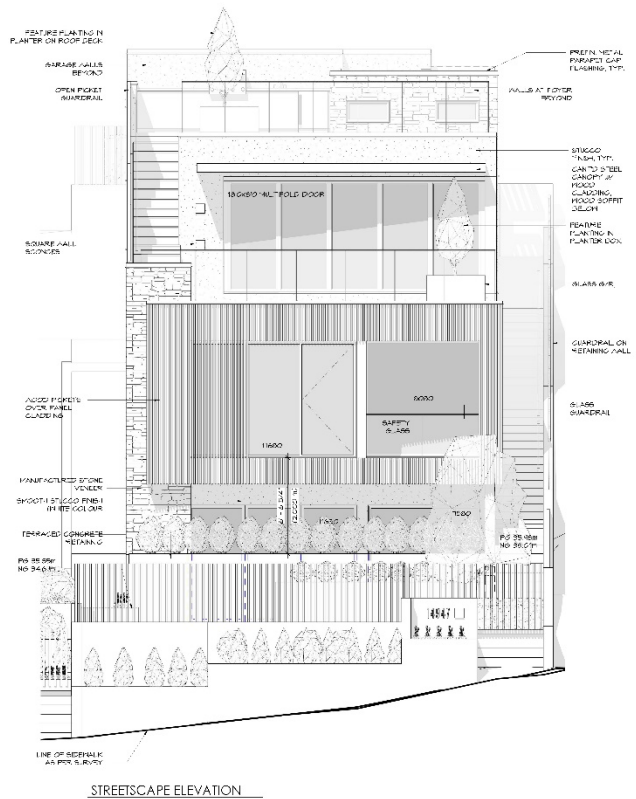
LOT 1 MONOLITH DESIGN BUILD LTD.
SUBDIVISION OF 14947 BUENA VISTA AVE.

FRONT P1.2
19058 - LOT 1

SU-CASA-2023-01



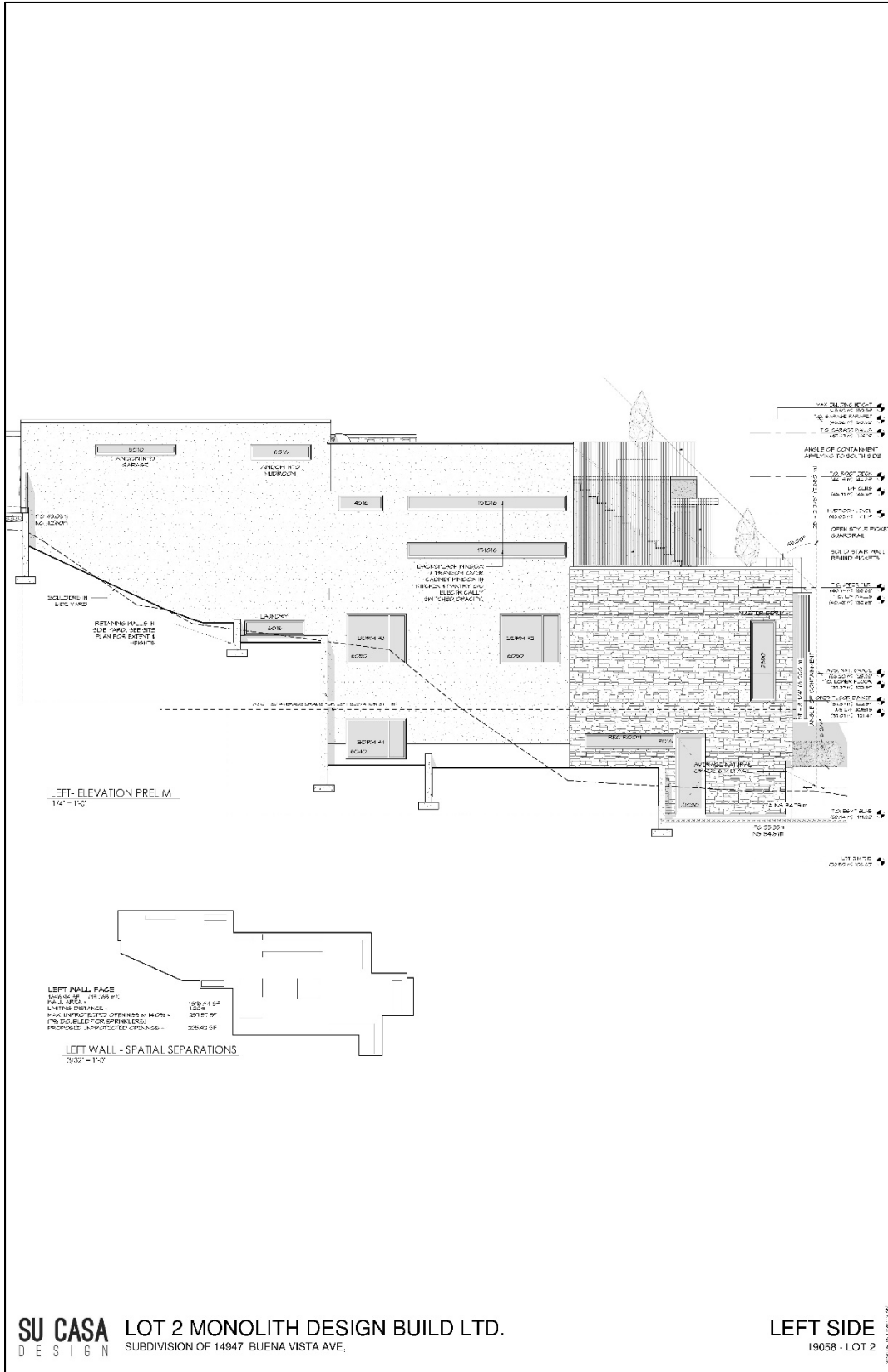
Schedule D – Elevations and Renderings Lot 2



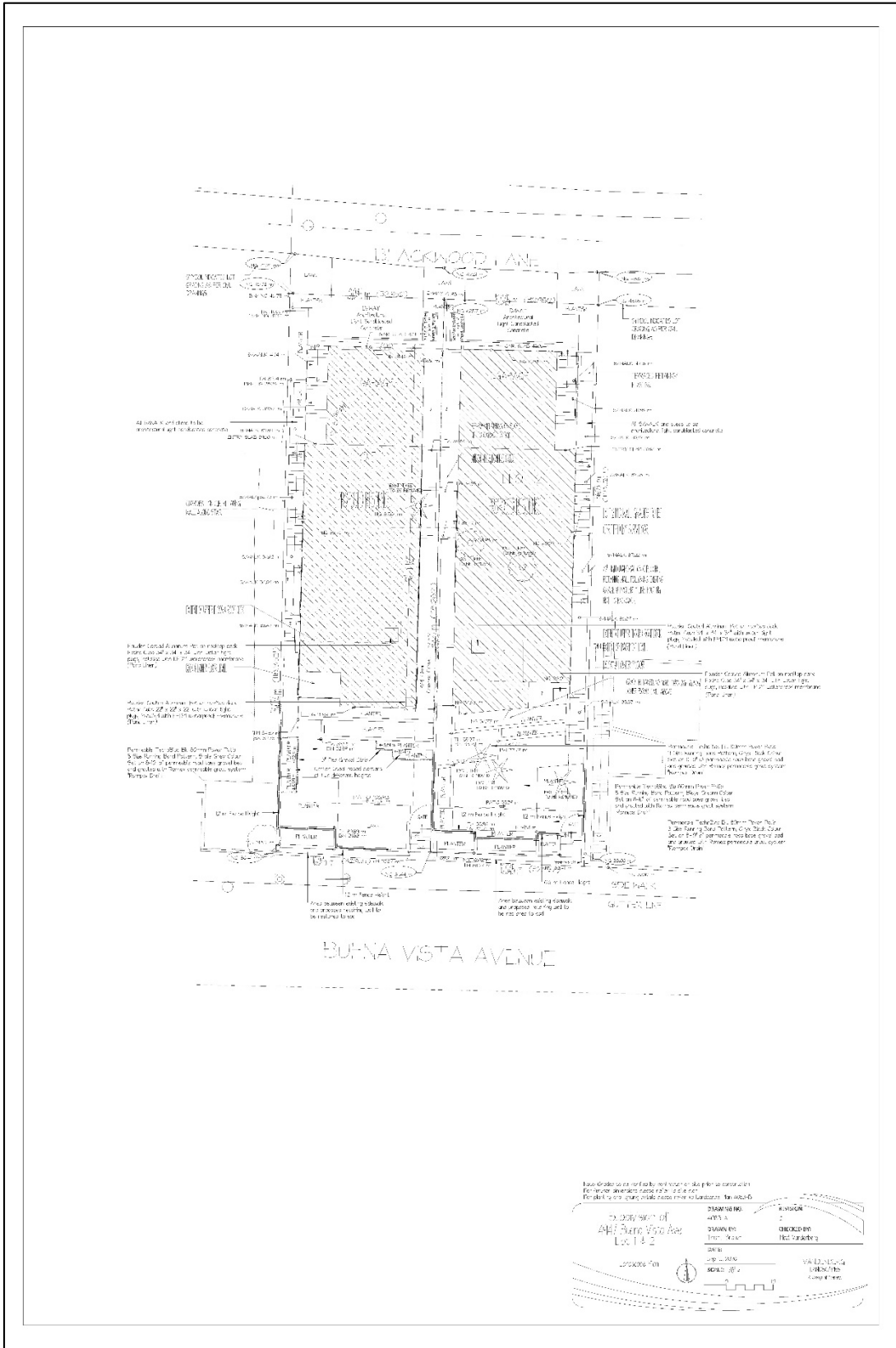
SU CASA DESIGN
LOT 2 MONOLITH DESIGN BUILD LTD.
 SUBDIVISION OF 14947 BUENA VISTA AVE.

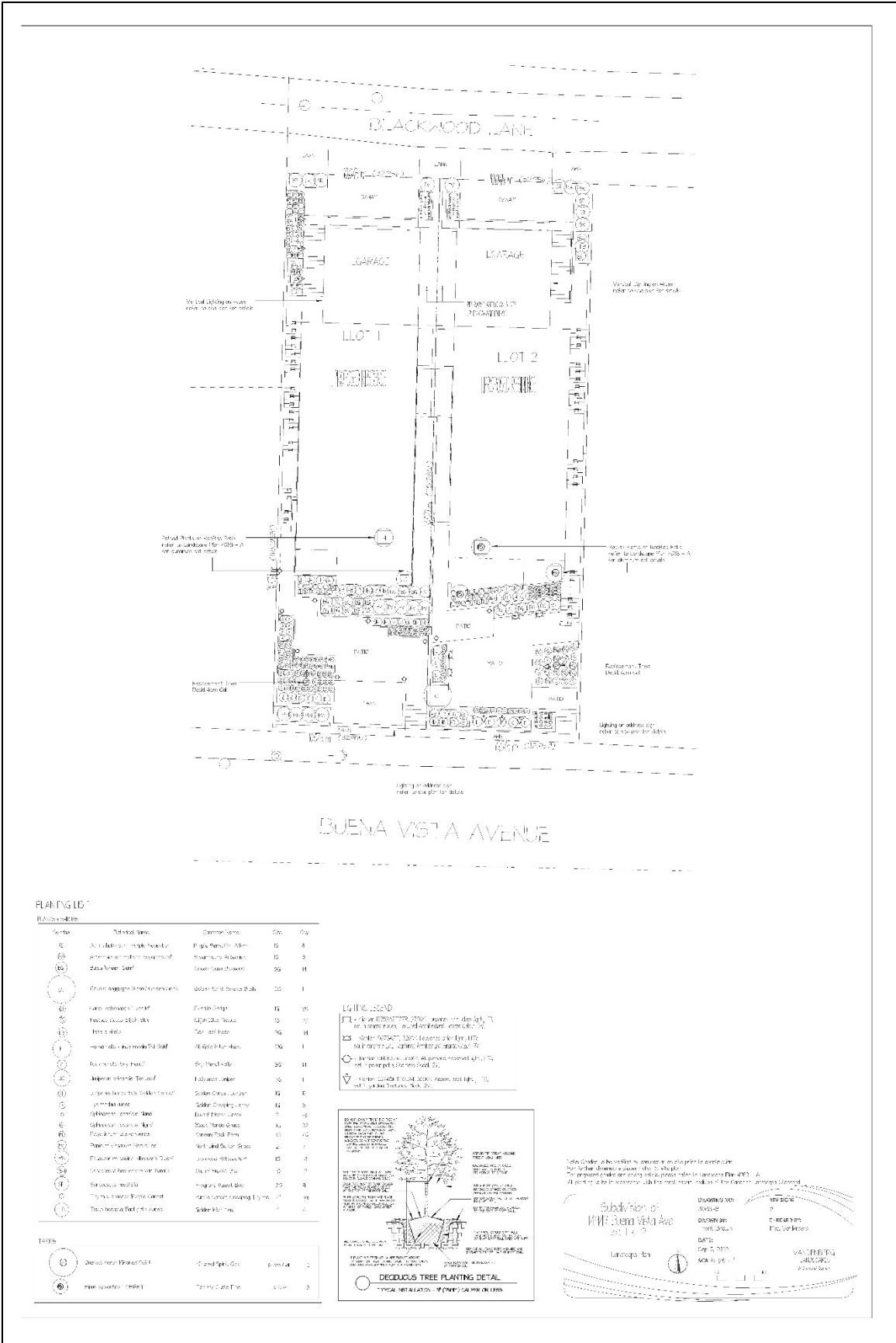
FRONT
 19058 - LOT 2

REVISION 11/2024



Schedule E – Landscape Plans



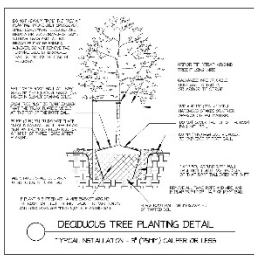


PLANTING LIST

Symbol	Botanical Name	Common Name	Qty	Size
(A)	Arbutus menziesii	Redwood	15	4"
(B)	Quercus laevis	White Oak	15	3"
(C)	Quercus agrifolia	Live Oak	25	18"
(D)	Quercus macrocarpa	Shingle Oak	20	1"
(E)	Juniperus horizontalis	Creeping Juniper	15	20'
(F)	Thuja occidentalis	Green Cedar	10	10'
(G)	Yucca filamentosa	Spiky Yucca	10	18"
(H)	Philadelphus	Flowering Quince	10	18"
(I)	Hydrangea	Hydrangea	10	18"
(J)	Spirea	Spirea	10	18"
(K)	Abutilon	Abutilon	10	18"
(L)	Impatiens	Impatiens	10	18"
(M)	Trifolium	Trifolium	10	18"
(N)	Trifolium	Trifolium	10	18"
(O)	Trifolium	Trifolium	10	18"
(P)	Trifolium	Trifolium	10	18"
(Q)	Trifolium	Trifolium	10	18"
(R)	Trifolium	Trifolium	10	18"
(S)	Trifolium	Trifolium	10	18"
(T)	Trifolium	Trifolium	10	18"
(U)	Trifolium	Trifolium	10	18"
(V)	Trifolium	Trifolium	10	18"
(W)	Trifolium	Trifolium	10	18"
(X)	Trifolium	Trifolium	10	18"
(Y)	Trifolium	Trifolium	10	18"
(Z)	Trifolium	Trifolium	10	18"

LIGHTING LEGEND

- Symbol 1: 1' x 1' x 1' (100W) LED recessed can light, 120V, 1000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 2: 2' x 2' x 1' (150W) LED recessed can light, 120V, 1500lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 3: 4' x 4' x 1' (200W) LED recessed can light, 120V, 2000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 4: 6' x 6' x 1' (300W) LED recessed can light, 120V, 3000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 5: 8' x 8' x 1' (400W) LED recessed can light, 120V, 4000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 6: 10' x 10' x 1' (500W) LED recessed can light, 120V, 5000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 7: 12' x 12' x 1' (600W) LED recessed can light, 120V, 6000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 8: 14' x 14' x 1' (700W) LED recessed can light, 120V, 7000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 9: 16' x 16' x 1' (800W) LED recessed can light, 120V, 8000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 10: 18' x 18' x 1' (900W) LED recessed can light, 120V, 9000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 11: 20' x 20' x 1' (1000W) LED recessed can light, 120V, 10000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 12: 22' x 22' x 1' (1100W) LED recessed can light, 120V, 11000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 13: 24' x 24' x 1' (1200W) LED recessed can light, 120V, 12000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 14: 26' x 26' x 1' (1300W) LED recessed can light, 120V, 13000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 15: 28' x 28' x 1' (1400W) LED recessed can light, 120V, 14000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 16: 30' x 30' x 1' (1500W) LED recessed can light, 120V, 15000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 17: 32' x 32' x 1' (1600W) LED recessed can light, 120V, 16000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 18: 34' x 34' x 1' (1700W) LED recessed can light, 120V, 17000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 19: 36' x 36' x 1' (1800W) LED recessed can light, 120V, 18000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 20: 38' x 38' x 1' (1900W) LED recessed can light, 120V, 19000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 21: 40' x 40' x 1' (2000W) LED recessed can light, 120V, 20000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 22: 42' x 42' x 1' (2100W) LED recessed can light, 120V, 21000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 23: 44' x 44' x 1' (2200W) LED recessed can light, 120V, 22000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 24: 46' x 46' x 1' (2300W) LED recessed can light, 120V, 23000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 25: 48' x 48' x 1' (2400W) LED recessed can light, 120V, 24000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 26: 50' x 50' x 1' (2500W) LED recessed can light, 120V, 25000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 27: 52' x 52' x 1' (2600W) LED recessed can light, 120V, 26000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 28: 54' x 54' x 1' (2700W) LED recessed can light, 120V, 27000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 29: 56' x 56' x 1' (2800W) LED recessed can light, 120V, 28000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 30: 58' x 58' x 1' (2900W) LED recessed can light, 120V, 29000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 31: 60' x 60' x 1' (3000W) LED recessed can light, 120V, 30000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 32: 62' x 62' x 1' (3100W) LED recessed can light, 120V, 31000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 33: 64' x 64' x 1' (3200W) LED recessed can light, 120V, 32000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 34: 66' x 66' x 1' (3300W) LED recessed can light, 120V, 33000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 35: 68' x 68' x 1' (3400W) LED recessed can light, 120V, 34000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 36: 70' x 70' x 1' (3500W) LED recessed can light, 120V, 35000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 37: 72' x 72' x 1' (3600W) LED recessed can light, 120V, 36000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 38: 74' x 74' x 1' (3700W) LED recessed can light, 120V, 37000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 39: 76' x 76' x 1' (3800W) LED recessed can light, 120V, 38000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 40: 78' x 78' x 1' (3900W) LED recessed can light, 120V, 39000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 41: 80' x 80' x 1' (4000W) LED recessed can light, 120V, 40000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 42: 82' x 82' x 1' (4100W) LED recessed can light, 120V, 41000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 43: 84' x 84' x 1' (4200W) LED recessed can light, 120V, 42000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 44: 86' x 86' x 1' (4300W) LED recessed can light, 120V, 43000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 45: 88' x 88' x 1' (4400W) LED recessed can light, 120V, 44000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 46: 90' x 90' x 1' (4500W) LED recessed can light, 120V, 45000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 47: 92' x 92' x 1' (4600W) LED recessed can light, 120V, 46000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 48: 94' x 94' x 1' (4700W) LED recessed can light, 120V, 47000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 49: 96' x 96' x 1' (4800W) LED recessed can light, 120V, 48000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 50: 98' x 98' x 1' (4900W) LED recessed can light, 120V, 49000lm, 5000K, 100% CRI, 5-year warranty.
- Symbol 51: 100' x 100' x 1' (5000W) LED recessed can light, 120V, 50000lm, 5000K, 100% CRI, 5-year warranty.



Subdivision of
14947 Buena Vista Ave
 2014-01-01

Landscape Arch

DATE: 01/05/2019
 SCALE: 1/8" = 1'-0"

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DATE: 01/05/2019
 SCALE: 1/8" = 1'-0"

DATE: 01/05/2019
 SCALE: 1/8" = 1'-0"

APPENDIX B

DRAFT Development Variance Permit No. 431

THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 431

1. Development Variance Permit No. 431 is issued to P & H Bains Enterprises 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 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
LMP 3787
(14947 Buena Vista Avenue)

PID: 009-606-131

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 418 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 6.2.5 Building Heights: 1) is varied to increase the maximum height of the principal building on Lot 1 from 7.7m (25.26ft) to 8.053 metres (26.42 feet).
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and Conditions:

- (a) The variance is for the construction of a three-storey single-family dwelling.
 - (b) The Development Variance Permit only applies to Lot 1, as identified in Schedule B.
 - (c) The proposal shall generally conform to the drawings attached hereto as Schedule B.
 - (d) This permit expires in the event that the constructed development is demolished. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
6. 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.

7. This Development Variance Permit does not constitute a building permit.

Authorizing Resolution passed by the City Council on the _____ day of _____, 2020.

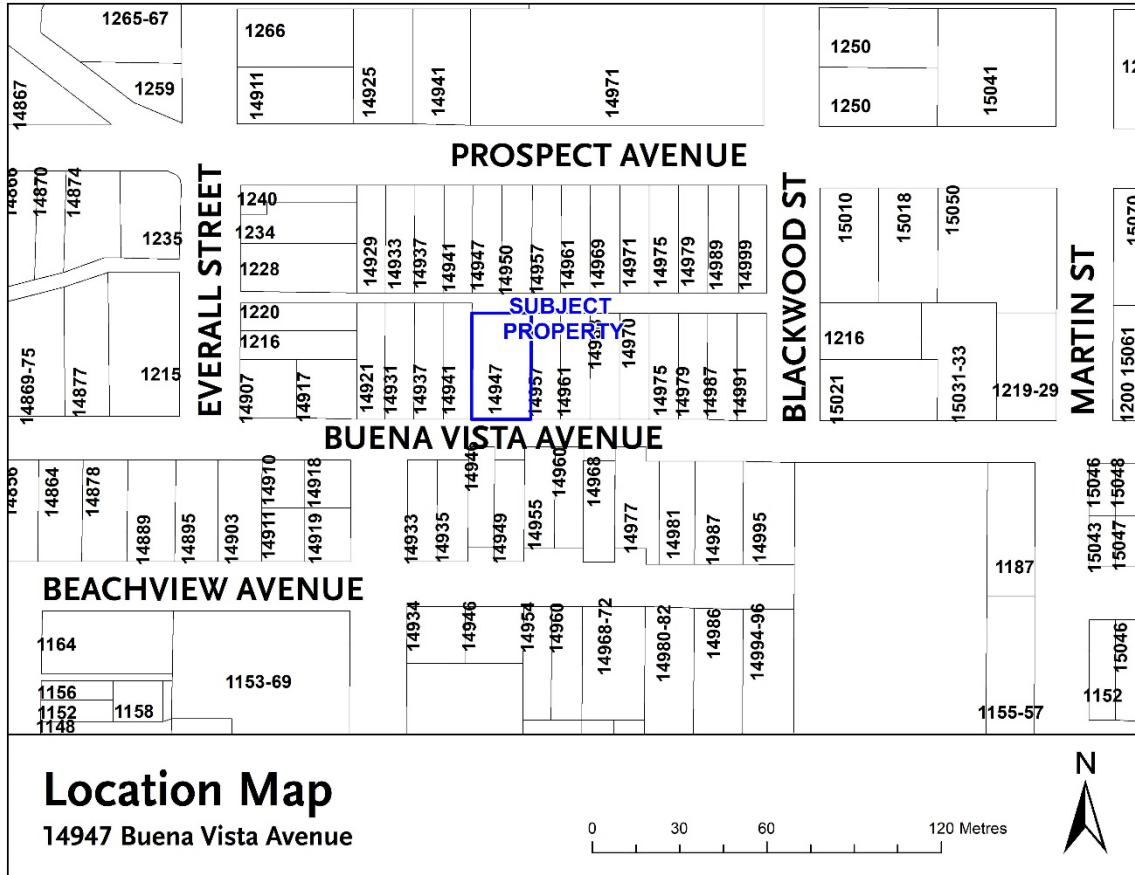
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2020.

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

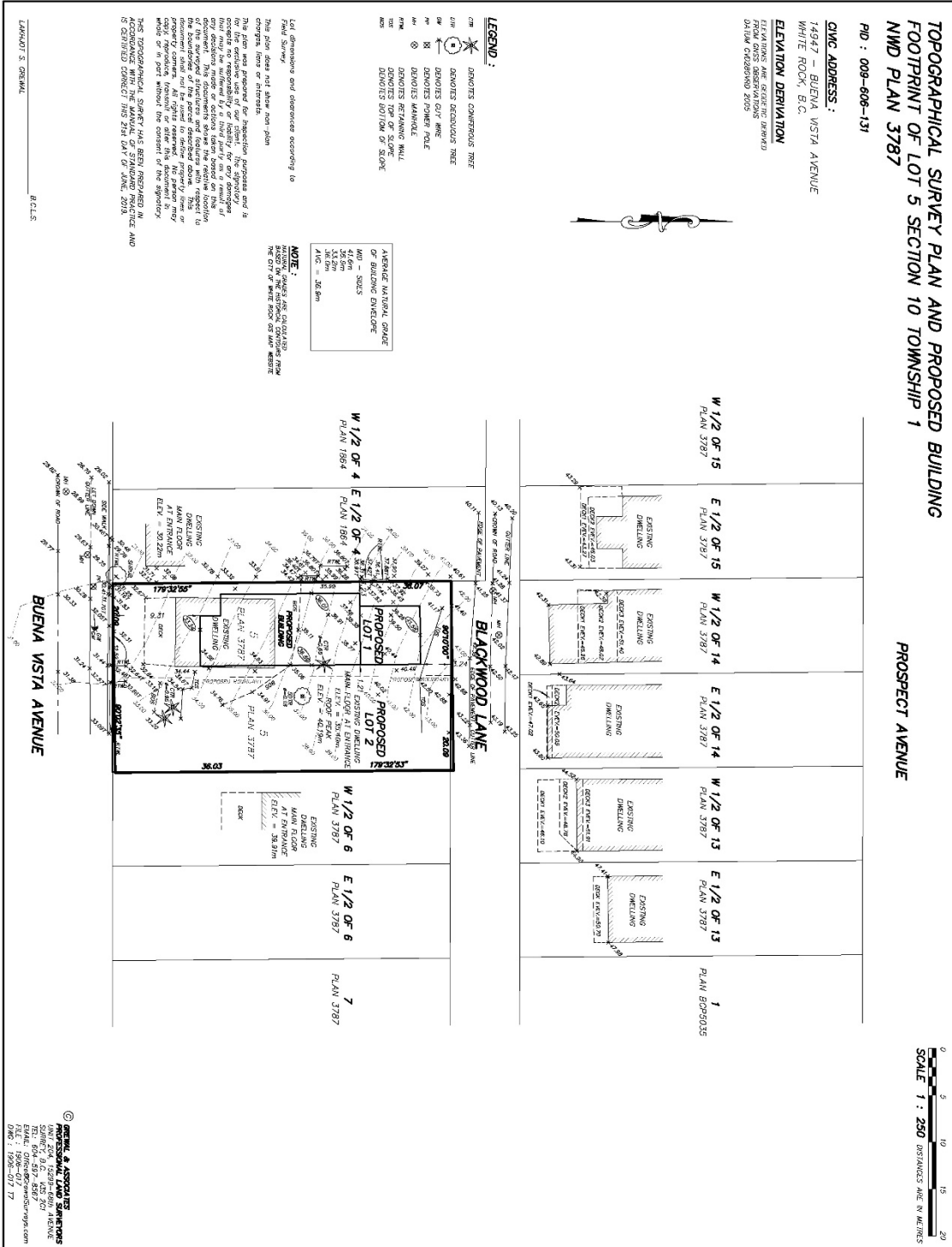
Mayor – Darryl Walker
Authorized Signatory

Director of Corporate Administration – Tracey Arthur
Authorized Signatory

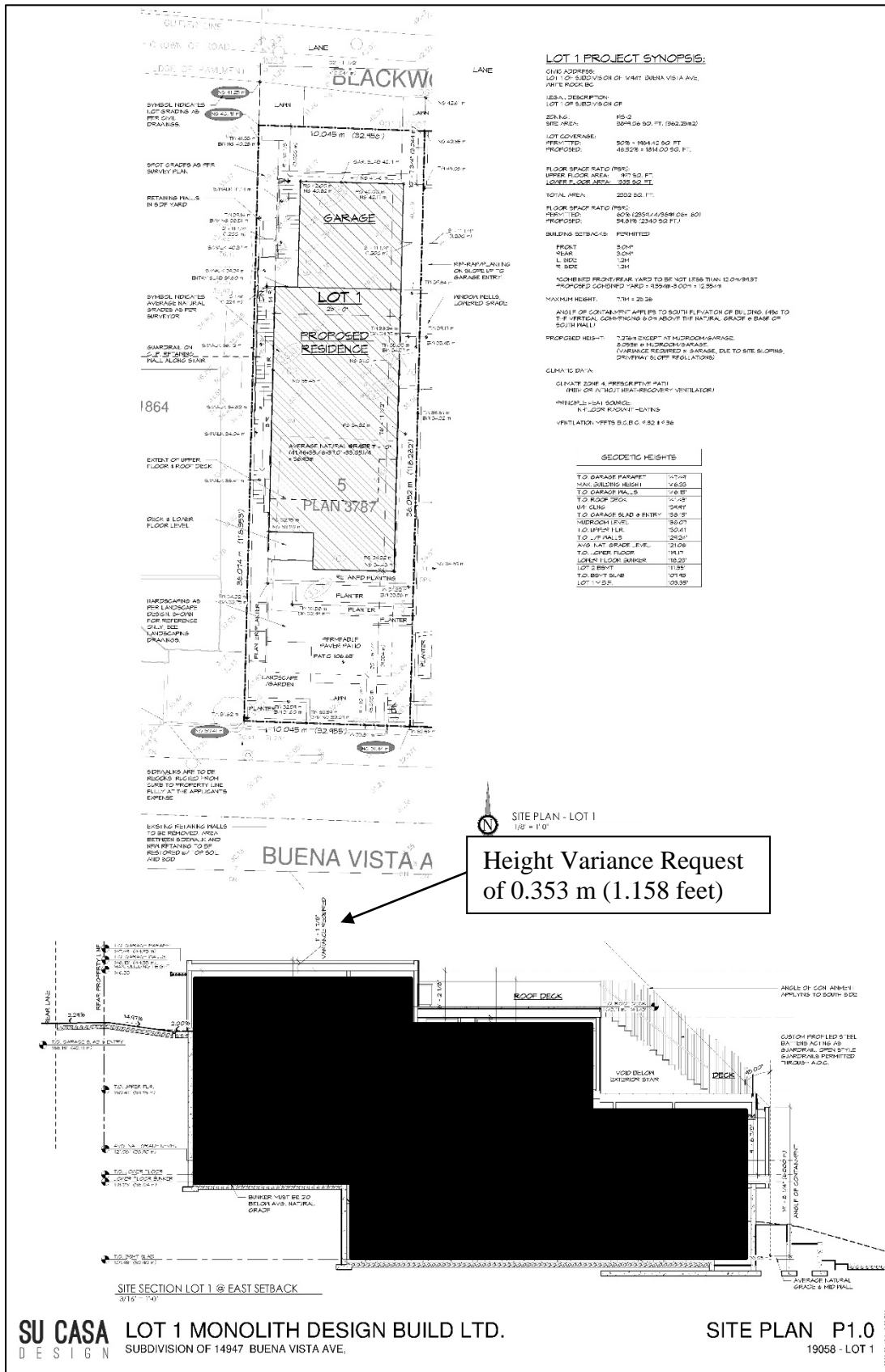
Schedule A – Subject Property Location Map



Schedule B Lot 1 Location Map

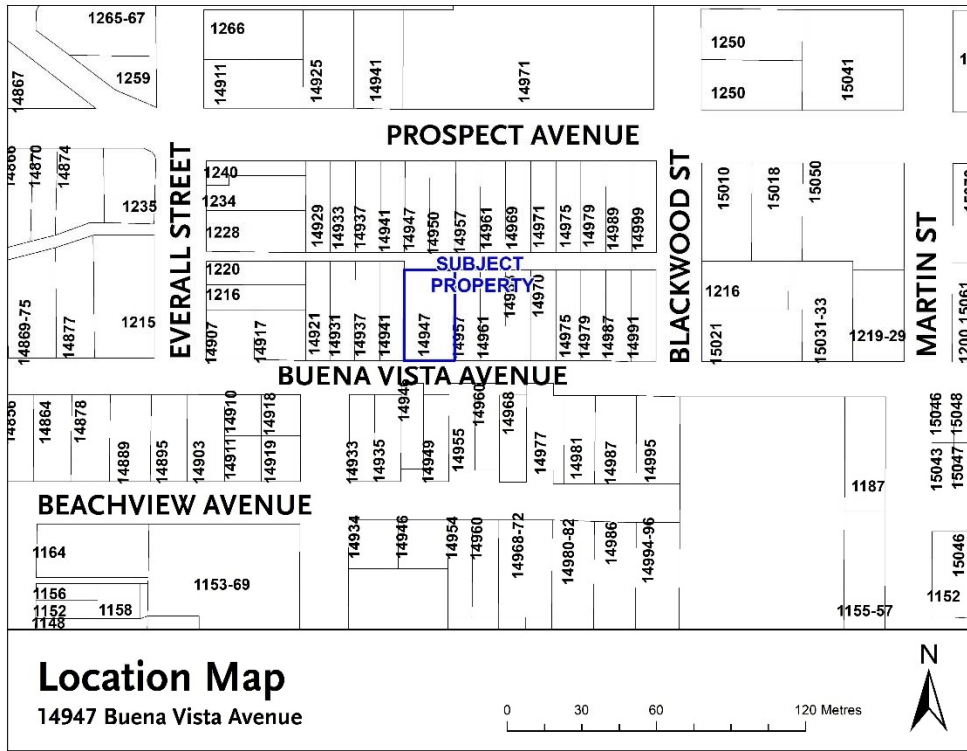


Elevation Drawing Confirming Height Variance



APPENDIX C

Location and Ortho Photo Maps





APPENDIX E

Public Information Meeting Sign-in Sheet and Comment Forms

PUBLIC INFORMATION MEETING
14947 BUENA VISTA AVENUE
MAJOR DEVELOPMENT PERMIT, FILE NO. 19-021
MARCH 3, 2020

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

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	MIKE KOSICK	14941 B.V	V4B1XS
2.	George Papp	14861 B.L.	V4B1XS
3.	Gregg Barkan	14921 Buena Vista	
4.	Leslee Sunwash	14961 Blackwood Ca	V4B2A8
5.	Anthony Manning	1561 Vidal	V4B5A7
6.	Cattee Weeks	Buena Vista	
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

Please be advised that any personal information provided on this sign-in sheet will be used as part of the public record.

PUBLIC INFORMATION MEETING FEEDBACK FORM

Major Development Permit Proposal
Application No. 19-021 – 14947 Buena Vista Avenue
5:30 PM to 7:00 PM, March 3, 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:

CATHIE WEEKS (on behalf of PAUL WEEKS
LYNDA BERGSTRAND)

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:

My parents live next door to the development. Concerns are how the development will affect access to their home during construction. They are concerned that construction on the hillside so close to their home ~~may~~ result in damage to the hillside, or their walls, or foundation. They are concerned ~~there is~~ the new construction so close to them may affect their sight lines. The height of the building could have a major impact to the neighbours. Thank you

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: avonhausen@whiterockcity.ca	Natalie Pullman Applicant Tel: (604) 591-2213 Email: npullman@citiwest.com

PUBLIC INFORMATION MEETING FEEDBACK FORM

Major Development Permit Proposal
Application No. 19-021 – 14947 Buena Vista Avenue
5:30 PM to 7:00 PM, March 3, 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:

Gillian Parkin

Address:

14921 Buena Vista

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.

Design Yes - Height No

Please provide your comments in the box below:

New Design, Cleanup is really needed in the area.

Concerned about any height variance in White Rock - even if it has little impact (may though) a 20" variance sets a dangerous precedent. thanks :)

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: avonhausen@whiterockcity.ca	Natalie Pullman Applicant Tel: (604) 591-2213 Email: npullman@citiwest.com

PUBLIC INFORMATION MEETING FEEDBACK FORM

Major Development Permit Proposal
Application No. 19-021 – 14947 Buena Vista Avenue
5:30 PM to 7:00 PM, March 3, 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:

Geoff Parkin

Address:

14921 Buena Vista

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:

Design good but not any height variance

Rather than redesign PLEASE REQUEST driveway variance instead. Neighbours would support that much easier.

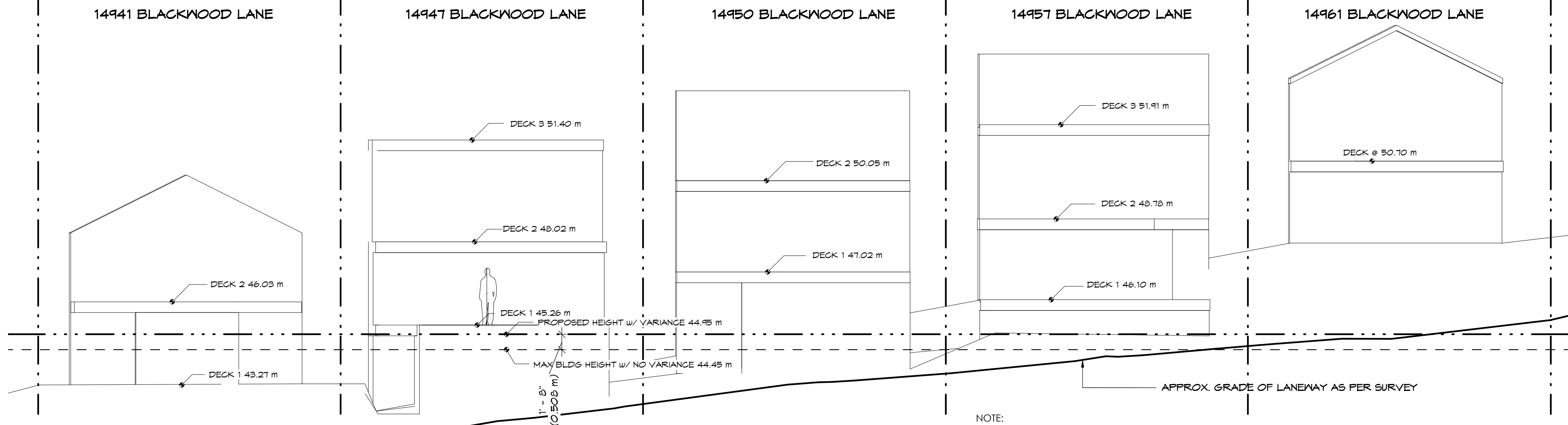
Consider future neighbours behind when eventually redeveloped - lower floors lose view with 1' 8" height difference.

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: avonhausen@whiterockcity.ca	Natalie Pullman Applicant Tel: (604) 591-2213 Email: npullman@citiwest.com

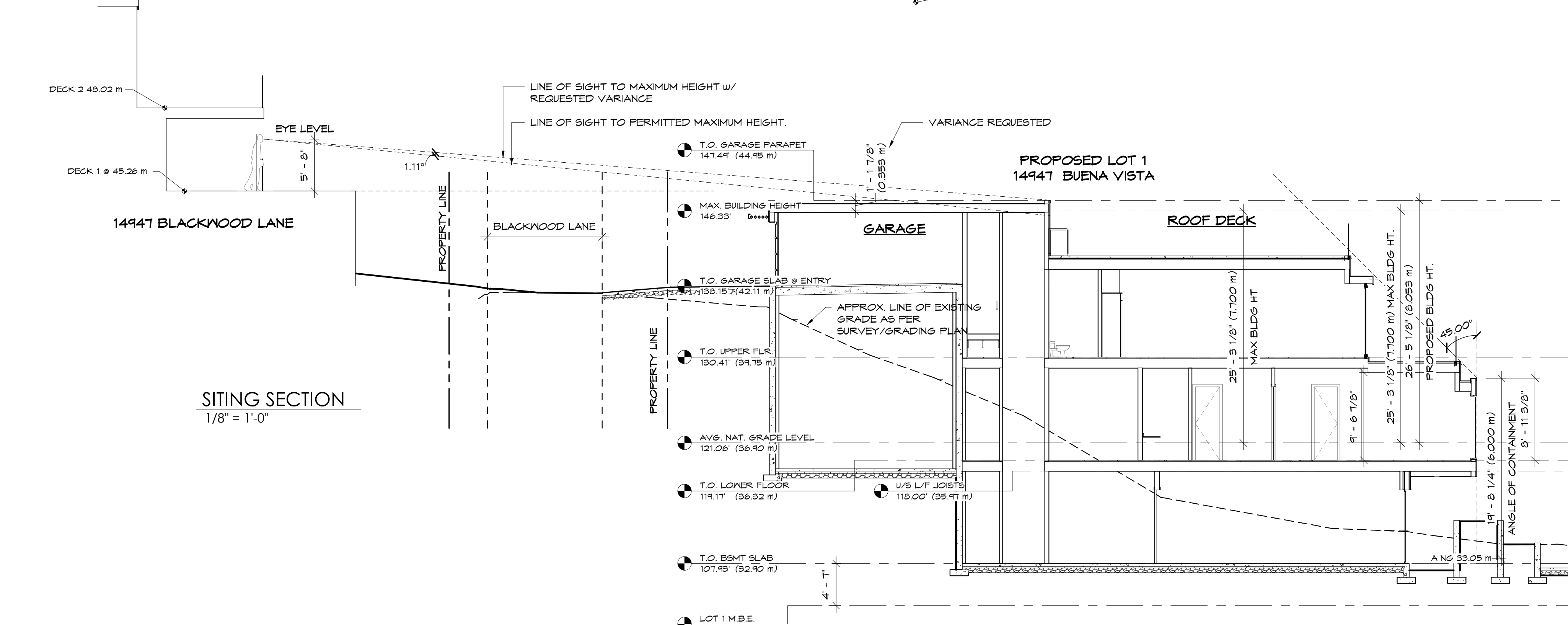
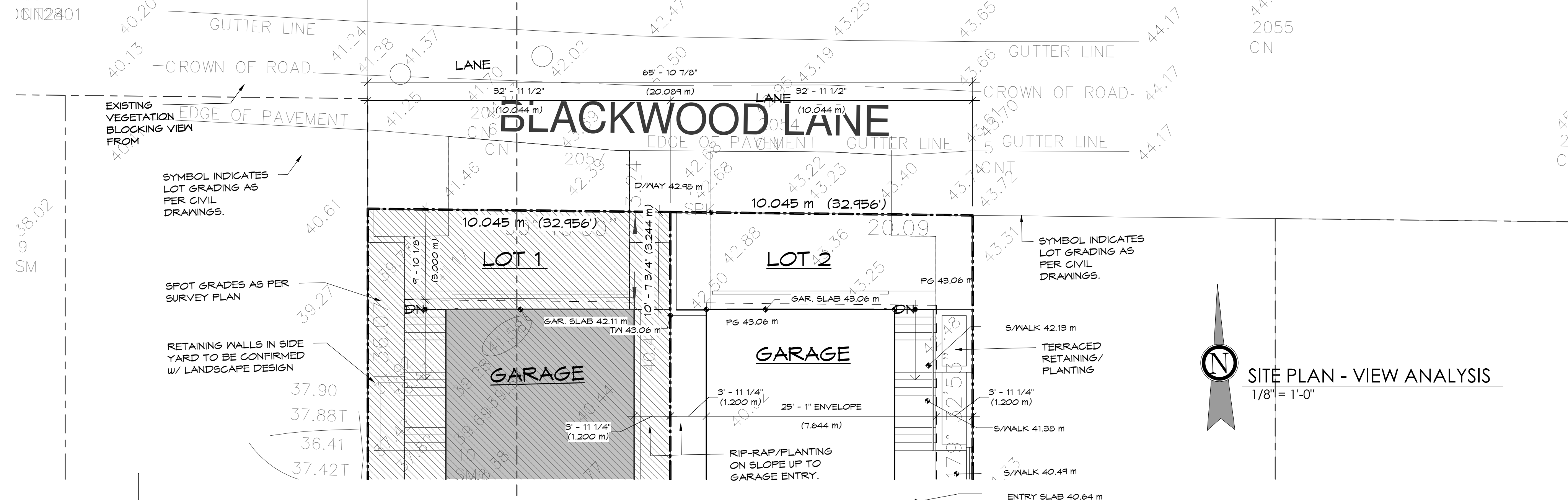
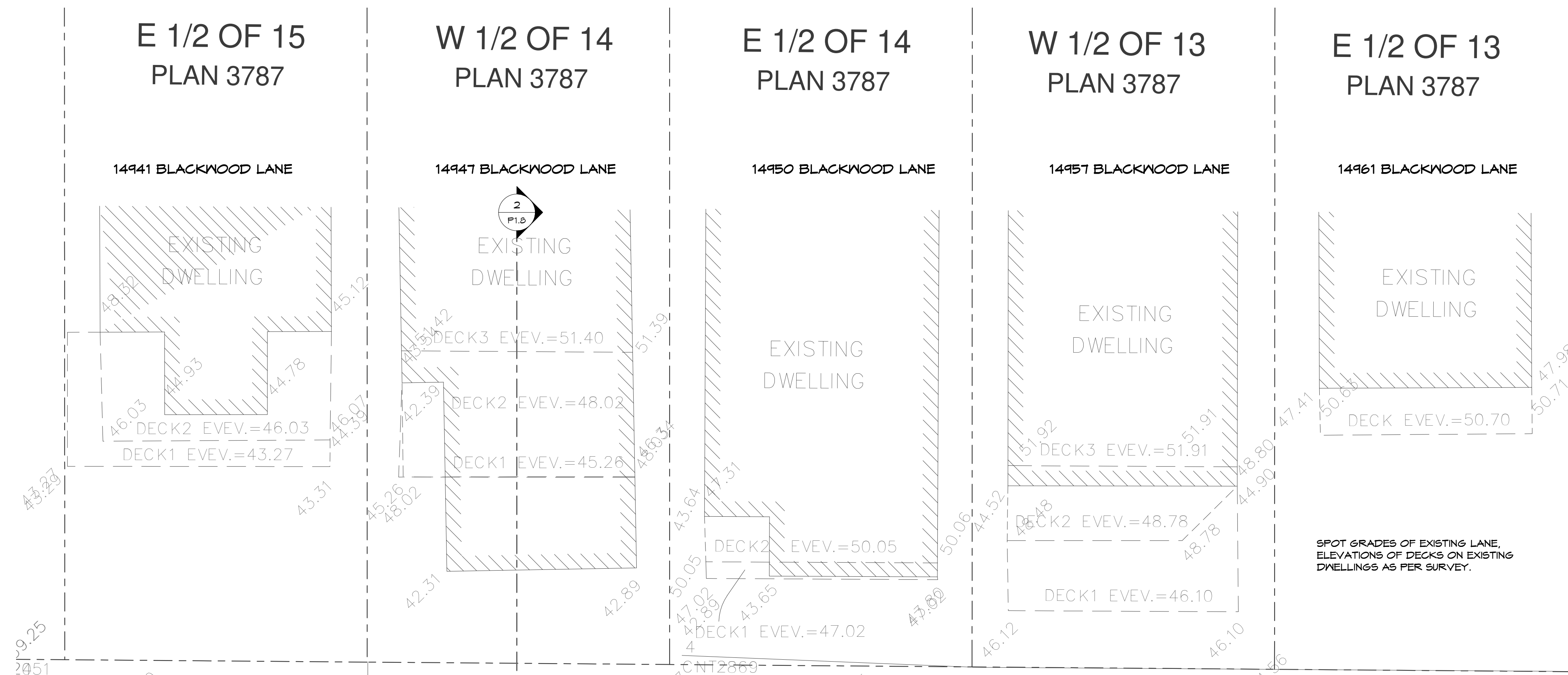
APPENDIX F

View Analysis



BLACKWOOD LANE STREETScape FOR VIEW ANALYSIS
1/8" = 1'-0"

NOTE:
MASSING OF EXISTING RESIDENCES IS GENERIC FOR REFERENCE ONLY.
WIDTH OF BUILDINGS, DECK/GRADE ELEVATIONS ARE AS PER SURVEY.
STREETScape ELEVATION OF EXISTING DWELLINGS ALONG BLACKWOOD LANE TO THE NORTH OF PROPOSED DEVELOPMENT, SHOWING HEIGHTS OF EXISTING DECKS IN RELATION TO PROPOSED HEIGHT VARIANCE FOR LOT 1.
AS SHOWN IN THE SCHEMATIC STREETScape AND PERSPECTIVE VIEWS, GIVEN THE REMOVAL OF EXISTING TREES AND VEGETATION ON THE PROPOSED DEVELOPMENT, THE VIEWS TO THE OCEAN WILL BE INCREASED FOR ALL OF THESE PROPERTIES ALONG BLACKWOOD LANE, EVEN WITH THE PROPOSED HEIGHT VARIANCE.



LARGE CONIFER TO BE REMOVED WILL INCREASE VIEW OF OCEAN FROM ALL HOUSES ON BLACKWOOD LANE

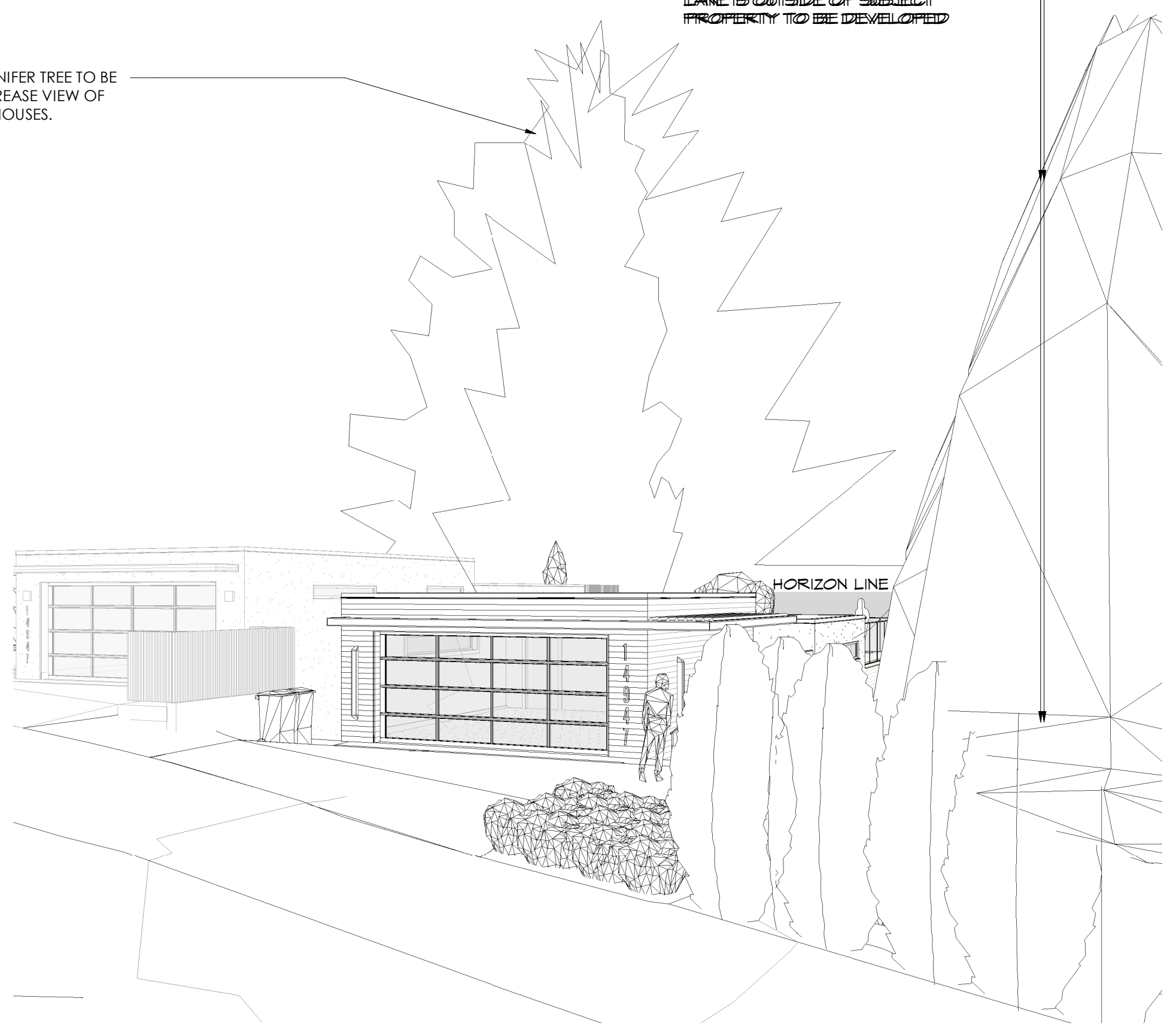
EXISTING VEGETATION BLOCKING VIEW FROM 14941 BLACKWOOD LANE IS OUTSIDE OF SUBJECT PROPERTY TO BE DEVELOPED



EXISTING VIEW FROM 14941 BLACKWOOD LANE

EXISTING VEGETATION BLOCKING VIEW FROM 14941 BLACKWOOD LANE IS OUTSIDE OF SUBJECT PROPERTY TO BE DEVELOPED

EXISTING LARGE CONIFER TREE TO BE REMOVED WILL INCREASE VIEW OF OCEAN FROM ALL HOUSES.



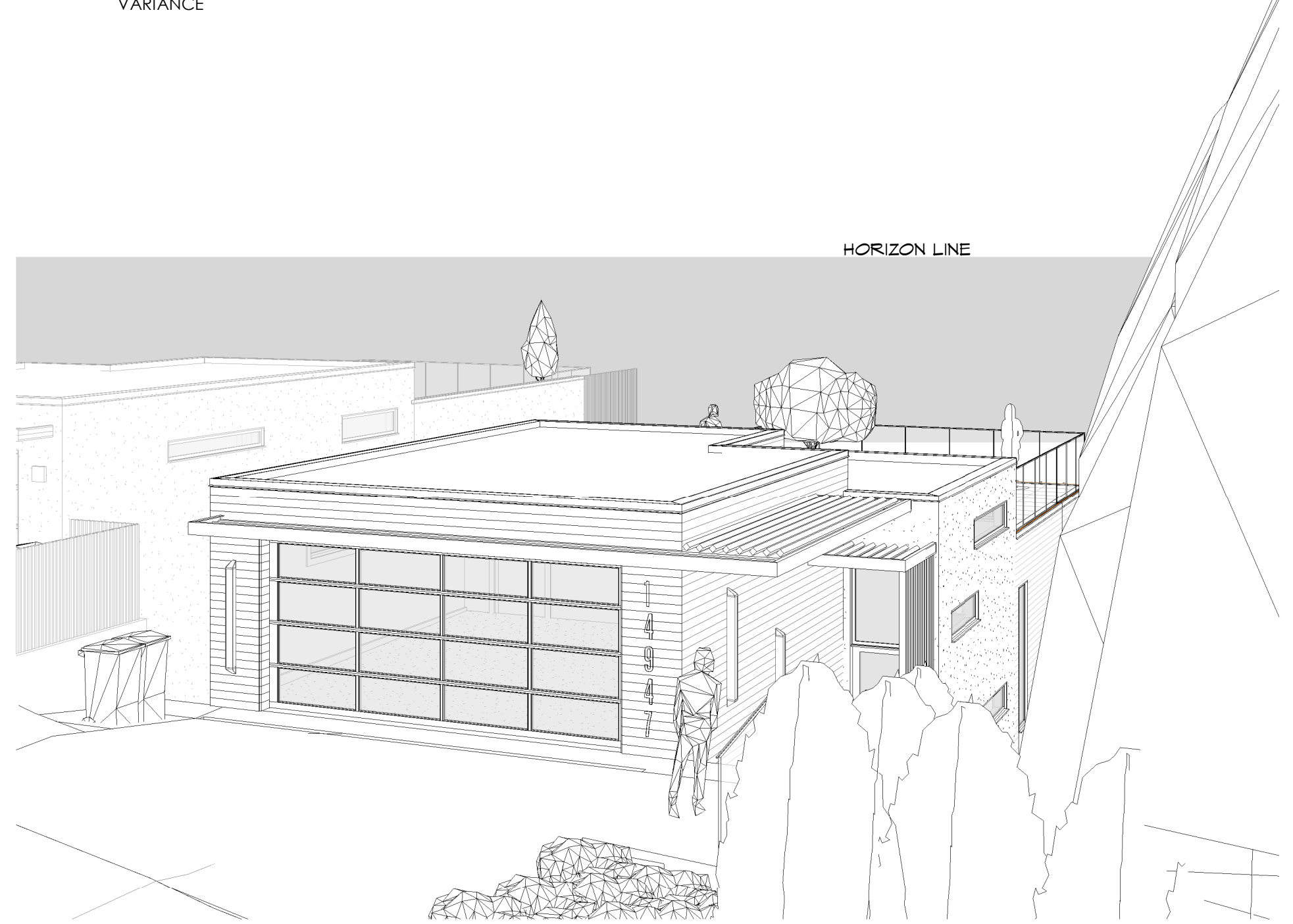
14941 BLACKWOOD LANE DECK 1

DECK @ 43.27m, EYE LEVEL OF PERSPECTIVE AT 44.97m
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE



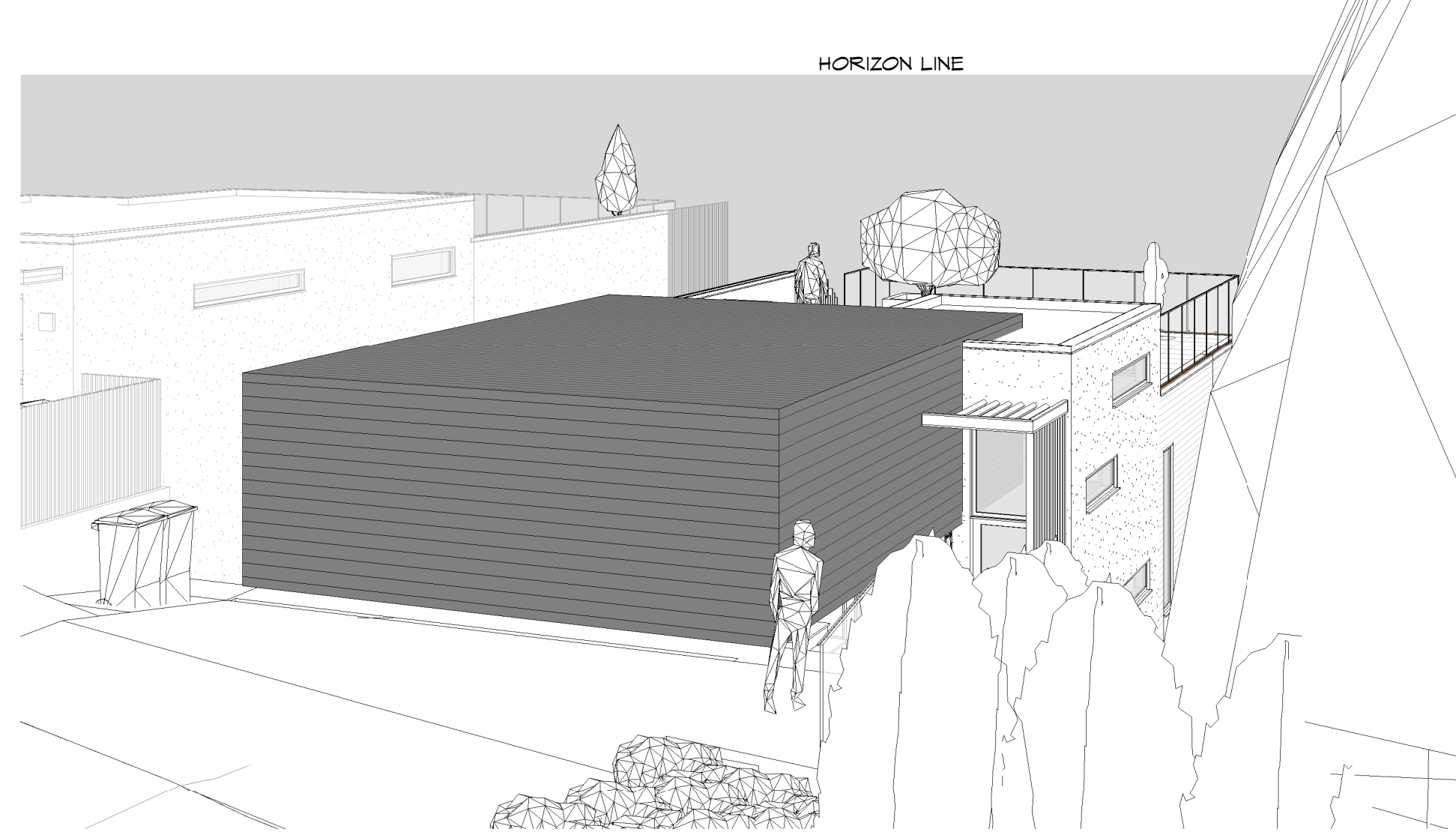
14941 BLACKWOOD LANE DECK 1

DECK @ 43.27m, EYE LEVEL OF PERSPECTIVE AT 44.97m
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



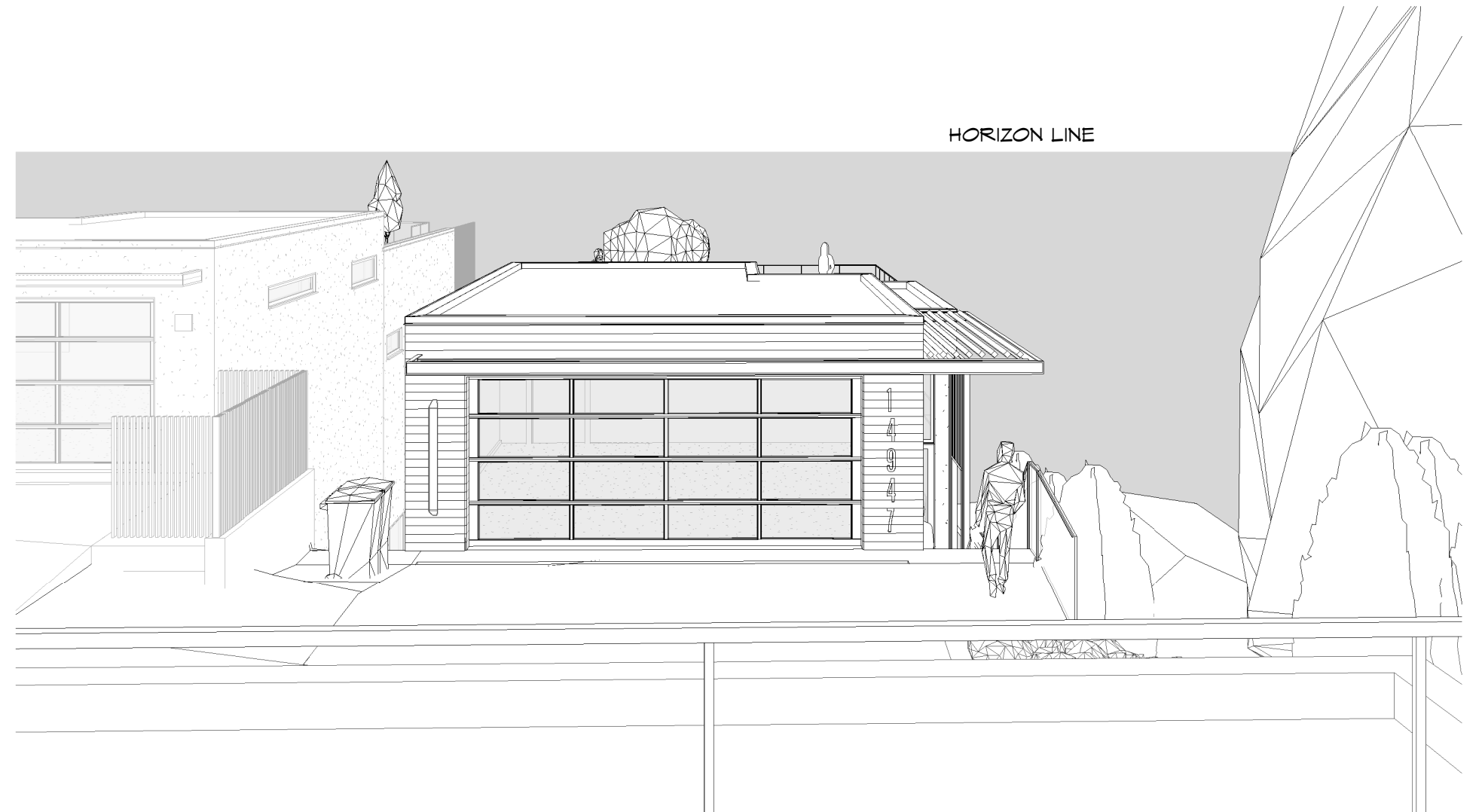
14941 BLACKWOOD LANE DECK 2

DECK @ 46.03m, EYE LEVEL OF PERSPECTIVE AT 47.73m
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE



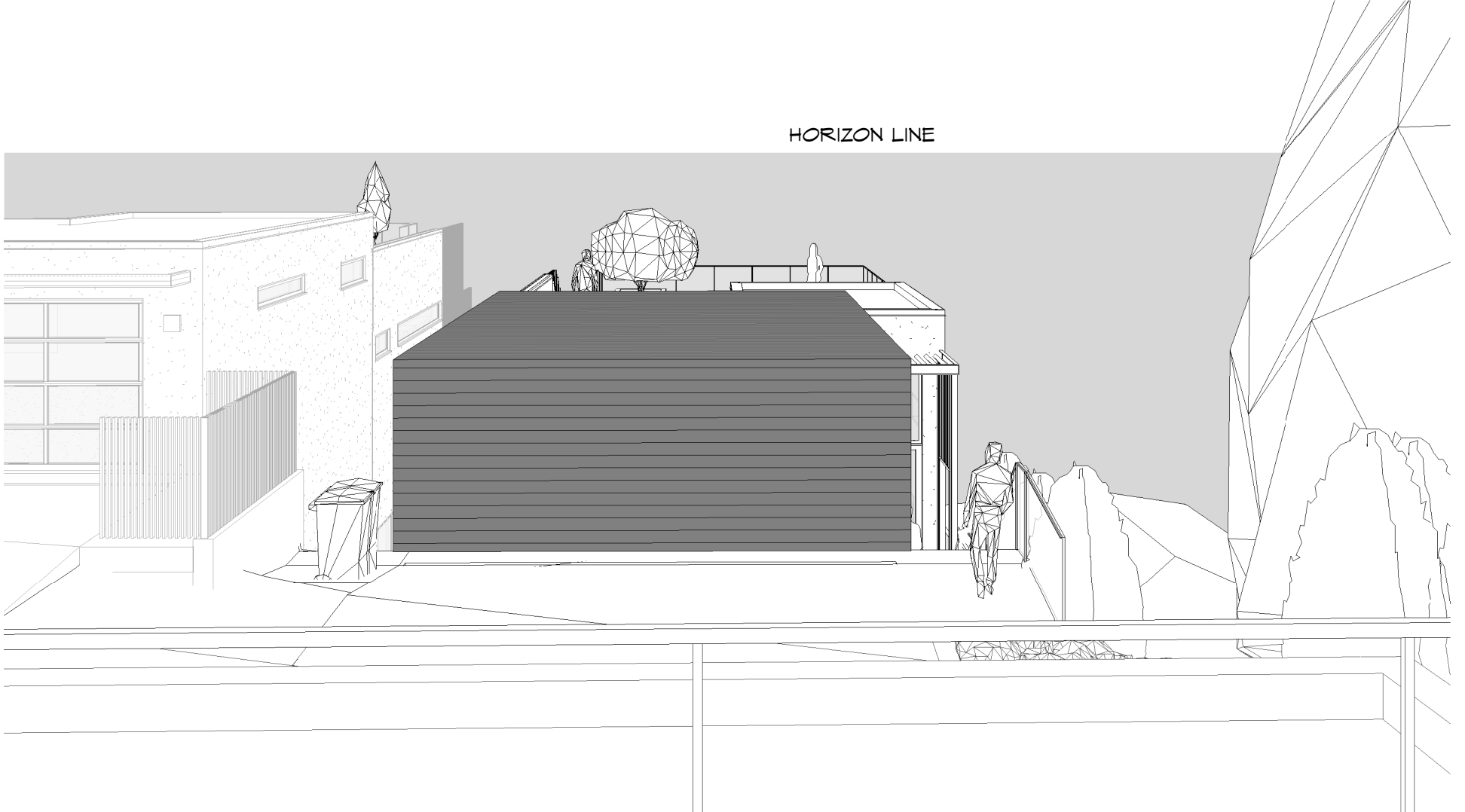
14941 BLACKWOOD LANE DECK 2

DECK @ 46.03m, EYE LEVEL OF PERSPECTIVE AT 47.73m
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



14947 BLACKWOOD LANE DECK 1

DECK @ 45.26m, EYE LEVEL OF PERSPECTIVE AT 46.96m
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE

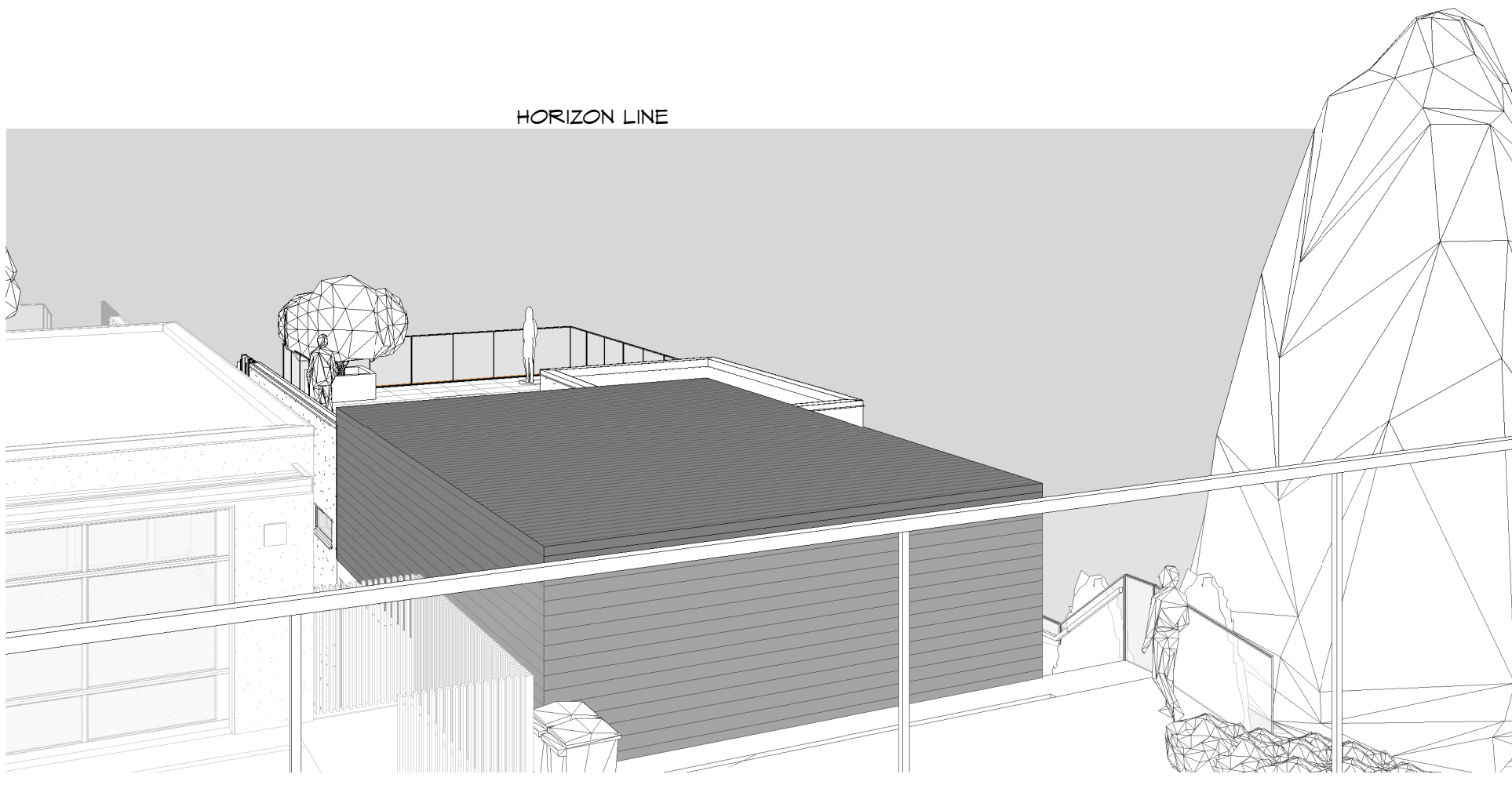


14947 BLACKWOOD LANE DECK 1

DECK @ 45.26m, EYE LEVEL OF PERSPECTIVE AT 46.96m
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT

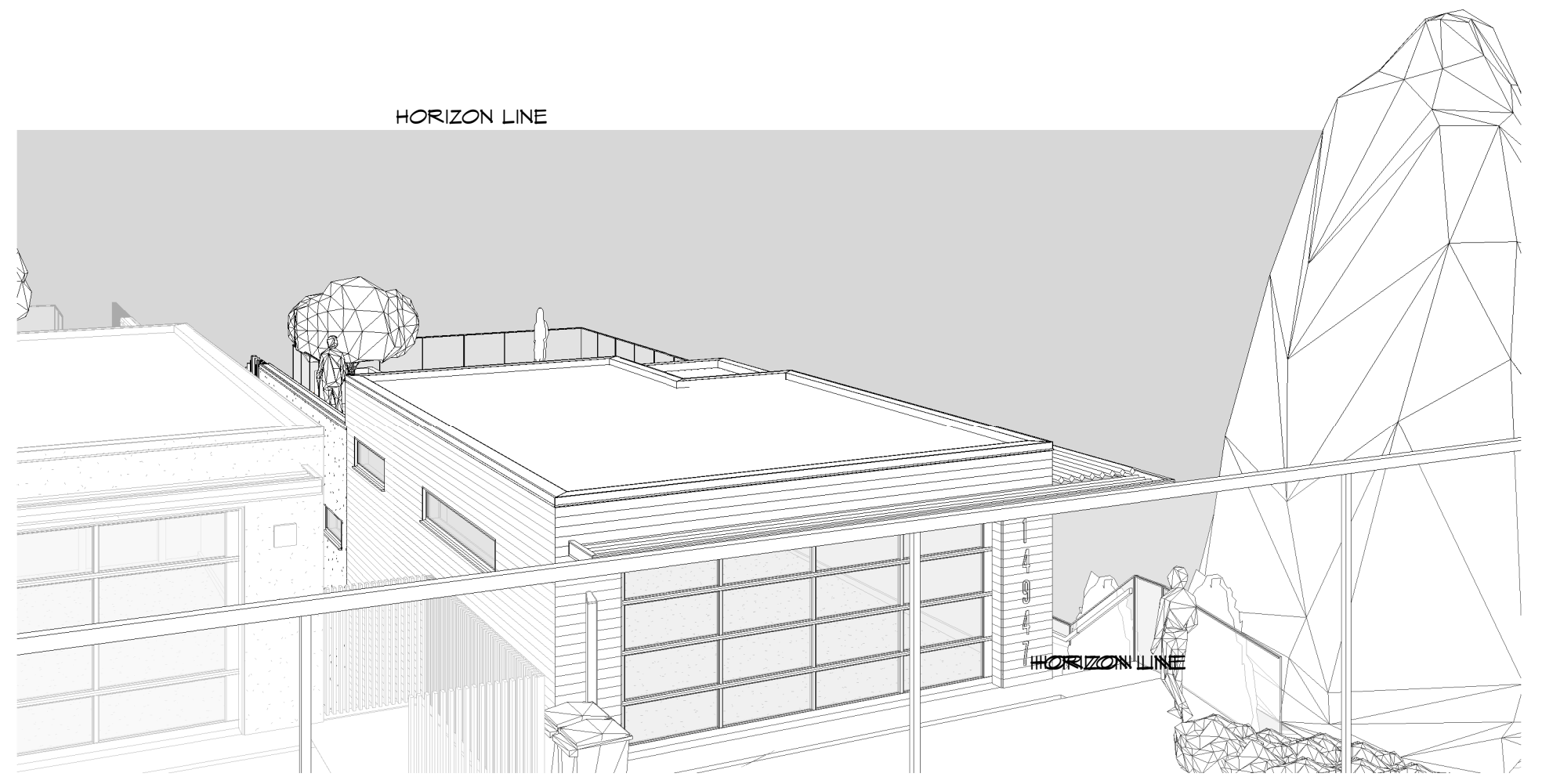
VIEW ANALYSIS NOTES

- GENERIC MASSING SHOWN FOR PERMITTED BUILDING HEIGHT IS NOT WORKABLE FOR MINIMAL GARAGE DOOR HEIGHTS/STRUCTURE.
- REQUESTED HEIGHT VARIANCE ALLOWS FOR MINIMUM 7'0" DOOR HEIGHT AT GARAGE ENTRY AND ROOF STRUCTURE/PARAPET WALL ABOVE.
- PERSPECTIVES ARE SHOWN AT +/- 5'8" (1.7m) ABOVE LEVEL OF EXISTING DECKS ALONG BLACKWOOD LANE TO SHOW THE IMPACT OF THE REQUESTED HEIGHT VARIANCE
- HORIZON LINE IS APPROXIMATED FOR REFERENCE.



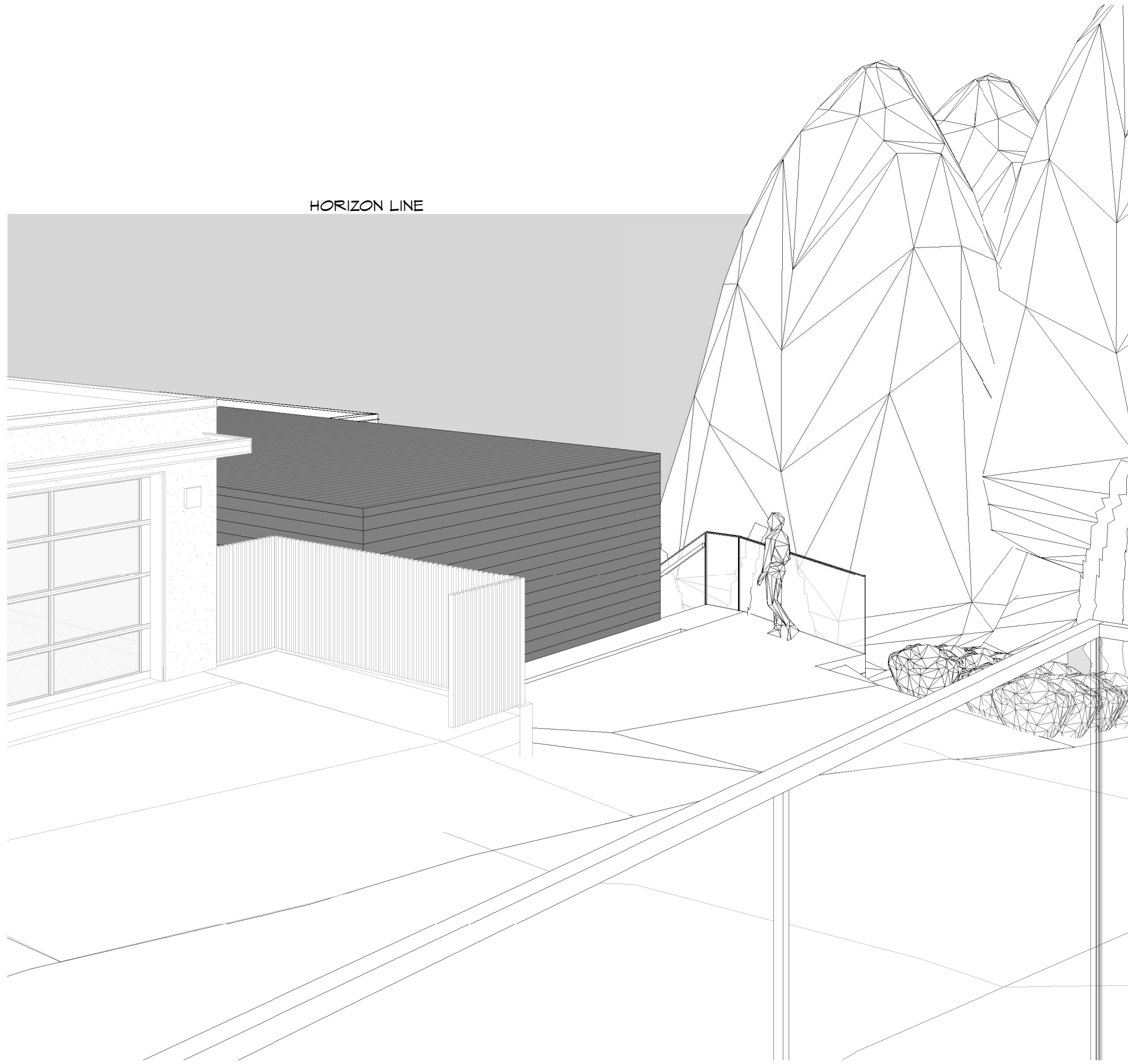
14950 BLACKWOOD LANE DECK 1

DECK @ 47.02m, EYE LEVEL OF PERSPECTIVE AT 48.69m
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



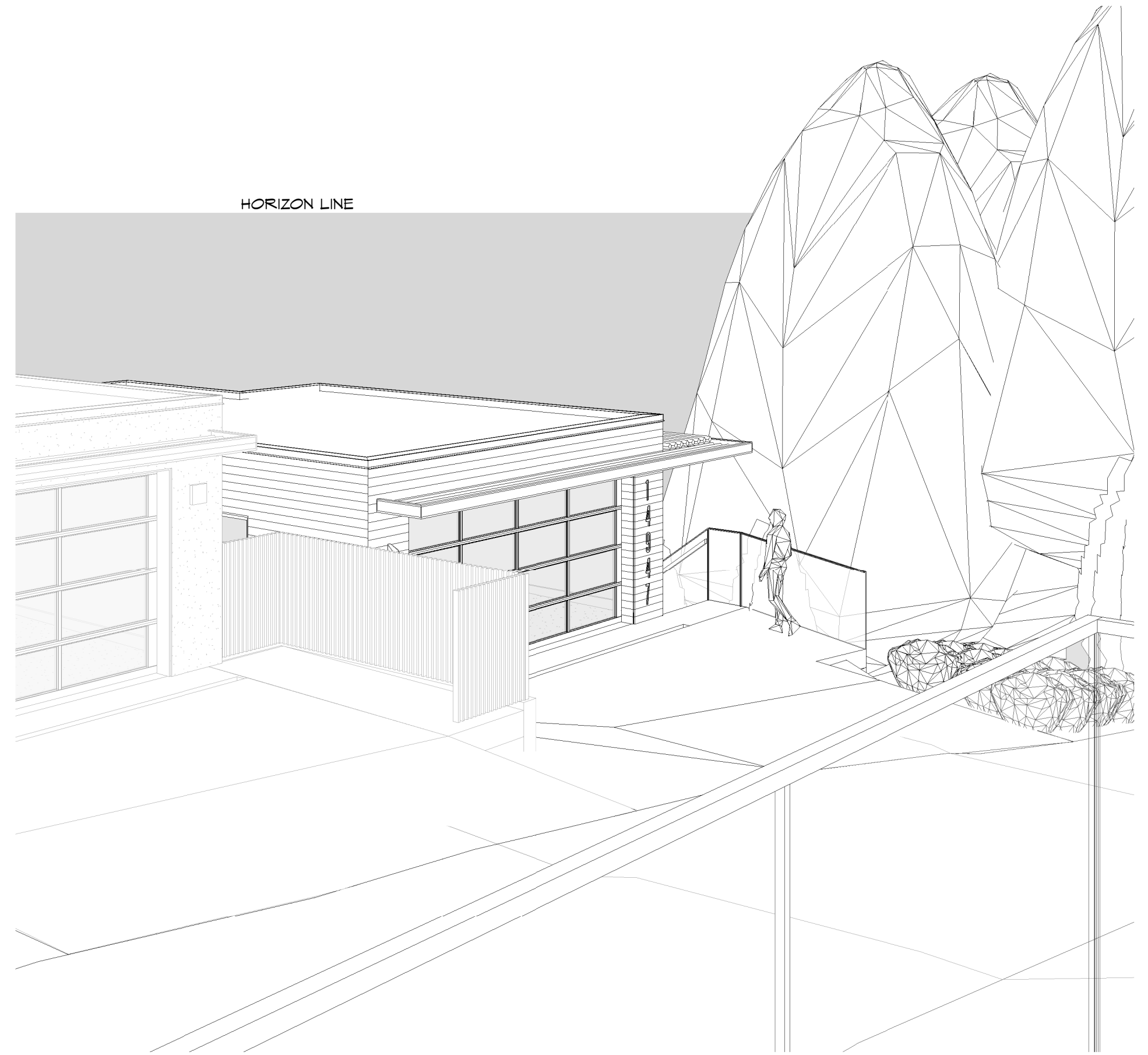
14950 BLACKWOOD LANE DECK 1

DECK @ 47.02m, EYE LEVEL OF PERSPECTIVE AT 48.69m



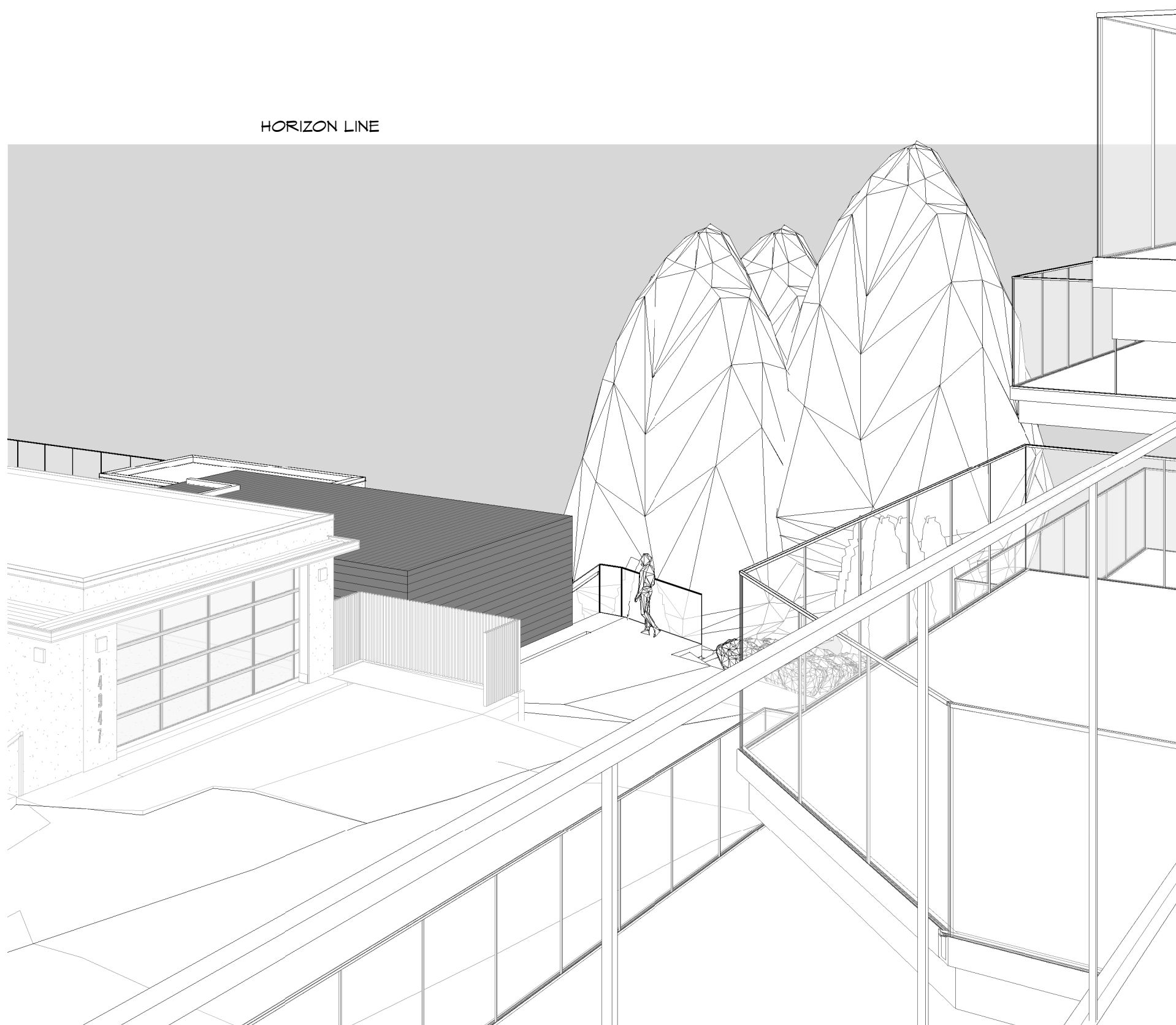
14957 BLACKWOOD LANE DECK 1

DECK @ 48.78m, EYE LEVEL OF PERSPECTIVE AT 47.80m
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



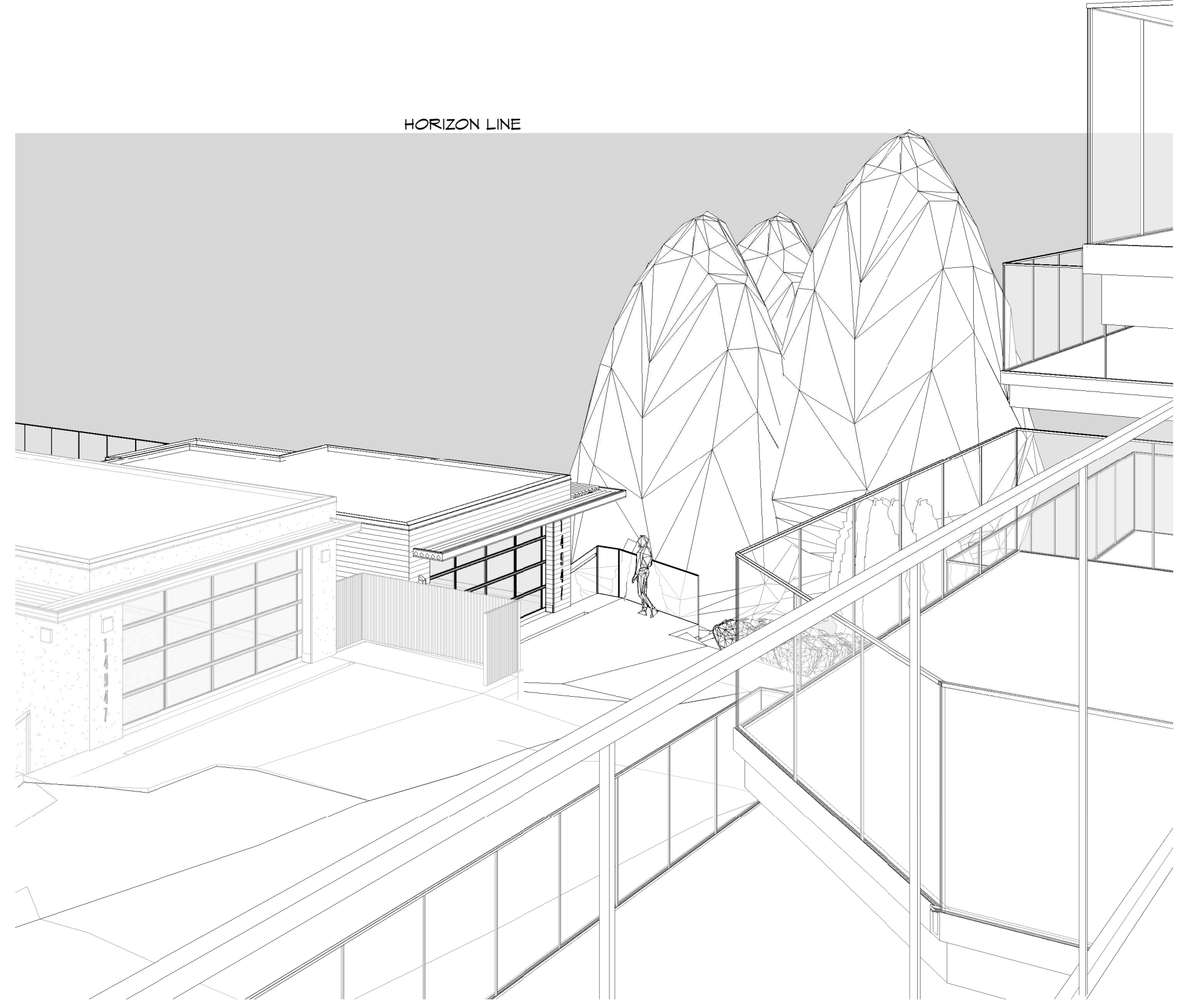
14957 BLACKWOOD LANE DECK 1

DECK @ 48.78m, EYE LEVEL OF PERSPECTIVE AT 47.80m
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE



14961 BLACKWOOD LANE DECK

DECK @ 50.70m, EYE LEVEL OF PERSPECTIVE AT 52.40m
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



14961 BLACKWOOD LANE DECK

DECK @ 50.70m, EYE LEVEL OF PERSPECTIVE AT 52.40m
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE



EXISTING VIEW FROM LANE AT 14961 BLACKWOOD LANE

LARGE CONIFER TO BE REMOVED WILL INCREASE VIEW OF OCEAN FROM ALL HOUSES ON BLACKWOOD LANE

VIEW ANALYSIS NOTES

- GENERIC MASSING SHOWN FOR PERMITTED BUILDING HEIGHT IS NOT WORKABLE FOR MINIMAL GARAGE DOOR HEIGHTS/STRUCTURE.
- REQUESTED HEIGHT VARIANCE ALLOWS FOR MINIMUM 7'0" DOOR HEIGHT AT GARAGE ENTRY AND ROOF STRUCTURE/PARAPET WALL ABOVE.
- PERSPECTIVES ARE SHOWN AT +/-5'8" (1.7m) ABOVE LEVEL OF EXISTING DECKS ALONG BLACKWOOD LANE TO SHOW THE IMPACT OF THE REQUESTED HEIGHT VARIANCE
- HORIZON LINE IS APPROXIMATED FOR REFERENCE.

APPENDIX G
DPA Guidelines Response Table

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 building design is a thoughtful, modern approach to the same sort of dwellings existing neighbourhood. It is a longer, rectangular massing comprised of 3 storeys (including basement), as well as a raised attached garage. The massing steps back following the natural slope, taking full advantage of the ocean views afforded by the hillside, while fitting within the requirements of the Angle of Containment specified by the zoning bylaw.

The design brief and requirements of the Official Community Plan required the vehicle access and garage to be sited off Blackwood Lane and not Buena Vista Avenue, which enhances the pedestrian experience along Buena Vista. Given the steep southward sloping of the site and the specific requirements of the City of White Rock Engineering department, the slope of the driveway from the lane to the property line is required to be a minimum of 2% up on the high (east) side of the lane. This siting condition keeps the garage massing sitting well above the lower remainder of the lot. Rather than have the main body of the house continue out at the same height as the garage, the massing was stepped down to reduce the shadowing affects of the massing on the neighbouring properties, which also provided for a roof deck above the upper floor, contributing to the character of the built environment.

The hardscape and softscape in the front yards has been thought through to provide a modern aesthetic relating to the design of the houses, again enhancing the pedestrian experience of people moving along Buena Vista Avenue.

Appliances and fixtures will be of the highest quality, with attention to conservation features to ensure reduction of energy and water usage.

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.

**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	<p>The surrounding neighbourhood is comprised of a mixture of older homes and more recently developed houses. Architectural design varies widely, from older residences with gables and clapboard siding, to modern residences with flared/curved roof elements, to ‘beach’ style residences. The most recent developments are primarily 3 storey homes with flat or low sloped roofs, stepping in massing, and oriented to take advantage of the hillside sloping and ocean views, with large prominent decks on most floors and expansive windows facing Buena Vista Avenue.</p> <p>Given the steep southward sloping of the site and the specific requirements of the City of White Rock Engineering department, the slope of the driveway from the lane to the property line is required to be a minimum of 2% up on the high (east) side of the lane. This siting condition keeps the garage massing sitting well above the lower remainder of the lot. Rather than have the main body of the house continue out at the same height as the garage, the massing was stepped down to reduce the shadowing affects of the massing on the neighbouring properties, which also provided for a roof deck above the upper floor, contributing to the character of the built environment.</p>
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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	<p>The development proposed for this lot subdivides the existing lot into two equal lots conforming to the Official Community Plan requirements, and the zoning bylaw requirements of the RS-2 zone and follows the redevelopment that has occurred in the neighbouring properties.</p> <p>The houses proposed for the subdivided lots share a basic floor plan concept, but great care has been taken to propose exterior concepts that are different both in material and massing.</p>
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**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	Open decks, angled walls, stepping heights in the building massing as well as the landscape/hardscape, open picket guardrails and a variety of high quality materials are just some of the architectural design details proposed to provide visual interest.
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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	As noted in the response to Visual Interest; a variety of high quality materials are just some of the architectural design details proposed to provide visual interest as well as details with a great sense of depth are shown to provide the interest needed.
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**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	<p>The lots are oriented in a north-south direction with tight constraints, limiting the amount of flexibility for the orientation of the buildings.</p> <p>The primary natural attraction of the lots is the ocean view to the south, resulting in the most glazing shown on the south facades. Solar gain is minimized by setting some of the windows back in covered decks, and providing the maximum canopy permitted by the Angle of Containment on open decks where possible.</p>
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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	<p>Steel pickets, steel accents in the landscape are featured material elements for Lot 1.</p> <p>Stone and wood picket accents are featured in the materials for Lot 2.</p> <p>Steel canopies are featured in both lots.</p> <p>The design aesthetic was chosen to be a modern massing, resulting in the contrasting stucco materials proposed for the primary material body.</p>
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**Mature Neighbourhood Infill
Development Permit Area Guidelines**

Mature Neighbourhood Infill DPA Guideline 22.9.1 (g)	
<p>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.</p>	
Applicant Response	<p>The garage access for both lots have been sited from Blackwood lane, following this requirement. Landscaping is proposed for both lots to soften the appearance of the garages.</p>

**Mature Neighbourhood Infill
Development Permit Area Guidelines**

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	The retaining walls along Buena Vista are stepped to provide visual interest with planting material, guardrails that are aesthetically pleasing. No let downs are permitted
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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 to the proposed development (private lots). Although pedestrian access is provided with site stairs along the side yard.
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**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	All areas not utilized by the building/hardscaping has planting proposed.
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	Not applicable to the proposed development.

**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

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

Not applicable to the proposed development.

**Mature Neighbourhood Infill
Development Permit Area Guidelines**

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	Paved driveway areas proposed are at a minimum required to access the driveways.
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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	Garabage & recycling area is proposed adjacent to the driveways off of Blackwood Lane; screened by retaining and planting areas.
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APPENDIX H
ADP Minutes July 21, 2020

MEETING MINUTES

PRESENT:	K. Hammersley, Chairperson P. Byer J. Muego N. Waissbluth R. Dhall P. Rust
ABSENT:	None
NON-VOTING MEMBERS:	S. Greysen, BIA Representative
GUESTS:	R. Gill (Owner) (14947 Buena Vista Avenue) D. Funk, Su Casa Design (Designer) (14947 Buena Vista Avenue) N. Pullman, CitiWest (Applicant) (14947 Buena Vista Avenue) M. Heidari (Owner) (1485 Fir Street) R. Billard, Billard Architecture (Architect) (1485 Fir Street) R. Potter, Billard Architecture (Architect) (1485 Fir Street) S. Heller, VDZ (Landscape Architect) (1485 Fir Street)
STAFF:	G. Newman, Manager of Planning A. von Hausen, Planner

1. CALL TO ORDER

The meeting was called to order at 3:30pm.

2. MOTION TO HOLD ADVISORY DESIGN PANEL MEETING VIA ELECTRONIC MEANS

It was MOVED and SECONDED

THAT the Advisory Design Panel hold meetings as digital meetings using Microsoft Teams recognizing the COVID-19 global pandemic and efforts to support physical distancing while maintaining open government and the advancement of business.

CARRIED

3. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the July 21, 2020 agenda as circulated.

CARRIED

4. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the July 7, 2020 meeting as amended.

CARRIED

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

5.1. Application 1: 14947 Buena Vista Avenue

A. Von Hausen provided overview of zoning, OCP and DP Guidelines.

D. Funk (Su Casa) presented the design background for the project.

P. Byer asked about the setbacks and impacts on view from decks on the neighbouring property to the east, and whether that neighbour received notice of the Public Information Meeting (PIM); A. von Hausen confirmed that the neighbours did receive notice and that outside of the height variance the building satisfies the requirements of the zoning bylaw.

P. Byer asked whether the homes were accessible. The designer noted that they have elevators off Blackwood Lane to address accessibility. P. Byer asked if the patios could be made permeable / light coloured. Designer – yes, we can do as much grass as client would like to do (e.g., permeable paver, lawn, etc.). Mr. Byer noted concern with tree removals & need for replacement trees, which he understands to include at least one per property as per city requirements.

J. Muego asked whether the building would be sprinklered. The designer provided that the building would be sprinklered. J. Muego – counting four storeys per BC Building Code offered caution regarding Code Requirements. J. Muego asked what is the cut in the grades (along sides) to accommodate window wells; building is 4 feet from the property line. The design will require significant retaining walls, important to identify that construction along the east property line would be extreme in terms of retaining walls being 10 feet high. Applicant acknowledged. J. Muego noted that the rendering does not show how the rooftop deck may be programed with patio furniture or how people may use the space, which could further encumber views.

P. Rust – likes design, illustrates angle of containment well, would be good to allow a little higher to be able to get an SUV in the garage – the bunker as presented is quite problematic as a space. The designer confirmed the intended use of the space is for storage. P. Rust noted that the design would need a railing on top of the retaining wall for safety of neighbour – materials on exterior of both houses – nice in and of themselves but may be a bit too much disharmony – are the forms enough to distinguish one property from the other? Perhaps better to harmonize the materials with form being more the distinguishing factor.

R. Dhall – height of bunker being 16 – 17 feet – is there an intent to create a space with a mezzanine and other space – noted concerns about steep slope – can the driveway be sloped downward to lower the height of the garage? – Applicant – looked at this earlier (with use of a trench drain) but noted that City Engineering would not consider this. R. Dhall raised a question of planters – lots at various levels – what type? Built in or portable? More information should be provided on how the plants will

be planted in the planter areas. Applicant – would defer to landscape architect – would design to be waterproof and meet the direction provided by the Landscape Architect. R. Dhall noted that the Applicant should explore ways to avoid the need for height variance. Noted neighbours were concerned about slope and effects on property with the slope cuts.

P. Byer recognized from the City’s preliminary comments that the City Arborist noted concerns with landscaping plan and potential ability to accommodate planting without causing structural issues and have sufficient soil to allow trees to reach maturity. G. Newman clarified that a Tree Management Plan will be required and the City Arborist will review for compliance with the Tree Management Bylaw. P. Rust acknowledged that many people seeking to remove trees that become an obstruction to their view. P. Byer also noted that many trees are coming down and wanted to confirm the one per lot requirement. G. Newman confirmed that the Tree Management Bylaw requires a minimum of one replacement tree within the lot when removals are proposed through a permit.

N. Waissbluth asked that the applicant look at the overhangs. Larger overhangs would benefit upper floors to decrease amount of heat retention, provide weather protection. Vertical slats should have more weight in the renderings. Walls along the sidewalk (originally 3 – 4 feet) now the walls are much higher (as proposed). N. Waissbluth noted that “recent developments” shown do not have as significant retaining walls along the sidewalk. Would like to see them stepped up (staggered/tiered retaining wall) – staircases that lead up to the house from the lower end are quite narrow – not very user-friendly, should widen by even a few inches.

P. Byer – concern with the height precedent– looking for a solution that does not require a variance – does like the designs – perhaps remove the mudroom by pushing the building down the slope to satisfy the height requirement of the zoning bylaw. Is there another solution to height variance—this should be explored.

J. Muego – pushing up and down – want to push back to clients – wants versus needs – views – perhaps rooftop deck shouldn’t be accessible (occupied) or should be smaller with garage pushed further back – guardrails staying within angle of containment would pull activities towards the garage – depth of the bunker too much for the site (logistics and costs) – leveling of Lot 1 (front yard) is creating a 6 foot high retaining wall – how is this going to affect the westerly neighbours enjoyment of their lot – would look to tier it back south-to-north and west-to-east – patio – capture interesting views through screening – slats blocking windows to frame the view – educate clients on tools available to designers to give them the best performance.

S. Greyson – planting massive trees where massive trees were – can the City not plant trees elsewhere? Noted concern with the bunker if used as living space as it would not have sprinklers / egress.

R. Dhall – landscape plan – more variety in the planting – mostly all HB – reasonably large patches of plantings here – looking at the front side (south) there is more variety – but more sought (more colour) – would like more details about planting systems – details of planters, how they’re supported (structurally) – represent paving systems (materials) in the landscape plan (surfaces) – label properly.

K. Hammersley – summary of issues regarding landscaping, tree planting, solar exposure (passive solar gain), issues of the bunker, height variance.

Designer (D. Funk) – noted that Engineering is not supportive of the variance to driveway slope.

P. Byer – owners / designers to re-consider the height variance sought.

J. Muego – owner may wish to look at alternatives (reduction to the rear yard setback) – Applicant – could look at moving the home down towards Buena Vista Avenue – reducing square footage of the home while maintaining the 15% slope.

P. Rust – garage built with hydraulics set into the bunker to raise and lower the garage enough so that it would not encroach on the height limit and allow for SUV’s to be stored.

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 14947 Buena Vista Avenue be **referred to Council** once the applicant has had an opportunity to consider the comments pertaining to:

- 1) Providing a broader mix of plantings and surface treatments (e.g., patios) as shown in the Landscape Plan, and that plantings are satisfactory to the City Arborist;
- 2) Implementing a tiered southern retaining wall so that the structure does not overwhelm the pedestrian realm along the sidewalk of Buena Vista Avenue;
- 3) Efforts to mitigate solar gain (e.g., overhangs, eyebrows, etc.) and passive cooling options along the south facing elevation of the dwellings;
- 4) The intended use and function of the “bunker” and the compliance of the space with the applicable provisions of the Zoning Bylaw; and
- 5) The requested height variance and efforts to alter the design such that a variance is no longer required; in the event that the applicant proceeds with the variance, that staff identify to Council the efforts taken by the applicant to address this constraint.

CARRIED

5.2. Application 2: 1485 Fir Street

A. von Hausen began the review of the second application with an overview of the OCP, Zoning and DP Area.

R. Billard (Project Architect) – walked through the application – the various iterations of the design, efforts to address comments from City staff, mitigate traffic and access issues, program and locate amenity spaces, and step back the massing of the building. Mr. Billard also walked through materials as proposed in the design, the context of development within two blocks of the subject property, the composition of units (by # bedrooms), and efforts to support bicycle and transit use.

S. Heller (Landscape Architect) – parkade notched to accommodate the retention of trees, street trees will be replaced along Fir Street (depending on what happens with overhead power lines); overview of access to building, treatment of spaces to delineate public and private spaces, surface material treatment.

J. Muego – excited to see the front entrance (6 steps w/ accessible ramp) – not shown on the renderings. R. Billard – pointed to the access (ramp) versus stairs shared along Russell Avenue. R. Dhall requested to see Main Floor plan – requested confirmation of parkade access – wanted confirmation of the planters to be used and whether or not they are acceptable to the City. S. Heller confirmed that they have done similar plantings on other projects in the City. R. Dhall requested confirmation of whether fencing would be used to enclose the parkette. R. Billard noted they want to keep the space open so it reads as part of the community.

P. Byer – parking entrance - unclear whether there was adequate clearance into the parkade. R. Billard clarified that there would be sufficient clearance. P. Byer asked if there was a vehicle drop off within the boulevard near the access. P. Byer asked if there was accommodation to expand electrical charging to more spots in the future. R. Billard noted that White Rock does not require anything. G. Newman clarified that the City requires 1/10 spaces an energized outlet (level 2) and an additional 1/10 spaces to have a rough-in for EV charging.

P. Byer asked how recycling / garbage was being managed and whether it would be carried outside the building for collection. R. Billard confirmed that a hauling company would be retained for collection. P. Byer noted that a community garden / tenant garden appear to be planned for the roof as illustrated in the DP Guidelines Matrix. G. Newman clarified that the matrix was submitted with the first submission and that subsequent design has not been captured in a revised matrix. P. Byer asked about rooftop stormwater retention. R. Billard noted this is a costly component of the design and that a cistern may be used. S. Heller added reference to some of the features for stormwater management incorporated into the landscape design. P. Byer noted that there are only 2 handicapped (accessible) parking spaces for residents and encouraged more handicapped spaces to be offered.

S. Greyson identified a potential conflict between trees and overhead wires. A. von Hausen confirmed that wires would need to be underground as a City engineering requirement.

K. Hammersley – impressed with the proposal based on previous review

R. Dhall – good treatment of spaces along the street – encompassed most design elements – inconsistency in drawings showing access to parkade in other location (reference to the design matrix). Crime Prevention Through Environmental Design (CPTED) principles to be applied along edges – east elevation – use of a lot of fenestration (windows). R. Dhall noted that it would be good to consolidate the number of openings and windows alongside the red accents. 60% of units are one bedroom or less (studio). R. Dhall would like to see higher proportion of two bedroom units. R. Billard provided that at this time there is not an opportunity to change the mix of units (lending constraints). R. Dhall would like to see a little bit more design development of the entry feature with the inclusion of the feature within the heavy timber frame currently at the corner of Russell and Fir.

J. Muego – commended the Landscape Architect in looking at the ground plane – streetscape elements are good – design elements good (stepping down levels five and six). J. Muego notes that the upper levels need something more to distinguish them and cut down on the massing (colour / material treatment). Muego reiterated R. Dhall’s comment regarding the repetition of the window patterns – would like to see some consolidation – corner buttress quite heavy / strong considering the roof they are holding as well as the base being quite ambiguous, more design development should be considered.

P. Rust – structure on the corner didn’t quite capture the entrance – would like to see one more bay to capture the entrance – look at use of panels along the fifth and sixth storey – an original rendering indicated a panel system of cladding which would be more appropriate than shingles proposed at this height – use of 9 foot ceilings (why not 8 foot). R. Billard provided that higher ceilings are currently preferred by tenants. P. Rust - would like to see a galley kitchen. R. Billard noted that galley kitchens are less desired by target market.

P. Byer – bullet points for final

- Stormwater management plan must go to the Engineering Department – efforts to minimize the amount of stormwater going to the storm system;

- Rooftop to be designed to mitigate solar gain;
- Electrical charging – sufficient rough-in for future expansion
- Two accessible parking spots not sufficient – more should be made accessible

N. Waissbluth – main comment pertains to the landscaping in the amenity / courtyard space – concern that the play space may not be used – needs to be more purposefully activated without the use of “pre-builts”. R. Billard – wanting to re-evaluate the design of the space to ensure it is more accessible and more purposefully used as intended.

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

It was MOVED and SECONDED

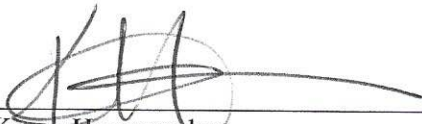
THAT the Advisory Design Panel recommends that the application for the development proposal at 1485 Fir Street be referred to Council once the applicant has had an opportunity to consider the comments pertaining to:

- 1) Stormwater management plan must go to the Engineering Department – efforts to minimize the amount of stormwater going to the storm system;
- 2) Rooftop to be designed to reduce solar gain;
- 3) Efforts to increase the number of electrical charging stations
- 4) Efforts to increase the number of accessible parking spaces
- 5) Design of the children’s play space – naturalization of the space

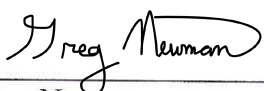
CARRIED

6. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 6:40 pm.



Karen Hammersley
Chairperson, Advisory Design Panel



Greg Newman
ADP, Committee Secretary

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT PERMIT NO. 430

1. This Development Permit No. 430 is issued to P & H Bains Enterprises Inc. as the prospective owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts 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 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP 3787
PID: 009-606-131
(14947 Buena Vista Avenue)

As indicated on Schedule A

2. This Development Permit No. 430 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "Mature Neighbourhood Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "RS-2 One Unit (Small Lot) Residential Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000", as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Architectural (Design) Plans prepared by SU CASA Design (dated January 27, 2021) and the Landscape Plans prepared by Vanderberg Landscapes (dated September 15, 2020) attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

- Schedule B Streetscape Elevations
- Schedule C Site Analysis & Driveway Plan
- Schedule D Lot 1 Site Plan & Elevation Drawings
- Schedule E Lot 2 Site Plan & Elevation Drawings
- Schedule F Landscape Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
 - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
 - c) The permittee must submit an estimate for the cost of landscaping, along with securities in the amount of \$29,300.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.
10. In the event of any ambiguity or conflict between this permit and a City Bylaw, the terms of the City Bylaw will apply.

Authorizing Resolution passed by the Council for the City of White Rock on the ____ day of _____, 2021.

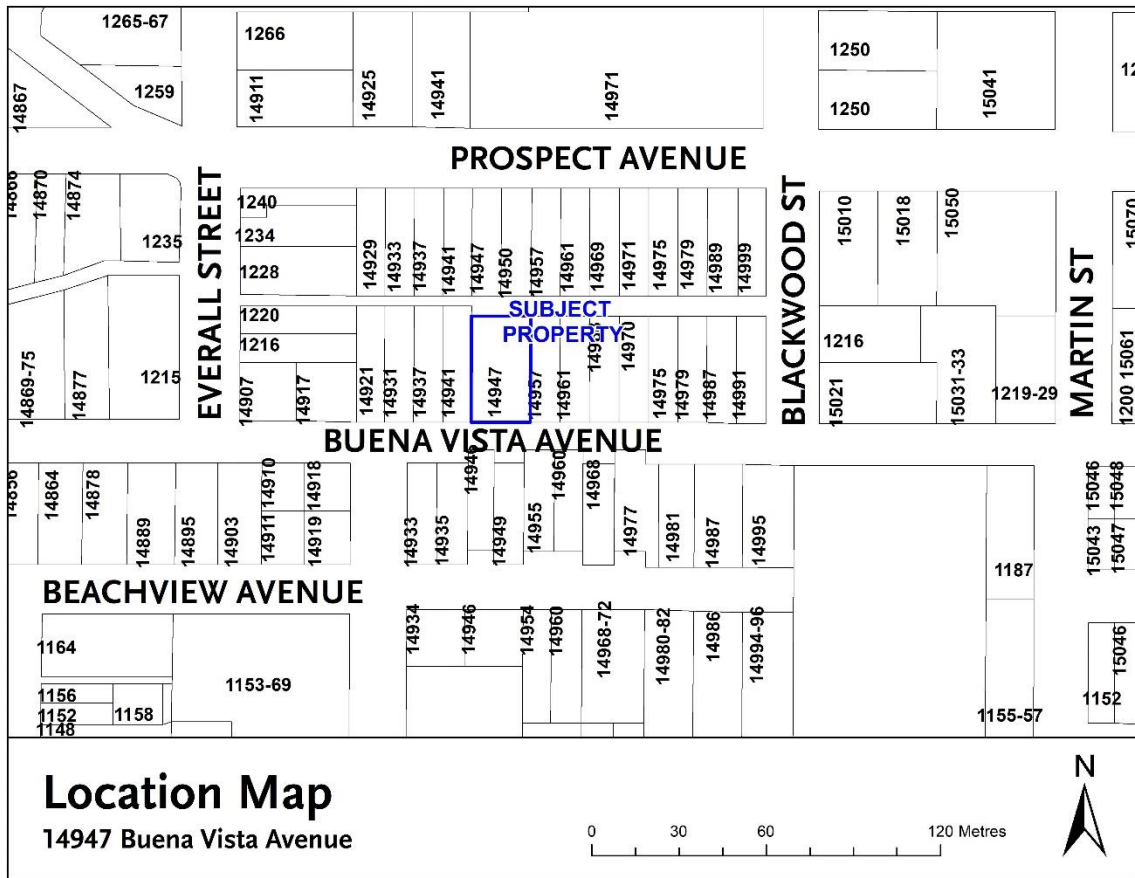
This development permit has been executed at White Rock, British Columbia on the ____ day of _____ 2021.

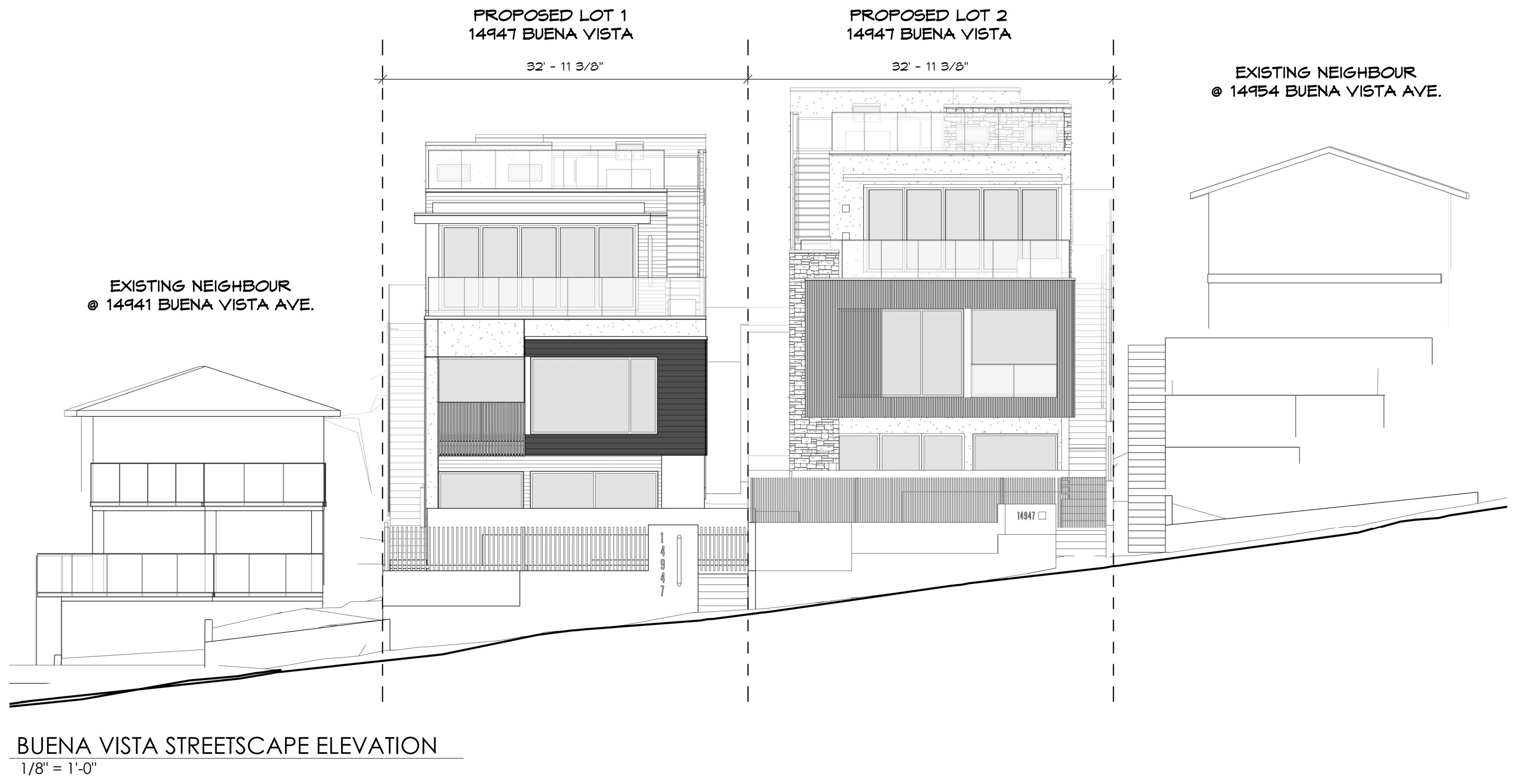
The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor
Authorized Signatory

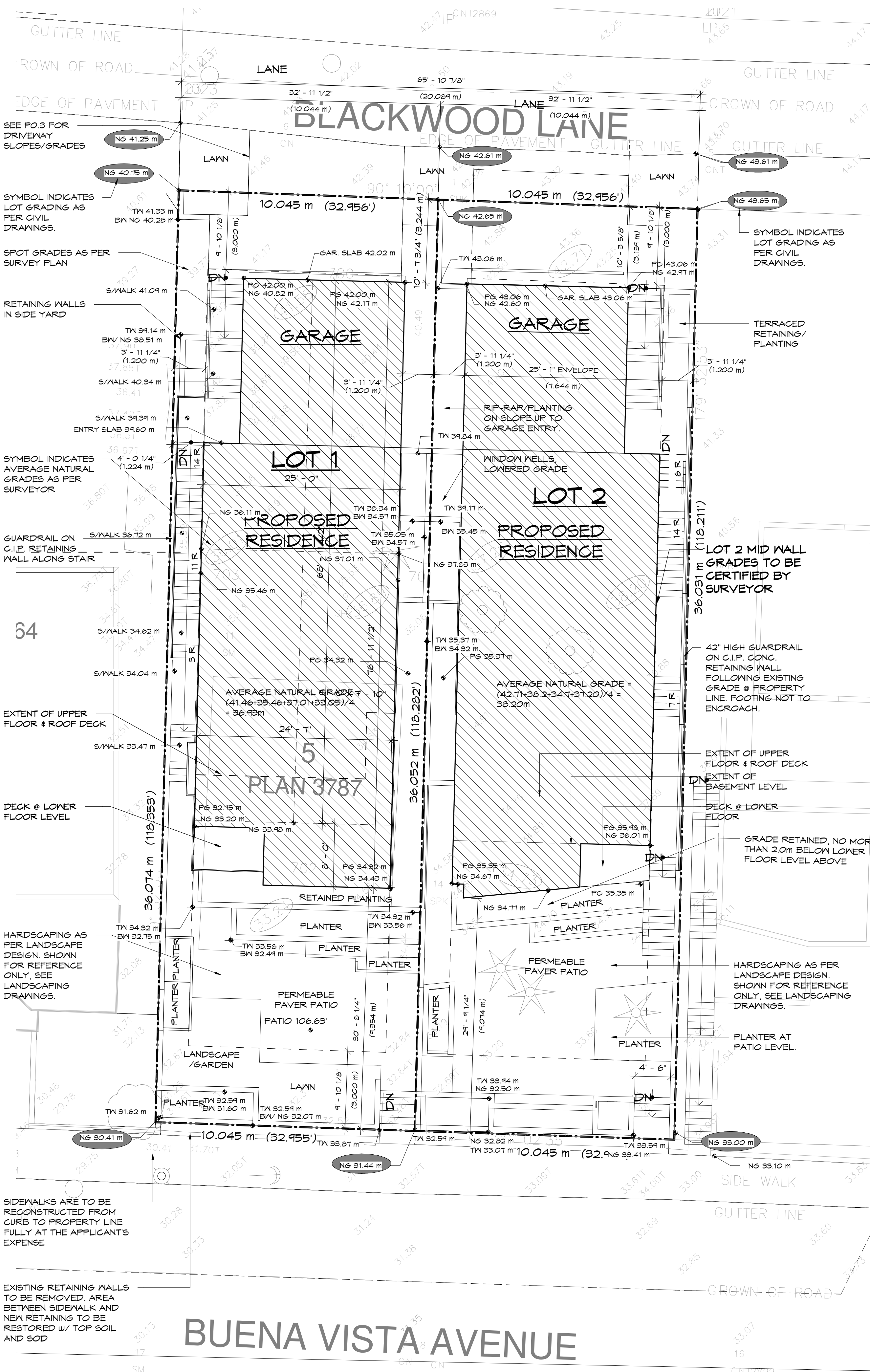
Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map





STREETScape PERSPECTIVE



LOT 1 PROJECT SYNOPSIS:

CIVIC ADDRESS:
 LOT 1 OF SUBDIVISION OF 14947 BUENA VISTA AVE,
 WHITE ROCK BC

LEGAL DESCRIPTION:
 LOT 1 OF SUBDIVISION OF

ZONING: RS-2
 SITE AREA: 3899.06 SQ. FT. (362.23m²)

LOT COVERAGE:
 PERMITTED: 50% = 1964.42 SQ. FT.
 PROPOSED: 46.52% = 1814.00 SQ. FT.

FLOOR SPACE RATIO (FSR):
 UPPER FLOOR AREA: 997 SQ. FT.
 LOWER FLOOR AREA: 1335 SQ. FT.

TOTAL AREA: 2332 SQ. FT.

FLOOR SPACE RATIO (FSR):
 PERMITTED: 60% (2339.44/3899.06= .60)
 PROPOSED: 59.81% (2340 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT 3.0M*
 REAR 3.0M*
 L. SIDE 1.2M
 R. SIDE 1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0M/39.3T
 PROPOSED COMBINED YARD = 9.354m+3.00m = 12.354m

MAXIMUM HEIGHT: 7.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO THE VERTICAL COMMENCING 6.0M ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.276m EXCEPT AT MUDROOM/GARAGE.
 7.698m @ MUDROOM/GARAGE.

CLIMATIC DATA:
 CLIMATE ZONE 4, PRESCRIPTIVE PATH (WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
 IN-FLOOR RADIANT HEATING

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

FLOOR AREA SUMMARY

T.O. BSMT SLAB	
BASEMENT AREA	1230 SF
	1230 SF
T.O. LOWER FLOOR	
LOWER FLOOR AREA	1334 SF
BUNKER	430 SF
	1764 SF
T.O. UPPER FLR.	
UPPER FLOOR AREA	993 SF
GARAGE	442 SF
	1434 SF
T.O. ROOF DECK	
ROOF DECK	694 SF
	694 SF
TOTAL FLOOR AREA	5123 SF

LOT 2 PROJECT SYNOPSIS:

CIVIC ADDRESS:
 LOT 2 OF SUBDIVISION OF 14947 BUENA VISTA AVE,
 WHITE ROCK BC

LEGAL DESCRIPTION:
 LOT 2 OF SUBDIVISION OF

ZONING: RS-2
 SITE AREA: 3896.78 SQ. FT. (362.23m²)

LOT COVERAGE:
 PERMITTED: 50% = 1964.42 SQ. FT.
 PROPOSED: 46.70% = 1820 SQ. FT.

FLOOR SPACE RATIO (FSR):
 UPPER FLOOR AREA: 1000 SQ. FT.
 LOWER FLOOR AREA: 1338 SQ. FT.

TOTAL AREA: 2338 SQ. FT.

FLOOR SPACE RATIO (FSR):
 PERMITTED: 60% (2338.07/3899.06= .60)
 PROPOSED: 59.96% (2338 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT 3.0M*
 REAR 3.0M*
 L. SIDE 1.2M
 R. SIDE 1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0M/39.3T
 PROPOSED COMBINED YARD = 9.354m+3.00m = 12.354m

MAXIMUM HEIGHT: 7.7M = 25.26'

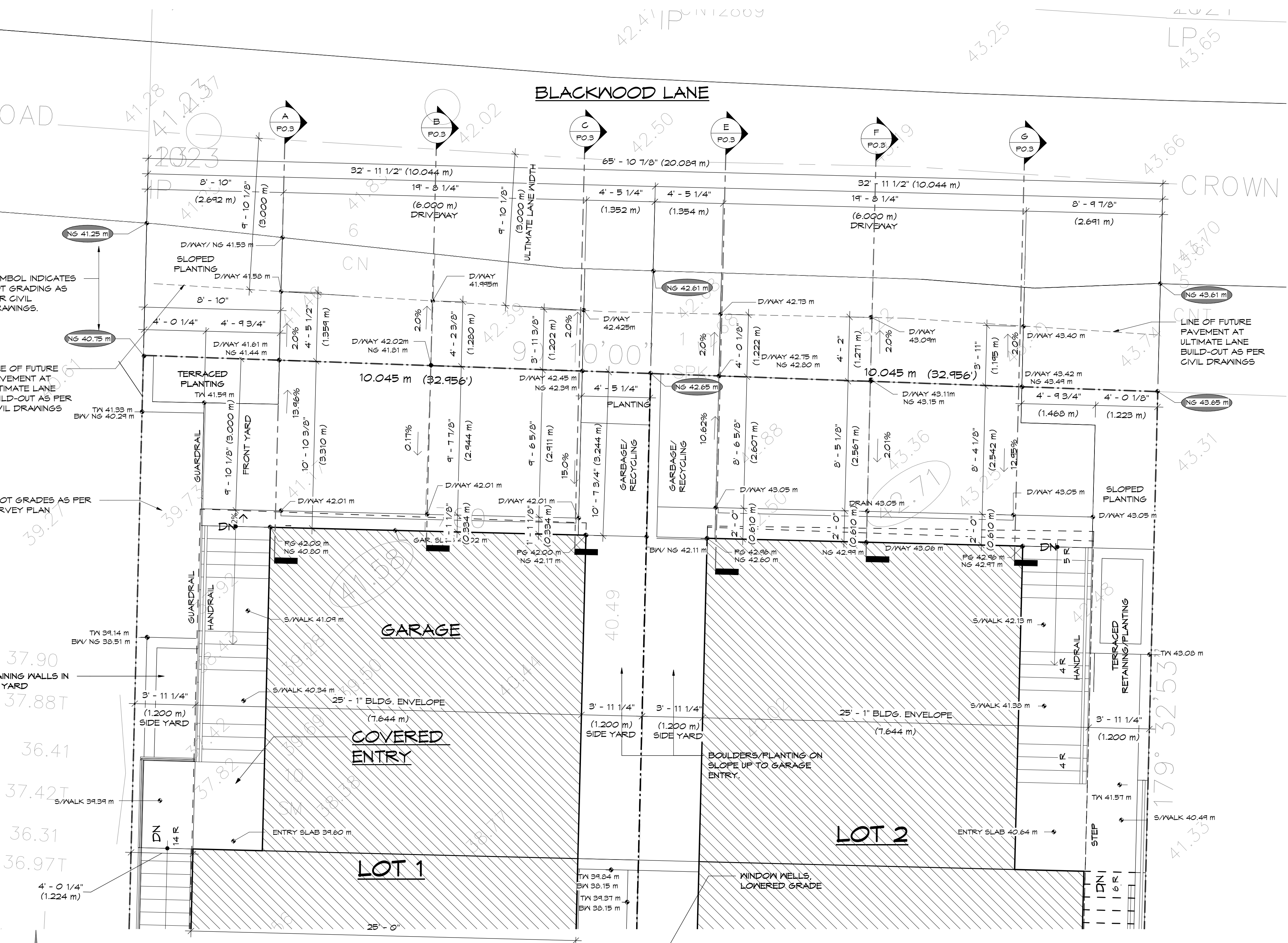
ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO THE VERTICAL COMMENCING 6.0M ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.680m

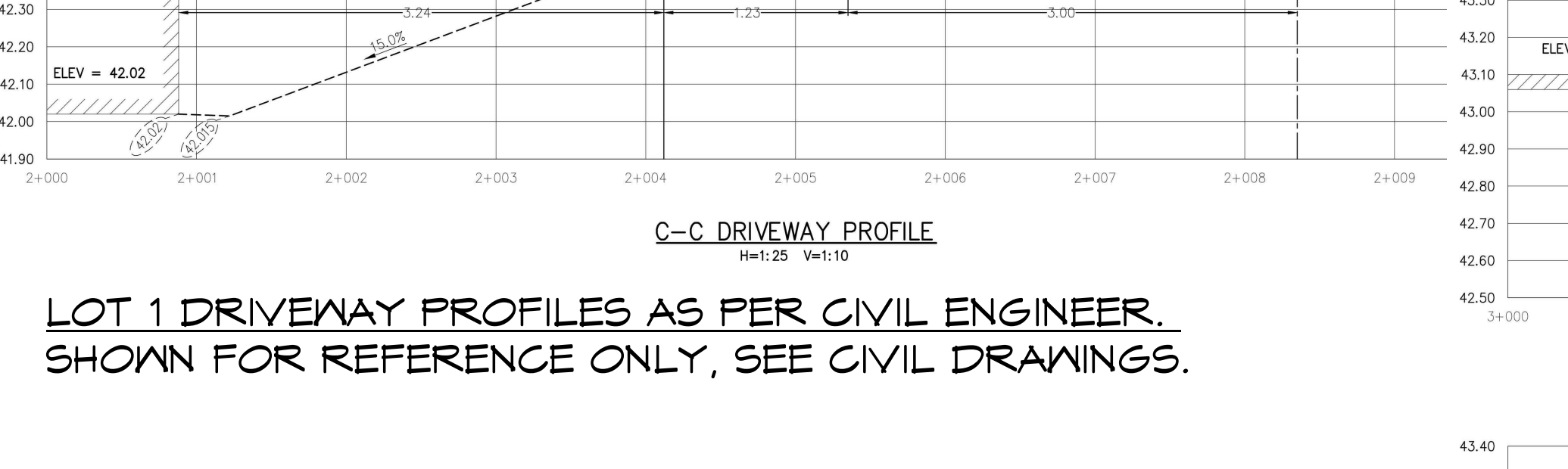
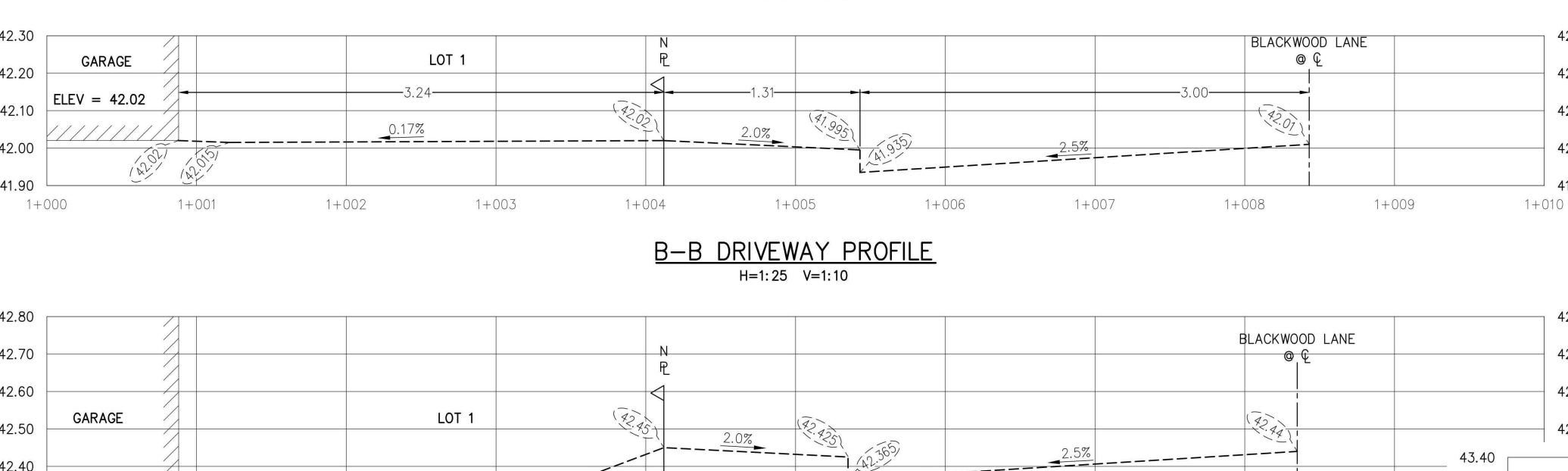
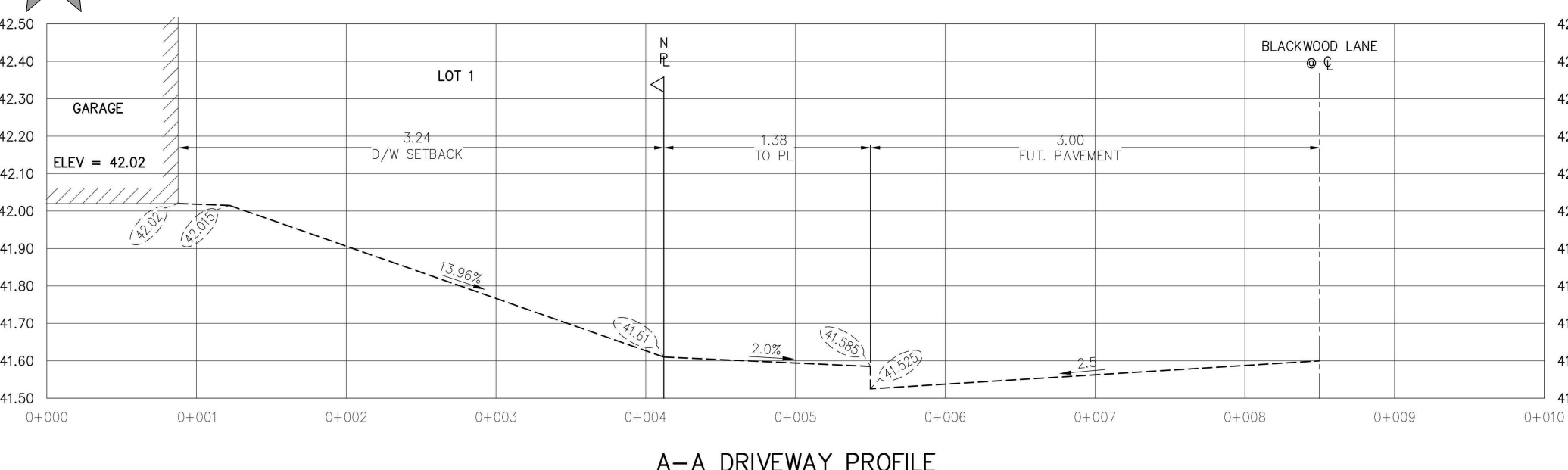
CLIMATIC DATA:
 CLIMATE ZONE 4, PRESCRIPTIVE PATH (WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
 IN-FLOOR RADIANT HEATING

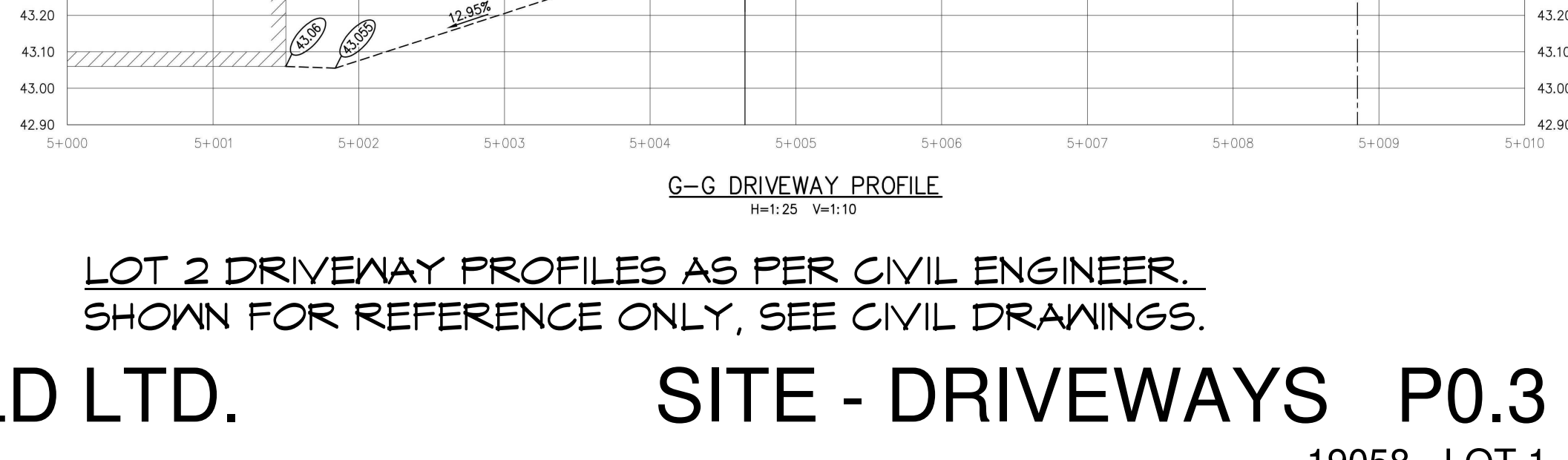
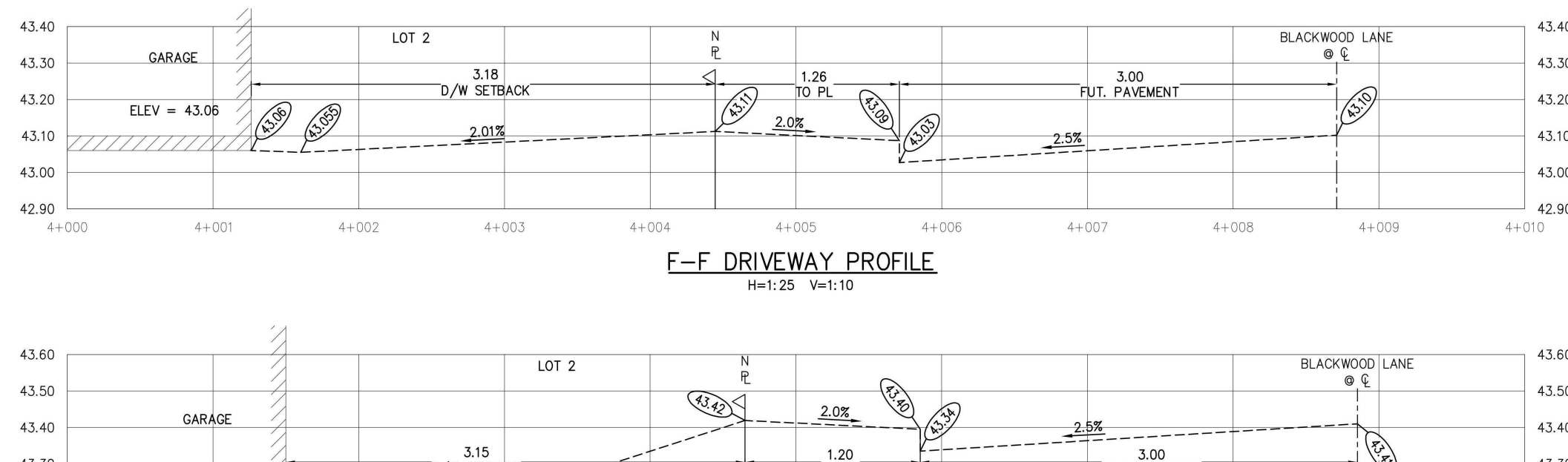
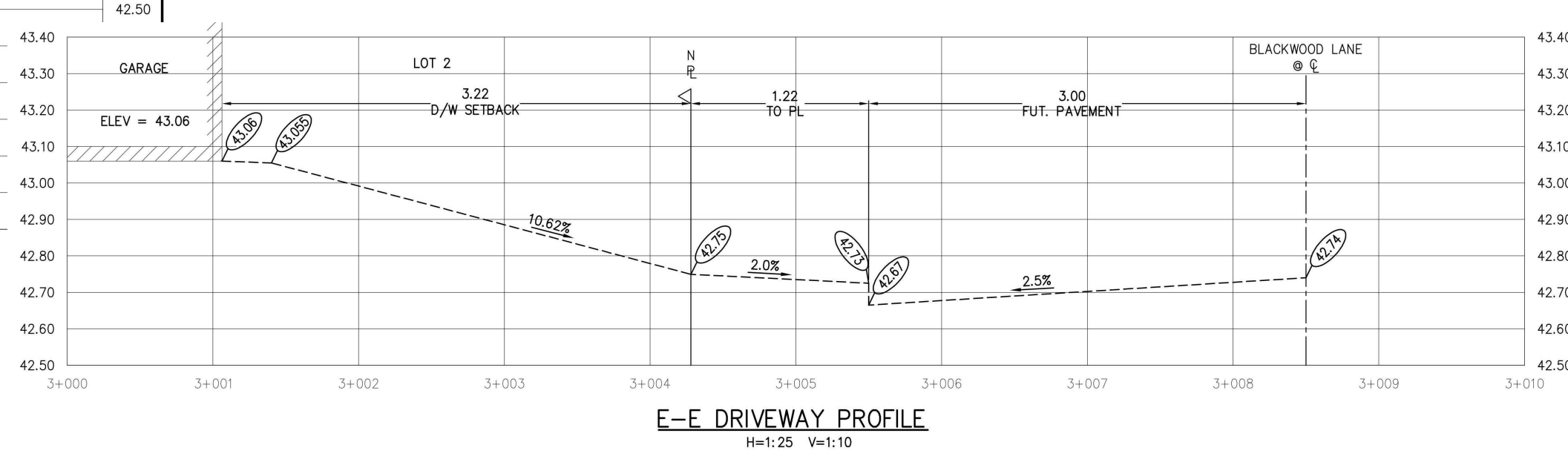
VENTILATION MEETS B.C.B.C. 9.32 & 9.36



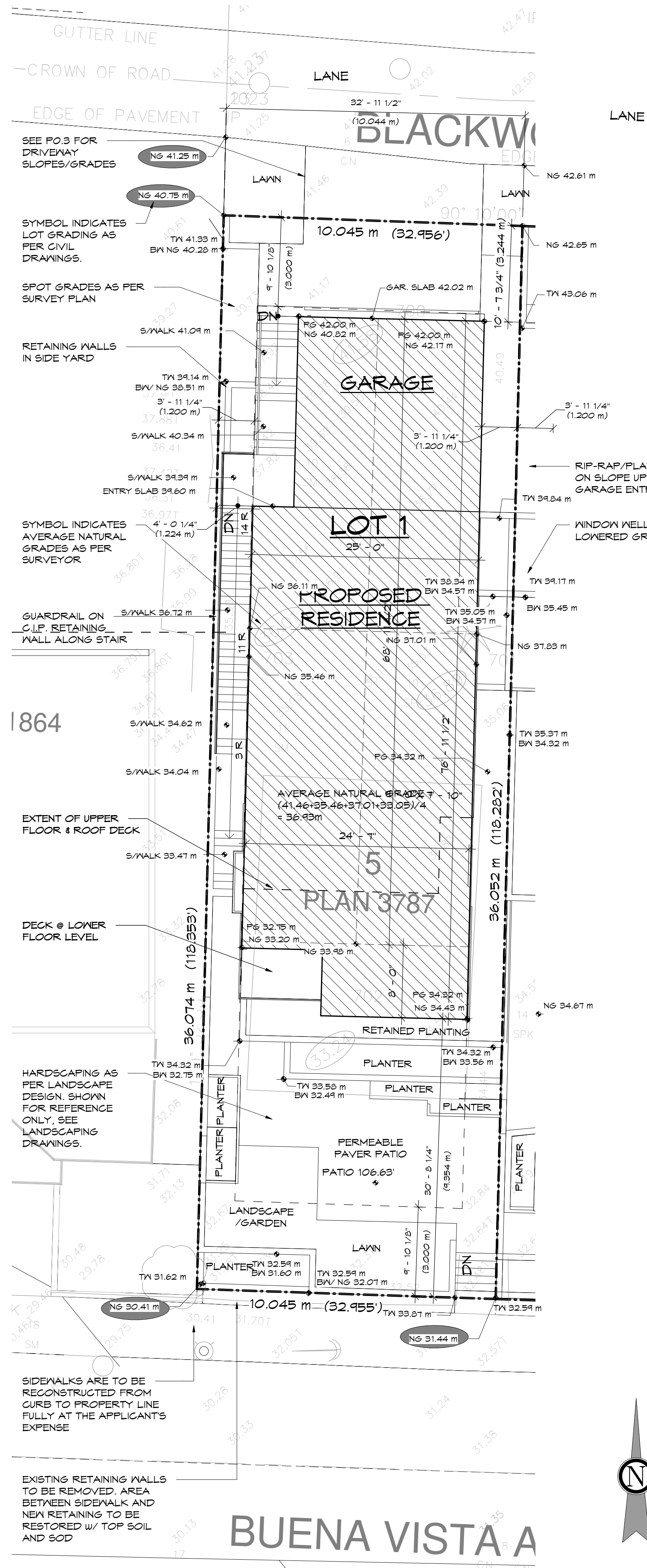
SITE PLAN - ENLARGED @ LANE
1/4" = 1'-0"



LOT 1 DRIVEWAY PROFILES AS PER CIVIL ENGINEER. SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS.



LOT 2 DRIVEWAY PROFILES AS PER CIVIL ENGINEER. SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS.



LOT 1 PROJECT SYNOPSIS:

CIVIC ADDRESS:
 LOT 1 OF SUBDIVISION OF 14947 BUENA VISTA AVE,
 WHITE ROCK BC

LEGAL DESCRIPTION:
 LOT 1 OF SUBDIVISION OF

ZONING: R5-2
 SITE AREA: 3899.06 SQ. FT. (362.23m²)

LOT COVERAGE:
 PERMITTED: 50% = 1964.42 SQ. FT.
 PROPOSED: 46.52% = 1814.00 SQ. FT.

FLOOR SPACE RATIO (FSR):
 UPPER FLOOR AREA: 991 SQ. FT.
 LOWER FLOOR AREA: 1335 SQ. FT.

TOTAL AREA: 2332 SQ. FT.

FLOOR SPACE RATIO (FSR):
 PERMITTED: 60% (2339.44/3899.06= .60)
 PROPOSED: 59.81% (2340 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT 3.0M*
 REAR 3.0M*
 L. SIDE 1.2M
 R. SIDE 1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0M/39.37
 PROPOSED COMBINED YARD = 9.354M+9.00M = 12.354M

MAXIMUM HEIGHT: 1.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO THE VERTICAL COMMENCING 6.0M ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 1.276M EXCEPT AT MUDROOM/GARAGE.
 1.698M @ MUDROOM/GARAGE.

CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH
 (WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
 IN-FLOOR RADIANT HEATING

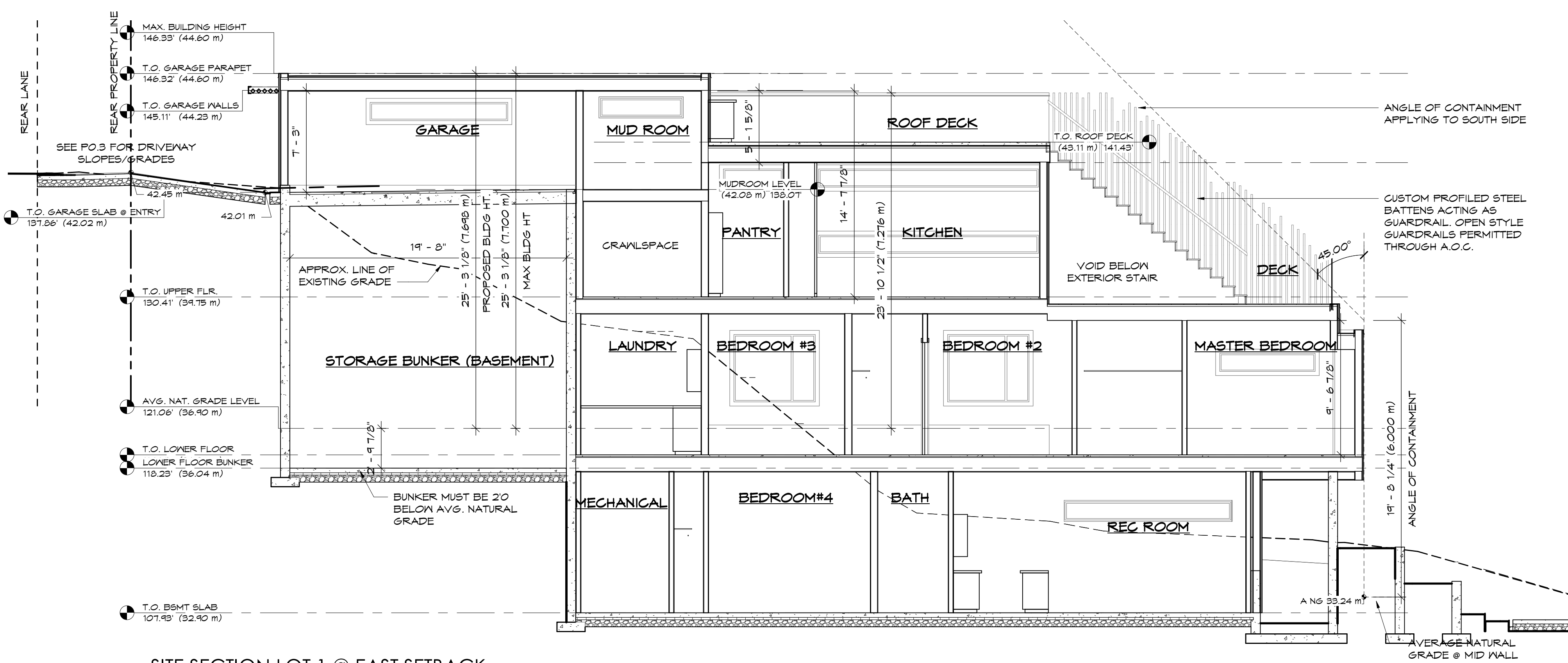
VENTILATION MEETS B.C.B.C. 9.32 & 9.36

GEODETIC HEIGHTS

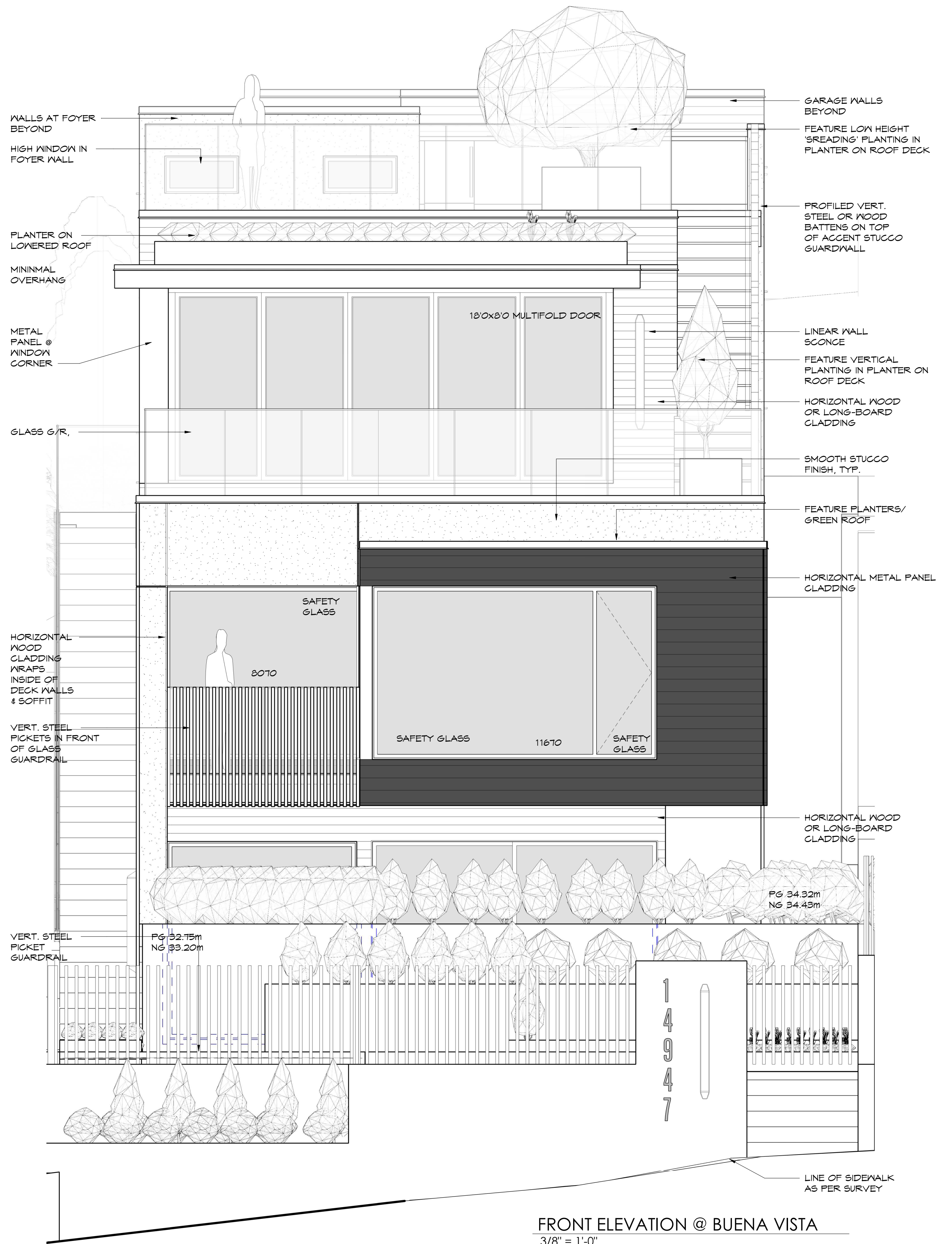
MAX. BUILDING HEIGHT	146.33'
T.O. GARAGE PARAPET	146.32'
T.O. GARAGE WALLS	145.11'
T.O. ROOF DECK	141.43'
W/F CLNG	139.97'
MUDROOM LEVEL	139.07'
T.O. GARAGE SLAB @ ENTRY	137.86'
T.O. UPPER FLR.	130.41'
T.O. L/F WALLS	129.24'
AVG. NAT. GRADE LEVEL	121.06'
T.O. LOWER FLOOR	114.17'
LOWER FLOOR BUNKER	118.23'
LOT 2 BSMT	111.35'
T.O. BSMT SLAB	107.93'
LOT 1 M.B.E.	103.35'

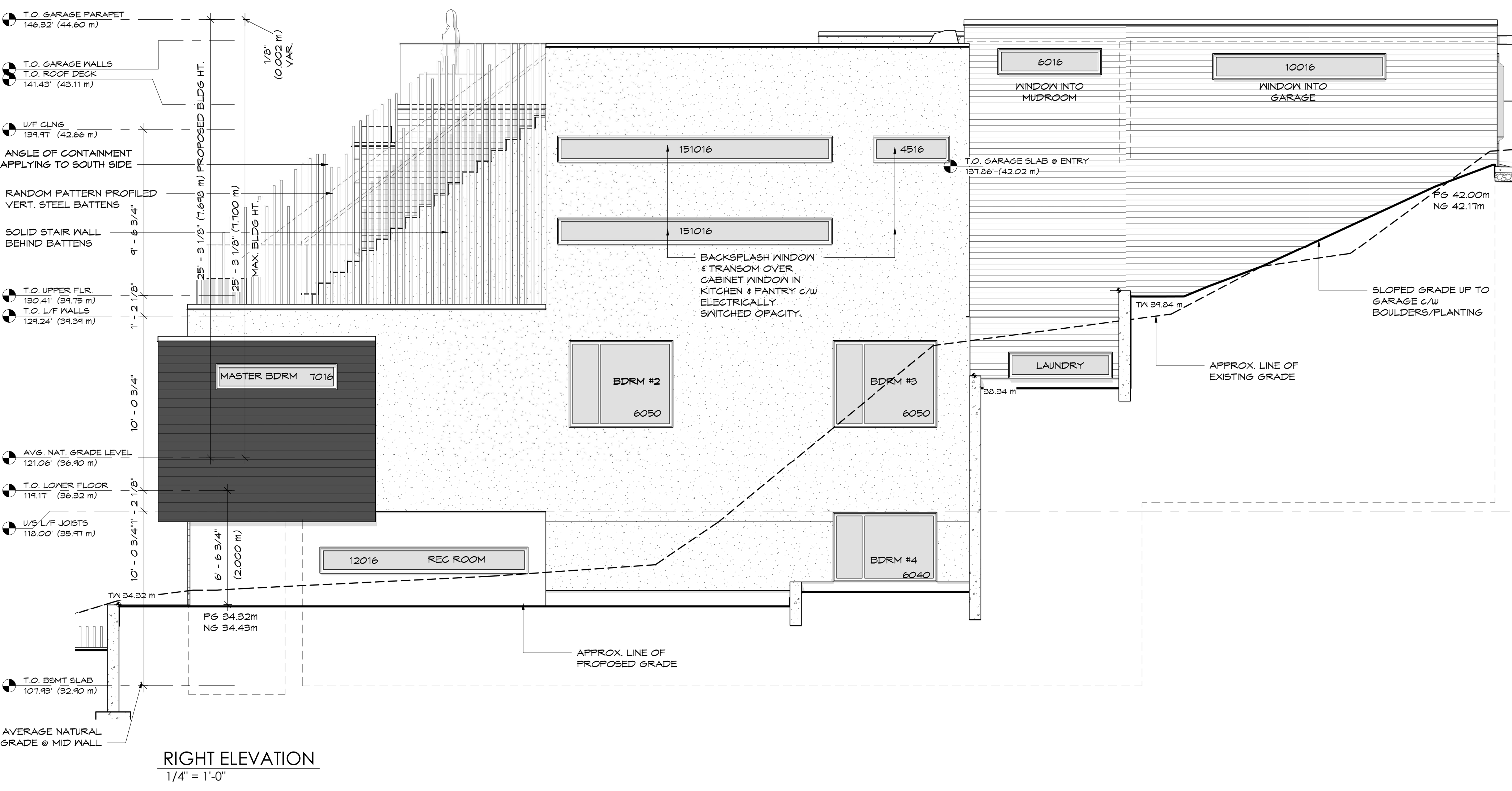


SITE PLAN - LOT 1
 1/8" = 1'-0"

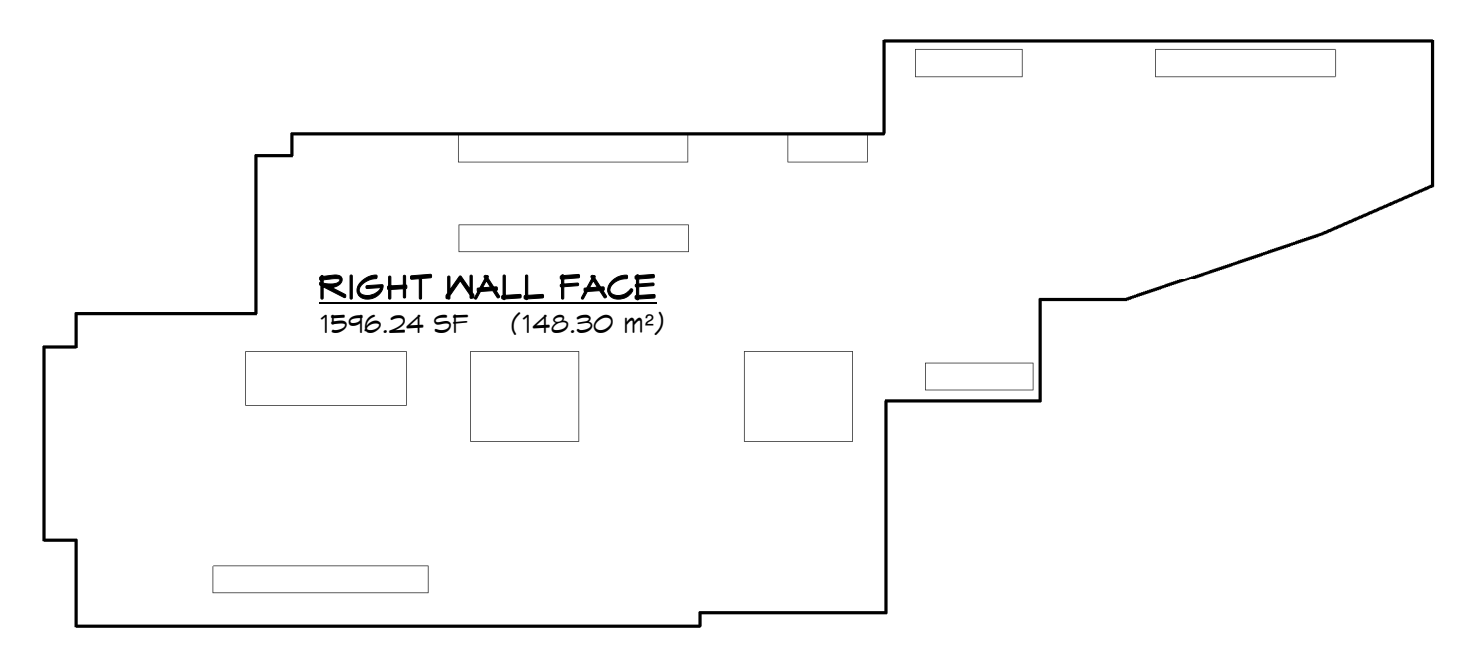


SITE SECTION LOT 1 @ EAST SETBACK
 3/16" = 1'-0"



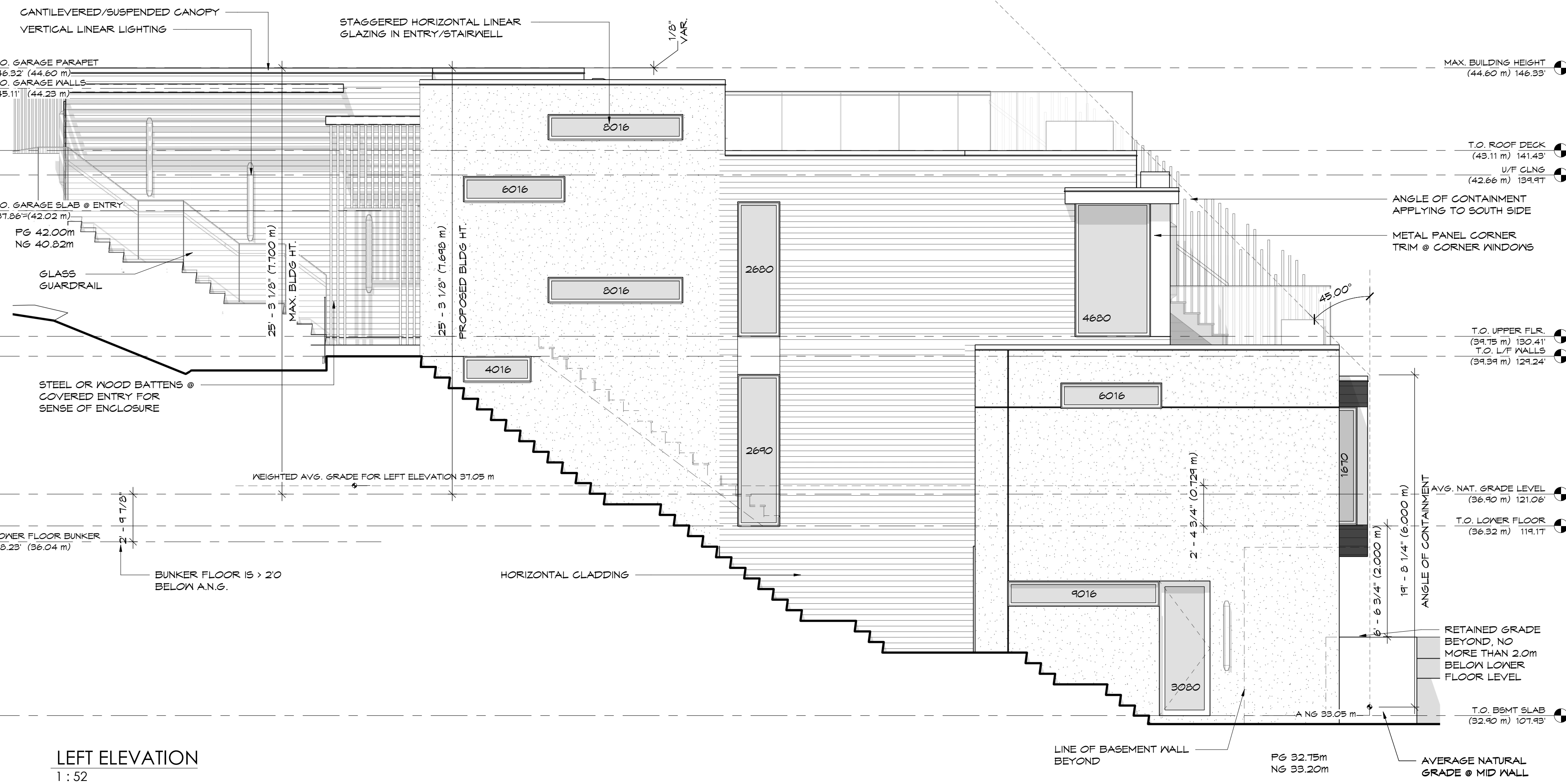
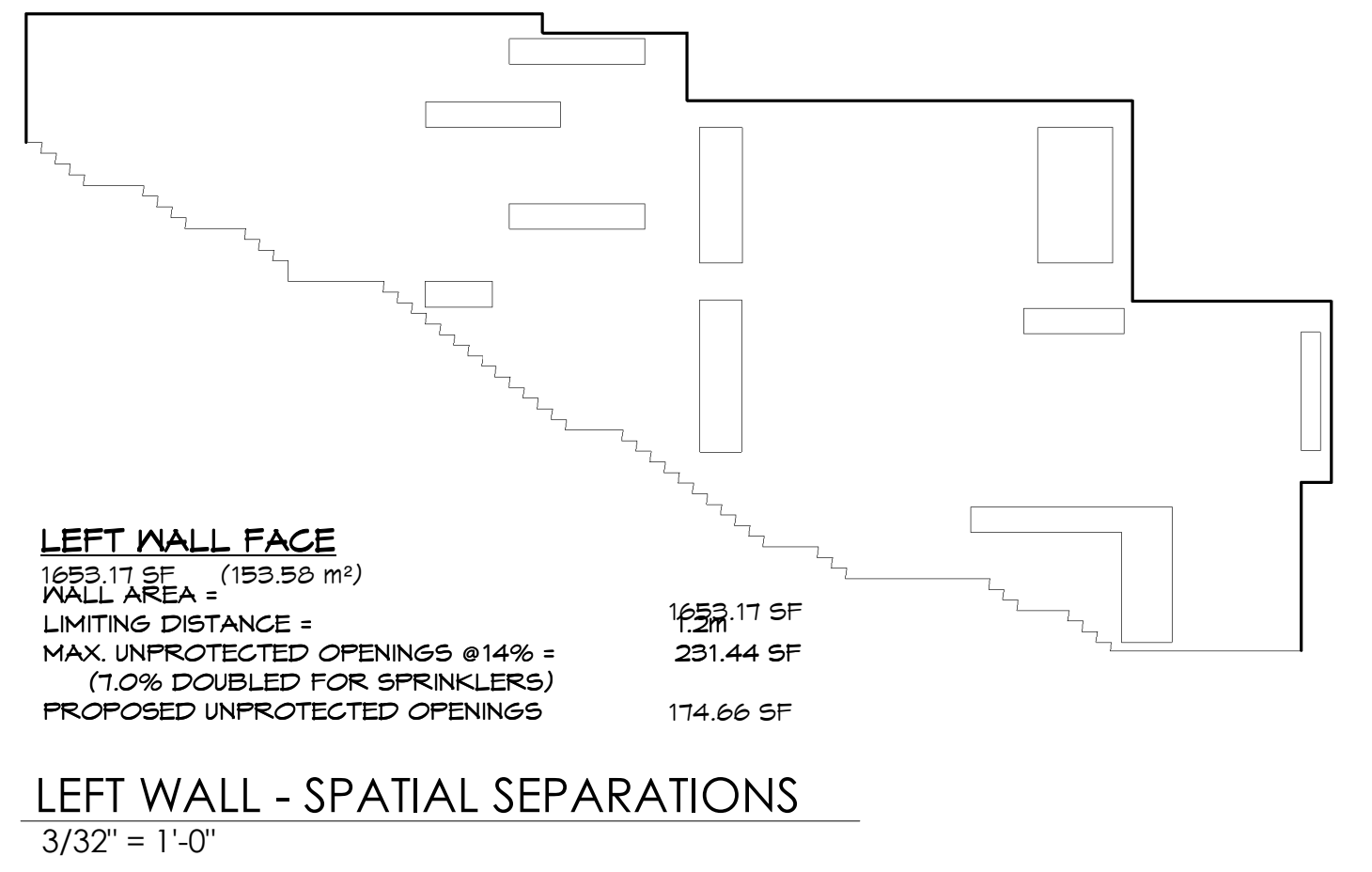
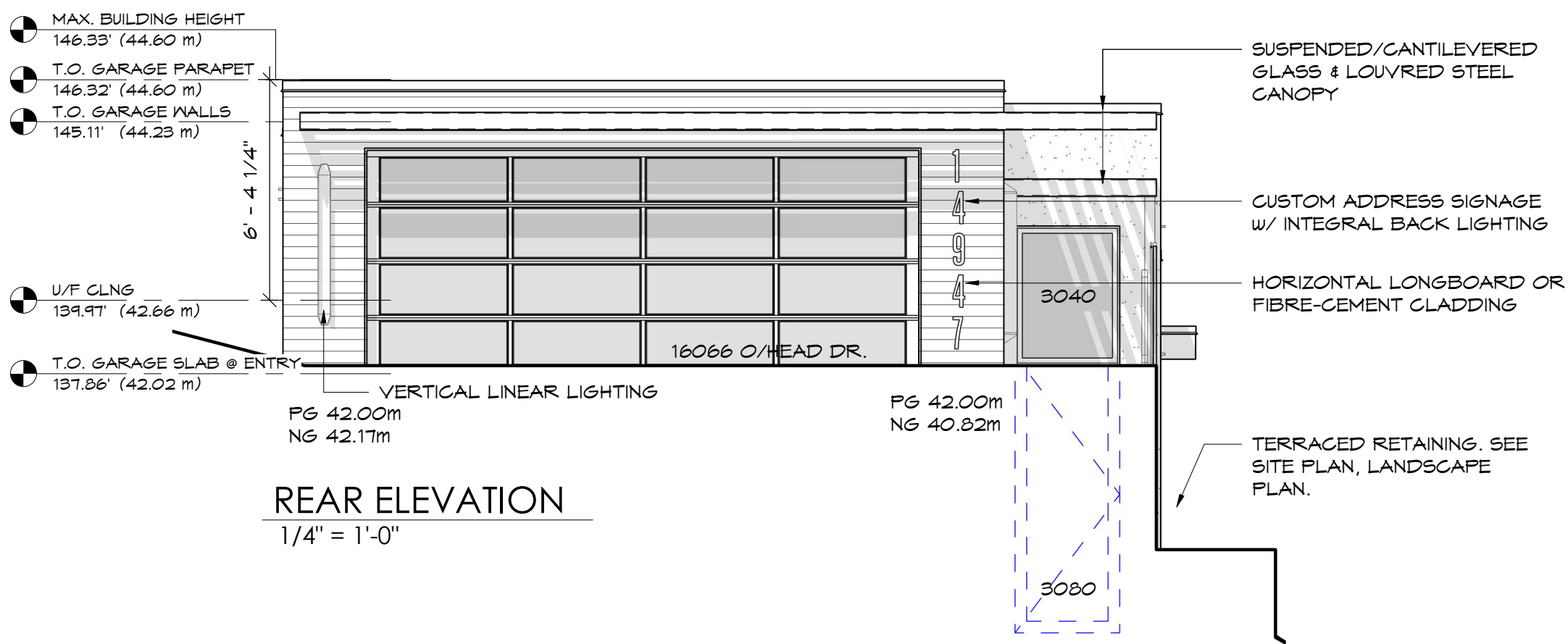


RIGHT ELEVATION
1/4" = 1'-0"



WALL AREA =	1596.24 SF
LIMITING DISTANCE =	1.20m
MAX. UNPROTECTED OPENINGS @ 14.0% =	223.47 SF
(7% DOUBLED FOR SPRINKLERS)	
PROPOSED UNPROTECTED OPENINGS =	102.00 SF

RIGHT WALL - SPATIAL SEPARATIONS
3/32" = 1'-0"



LOT 2 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 2 OF SUBDIVISION OF 14947 BUENA VISTA AVE,
WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 2 OF SUBDIVISION OF

ZONING: R5-2
SITE AREA: 3896.78 SQ. FT. (362.23m²)

LOT COVERAGE:
PERMITTED: 50% = 1964.42 SQ. FT.
PROPOSED: 46.52% = 1814.00 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 1000 SQ. FT.
LOWER FLOOR AREA: 1938 SQ. FT.

TOTAL AREA: 2938 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2338.07/3899.06 = .60)
PROPOSED: 59.96% (2338 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT 3.0M*
REAR 3.0M*
L. SIDE 1.2M
R. SIDE 1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0M/39.37
PROPOSED COMBINED YARD = 9.354M+3.00M = 12.354M

MAXIMUM HEIGHT: 7.1M = 23.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING, (45d TO THE VERTICAL COMMENCING 6.0M ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.680M

CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH (WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE: IN FLOOR RADIANT HEAT

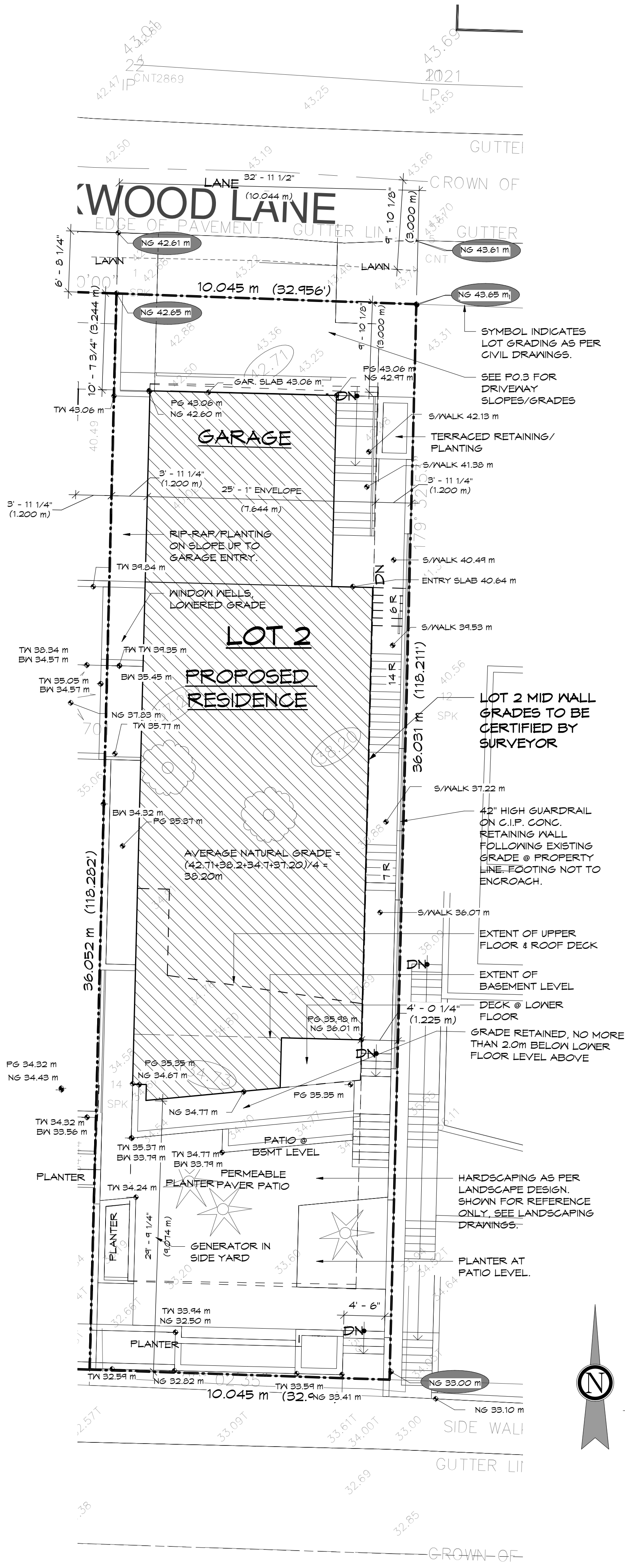
VENTILATION MEETS B.C.B.C. 9.32 & 9.36

FLOOR AREA SUMMARY

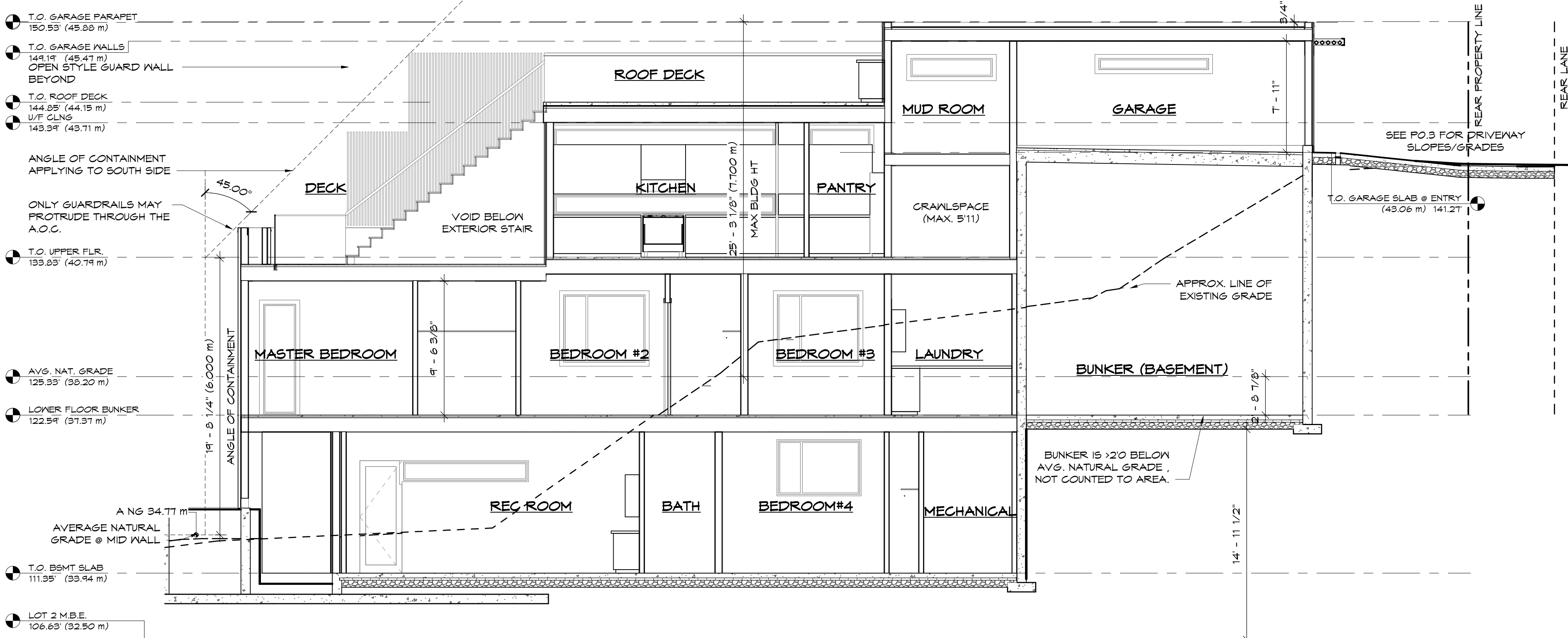
T.O. BSMT SLAB	1230 SF
BASEMENT AREA	1230 SF
T.O. LOWER FLOOR	1337 SF
LOWER FLOOR AREA	1337 SF
BUNKER	430 SF
	1768 SF
T.O. UPPER FLR.	1000 SF
UPPER FLOOR AREA	442 SF
GARAGE	23 SF
ELEV.	38 SF
STAIRWELL	1504 SF
T.O. ROOF DECK	743 SF
ROOF DECK	743 SF
TOTAL FLOOR AREA	5245 SF

GEODETIC HEIGHTS

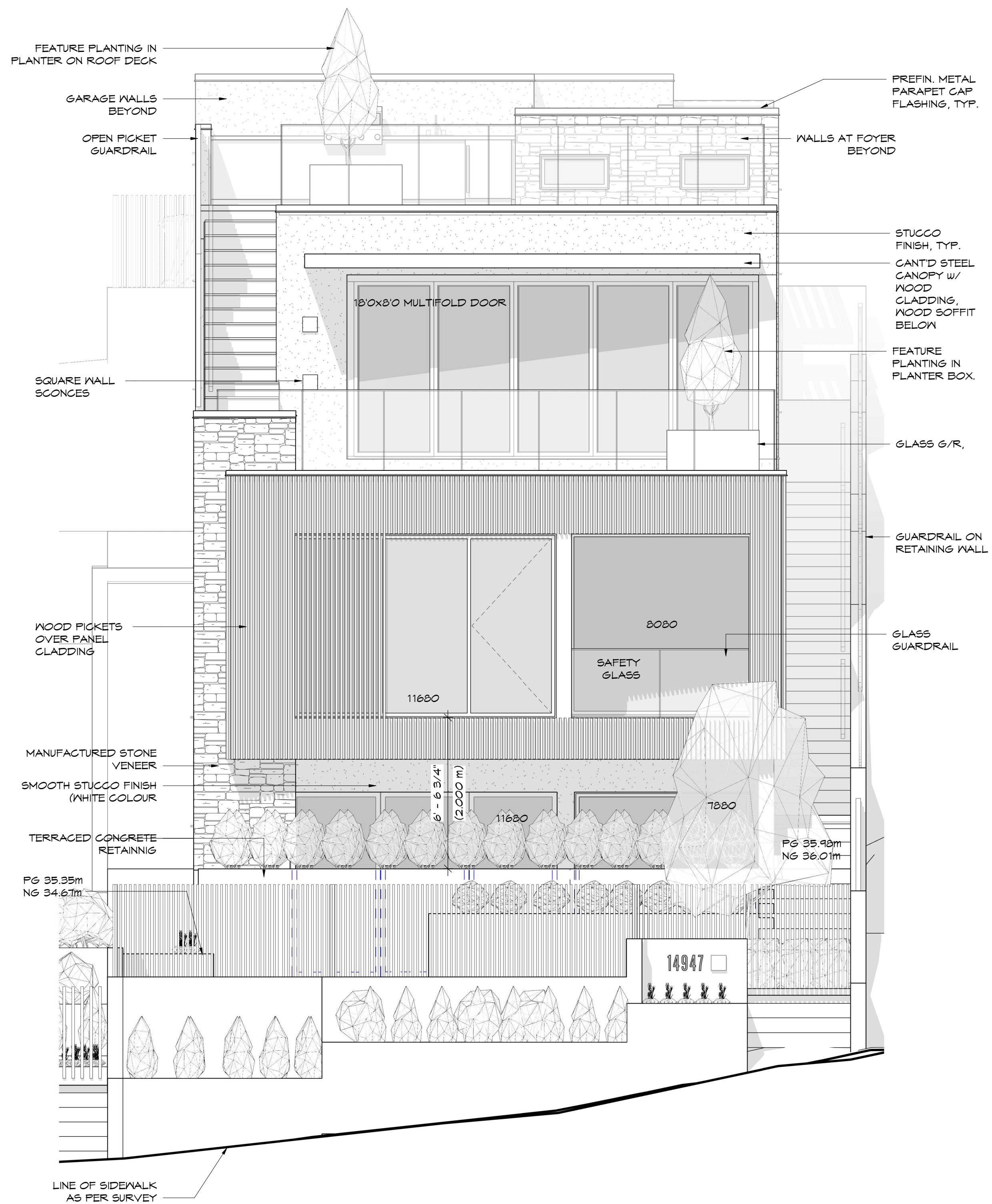
MAX. BUILDING HEIGHT	150.59'
T.O. GARAGE PARAPET	150.53'
T.O. GARAGE WALLS	149.19'
T.O. ROOF DECK	144.85'
U/F CLNG	143.94'
T.O. GARAGE SLAB @ ENTRY	141.27'
MUDROOM LEVEL	141.19'
T.O. UPPER FLR.	133.83'
T.O. L/F WALLS	132.65'
AVG. NAT. GRADE	125.93'
T.O. LOWER FLOOR	122.54'
LOWER FLOOR BUNKER	122.54'
T.O. BSMT SLAB	111.35'
LOT 2 M.B.E.	106.63'



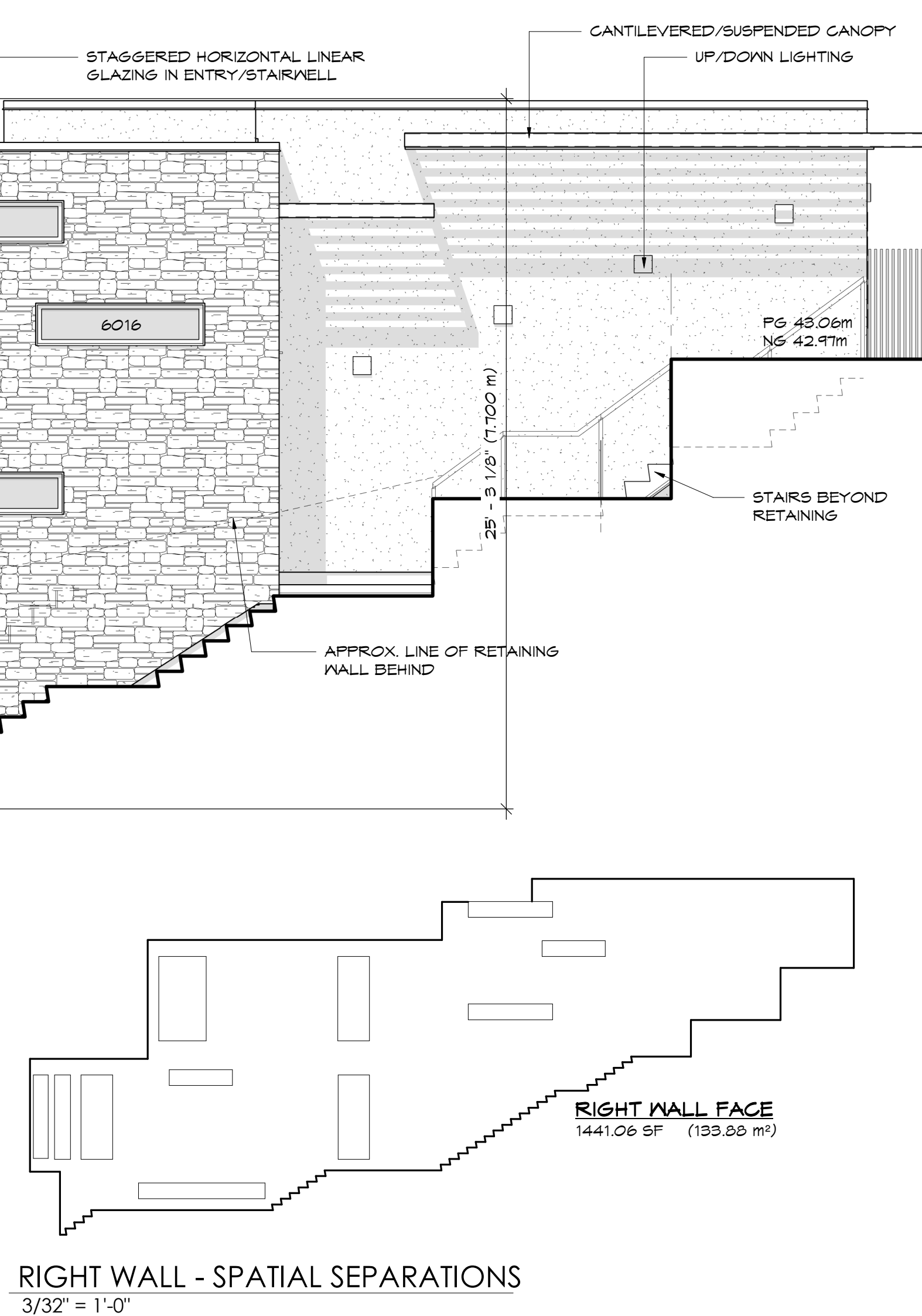
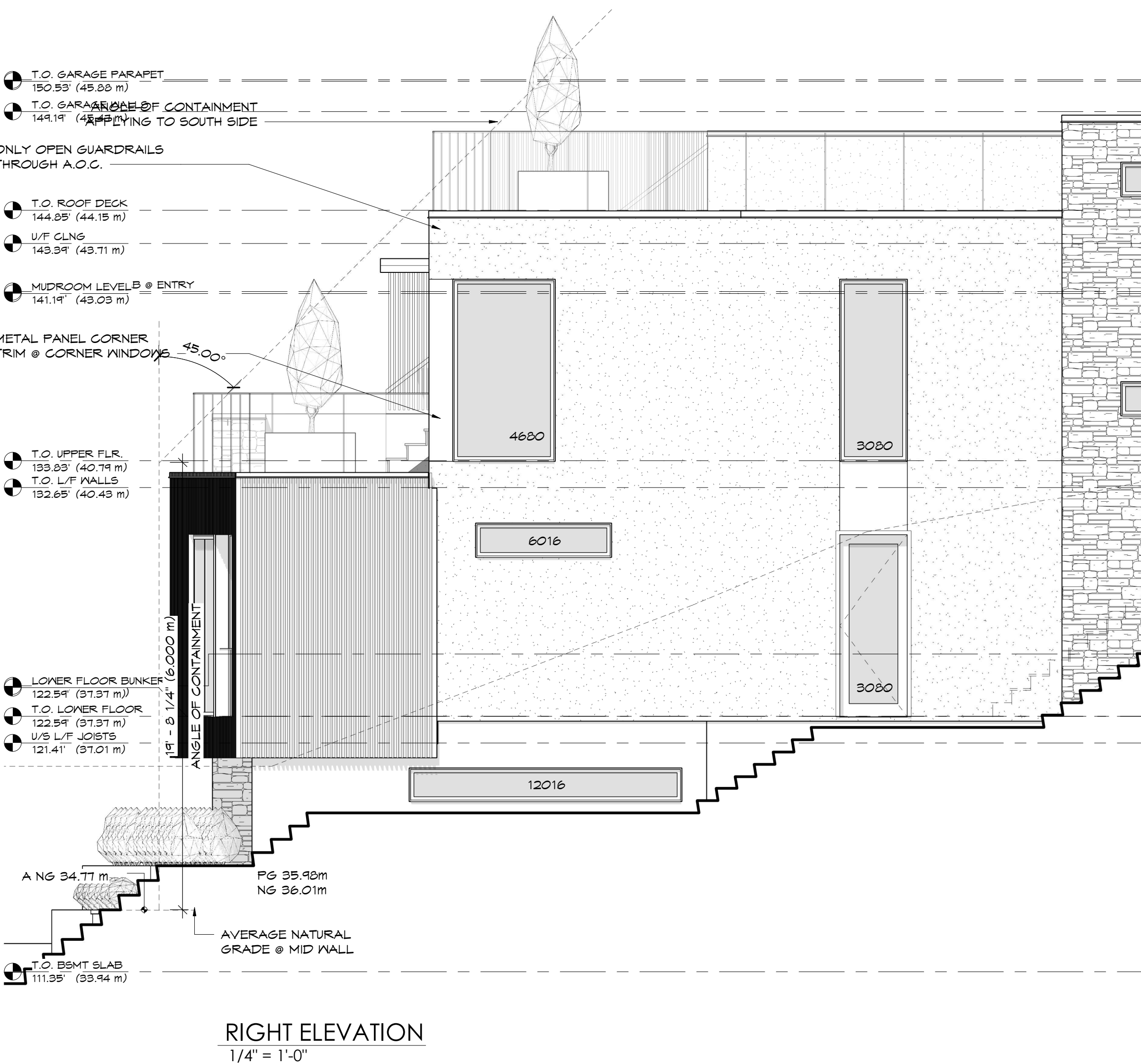
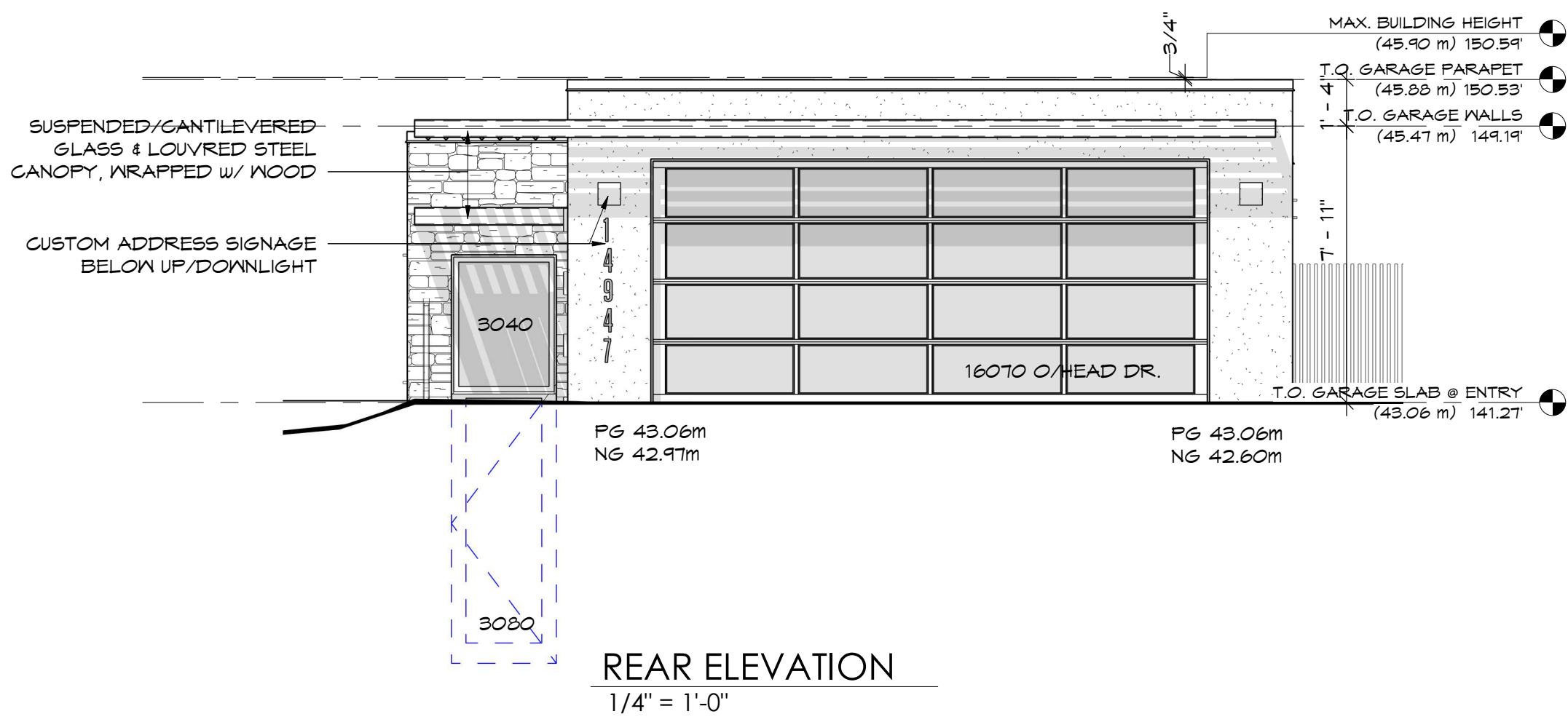
SITE PLAN - LOT 2
1/8" = 1'-0"

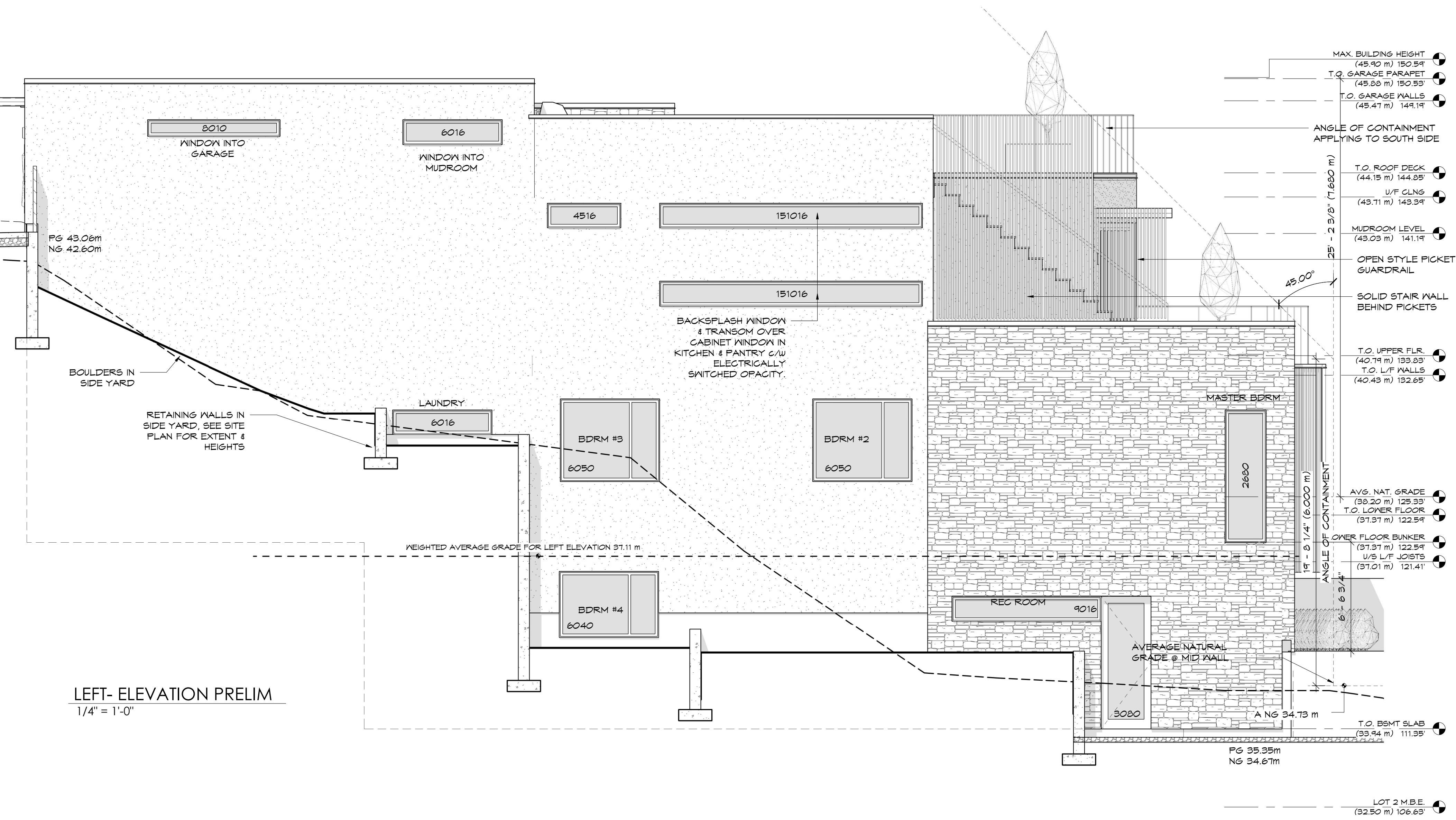


SITE SECTION @ EAST SETBACK
3/16" = 1'-0"



STREETSCAPE ELEVATION





LEFT- ELEVATION PRELIM
1/4" = 1'-0"

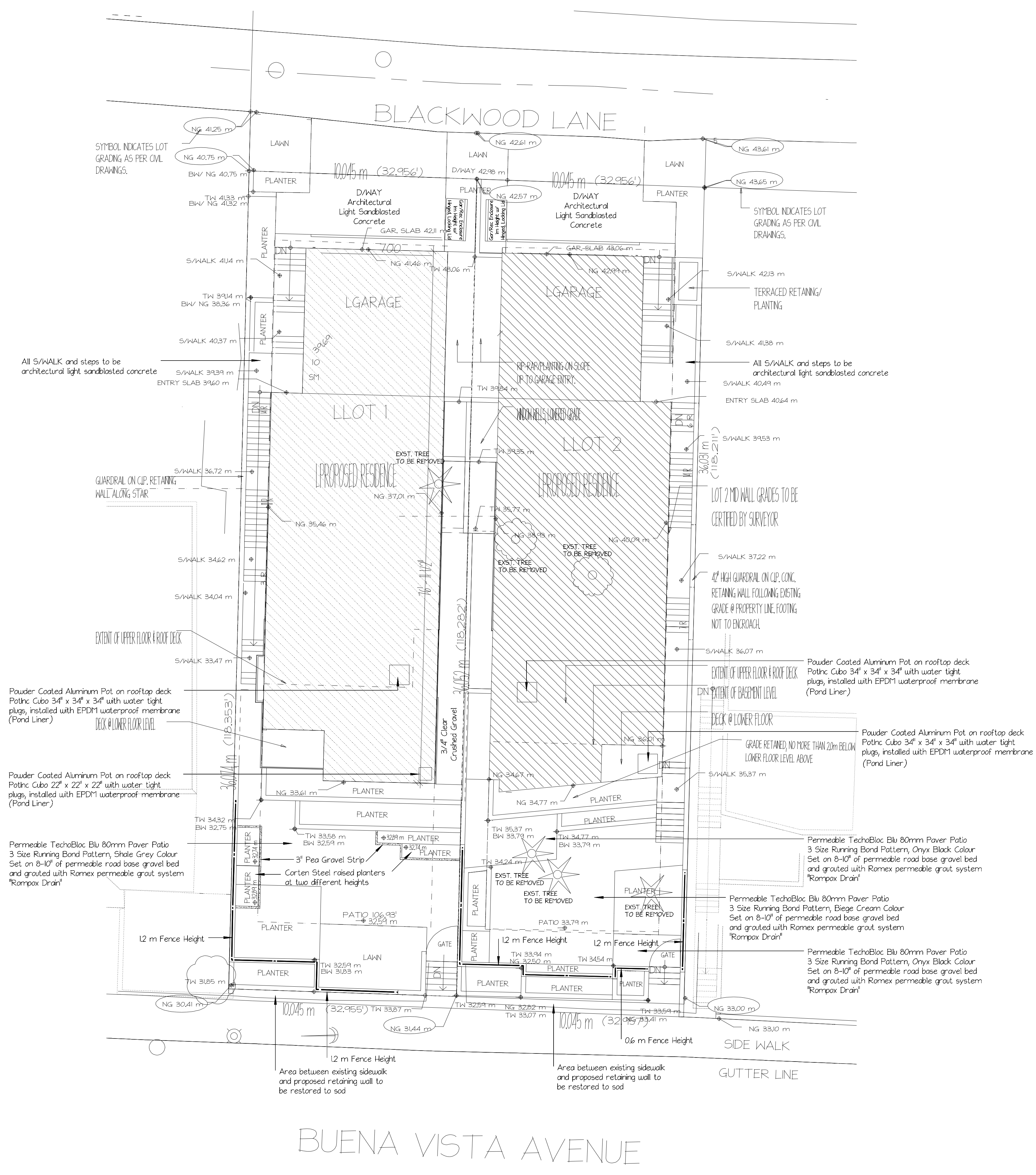
LEFT WALL FACE

1696.94 SF (157.65 m²)
 WALL AREA = 1696.94 SF
 LIMITING DISTANCE = 1.20m
 MAX. UNPROTECTED OPENINGS @ 14.0% = 237.57 SF
 (1% DOUBLED FOR SPRINKLERS)
 PROPOSED UNPROTECTED OPENINGS = 235.92 SF

LEFT WALL - SPATIAL SEPARATIONS
3/32" = 1'-0"

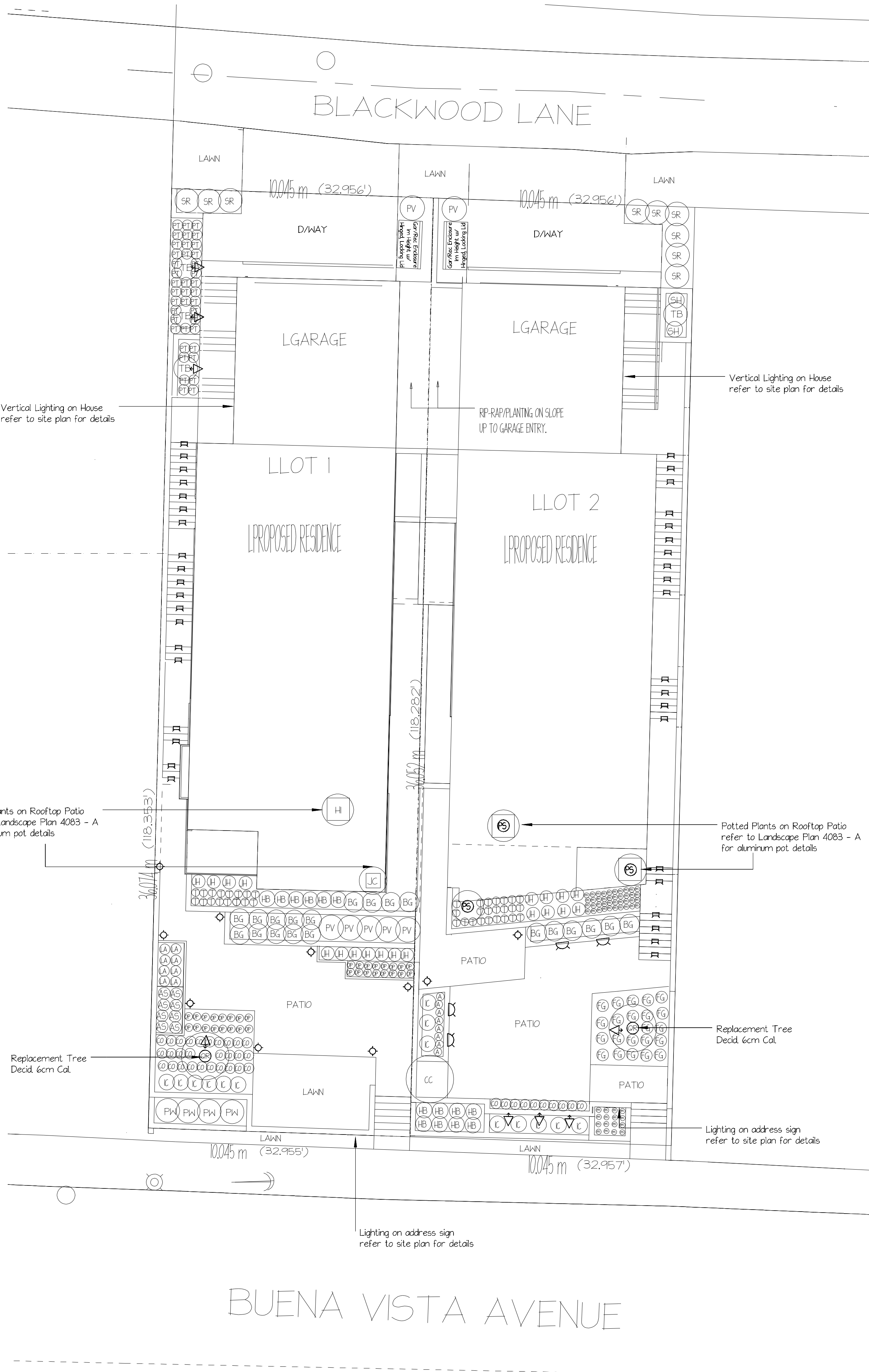


Schedule F - Landscape Plans



Note: Grades to be verified by contractor on site prior to construction
 For further dimensions please refer to site plan
 For planting and lighting details please refer to Landscape Plan 4083-B

Subdivision of 14947 Buena Vista Ave Lot 1 & 2 Landscape Plan		DRAWING NO: 4083-A	REVISION: 2
		DRAWN BY: Trent Brown	CHECKED BY: Matt Vandenberg
		DATE: Sep 15, 2020	VANDENBERG LANDSCAPES A Change of Scenery.
		SCALE: 1/8" = 1'	

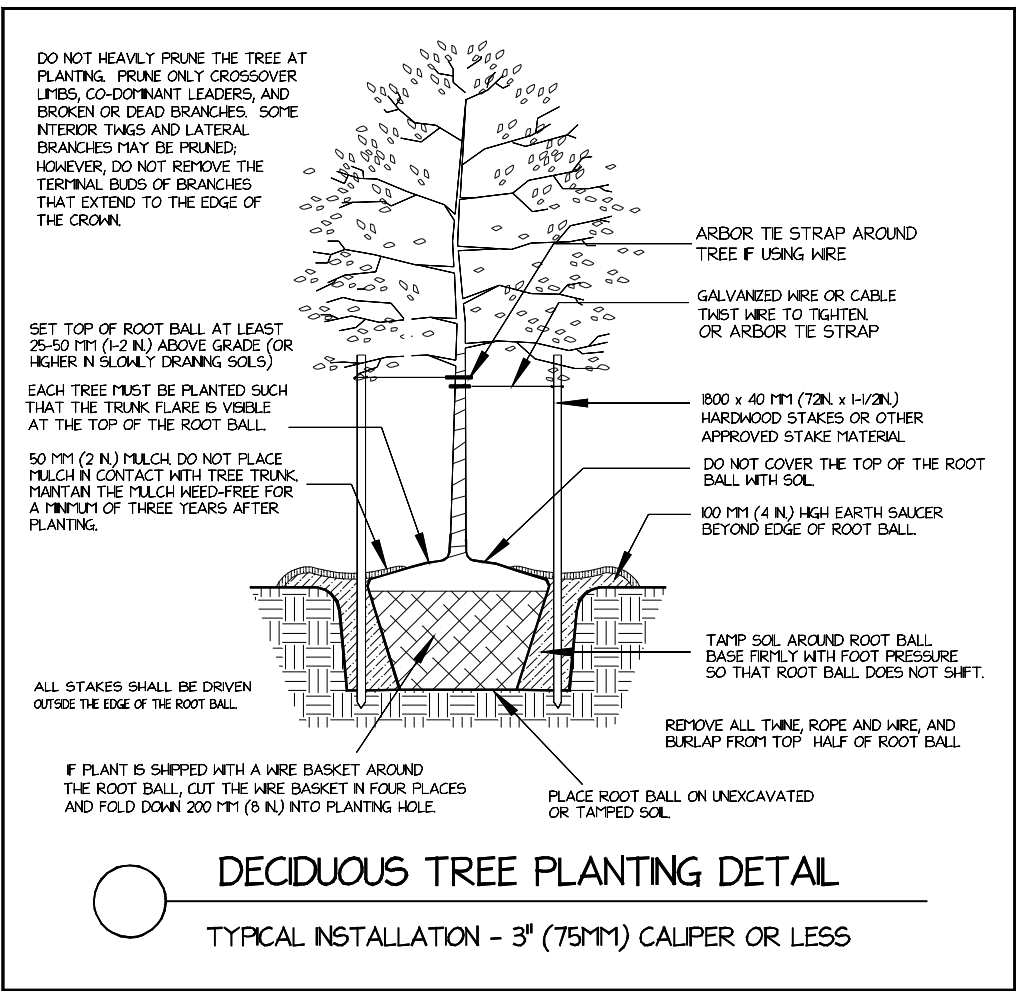


PLANTING LIST

Symbol	Botanical Name	Common Name	Size	Qty.
ⓐ	Allium hollandicum 'Purple Sensation'	Purple Sensation Allium	1G	8
Ⓢ	Artemisia schmidtiana 'Silvermound'	Silvermound Artemisia	1G	8
ⓑg	Buxus 'Green Gem'	Green Gem Boxwood	2G	14
ⓐc	Cotinus coccinifera 'Aincot'	Golden Spirit Smoke Bush	5G	1
ⓐd	Carex oshimensis 'Everillo'	Everillo Sedge	1G	38
ⓐf	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1G	22
ⓐh	Hebe buxifolia	Box Leaf Hebe	2G	14
ⓐi	Hamamelis x intermedia 'All Gold'	All Gold Witch Hazel	10G	1
ⓐl	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	3G	14
ⓐj	Juniperus chinensis 'Torulosa'	Hollywood Juniper	5G	1
ⓐk	Juniperus horizontalis 'Golden Carpet'	Golden Carpet Juniper	1G	15
ⓐm	Lysimachia aurea	Golden Creeping Jenny	1G	8
ⓐn	Ophiopogon japonicus 'Nand'	Dwarf Mondo Grass	1G	56
ⓐo	Ophiopogon japonicus 'Nigrd'	Black Mondo Grass	1G	32
ⓐp	Polystichum tsus-simense	Korean Rock Fern	1G	40
ⓐq	Panicum virgatum 'Northwind'	Northwind Switch Grass	2G	7
ⓐr	Pittosporum tobira 'Wheeler's Dwarf'	Japanese Pittosporum	1G	4
ⓐs	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	1G	2
ⓐt	Sarcococca nuscifolia	Fragrant Sweet Box	3G	9
ⓐu	Thymus praecox 'Purple Carpet'	Purple Carpet Creeping Thyme	4"	39
ⓐv	Taxus baccata 'Fastigata Aurea'	Golden Irish Yew	4"	4

Symbol	Botanical Name	Common Name	Size	Qty.
ⓐc	Quercus robur 'Kindred Spirit'	Kindred Spirit Oak	6 cm Cal.	2
ⓐs	Pinus sylvestris TOPIARY	Topiary Scots Pine	4-5 ft	3

- LIGHTING LEGEND**
- ⓐ - Kichler 15782AZT27R, 2700K Louvered mini step light, LED, set in concrete step. Textured Architectural Bronze Colour. 12V.
 - ⓐb - Kichler 15073AZT, 3200K Louvered brick light, LED, set in concrete wall. Textured Architectural Bronze Colour. 12V.
 - ⓐc - Kichler 161405530, 3000K All purpose recessed light, LED, set in paver patio. Stainless Steel. 12V.
 - ⓐd - Kichler 15374BKT20L24, 3000K Accent spot light, LED, set in garden. Textured Black. 12V.



Note: Grades to be verified by contractor on site prior to construction. For further dimensions please refer to site plan. For proposed grades and paving details, please refer to Landscape Plan 4083 - A. All planting to be in accordance with the most recent addition of the Canadian Landscape Standard.

Subdivision of
14947 Buena Vista Ave
Lot 1 & 2

Landscape Plan

DRAWING NO:
4083-B

DRAWN BY:
Trent Brown

DATE:
Sep 15, 2020

SCALE:
1/8" = 1'

REVISION:
2

CHECKED BY:
Matt Vandenberg

**VANDBERG
LANDSCAPES**
A Change of Scenery.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 8, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP 20-018)

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 (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375;*”
2. Direct planning staff to obtain public input through a combined public hearing (license referral & rezoning applications) and public meeting (temporary use 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;
3. Direct planning staff to resolve the following issues prior to final adoption:
 - a) Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City’s road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and
 - b) That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.
4. 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 location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license:
 - a) The hours of retail (cannabis) sale shall be limited to the following:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	09:00	09:00	09:00	09:00	09:00	09:00	09:00
Closed	23:00	23:00	23:00	23:00	23:00	23:00	23:00

- b) Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
 - c) The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.
5. Pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include conditions as follows:
- a) Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.
 - b) The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
 - c) The Permittee shall purchase one City of White Rock “Merchant” parking decal for the Waterfront Commercial area; and
 - d) The owner shall remove all structures which encroach into the City’s boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

EXECUTIVE SUMMARY

The City of White Rock has received concurrent applications for a zoning bylaw amendment, temporary use permit and a cannabis license referral (resolution) which, if approved, would enable the creation of a cannabis retail store at 15053 Marine Drive (the former “Giraffe” restaurant). City staff have reviewed the technical merits of the proposal and considered the overall appropriateness of the use having regard for the feedback received, to date, from the public, the results of site investigations, and an evaluation of the ability to control potential impacts through permitting and license conditions. Based on a review of these factors staff are recommending that the application be given initial bylaw readings and that the files be referred to a public hearing / meeting.

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.

Motion # & Meeting Date	Motion Details
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

Seed & Stone (the ‘Applicant’) has applied to the Liquor and Cannabis Regulations Branch (LCRB) for a cannabis license to enable the sale of legally-sourced cannabis at 15053 Marine Drive (‘subject property’). In addition to the license referral request, the Applicant is seeking approval of a zoning bylaw amendment and a temporary use permit. The zoning amendment, if approved, would introduce reference to the subject property within section 4.1.3 of City of White Rock Zoning Bylaw, 2012, No. 2000 (‘Bylaw’). The noted section currently limits consideration for new cannabis retail stores to the City’s Town Centre, defined in the Bylaw as the area bounded by North Bluff Road, George Street; Thrift Avenue and Martin Street. Furthermore, the section requires that such stores be tied to a temporary use permit (TUP). As set out in Division 8, Section 497 of the *Local Government Act*, a TUP may be issued for a period of up to three (3) years plus an additional three (3) year period, subject to conditions that may be tied to the permit.

Staff have reviewed the proposal against the factors outlined in the *Cannabis Control and Licensing Act* and the *Cannabis Licensing Regulation*, and offer the following for Council’s consideration:

a) Location of the Establishment

The subject property is the site of former Giraffe Restaurant and is located roughly 20 metres east of the southerly end of Martin Street (see Appendix A – Location & Ortho Maps). Uses surrounding the property include a mix of commercial and residential uses fronting onto Marine Drive, located immediately east and west of the property, and residential uses immediately north of the property, opposite Marine Lane. The foot of White Rock Pier is located 45 metres south of the property, opposite Marine Drive and beside Memorial Park. The presence of the Pier, Memorial Park, restaurants and other attractions makes the area highly popular with visitors and residents. Several site photos are provided in Appendix B.

b) The Feedback from Residents and Method used to Gather Feedback:

On November 21, 2020, notice of the applications was circulated to 179 owners / occupants of land within 100 metres of the subject property. A Public Information Meeting (PIM) was held on December 2, 2020 to enable the proponent to present details of their project and to respond to comments and questions raised by participants; approximately 20 people attended the PIM. A digital feedback form was made available through the City’s webpage to allow interested stakeholders to formally voice their support or non-support for the proposal while also offering additional comments.

Prior to the PIM meeting, email correspondence pertaining to the proposal was received from 12 persons. The majority (10) of these emails communicated support for the proposal while two (2) emails presented concerns; these concerns are highlighted below. During the PIM, there was a mix of support and non-support expressed by participants. A total of 15 digital feedback forms were received with 11 of the respondents offering their support for the proposal and 4 expressing non-support (see Appendix C). A PIM Summary was provided by the Applicant in response to the comments and questions received. The Summary, included as Appendix D, identifies each of the issues raised by the public and

offers a response. Appendix E further highlights the key issues of concern raised by the public and offers a response on behalf of City staff and the Applicant, as appropriate. For ease of reference the key issues identified by the public are as follows:

- The potential for increased smoking of cannabis in public;
- The potential for increased driving while under the influence of cannabis;
- The limited supply of off-street (store) parking;
- Disruption of traffic along Marine Drive / Lane (loading activities);
- Disruption of pedestrian traffic along Marine Drive (long line ups);
- The potential for cannabis product litter / waste;
- Proximity of the use to homes / children / recreational / public areas;
- Potential loss of privacy due to security cameras;
- Potential impact of lighting, particularly at the back (north), side of the building;
- Lack of consultation with social service providers (i.e., Sources); and
- Hours of retail sale.

Notice of the application was circulated to the RCMP and School District No. 36 (Surrey). Responses from the two agencies are provided in Appendices F and G, respectively. The RCMP letter notes that “the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There has also been no reported vehicle / pedestrian issues with the relatively new cannabis shop on Johnston Road.” Further, the letter states “The proximity of the proposed cannabis retail store near the Pier may attract customers that choose to consume their cannabis products in this public area. The Provincial *Cannabis Control and Licensing Act*, section 63(1) makes consumption in certain public areas an offence. The spray pool / splash pad and the seating around these areas are directly identified in the *Provincial Cannabis Control and Licensing Act* as prohibited consumption areas. The Act also specifies a prohibition of consumption in *an outdoor area established by a local government for the purpose of community recreation*. Although the Act does not set out a definition for a *community recreation area*, a search of legal definitions does indicate that areas set aside for outdoor recreation, viewing, walking etc., meet the definition of an area established for community recreation. Enforcement of cannabis smoking on the Pier, Promenade and beach could be achieved under the Provincial *Cannabis Control and Licensing Act* or White Rock’s Public Health Smoking Protection Bylaw.” Finally, the letter provides that “In 2019 and 2020 the White Rock RCMP received approximately 12 *Cannabis Act* related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are too low to specify any issues or problem areas.” The letter from School District No. 36 provides that while the District expresses concern with businesses selling cannabis-containing products (particularly around school hours), the subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigate proximity related issues.

Appendix E outlines in greater detail the issues raised by the public and includes portions of the Applicant’s response, also detailed in their PIM Summary (Appendix D). City staff have also added a response or additional information where appropriate. The following points are offered as a summary of measures that staff believe will help to address the issues raised by the public:

- Both the City of White Rock Public Health Smoking Bylaw and the Provincial *Cannabis Control and Licensing Act* provide the City and the RCMP, with the ability to issue fines for offences (i.e., smoking cannabis in public).
- Staff note that the former restaurant use would have required two (2) parking spaces whereas zero exist and the proposed retail store use would require one (1) space, being less than that more recently required. The lack of parking is recognized as a continuation of a legal nonconforming situation, therefore relief from the parking standards of the City's Zoning Bylaw are not required. Further, the Applicant has offered to lease, annually, two parking spaces from within the Montecito Parkade, and will acquire a Merchant parking decal to offset the potential demand for parking generated by the cannabis retail store, and its employees. A condition to realize this outcome has been included in the recommendation.
- Regarding loading activities, the Applicant has offered four potential options. City staff are recommending, as a condition of the third reading of the amending zoning bylaw, that the Applicant provide proof of the execution of an agreement for the use of one off-street loading space, generally being within 60 metres of the subject property. The condition is written in a manner which would enable the Director of Engineering and Municipal Operations to require that the agreement be registered on title by way of a covenant. The Applicants have provided staff with a signed "letter of intent" from the owner of 15047 Marine Drive (Dolce Gelato), being immediately west of the subject property, to accommodate the loading space. This condition will help to ensure that loading activities do not disrupt traffic along either Marine Drive or Marine Lane.
- Customer access to the property / building will be limited to the Marine Drive (south) side. The entrance to the building will be separate from the exit and measures will be implemented to separate the stream of customers picking up a product purchased / ordered in advance from those making an in-store purchase. These measures are intended to help reduce potential customer queuing along Marine Drive and to support social distancing during the COVID pandemic. A Business Plan prepared by the Applicant is included in Appendix H. The Plan provides additional details regarding the proponents of the cannabis store in addition to measures to be employed to uphold government regulations.
- Garbage collection activities will occur, weekly, from Marine Lane and will be executed by a private collection company. The Applicant notes that they will execute a rigorous training program with emphasis on efforts to support the cleaning of the neighbourhood. The Applicant has also offered to provide the community with up to \$10,000 annually, to support community initiatives including pier upgrades.
- The Applicant has proposed a fence along the rear property line (Marine Lane) to screen views of the building from nearby residential uses. Further, lighting and security cameras will be downcast to provide security while avoiding the potential for spillover, which could cause nuisance or a loss of privacy. Crime Prevention Through Environmental Design (CPTED) principles will also be employed in advancing improvements to the rear portion of the property. A condition of third reading has been included to require consultation with the RCMP regarding the design of the rear portion of the property considering CPTED principles; the RCMP has provided input to the Applicant noting that they are prepared to offer this sort of peer review.

- One participant in the PIM and one respondent to the digital feedback form requested that the Applicant consult with Sources Community Resource Centre ('Sources') regarding the potential for increased use of cannabis by youth resulting from the establishment of the retail store. The Applicant's PIM Summary (Appendix D) outlines correspondence had with George Passmore, Manager of Counselling & Addition at Sources. City staff followed up with Mr. Passmore to validate the feedback provided. The following comments were offered to Staff by Mr. Passmore:
 - Legal government regulated cannabis retail is much more preferred over grey market stores;
 - Clean, well run stores that value social responsibility and are willing to initiate awareness strategies to reduce harm is preferred with a focus on education are preferred;
 - Smoking cannabis around White Rock beach has been a frequent occurrence long before legalization;
 - There is growing evidence that suggests that cannabis can play a beneficial role for some people with Opioid Use Disorder and has been an effective strategy for many of the people we serve at Sources Substance Use Services;
 - Keeping cannabis out of the hands of youth is top priority since cannabis has been shown to be highly problematic for healthy brain development;
 - British Columbia reported the highest incidence of youth cannabis use in the world over the decade preceding legalization. There is little evidence to suggest that cannabis use has increased since legalization.
- Stemming from their consultation with Mr. Passmore, the Applicant has offered to undertake the following measures:
 - Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories;
 - Remove the word "cannabis" from signage so exposure to youth will be negated;
 - Create a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain;
 - Implement CPTED principles with involvement of the RCMP;
 - Uniformed security in front of the building will be additional presence in pier area to discourage smoking;
- City Staff have confirmed with the LCRB their general recommendations regarding hours of sale. The Branch has provided that cannabis should only be sold between the hours of 9:00 a.m. and 11:00 p.m. The applicant has proposed to uphold these hours. With the aforementioned limitations noted staff are supportive of these hours.

Staff have undertaken a comprehensive review of the issues presented by the public and the Applicant's response to those issues. With the recommended conditions incorporated into both the cannabis retail license and the temporary use permit, staff are supportive of the proposal moving forward for a public meeting / hearing and obtaining additional public feedback.

Future Applications Involving Cannabis Retail

For Land Use and Planning Committee’s awareness, the Applicant (‘Seed and Stone’) has also secured commercial space at the Miramar Village development. To date, they have not applied for a business licence or other application in this location. Further, the City is now in receipt of a similarly-scoped application to enable the establishment of a cannabis retail store at 1489 Stayte Road. This application will be subject of a future initial rezoning report to Land Use and Planning Committee.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

As outlined above, notice of the applications and the PIM were provided to 179 owners / occupants of properties within 100 metres of the subject property. A total of 12 email responses were received and roughly 20 people attended the PIM. Further, 15 digital feedback forms were received with 11 of those forms offering support for the project and 4 offering opposition. 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. The Applicant obtained a building location survey in order to identify existing structures which encroach within the City’s road right of way, and may have existed in this location since the building was constructed in approximately 1950. These portions of the building, except for those that are tied, structurally, to the principal building will need to be removed prior to the issuance of a permit to enable the use, if supported by Council. Any portions of these structures to remain in place would require an encroachment agreement.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council’s strategic priorities regarding “Our Waterfront” seek to “enhance, promote and share our regional, premier, seaside experience.” Objectives include attracting visitors and residents to the Waterfront and supporting a vibrant, year-round environment where businesses can thrive. The proposed cannabis store use will help to diversify the businesses along the waterfront and will fill a vacant commercial space. The PIM Summary provided by the Applicant notes that the White Rock Business Improvement Association (BIA) has offered support for the business noting that it will help to create a greater mix of uses on Marine Drive.

OPTIONS / RISKS / ALTERNATIVES

The following alternatives are available for Land Use and Planning Committee's consideration:

1. Recommend that Council deny the rezoning and temporary use permit and recommend that staff provide a resolution of non-support for the cannabis retail license to the LCRB;
2. Recommend that Council provide alternative conditions in the draft Temporary Use Permit, as identified by the LUPC, prior to proceeding with a public hearing/meeting; 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 cannabis license referral, a zoning bylaw amendment and a temporary use permit which, if approved, would enable the establishment of a cannabis store in a vacant commercial space at 15053 Marine Drive (previously the location of the "Giraffe" restaurant). Staff and the Applicant have considered the feedback received from the public, and internal department / agency representatives, and are supportive of the proposal subject to the satisfaction of conditions to be tied to both the Provincial cannabis license and the temporary use permit. A draft copy of the amending Zoning Bylaw and the Temporary Use Permit are included as Appendices I and J, respectively. At this point, staff recommend that the proposal proceed to a public hearing / public meeting.

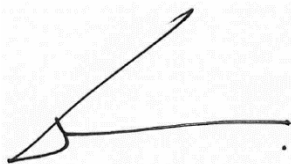
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, Planning & Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

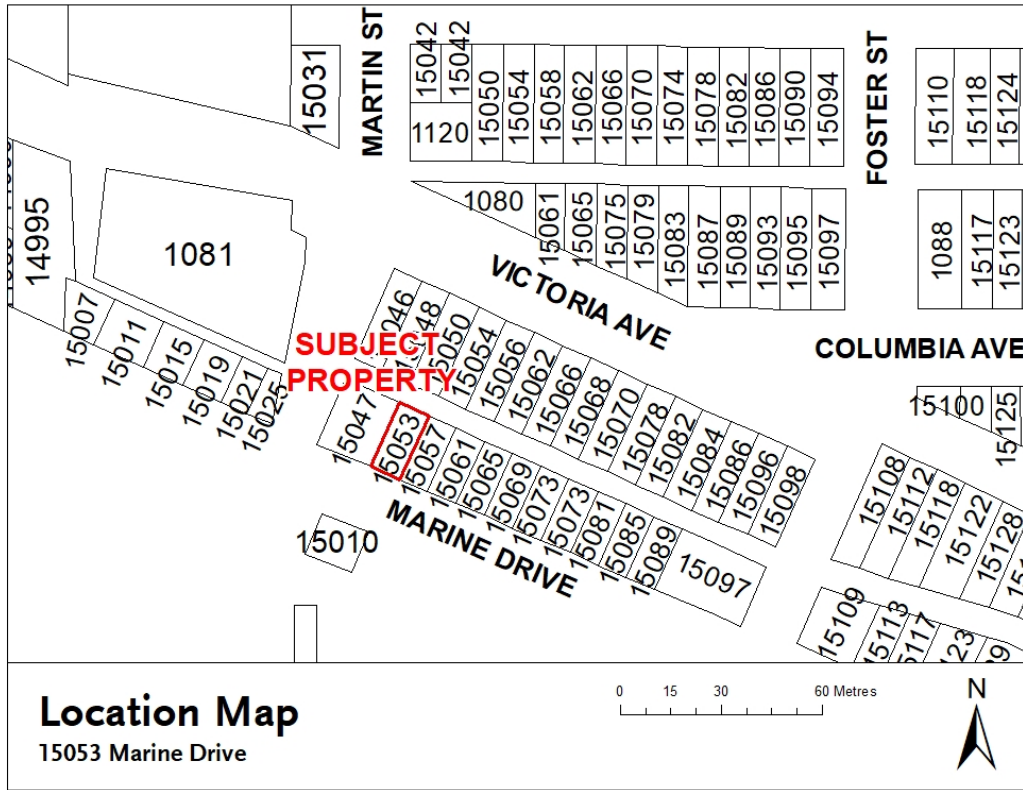


Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Location & Ortho Maps
- Appendix B: Site Photos
- Appendix C: Digital Feedback Forms

- Appendix D: Applicant's PIM Summary
- Appendix E: Community Concerns & Response (Information)
- Appendix F: Feedback from the RCMP
- Appendix G: Feedback from School District No. 36 (Surrey)
- Appendix H: Applicant's Business Plan
- Appendix I: Draft Zoning Bylaw No. 2375
- Appendix J: Draft Temporary Use Permit 20-018

APPENDIX A



APPENDIX B

Site Photos



Photo 1: Front (Marine Drive) Facade



Photo 2: Rear (Marine Lane) Façade [Source: Google Street View, July 2019]



15053 Marine Drive FEEDBACK FORM Public Information Meeting

15

Responses

58:23

Average time to complete

Closed

Status

1. Please provide your name:

15

Responses

Latest Responses

"May Nazair"

"Monty Sikka"

"Susan Douglas"

2. Please provide your address:

14

Responses

Latest Responses

"601-1580 Martin Street, White Rock, BC, V4B5M3"

"13660 Marine Drive, White Rock"

"1278 Everall St"

3. Do you support the proposed development application?

● Yes	11
● No	4
● Undecided	0



4. Please provide your comments on the application:

15
Responses

Latest Responses

"I think it is critical that residents of White Rock have access to safe, re...

"We need access to legalized cannabis in White Rock and South Surrey...

"No parking in that area. Too close to family area of beach and pier N...

Respondent



1

Anonymous



01:36
Time to complete



15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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.

1

Please provide your name: *

Gnanesh Renukappa

2

Please provide your address:

405-13228 Old yale road, Surrey

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

help eliminate the black market

Respondent



2

Anonymous



04:11
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Naomi Low

2

Please provide your address:

307-15621 Marine Drive, White Rock BC, V4B1E1

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

Our community would benefit so much from having a licensed cannabis retailer in this area. Currently there is an illegal one down the street (Indigenous Bloom), it would be great to have an option to purchase from a licensed retailer that's close to home. I fully support this and having been in the Seed and Stone in Chilliwack they are professional, courteous and a great team. Job creation is at an all time low so this would be great for our economy.

Respondent



3

Anonymous



04:38
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

davin robitaille

2

Please provide your address:

8511 ackroyd rd richmond bc

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

It is needed, it is legal, why are we turning away any business right now? it is ridiculous they even need to go through this process. why create hurdles for small business trying to contribute to the community. The system is not fair, dose each bar that opens and sells alcohol have to do this process. What happend to a free market?

Respondent



4

Anonymous



00:50
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Abdulrahman Wazzan

2

Please provide your address:

1 15123 Marine Drive, White Rock

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

help keep the area clean and safe

Respondent



5

Anonymous



10:13
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Michelle

2

Please provide your address:

13812 Malabar Ave

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

Personally I think opening up this store will provide a safe way to purchase government regulated and tested CBD. CBD has seriously helped me to manage my anxiety that can be debilitating. I don't know any other ways to get it other than in store from someone I trust. Opening up this location will bring life and business back to the White Rock boardwalk along with clearing out the homeless that are clearly set up around that vacant spot. This is a great opportunity to educate the public in a clean, safe and trustworthy environment.

Respondent



6

Anonymous



02:53
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Justin Hagberg

2

Please provide your address:

Justin Hagberg 303-1390 Merklin St White Rock, BC V4B 4C1

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I think this would be great for the economy, and would attract more people to White Rock and the pier etc.

Respondent



7

Anonymous



36:23
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Simon Bergen-Henengouwen

2

Please provide your address:

602-15015 Victoria Ave, White Rock

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I sent an earlier email to Greg listing the favorable issues that apply to this application. FYI, I asked for comments on this application on Facebook on the site "Grapevine Mobile White Rock" run by Garry Wolgemuth. This site takes a very critical personal bias to the goings on in White Rock so I thought it would be interesting to see the reaction of those readers. The post as of today was seen by 135 people and received over 10 positive comments with no one opposing this application. I counted 16 different people liking the positive comments. It is clear from this that at least for those visiting that FB site there was no negative reaction. There was only concern and that was the smoking issue. I submit that the City could pass a similar bylaw that the Vancouver Parks Board has that prohibits smoking on the beach, seawalls, park areas, and buildings. My other suggestion would be to recommend to the applicant that they provide two lines, one for quick online order pick-up and one for in-store purchases. Perhaps a separate access way at the rear of the store. If they are going to be competitive you can rest assured that there will be line-ups. And this location does not lend itself well to that.

Respondent



8

Anonymous



710:16
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Christa Kucey

2

Please provide your address:

15046 Victoria Ave

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

This is ridiculous. Putting a marijuana dispensary in the heart of White Rock is a terrible plan. It will negatively impact the community, the heart of white rock, it's appeal as a family oriented tourist destination. I was not impressed with the presentation during last nights meeting. The presenters made several contradictions in the things they spoke about. For example, they said they spent days in the area and distributed letters and knocked on doors of the neighbours...well I live behind the proposed pot dispensary and nobody made any effort to speak with me or to give me a letter. Later in the discussion he denied going to knock on doors despite clearly making this statement in his presentation. I believe it was recorded and If so how can we trust people who outright lie to us about the efforts they made and the support they got -They also noted that they had no problems with the neighbours in chilliwack yet their shop is in an industrial area there. It's not in a family neighbourhood in the heart of a tourist community. In the presentation they stated they spoke to people including construction workers and everyone was in support of this business yet they didn't speak to any of the people who live behind the proposed site and the construction workers do not necessarily live in the community. -They noted that all workers didn't smoke yet they said they would create jobs and hire people to work here so how do they know if they smoke or not when they haven't yet met them? -They noted that bringing this increased traffic of pot buyers to the neighbourhood would improve the white rock businesses. They also stated that all of these people buy the pot and go home to consume it so they would not be in the area supporting local businesses. -The impact of having a pot dispensary is detrimental to the community. They recognize the risks

and the type of clientele the place would bring thus making security a big part of their presentation. If this amp'd up security is required and it's at the risk of my life and home life stability I do not want it. I don't want to be afraid to be outside or unable to go out because I have asthma and I can't be outside since I can't breathe around smoke. A poster won't stop ppl from consuming pot nearby. Other people made some good points last night with the questions. -slamming car doors all day and night -parking. The building doesn't have two spots behind it. If somehow those were created it would disrupt traffic flow in and out of the alley which is already a problem. -people will be running their cars and lined up in the alley to wait for parking. This causes pollution and will affect the air quality -people will double park as to "just run in for pick up" and they will park illegally, not pay for parking or use the alley or peoples driveways -putting posters up isn't going to change anyone's behaviour. they will go around the corner or in the alley and loiter and smoke pot and affect what we should legally have - the right to enjoy our own properties without disruption -I live on the corner and I already have people sitting on my steps and leaving cigarette butts and smoking pot outside my home. I ask they leave, have posted no smoking signs yet the signs get stolen and they feel they have the right to linger on my property. This is only going to get worse with all day traffic with a pot dispensary. It's violating my human rights. And it's ruining my ability to live in peace without added pollution. -lights and cameras- I don't need bright lights, cameras and security walking and driving around my house all day for 7 days a week. The lights will shine in my windows, the increase in traffic walking and driving by my house will be annoying, it makes me feel unsafe. -The increased traffic in the alley causes a major problem not only with pollution, but with safety and bringing crime to the area, loitering and these problems will demand an increase in police resources.

Respondent



9

Anonymous



01:35
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Michael Khara

2

Please provide your address:

66845 Marine

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

We need to rejuvenate the strip and bring a new demographic shopping in the area. Cannabis is LEGALIZED so lets get on board!

Respondent



10

Anonymous



04:02
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

steve

2

Please provide your address:

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I sat in and watched yesterdays meeting and I want to state how upset I was by the behavior of a few of the commenters. It seemed like there was an agenda at play, someone trying to sabotage the presentation. keyboard warriors posting anonymously and repeatedly is unacceptable. I appreciate the concerns around covid but these events should only be held in person where it can be moderated

Respondent



11

Anonymous



21:31
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Harry Schreier

2

Please provide your address:

1120 Martin Street, White Rock, BC V4B3V7

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I feel that with the efforts (and money) put into trying to draw young families with children to the waterfront in White Rock, that making a cannabis retail location on the waterfront will push families away. Also, customers will purchase product and smoke it all along the promenade and very likely on the pier which defines the White Rock waterfront. Fire on the pier would shut it down (again). Residents and users of the promenade do not want to walk through clouds of pot smoke as we try to maintain our health and wellbeing. There will be trash resulting from the packaging, and I've already seen it laying on the train tracks at West beach. We don't need more of this. It's nice that the store would post a security guard at the front of this building, but is this really for the residents here, or for the store? Perhaps look into the number of times that police have been called to the bottom of Martin Street between the ice cream store and Uli's restaurant to see if this is already a problem area. In my opinion, this would not improve but would degrade the safety in the area, even with a security guard standing on Marine drive in front of the store. It would be a responsible move to consult with Sources substance use/abuse to see how they weigh in on a other source for cannabis in White Rock, given that the number of kids smoking pot has increased and Sources as well as the kids' parents are left to deal with the lasting effects of making this very available on our beautiful waterfront. Just as we see people with ice cream cones walking along the waterfront, we will see people buying and smoking along the waterfront, dropping their litter, and exposing residents and visitors to unwanted pot smoke. Sure there is a rule that users cannot smoke within a certain number of feet from the storefront, but it would not stop users from exposing residents visitors all along

Marine drive from East to West Beach on the Promenade or the pier? No it would not. Finally, the restaurants are struggling on Marine drive already. What kind of restaurant or business would want to open with a cannabis store with people lining up to get in and blocking the entrance? Maybe a second cannabis store? Given the demographics of the the residents of White Rock and the opinion of myself and neighbors, I request that this application not be accepted. I've spoken with neighbors on either side of my house as well as across the street (corner of Victoria and Martin), and all are against this application.

Respondent



12

Anonymous



65:15

Time to complete



15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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.

1

Please provide your name: *

James and Susan Shumka

2

Please provide your address:

1080 Martin Street

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

We are strongly opposed to the application for a number of reasons. Under existing zoning, the City had already decided to only allow a limited number of these establishments and only in the City Centre. This is another example of spot zoning that is simply not called for. There are numerous commercial areas in the City Centre that are much more appropriate for this type of establishment. The proposed location is a family/tourist zone which is immediately adjacent to a single-family residential area and all of which is adjacent to a City Park and public promenade. The applicant's other Chilliwack location is in an industrial area a considerable distance from any residential use, which is a far more appropriate type of location. We are not sure why White Rock would see any need to even entertain a rezoning to put this type of use in West Beach, particularly where the proposed location actually shares a laneway with single-family homes and is across the street from a City Park. The applicant speaks of enhanced security personnel, security cameras and lighting etc. being put in place. The mere fact such measures are required tells you all you need to know as to whether this is an appropriate use for the area. It clearly isn't. As noted above, single-family residential homes (some with young children residing there) are immediately adjacent and should not be exposed to these types of security concerns. There is already one such operation at Indigenous Bloom at East Beach. There are very long lines regularly outside that establishment and considerable use of the parking spaces in the area (and there are many more adjacent spaces there than at West Beach). That location is not adjacent to residential housing. Those same conditions would also be a challenge to the outside patios at restaurants at West Beach and to the very limited parking adjacent to the

proposed location. We personally would not frequent the restaurant patios as we have done in the past if there are long lines of people outside of them, or if there is increased cannabis consumption and associated smell in the area (which there of course will be despite how much the applicants may deny it). There is no compelling case that has been made as to how this particular use could lead to any improvement to a tourist/family/residential area or why any rezoning would be appropriate to permit it. This particular area of Marine Drive has been made the focal point for family events such as parades, festivals of light, concerts, Sea Festival, the Tour de White Rock and the like. This proposed rezoning and use definitely runs counter to the years of hard work and money that has gone in to developing all of that and would undoubtedly change the nature of the area. The City quite simply needs to not be sidetracked by spot zoning requests and instead continue to show foresight in sticking to its existing zoning by-laws and continuing to develop the vision of what this area of West Beach can and will be. Thank you for your consideration of our comments.

Respondent



13

Anonymous



04:06

Time to complete



15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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.

1

Please provide your name: *

Susan Douglas

2

Please provide your address:

1278 Everall St

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

No parking in that area. Too close to family area of beach and pier No room on sidewalks for extra traffic or line ups

Respondent



14

Anonymous



03:59

Time to complete



15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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.

1

Please provide your name: *

Monty Sikka

2

Please provide your address:

13660 Marine Drive, White Rock

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

We need access to legalized cannabis in White Rock and South Surrey in order to squeeze out the illegal market. Seed & Stone offers low prices, have a beautiful esthetic store front, well educated staff, and are very corporately responsible via their flagship store in Chilliwack. We need to bring life back to Marine drive and support our local economy.

Respondent



15

Anonymous



04:26

Time to complete



15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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.

1

Please provide your name: *

May Nazair

2

Please provide your address:

601-1580 Martin Street, White Rock, BC, V4B5M3

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I think it is critical that residents of White Rock have access to safe, regulated cannabis. It is important for us also to see more legal establishments selling cannabis, and not grey/black market retailers selling product from unknown sources.

Greg,

Thank you for your continued support.

Community feedback was overwhelmingly in favor of our application for cannabis retail at 15053 Marine Drive in White Rock.

Consistently, comments focused on providing safe and regulated cannabis, eliminating the traffic caused by grey market dispensaries, additional competition to bring prices down, Seed & Stones warm yet elegant design and bringing business back to the pier.

3. Do you support the proposed development application?

● Yes	11
● No	4
● Undecided	0



We appreciate the feedback and wish to address additional topics of concern.

Respondent 8-

In regard to cameras and lighting disrupting the quality of life for community members, all rear cameras will be facing down, capturing the ally and store loading area. The additional soft lighting, as suggested by the RCMP will in no way hinder community members and will be motion activated. On a recent visit to clean up the surrounding area, we noticed the biggest issue, especially on Marine Lane, is the empty beer cans and not roaches or cannabis packaging.

(photos to follow)

Seed & Stone will continue its clean up efforts around this location and have hired a landscaping company to assist.

No additional traffic will be drawn to the back ally.

Bill c46¹, which came into force in June 2018 is additional layers to impaired driving to include cannabis. New bars in the 15000 block of Marine drive have potential to be louder, with more lineups and more likely to cause incidents.

Seed & Stone hires from within the community and all new hires are put through rigorous training including all retail cannabis regulations. Additional topics covered include cleaning of the neighborhood, dealing with difficult customers and no smoking in the area surrounding the storefront.

Seed & Stone reached out to the White Rock BIA² who stated, “We are happy for a more diverse business mix on Marine Drive and look forward to supporting Seed & Stone if their application is successful” The BIA has heard of no objections from businesses regarding this Cannabis Retail Application

Respondent 11-

We spoke at length with George Passmore, Manager of Counselling & Addiction at Sources³ and it was a pleasure speaking to someone so rational. George made multiple points.

- Legal government regulated cannabis retail is much more preferred over grey market stores
- Clean, well run stores with a focus on education are preferred
- Smoking cannabis on the pier has been going on long before legalization
- Cannabis use is commonly used to help with serious addiction issues.
- Keeping cannabis out of the hands of youth is top priority.
- There is no record of increases in addiction of cannabis since legalization

Although George said support is for politics and he will not get into that, he would say he does not object to this application.

Taking all of George's comments to heart, Seed & Stone will

- Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories
- Remove the word cannabis from our signage so exposure to youth will be negated.
- Put together a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain.
- Implement CPTED in conjunction with the RCMP⁴ to keep the neighborhood safe
- Uniformed security will be additional presence in pier area to limit smoking

Seed and Stone has a recycling, garbage, and graffiti removal program to keep the community safe and clean.

Click and collect service, multiple POS stations and separate lines for pick up will eliminate unnecessary traffic on the city sidewalk. Having a separate entrance and exit doors with a corridor that can accommodate any potential lineup will mitigate any traffic issues and help keep to COVID distance regulations.

Seed and stone do pledge to donate 1% of their sales, up to \$10,000 a year to community initiatives including pier upgrades

Respondent 12-

Seed & Stone supports cameras and lighting. There is absolutely no connection between cannabis retail and crime, in fact, in Colorado⁵, where cannabis has been legal since 2014, a study in the journal Regional Science and Urban Economics, showed that crime rates dropped “substantially” in the areas around Denver dispensaries.

On June 19, 2018, the Senate passed Bill C45 and the Prime Minister announced the effective legalization of Cannabis date as October 17, 2018. The Canadian Government⁶ emphasized three key goals of regulation: the protection of public health; the protection of young people; and the reduction in criminality associated with the illegal market. The reform was built on years of evidence demonstrating that the illegal status of cannabis did not prevent rising consumption and was associated with a range of other risks, from increased potency to the empowerment of criminal gangs. The provincial government stated⁷ “Economic development is a guiding principle of B.C.’s regulated approach to cannabis. In addition to protecting public health and safety,”

The RCMP has stated that the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There have also been no reported vehicle/pedestrian issues with the relatively new cannabis shop on Johnston Rd. the White Rock RCMP received approximately 12 Cannabis Act related complaints on all Marine Drive, and in total, 36 complaints in all White Rock in 2019 and 2020. The numbers are too low to specify any issues or problem areas.

The Surrey School District⁸ raised concerns about cannabis in close proximity to the school but commented “The subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigating the friction between the use with the elementary school”

Respondent 13-

I am pleased to announce that Seed & Stone will rent 2 parking spots from the city. We have reached out to neighboring businesses and if additional parking is necessary, we will gladly rent additional spots.

With COVID, concern of line ups is understandable. Seed and Stone is offering a click and collect service so customers can order online and pick up in store. This will cut down on time spent in and around our storefront. With multiple POS systems and many White Rock residents employed we can reduce time to under 5 minutes which will also cut down on potential lines. Currently many businesses are closed permanently in the 15000 block of Marine Drive.

Seed & Stone chose this location because there was already a cannabis retail storefront in the City Center and a grey market dispensary on East Beach. Support from neighboring businesses looking for a boost in economy was a key factor.

A location on west beach means less travel for the community, spreading out the traffic amongst retail locations. Additionally, 15053 Marine Drive is a standalone building and has no rental units above.

We look forward to working with The City and its departments to resolve any concerns on an ongoing and continuous basis.

Vikram Sachdeva
Founder & CEO
Seed & Stone

References

- 1) Bill C46 - [Bill C-46 - Legislative Background: reforms to the Transportation Provisions of the Criminal Code \(Bill C-46\) \(justice.gc.ca\)](#)
- 2) White Rock BIA- <https://whiterockbia.com/>
- 3) Sources White Rock- [Substance Use Services – Sources Community Resource Centres \(sourcesbc.ca\)](#)
- 4) RCMP CPTED - [Crime Prevention Through Environmental Design \(CPTED\) \(rcmp-grc.gc.ca\)](#)
- 5) Cannabis & Crime [Are Cannabis Dispensaries and Crime Linked? | cannabisMD](#)
- 6) Surrey School District - [Home - Surrey Schools](#)
- 7) Government of Canada - [A Framework for the Legalization and Regulation of Cannabis in Canada - Canada.ca](#)
- 8) Province of BC - [Learn about B.C.'s Cannabis Sector - Province of British Columbia \(gov.bc.ca\)](#)



Litter and empty beer cans/bottles found on Marine Lane

APPENDIX E – Community Concerns & Response (Information)

Interest / Concern	Response Additional Information
<p>Smoking of Cannabis in Public</p> <ul style="list-style-type: none"> • Deterrent to Tourists and Families • Impacts to those with asthma • Driving while under the influence 	<ul style="list-style-type: none"> • [City Response] City of White Rock Public Health Smoking Protection Bylaw, 2018, No. 1858, prohibits smoking (the definition of which includes cannabis) “in any outdoor gathering place under the jurisdiction of the City of White Rock including parks, sports fields, playgrounds, the promenade, the pier and the beach”. Fines tied to infractions against the Bylaw range between \$100 and \$2,000. The City’s Bylaw Enforcement Officers regularly monitor activities along the waterfront, particularly in the busy summer months, and generally look for voluntary compliance with smoking restrictions through dialogue and education. • [City Response] The RCMP was circulated notice of the application and has provided a response. The response from the RCMP acknowledges the potential for customers to consume their cannabis products in the public areas near the Pier and further identifies that in addition to the above-described White Rock Smoking Bylaw, the <i>Provincial Cannabis Control and Licensing Act</i> (Section 63) prohibits outdoor smoking in “an outdoor area established by a local government for the purposes of community recreation”. Offenses tied to the outdoor smoking of cannabis in a public place may result in fines of, for a first offence, up to \$5,000 or imprisonment of not more than 3 months (or both), and for a subsequent offence, a fine of up to \$10,000 or imprisonment of not more than six months (or both). The RCMP feedback notes that in 2019 and 2020 the White Rock RCMP received approximately 12 Cannabis Act-related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are reportedly too low to specify any issues or problem areas. • [Applicant Response] Bill C-46 introduced reforms to the Transportation Provisions of the Criminal Code to strengthen drug-impaired driving laws. Penalties for offenses are tied to the level of THC (being the main psychoactive compound in cannabis) found present in someone driving under the influence. In addition to relying on the controls of the law, the Applicant notes that their staff, hired from within the community, would be “put through rigorous training”, which would include raising awareness of retail cannabis regulations, dealing with difficult customers, and helping to deter smoking in the area surrounding the storefront.
<p>Limited Parking</p>	<ul style="list-style-type: none"> • [City Response] The proposed cannabis retail store would, if approved, be established within the 111.5 square metre (1,200 square foot) building which formerly housed the “Giraffe Restaurant”. The store would have a retail floor area of approximately 62 square metres (667 square feet), being the space accessible to customers. With respect to parking, the former and proposed use of the property are both considered a “commercial – retail” use. The now vacant restaurant use had 38 seats which, per the Bylaw, would have required a total of 2 parking spaces (1 space per 16 seats) whereas the subject property has zero. This lacking of supply is viewed as a legal non-conformity that would be extended to the proposed cannabis retail store use, recognizing that the use would not

Interest / Concern	Response Additional Information
	<p>further the extent of non-conformity with the Bylaw. Specifically, the retail cannabis store would require 1 space whereas the restaurant required 2 spaces.</p> <ul style="list-style-type: none"> • [Applicant Response] In order to address the concerns raised by the public, the Applicant has agreed to lease, annually, two parking spaces from the Montecito Parkade and to purchase “Marine Green” parking decals. Conditions to implement these measures would be incorporated into the Temporary Use Permit (TUP).
<p>Disruption to Traffic along Marine Drive and Marine Lane</p> <ul style="list-style-type: none"> • Loading Activities • Long Line Ups along Marine Drive 	<ul style="list-style-type: none"> • [City Response] During the Public Information Meeting a number of concerns were expressed about the potential for customers to access the cannabis retail store from Marine Lane (north side). To address this matter, staff are recommending that the license from the LCRB and the temporary use permit include conditions limiting customer access to the Marine Drive (south) side of the building. • [Applicant Response] With respect to concerns regarding loading activities, which may disrupt traffic along Marine Drive and/or Marine Lane, the applicant has offered four potential options: <ol style="list-style-type: none"> 1. Share use of the loading area tied to a neighbouring business; 2. Acquire loading space next to store; 3. Use of a public 15-minute loading space on Marine Drive; or 4. Use of street at the end of Martin Drive to enable loading off Marine Lane. • [City Response] City staff are recommending that the owner provide confirmation of the execution of a legal agreement which would confirm the availability of an off-street loading space within 50 metres of the property subject to the permit (this takes from option 1 or 2 above). The term of this agreement would need to be aligned with the term of the temporary use permit (3 years) and any potential 3-year extension of the permit. • [Applicant Response] The Applicant has noted there will be separate lines for in store purchases and pre-order pick-ups which should reportedly help to mitigate pedestrian traffic issues, particularly in light of COVID and efforts to support social distancing; there would also be a separate entrance and exit to avoid potential for contact. Further, unlike the composition of neighbouring properties, the subject property would be a stand-alone retail store without any residential use above. This would help to lessen the potential for conflict between customers and tenants wanting to access the building.
<p>Litter / Waste</p>	<ul style="list-style-type: none"> • [Applicant Response] Staff will be provided training regarding neighbourhood cleaning. Further, Ronald’s Rubbish has been retained to provide weekly garbage pickup, which will occur from the Lane. The Applicant has also pledged to donate up to one (1) percent of their sales, up to \$10,000 annually, to support community initiatives including pier upgrades.
<p>Lighting / Cameras</p>	<ul style="list-style-type: none"> • [Applicant Response] Crime Prevention Through Environmental Design (CPTED) measures will be used to improve the overall safety of the rear portion of the property. Motion activated lighting at the rear (Marine Lane

Interest / Concern	Response Additional Information
<ul style="list-style-type: none"> • Spillover onto neighbouring properties 	<p>side) will be directed downward and scoped to capture the alley and store loading area only. Security cameras will similarly be focused on the rear façade of the building, and lands within the boundaries of the property,</p>
<p>Compatibility with Residential Community</p> <ul style="list-style-type: none"> • Spot Zoning • Proximity of use to homes with children • Proximity to City spaces for gathering 	<ul style="list-style-type: none"> • [City Response] The proposed property-specific rezoning would enable a cannabis retail store outside of the Town Centre where the current standards of the Zoning Bylaw allow for up to three stores subject to a Temporary Use Permit (TUP). In reviewing the proposal with the Applicant, staff identified that there may be merit to presenting the proposal as a rezoning application (to enable the cannabis retail store use) concurrent with a TUP application (to limit the initial duration of the use). Linking the introduction of the use to a TUP would allow the City to deny the continuation of the use, following the three year term of the permit, if it is determined that the use is undesirable. Tying the use to a TUP also gives Council the ability to extend the duration of the use for an additional period of three years. Following a potential six year period of operation, the cannabis retail store, if approved, would need to apply for a zoning bylaw amendment that would permit the use in perpetuity. It is not uncommon for unique land uses, such as a cannabis retail store, to be introduced through a property-specific (spot) zone. In this case, if the rezoning were approved the subject property would remain in the existing CR-3 Zone with the ability to introduce a “cannabis retail store” being enabled by amendments to the General Provisions & Regulations Section of the Bylaw (Section 4.1.3). • [Applicant Response] In addition to employing CPTED principles in the design / improvement of the rear (north) portion of the property, the Applicant has noted that they will install a fence with a locking mechanism along the rear property line. This, in addition to limiting customer access to the front (south) side of the building, will limit the potential for disruption to neighbouring property owners/users.
<p>Need to Consult with Sources (social service provider)</p>	<ul style="list-style-type: none"> • [Applicant Response] One member of the public expressed a need for the Applicant to consult with Sources Community Resource Centres (Sources) to see how they weigh in on cannabis retail and the potential for increased use of cannabis amongst kids. The Applicant’s PIM Summary outlines feedback from George Passmore, Manager of Counselling & Addition at Sources. City Staff have reached out to Mr. Passmore to confirm his feedback. Mr. Passmore noted general support for legal government regulated cannabis, clean stores which focus on customer education, and efforts to ensure cannabis is kept out of the hands of youth. The Applicant has offered to undertake the following in light of the feedback from the public and Mr. Passmore, specifically: <ul style="list-style-type: none"> ○ Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories ○ Remove the word cannabis from our signage so exposure to youth will be negated. ○ Put together a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain.

Interest / Concern	Response Additional Information
	<ul style="list-style-type: none"> ○ Implement CPTED in conjunction with the RCMP4 to keep the neighborhood safe ○ Uniformed security will be additional presence in pier area to limit smoking
Hours of Retail Sale	<ul style="list-style-type: none"> ● The Liquor and Cannabis Regulation Branch (LCBR) provides general guidance on the hours of cannabis retail sale, supporting hours of between 9am and 11pm. The Applicant has noted that their retail store in Chilliwack, for which a license has been granted by the LCRB, has store hours aligned with that recommended by the Branch. Similar store hours are being sought for this store. City Staff do not have any concerns with the store hours considering the location of the property and the restrictions on customer access, to be limited to the south (Marine Drive) side of the property.

DEVELOPMENT PROPOSAL APPLICATION – COMMENT SHEET

The City of White Rock has received a development proposal application for the below-listed property. An information sheet, along with all applicable submission material, is attached in the relevant Project Folder on Tempest. Each department is requested to review the development proposal application request and provide written comment based on their department's responsibility. If no comments are received, it will be assumed that your department's interests are unaffected.

PROJECT NAME	CANNABIS RETAIL STORE (SEED & STONE)
PROJECT NUMBER	PRJ-000303
REFERENCE NO.	20-018
COMMENTS DUE	OCT 19, 2020

PROPOSAL	The subject application proposes an amendment to Section 4.1.3 of the City of White Rock Zoning Bylaw to allow for a Temporary Use Permit to be issued for a cannabis retail store outside of the Town Centre. The applications tied to the proposal include a rezoning application, a temporary use permit application (assuming the rezoning is approved) and a Liquor (Cannabis) License Referral application. The subject property does not currently contain any off-street parking and the proposal, as presented, does not propose any change to the site save for interior improvements and exterior (façade) signage.
CIVIC ADDRESS	15053 MARINE DRIVE

DEPARTMENT	White Rock RCMP (S/Sgt. Kale Pauls)
COMMENTS:	
<p>The RCMP has no position on a cannabis retail business situated in White Rock.</p> <p>I will provide some observations and considerations for this particular location at 15053 Marine Drive. The volume of vehicle and pedestrian traffic observed at Indigenous Bloom on East Marine Drive during the summer of 2020 generated an elevated number of complaints. That being said, the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There has also been no reported vehicle/pedestrian issues with the relatively new cannabis shop on Johnston Rd.</p> <p>The proximity of the proposed cannabis retail store near the Pier may attract customers that choose to consume their cannabis products in this public area. The Provincial Cannabis Control and Licensing Act, section 63(1) makes consumption in certain public areas an offence. The spray pool/splash pad and the seating around these areas are directly identified in the Provincial Cannabis Control and Licensing Act as prohibited consumption areas. The Act also specifies a prohibition of consumption in <i>an outdoor area established by a local government for the purpose of community recreation</i>. Although the Act</p>	

does not set out a definition for a *community recreation area*, a search of legal definitions does indicate that areas set aside for outdoor recreation, viewing, walking etc meet the definition of an area established for community recreation. Enforcement of cannabis smoking on the Pier, Promenade and beach could be achieved under the Provincial Cannabis Control and Licensing Act or White Rock's Public Health Smoking Protection Bylaw.

There is not enough information or precedent to know if there will be increased use of cannabis in the area around the proposed cannabis retail store.

In 2019 and 2020 the White Rock RCMP received approximately 12 Cannabis Act related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are too low to specify any issues or problem areas.

07 December 2020

Attention: Greg Newman
Manager

City of White Rock
Planning Department
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

Dear Greg,

RE: Development Application No. PRJ-000303

Thank you for the opportunity to provide written comment on file PRJ-00303 15053 Marine Drive on the application for a cannabis retail Store.

The subject property at 15053 Marine Drive is located within the White Rock Elementary catchment. The Surrey School District expresses general concern with any business selling cannabis containing products (particularly in and around school hours) in close proximity to any of our schools. The subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigating the friction between the use with the elementary school.

Thank you for the opportunity to comment on this application and we trust that our concerns will be considered as part of this application.

Kind Regards.



Kelly Isford-Saxon
Manager, Demographics & Facilities Planning
School District No. 36 (Surrey)



SEED & STONE BUSINESS PLAN

Proposed Location –
15053 Marine Drive, White Rock, BC V4B1C3

CITY OF WHITE ROCK

From Seed & Stone (non-medical cannabis retail brand) for the Mayor and Council of the City of White Rock

Vikram Sachdeva

Founder & CEO – Seed & Stone

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Letter of Intent

August 17, 2020

The City of White Rock
15322 Buena Vista
White Rock BC V4B 1Y6

The Honorable Mayor and Councillors,

Subject: Application for non-medical cannabis retail store

I, Vikram Sachdeva, on behalf of Seed & Stone, have entered an application to operate a non-medical cannabis retail store at **15053 Marine Drive**. Seed & Stone has received support from the property owner to proceed with the rezoning application and supporting documents.

About Seed & Stone

Seed & Stone is an owner operated small scale non-medical cannabis retail brand. Currently operating one store in Chilliwack and focussed on expanding its retail network throughout British Columbia.

Owner Vikram Sachdeva has over twenty years of experience in the retail space. He has served as a board member for Subway's Advertising Trust Fund for 2 consecutive terms, has a proven track record, successfully owning and operating 3 Subway franchise stores in Chilliwack, BC. He has also managed operations for BC Liquor store in lower mainland, BC, where he was leading the inventory management and customer success teams.

Location of proposed Seed & Stone Store

Seed & Stone is proposing to open a non-medical cannabis retail store at **15053 Marine Drive White Rock BC V4B 1C3**. This location was chosen for multiple reasons –

- The property is free standing and located along Marine Drive in a non-residential neighborhood
- Is easily accessible with parking and on a public transit route
- The store is compliant with current policy framework recommended by the provincial and city government, including distance from schools

The size of the proposed non-medical cannabis retail store is approximately 1,150 square feet. We envision 50% of the space to be utilised for retail and remainder to be utilized for loading, office, storage, and administration.



Executive Summary

Seed & Stone is looking to expand their footprint in the British Columbia cannabis industry. Seed & Stone plans to operate an adult-use, recreational cannabis retail store at 15053 Marine Drive White Rock BC V4B 1C3. The facility will solely operate as a retail cannabis store, there will be no cultivation, consumption or manufacturing taking place.

Seed & Stone is a state-of-the-art cannabis retail brand bringing a carefully curated collection of cannabis to our customers. We seek to redefine the cannabis retail experience by offering a unique and inviting take on cannabis education and retail. Embracing these core concepts allows Seed & Stone to establish trust and a deeper connection to our communities and their values. Seed & Stone looks to have a positive impact on our customers by encouraging them to discover “The Journey Within”.

Our retail cannabis locations are being developed to incorporate state-of-the art technology combined with green practices that are innovative and futuristic. Compliance and the safety of our customers, employees and the community are key components of our operations. This includes offering a comprehensive plan incorporating the RCMP “Crime prevention through environmental design” program. To summarize these efforts and others, Seed & Stone has assembled a business plan to outline key company objectives and missions that are critical to the core of our business.

Mission, Vision and Values

Mission Statement

To provide our customers with an exceptional cannabis retail experience that speaks to local sensibilities. Through our community engagement, Seed & Stone is committing to creating a safe and convenient place to interact with Cannabis products.

Vision

Seed & Stone is the foremost cannabis retail chain in Canada with a wide variety of products amongst all categories available for recreational purposes to consumers.

Values

Employees, Education, Customers and Products:

- **Employees:** Seed & Stone is focused on creating a conducive environment for its employees. We value their opinion and treat them with utmost respect
- **Education:** We invest in expanding knowledge of cannabis usage amongst employees and customers. Encourage our patrons by keeping them engaged in creative programs
- **Customers:** We take care of our customers. Focussed on creating a customer friendly store environment through which they can touch, smell, and feel the products
- **Products:** Offering legal and safe products sourced from Liquor and Cannabis Regulation Branch (LCRB) of Province



Company Objectives

Seed & Stone's key objectives are:

- To obtain approval from the City of White Rock to open a cannabis retail store
- To serve the growing demand for clean and safe cannabis in the White Rock community
- To become the preferred cannabis retail location among patrons and visitors within the City of White Rock
- To educate recreational cannabis users, allowing them to make informed decisions on their purchases
- To showcase our compliance with municipal, provincial and federal government regulations
- Create a welcoming environment that caters to the recreational Cannabis user by providing exceptional customer service
- To create a professional brand image, to earn trust and respect within the communities we serve

To keep cannabis away from the youth of White Rock, and adhere to all municipal and provincial laws and regulations

Curriculum Vitae

Strategic Advisory Team

[Christina Clark](#) | [First Nation Relations Advisor](#)

CEO for Songhees Nation responsible for Operations, Governance, Financial Management, Policy and Law Development, Intergovernmental Affairs and Economic Development. She has previously held positions of Finance Manager and Property Tax Administrator.

[Mark Catroppa](#) | [Strategic Business Advisor](#)

Mark Catroppa is the Executive Vice President and co-founder of the Monark Group. He has many years of management experience with federal government regulatory bodies. At Seed & Stone, he is consulting on matters pertaining to strategic business activities to help us succeed in a meaningful way.

[Brig. Satbir Sachdeva](#) | [Compliance Advisor](#)

Head of Compliance for Seed & Stone, Brig Satbir is an Ex-General of the Indian Army. He is a professional and perfectionist who is well versed in all operational compliance and standards for Cannabis retail store operations. He is responsible for monthly compliance checks at Seed & Stone and maintains a tight check on all compliance and reporting.



Management Team

Vikram Sachdeva | Founder & CEO

Vikram Sachdeva is an enthusiastic, thoughtful, and determined entrepreneur with 20+ years of experience in the retail space. At a young age Vikram took to the path of becoming a leader in the Quick Service industry. He has been at the forefront of setting up a chain of Subway franchises in the community of Chilliwack and employs more than 30 community members. He holds an Associate degree in Hospitality and Retail Management from Douglas College. His background and experience in working with the BC Liquor Distribution branch at the retail level for over 7 years, makes him an ideal candidate to help the Legal cannabis market in BC grow responsibly. Vikram is a family man with an 11-year old son and understands the responsibility of regulating and distributing cannabis under the current regulations and help the communities understand the cannabis retail market. This is evident in how his brand Seed & Stone operates in Chilliwack and intends to bring their best practices to the municipality of White Rock.

Christoph Grzywacz | VP of Corporate Development

Chris is a highly experienced professional who possesses the required level of management know-how to inspire, lead, develop and motivate staff. A result-driven, hardworking, self-motivated individual who has the right qualifications along with 15 years of work experience in project management, working to the highest standards. He holds an associate degree in Hospitality and Retail Management from Douglas College and a BBA in Business in Entrepreneurial Leadership from Kwantlen Polytechnic University. Chris has owned and operated a Lotto Ticket center for the highly regulated BC Lottery Corporation for over 18 years. He understands regulations, standards and strives to help guide the Seed & Stone brand in the right direction

Samir Chaudhary | Head of Procurement

Samir is an international businessman with over 25 years of experience running a successful business in the automobile industry. As the leader of his organization, Samir was responsible for over 300 employees. Here, team building, technology up-gradation, production, procurement at the right price to be competitive in the market was his forte. At Seed & Stone he is responsible of branded accessories procurement from Canada, India, China, and the US.

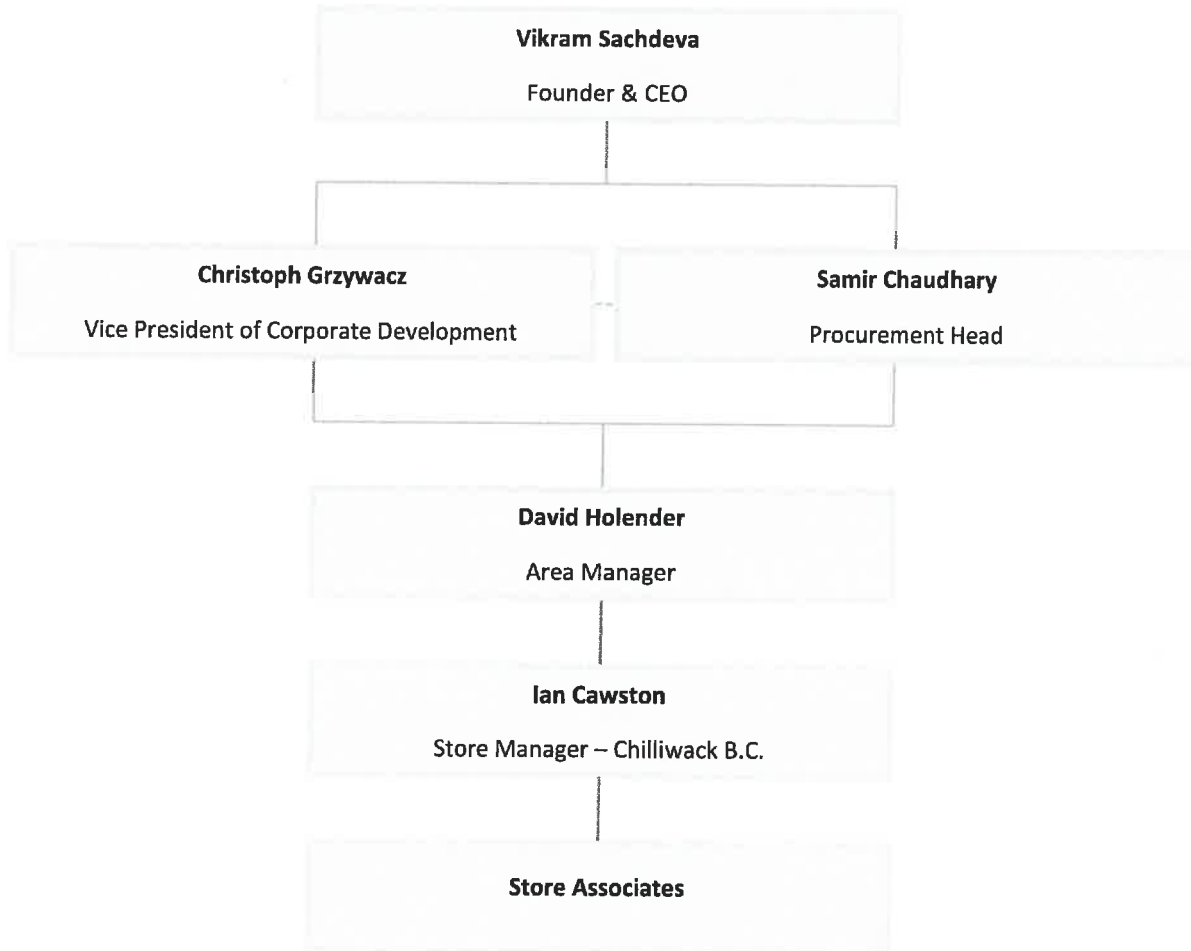
David Holender | Area Manager

David is friendly and technical savvy graphic designer, office, and cannabis expert with over a decade experience from coast to coast of Canada. He has successfully opened multiple retail stores for other cannabis brands in British Columbia.



Organization Structure

Seed & Stone is currently operating with a strength of thirteen employees, of which four are in corporate management and others in store operations. Highlighted below the current organisation structure –



Proposed timeframe for commencing retail sales of Cannabis

Upon issuance of any and all permits, Seed and stone estimates a maximum of 90 days to finalize all licensing requirements, hire and train staff, complete renovations, purchase and stock store with cannabis and accessories plus integrate a compliant POS(Point of Sale) system



Compliance with Government regulations

Aesthetics

Seed & Stone focusses on maintaining the decorum and avoids having detrimental effect on the area. The goal is to make the site look like any other retail store and to ensure that the planned site does not draw any unintended attention. No signs may include any logos or information defining, advertisement, or listing services or products.

Sidewalk Safekeeping

Through the retail store team, Seed & Stone will maintain the sidewalk for cleanliness and limit any loitering. The security staff will have a highly visible presence and only allow adults aged 19 and older to enter and browse premises. This team will also be alert about any suspicious behavior outside the premises and intoxicated patrons. A neighborhood cleaning program will be implemented throughout the working day with regular checks.

Noise Management

Seed & Stone will aim to minimize any noise emissions from the premises and its immediate vicinity. Seed & Stone shall apply strict rules to maintain low noise emission for employees, customers and visitors who enter and leave our building.

Odor Management

A carbon filter will be added to all rooms in our store that contain cannabis products. These filters are highly successful in eliminating the odor caused by the permeation of our cannabis products. The filters have a strong ventilator, which pushes the air from the room and pushes it through the odor eliminator and brings cleaner air back into the room.

Environmental Plan

Seed & Stone is environmentally friendly, from energy consumption, water usage and waste generation, Seed & stone shall consult and retain an Environmental or Architectural Engineer. To optimize energy consumption, Seed & Stone will implement the following measures –

- Usage of LED / fluorescent lighting in every part of the store
- Use of low energy consumption HVAC products
- Seed & Stone will instruct, train, and educate its staff to adhere to water conservation measures
- Use of paper, plastic and other containers made using recycled materials, where appropriate
- Employees will be trained in recycling programs by local waste and recycling providers
- Recycling bins will be placed at the locations entrance and any cannabis will be disposed as per regulations including:
 - Date of disposal
 - Type of cannabis disposed
 - Amount of cannabis disposed



Good Neighborhood Agreement

Seed & Stone implements forward thinking practices and focuses on its impact on neighboring businesses. For this reason, we fully support a neighborhood agreement.

Seed & Stone will augment the value and integrity of the neighborhood through our welcoming yet elegant branding. Local business will see an increase in traffic with Seed & Stone driving new customers to the community.

In addition,

- Seed & Stone will be following all bylaws laid out by city council and governing bodies regarding non-medical cannabis retail.
- Seed & Stone are committed to improving the quality of life for residents and visitors.
To do this, we have
 - implemented a garbage and recycling program to keep the community clean
 - Bright and efficient lighting will be placed around the location to discourage theft
 - Cover any unwanted graffiti and replace with commissioned mural from community
- Seed & Stone recognizes its role as a responsible corporate citizen and neighbour within the community and agrees to work with City and its departments to resolve concerns on an on going and continuous basis

Seed & Stone promotes the following being included in a good neighborhood agreement:

- The company has no tolerance for criminal activities within or adjacent the store premises at any time of the day
- Entry of minors, i.e., below 19 years of age is prohibited in the store. They would not be allowed to stay within the premises even if accompanied by adults
- All potential employees must first complete a police information, as per the cannabis control and licensing act
- Promptly bring to the attention of the RCMP any criminal charges brought against the license holder or any employees of the licensed business
- Prohibit banners, flags, string lighting, or similar advertisement methods and display on the exterior of the store premises at any time
- Notify the business contractor of the city about any change in contract information for any responsible persons
- Prohibit the consumption of alcohol and cannabis products within and near the store premises
- Restrict smoking/ vaping of products within or near the store premises
- Discourage the use of cannabis products immediately after the purchase of product, or outside the immediate premises.
- Minimize the impact to pedestrians and the neighborhood, and to comply with the provincial health act, WorkSafeBC, and city bylaws regarding consumption of cannabis
- To ensure that all persons working in the store are at least 19 years old and have a valid sell safe license
- To make sure that all employees and staff members have read the provincial worker qualification guidebook and understand the intent of the work qualification regulation
- Actively participate in community activities initiated by the city or RCMP to monitor and coordinate non-medical cannabis retail activities within the community



- Designate a staff member to inspect the outside of the premises daily to ensure there is no garbage, litter, or any other general objects associated with the business disturbing the surroundings of the premises

Proposed Education Initiatives

Seed and stone places emphasis on education, not just for its employees but for the surrounding community. All employees must complete their selling it right training along with receiving their cannabis workers clearance, but seed and stone does not stop there. Seed and Stone promotes and encourages the use of Canada's "Lower-Risk Cannabis Use Guidelines", an evidence-based tool used to guide choices and improve the health of Canadian cannabis users. (referenced in **Appendix 5**)



Seed and stone have partnered with Leafly to provide up to date training for all employees. This training includes but is not limited to, identifying, and refusing service to minors and dealing with intoxicated patrons.

Seed and stone will plan and present community events to inform and educate the on safe cannabis use, the negative effects of cannabis in youth as well as understanding THC, CBD, and other cannabinoids along with different consumption options. These events will be available to all community members through our seed and stone newsletter, webpage, and social media. Throughout COVID, Seed and Stone plans to use remote technology such as "Zoom" to reach the community.

In store signage will be prominent and cover the dangers of intoxicated driving and consuming cannabis while pregnant.

Community

Education is the backbone of our value system. With not much awareness around usage of non-medical cannabis products, the corporate development team is focussed on engaging patrons and retail associates in training programs to expand their knowledge on products, Terpenes, endocannabinoids plus THC and CBD ratios. The firm is also dedicated in uplifting internal well being by conducting monthly yoga classes conducted by professional instructors open for locals of the city.

Employees

Seed & Stone invests in the professional development and education of its personnel to uphold a standard of excellence and provide customers a comprehensive product knowledge when selecting their cannabis products. We will require all employees to participate in the assigned education and training programs. Any employees that fail to pass the education and testing requirements may experience disciplinary action and/or termination.

All retail store employees will go through comprehensive training. The program incorporates provincial requirements and regulations including background checks, as well as new-hire training and continuing education protocol



Operation Details

Seed & Stone is proud to offer the community a warm, clean, inviting yet professional storefront with the intent of creating a safe and comfortable alternative to purchasing non-medical cannabis from the legacy.

Our location will have frosted windows to align with federal and provincial laws requiring that cannabis not be visible from outside the store. Seed & Stone is willing to work with the City of White Rock to ensure that the aesthetics of the store exterior suits the design character of the surrounding community.

Seed & Stone will employ up to 12 staff members, including a Store Manager and at least one Assistant Store Manager. At no time will a staff member be required to work alone. Seed & Stone will offer a living wage and all employees will be found through our community hiring fair. Our focus is to bring in upstanding members of the White Rock community to join our team. Seed and stone will offer competitive benefits to all employees immediately following a 90-day probation period.

Seed and Stone is currently operating 7 days a week from 9am – 11pm. We understand the importance of hours being consistent with the White Rock community and we will consult with local government before finalizing any hours.

Location

Current Location

Address: 8050 Lickman Road #103, Chilliwack, BC V2R 0Y3

Retail location summary –

- The location is 500 meters away from Highway no. 1
- The store is in an industrial area which is away from schools and parks of the city
- Abiding by regulations, the location is away from the outreach of youth in the locality. Accessibility to youth is low.

Store View –





Store Design

The store layout is created to provide an inviting, clean, and professional environment for our customers. Structured in a way to provide a seamless retail and educational experience allowing Seed & Stone to help reduce the stigma surrounding the use of cannabis.

Transactions are smooth and seamless as all products are displayed on a wall to ceiling product display, right behind the POS station.

With a knowledgeable staff and a passionate licensee, we have created a modern-day retail experience that allows every potential customer to become educated about recreational cannabis.



Proposed Location

Address: 15053 Marine Drive, White Rock, BC V4B1C3

Proposed store location summary –

The rationale behind shortlisting this store location on Marine Drive was as follows:

- To serve the community in City of White Rock with legalised cannabis products
- All zoning guideline set by the City of White Rock without any need for any variances will be met
- Currently hold the lease for the shortlisted location with landlord support
- This proposed cannabis retail location also abides by the criteria laid out by the City of White Rock stating any cannabis retail location must be:
 - 250m from school, community center, sports field, or playground
 - 150m another lot where a cannabis retailer is permitted



Community Engagement

Safeguarding the community is a priority for Seed & Stone. The corporate team has been reaching out to residents and businesses to assess acceptance of non-medical cannabis in the community. Keeping in mind the various risks involved with teenagers and young adults, we have been taking certain measures to create a safe cannabis retail experience. The activities incorporated in store operations for community engagement are mentioned below.

Social Well Being

According to statistics, approximately 17% (675,000 people) of British Columbians accepted the use of cannabis before legalization, of which 23% fell under the age group of 15 to 24. Keeping cannabis away from the outreach of youth, i.e., below 19 years of age, it is vital to have at least 1 legal non-medical cannabis store in each district of BC.

Economic Growth

According to our primary and secondary research campaigns, having a non-medical cannabis retail store in local business marketplace helps boost the local economy in many ways. With greater foot traffic in the area, the neighborhood businesses are positively impacted with greater outreach and eyeballs to their brands. We are also focussed on hiring local talent for retail store associates and believe in paying higher wages than minimum wage offered by the provincial government. With growth in number of retail stores for Seed & Stone, opportunities at retail store operations are rising simultaneously.

Community Safety & Security

Following the mandate outlined by the British Columbia government, our retail network is equipped with high-end technology equipment which helps in reduction of potential crime in the locality. Some measures we have taken to maintain a safe, secure environment:

- 24x7 surveillance within and without the stores, security alarm system, a permanent security personnel safeguarding the store and ample artificial lighting outside the store premises.

Corporate Social Responsibility Activities

Aimed towards contributing to societal goals and volunteering to partner with nongovernment organizations for causes which impact the society. Seed & Stone has partnered with MADD (Mothers against Drunk Driving) to empower their activities of supporting victims to road crimes or tragedies through monetary and volunteer support. The corporate management team also has a proven track record of supporting local communities engaged in sports activities and city councils engaged in development of the district through annual economic support. **On top of this, Seed and Stone pledges to donate up to \$10,000 or 1% of annual sales to causes linked with development strategies of White Rock.**

Refer **Appendix 1** for an elaborate community engagement plan



Hiring and remuneration policies

Seed & Stone is committed to the recruitment of only qualified applicants. At the same time, preference will be given to applicants who are based out of the City of White Rock. We will do this recruitment through local job fairs and other recruitment activities. Our employees will be paid a wage which is significantly higher than the minimum wage. Before starting their new job, they will have a criminal record check successfully carried out.

Local hiring preferences

The minimum wage set by the government of British Columbia is \$14.60 (as of June 1, 2020). All Seed & Stone employees will be paid a living wage which is more than British Columbia's minimum wage with an average hourly rate starting at \$17.84

Here is a summary of the minimum salaries paid to Seed & Stone's retail store employees:

Designation	Seed & Stone wage	BC minimum wage	Variance
Retail Store Associates	\$16.50	\$14.60	+13%
Security	\$16.00	\$14.60	+9.6%
Store Manager	\$21.00	\$14.60	+43.8%
Average	\$17.84	\$14.60	+22.2%

Seed & Stone will also conduct annual employee assessments where pay raises will be given based on their annual performance

Diversity Plan

Seed & Stone is fully committed to be an equal opportunity employer and is opposed to all forms of unlawful and unfair discrimination.

Anti-harassment policy

Every employee has the right to a work environment that provides respect for the individual and is free from personal or sexual harassment. Seed & Stone will take reasonable steps to provide such an environment where if an individual behaves in a manner not in accordance with this policy will be reprimanded as appropriate. Harassment is a form of discrimination and is therefore contrary to employment and/or human rights legislation.

Employee well-being

Employee Manual and Handbook

A comprehensive handbook has been created to provide information and guidance to employees. The manual addresses:

- Seed & Stone's Philosophy
- New employee onboarding procedures
- Attendance, tardiness, and uniform policy
- Safety/Security policies and guidelines
- Drug and Alcohol policy
- Anti-Discrimination Policy



- Anti-Harassment Policy

Personnel Training

All retail store employees will go through comprehensive training. The program incorporates provincial requirements and regulations including background checks, as well as new-hire training and continuing education protocol

Personnel Background Screening

We will perform background checks on all employees, volunteers, principals, directors, and board members. We will also perform background checks on any contractors or vendors who regularly work within the facility or will be employed there for an extended time. Copies of any public records obtained through the background check process will be provided to the individuals concerned. To ensure transparency, the entire background checking process will be conducted by a third-party

- Seed & Stone will ask applicants to submit a piece of ID to obtain their age
- A criminal background check will be run and any applicant not meeting the criteria will be immediately disqualified for the position

Personnel Records

We will maintain personnel records for each employee, agent, or volunteer that includes:

- Employee application
- Documentation of all required training
- A signed statement from the individual indicating the date, time, and place that he or she received training and the topics discussed, including the name and title of the presenters, and
- Record of any disciplinary action taken against an employee at any time during employment.
- These personnel records will be maintained for a period of at least six months past the end of the individual's affiliation with us

Security Measures

Workforce Security

Security for Seed & Stone is about securing each of our retail locations and having emergency response protocols in place to ensure safe routine operations. Consistent, effective policies and procedures for organizational protection significantly reduces the possibility of emergencies.

Store Premises Security

We will have a state-of-the-art security system with over 12 HD remote monitoring cameras which are backed up remotely and kept for up to 6 months. Over 10 motion sensors, protected walls, steel vault for inventory, 24/7 monitoring and alarm system with 30 days of recording capability of DVR. is also in place. We will adhere by any requirements of the City of White Rock to ensure security is a top priority.

Fire and Safety plan

Seed & Stone will partner with a fire extinguisher sales and service company to evaluate our retail location and surroundings to assist us in crafting a comprehensive plan. We fully understand the importance of fire safety for operations. Seed & Stone will do its best to learn from other examples to prevent problems from occurring with our retail store. Below is a summary of preventive safety measure Seed & Stone is planning to put in our retail store:



- Customer service area
 - Promulgation of strict no-smoking policy and other fire prevention rules to all members
 - Clearly marked and illuminated exits and evacuation routes
 - A store employee trained and routinely drilled in the proper procedures to evacuate members
- Fire Suppression
 - Seed & Stone will employ many techniques to mitigate and control fires if they occur. Smart mitigation techniques limit fire damage and danger, and they conserve the resources of the fire department by reducing the number of incidents that require a response by firefighters. These mitigation techniques include the following:
 - Fire Alarms
 - Sprinklers
 - Extinguishers
 - Monitoring Services
 - Fire Evacuation Plan
- Standard of procedures
 - Standardization of procedures is the only way to ensure accountability and comprehensive preparedness. Accordingly, Seed & Stone will develop a set of standardized forms and checklists to ensure that our safety procedures are correctly implemented and followed. In our Fire and Safety Plan we will provide a sample of these safety procedure forms and checklists:
 - Fire Risk Survey
 - General Fire Prevention Checklist
 - Exits Checklist
 - Flammable and Combustible Material Checklist
- First Aid and Safety
 - A first aid kit will be provided to employees and customers in case of an emergency.

Refer **Appendix 2** for the security plan at the proposed location.

Insurance

A commercial insurance will be arranged after the license for operations is approved by the city. The current store at Chilliwack is insured with CANSURE insurance with general liability at \$5,00,000. A similar insurance policy will be implemented at the proposed store.

Refer **Appendix 3** for Insurance document for our current location at Chilliwack, BC.



As a part of the community engagement plan, the brand will be reaching out to locals and patrons of the White Rock community to seek their acceptance and consent for a non-medical cannabis retail store at the proposed location.

We want to showcase our previous efforts in community engagement of reaching out to locals of district of mission. The document contains the following forms –

1. A consumer handout with an introduction about Seed & Stone, knowledge about cannabis consumption and proposed store location
2. The petition which will be used to get signatures from the community
3. Signed petition from patrons in District of Mission
4. Petition signed by patrons through online modes
5. The community engagement letter shared with the Mayor and The Council of District of Mission, highlighting our efforts

GET CANNABIS CLARITY

19+

SEED & STONE

15053 Marine Drive, White Rock BC V4B1C3



Vikram Sachdeva

Founder & CEO

Ph: 778-895-7192

E: VikramS@seedandstone.com

Christoph Grzywacz

VP of Corporate Development

Ph: 604-779-8918

E: ChrisG@seedandstone.com



A licensed cannabis brand, focused on providing an exceptional retail experience.

We require your support in creating a safe and convenient community in White Rock.

Seed & Stone will create a storefront that is appealing and compatible with the city's architecture. To achieve this, Seed & Stone will get in touch with White Rock's council members and discuss various storefront ideas to align with city's vision.



WE ARE HERE FOR YOU

Seed and Stone is committed to the social and economic development of its community



Committed to be a good neighbour



Corporate sponsorships and events

- We commit to donate \$10,000 from our annual net profits to the Parks and Recreational Department of Langley to support family-friendly programs organised by the city
- Free meditation and yoga classes on 4th Sunday of each month by professional instructors for our patrons
- Partners with Mothers Against Drunk Driving (MADD) and law enforcement to create awareness on safety and security related to cannabis
- Clean White Rock Campaign: Seed and Stone is committed to keeping the environment clean and tidy. We'll be organizing a clean up drive once a month and offering cannabis recycling solutions at our store





YOUR BENEFITS MATTER THE MOST

Cannabis in your community :

- With LCRB being the sole distributor, all products are licensed and safe for consumption
- An increase in foot traffic will help growth of other businesses in the community
- Abiding by the law, we double check identification and prohibit sales of cannabis products to minors.
- We believe in fair pay; our basic wage is higher than minimum wage of the province

**Your Safety and Security is of utmost importance to us.
Share in our dreams by scanning the appended QR code
and signing the petition.**



1. **Open the camera app on your phone and scan the code**
2. **Sign the petition for Cannabis in Langley**

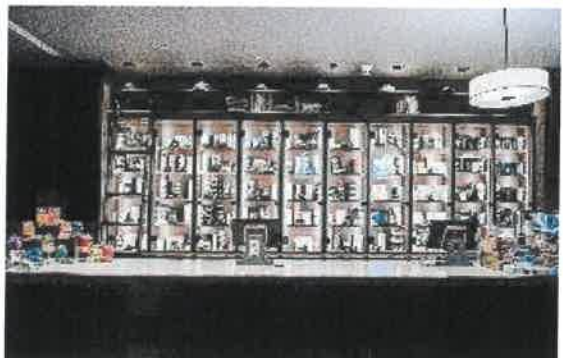
Visit our website for further details: <https://seedandstone.com/>



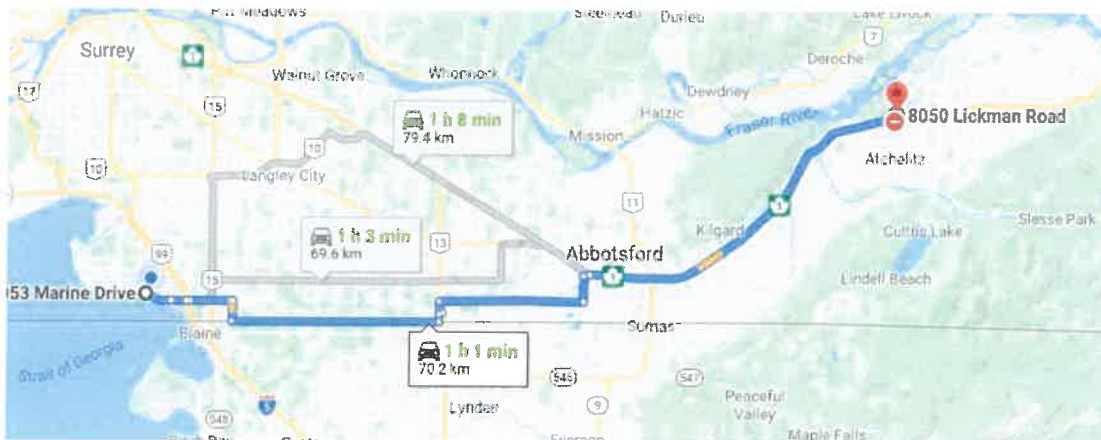
SEED & STONE



Experience Seed & Stone at Chilliwack –
8050 Lickman Rd #103, Chilliwack, BC V2R 0Y3



Directions for Seed & Stone store from White Rock to
Chilliwack –



Community engagement petition for –

15053 Marine Drive, White Rock BC V4B1C3

By signing this petition, you declare that you are 19 years and older date 01 Aug 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature



SEED & STONE IN Stone Petition.



Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Kem Jut	Deroche	Yes	
	Parfon Horton	Prest Rd	yes	
	Travis MOORE	24032 66 AVE Langley BC	YES	
	BRANDON BOWEN	4263 Stearnwater Drive	Yes	
	Ray Alpe	2330 Beven CI	yes	
	TRISH WATKINS	CHUNK BC,	YES	
	Rya Owen	Agossiz	yes	

§



Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Matthew Ross	#309 45555 Ydca Chilliwack, BC.	Yes!!!!!!	
	Eliz AdKirchner	33204 ROSE AVE	Yes	
	Rylie Eisen	45410 Westview Ave	Yes	
	Jan Vukob	15091 Pake Restaurant	yes	
	Chloe Pius	45190 South Sung Road	Yes	
	Randy Marcell	8049 Lickman	yes	
	Kyle Todd	8049 Lickman	Yes	
	Amber Triantafillidis	9238 211B st.	Yes	
	Charity Ciszek	7504 200st Langley	yes	

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Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Josann Wilson	8761 Baker Dr. Chilliwack BC	Yes	
	Kaid Armstrong	8761 Baker Dr Chilliwack BC	Yes	
	Jovan Dillon	31352 Ardour Pl	Yes	
	Lewis Mace	7902 Hurd Mission	Yes	
	Dwane Jenkins	6113 146 th 524	Yes	
	Jahbaz Grewal	1938 Edinburgh New West	Yes	
	Dennis Maurice	33707 General 72	Yes	
	Manderwan	45643 Fernway Abbotsford	FOR SORE	
		22970 Gilby Ave Maple Ridge	Yes	



**Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC**

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Rebecca Tripp	7756 Kite St	Yes	
	Mary Watson	32536 Redcat Drive Mission BC	Yes	
	Cindy Tass	7863 Eider St Mission BC	Yes	
	Joe Karkos	33071 1st Ave	yes	
	Dan D, Jr	33075 1st	yes	
	Chung, Gui	33079 1st	Yes	
	Cindy Chae	33085 1st	Yes	
	Stella Ngieng	33089 1st Ave	Yes	





Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Marilyn Fraser	#8 32821 6th Area.	Yes	<i>M. Fraser</i>
	H Johnson	Bunn Avenue Mission	Yes	<i>H. Johnson</i>
	T Sellner	33025 1st Ave.	Yes	<i>T. Sellner</i>



To,

The Mayor, Council and Staff

District of Mission, BC

Subject: Submission of Seed & Stone community engagement package and community Support for proposed application for non-medical cannabis retail store #RC20-004.

Respected Sir/ Ma'am,

We at Seed & Stone want to update you on our efforts to consult and engage with the community in the District of Mission. As you are aware, we have applied to open in the Downtown area and we have been pleasantly surprised with citizen feedback.

The store at #101, 33025 First Ave, Mission, BC will be compliant with the rules and regulations set up by the District of Mission. Based upon our experience in Chilliwack, we believe that the public will respond well to the aesthetics of our Store. Our goal is to make the store look and feel like a boutique store that is consistent with the downtown development action plan. We have designed the site to ensure that it does not draw any unintended attention and is secured by a High-tech Security system. We believe we have addressed all criteria put forth by the District of Mission. We have sought the opinion and support from residents, surrounding businesses, and workers within Mission. Mentioned below are the efforts that Seed & Stone has gathered –

- Our CEO and Founder Vikram Sachdeva has personally visited the neighboring businesses on 1st Ave and provided them with an information flyer and answered questions and secured their support on a physical petition (attached). Local businesses are highly supportive of Seed and Stone becoming a part of the Downtown core.
- We distributed leaflets raising awareness about cannabis in the local community and displayed it on the storefront window with a QR code and link to our online petition for Seed and stone to open a retail cannabis store on 1st Ave (Attached)
- We also have an online petition on our Web page Seedandstone.com
- We have already submitted several support letters from members of the community in our previous submission
- Seed and Stone Chilliwack location was also gathering Mission community support as we have regular Mission patrons that visit our store in Chilliwack, as there is no access to legal cannabis in Mission currently. Our Mission customers would like to see similar prices, service, and ambiance available closer to them
- Our corporate social responsibility policies are designed to advance local community objectives, which is why we commit to donate a minimum of \$10,000 or 1% of annual net profits, whichever is greater (Every year for the duration of the Lease which is 5 years with two additional terms) to the District of Mission for growth and development of the recreational centers, parks or any other purpose the district desires.

- We plan to partner with non-profit organizations like Mothers Against Drunk Driving (“MADD”) to create awareness about cannabis and its effects on the community. Additionally, we plan to arrange yoga classes on 4th – last Sunday of every month for our patrons to promote the social wellbeing of the community. Our staff will be required during their shift to keep the surrounding area of the store on 1st Ave clean
- As we have previous experience and understand the need for a legal cannabis store in Mission to serve the growing demand, Seed & Stone will strive to have the store open within 90 days of getting the approval by the District of Mission
- We would like to invite the council and Mayor to come visit our store in Chilliwack to personally experience what Seed and Stone has to offer. We would like to showcase the value our store will be bringing to the downtown core of District of Mission
- Seed & Stone currently has a rating of 4.8 out of 5 on Google. With over 25 reviews
- We have and will continue to take precautions to keep our customers safe during these unprecedented times by having protective glass between the bud tenders and valued patrons
- Seed and stone will offer pricing that is affordable and provide Seniors of Mission a 10% discount. We very much seek to have our Seniors feel comfortable within our Store and retain knowledgeable staff who can advise them on the benefits both THC and CBD products.

Please find attached the following documents with this letter to support our application –

1. Seed and Stone Public information Pamphlet
2. Online petition Data (QR code and Online petition). Over 130 supporting signatures with address.
3. In person petition signed by Mission residents, workers and customers from other regions that are travelling to seed and Stone to meet their legal Cannabis needs. And would like to see S&S in Mission. (approx. 25 signature)
4. Physical in person petition signed by staff and owners of neighboring businesses on 1st Ave Mission , BC . (approx. 15 signatures).

Our goal is to be an integral member of the Mission community and be a responsible non-medical cannabis retailer. We will abide by all guidelines set by the District and help in growing the economy by adding value to the downtown community.



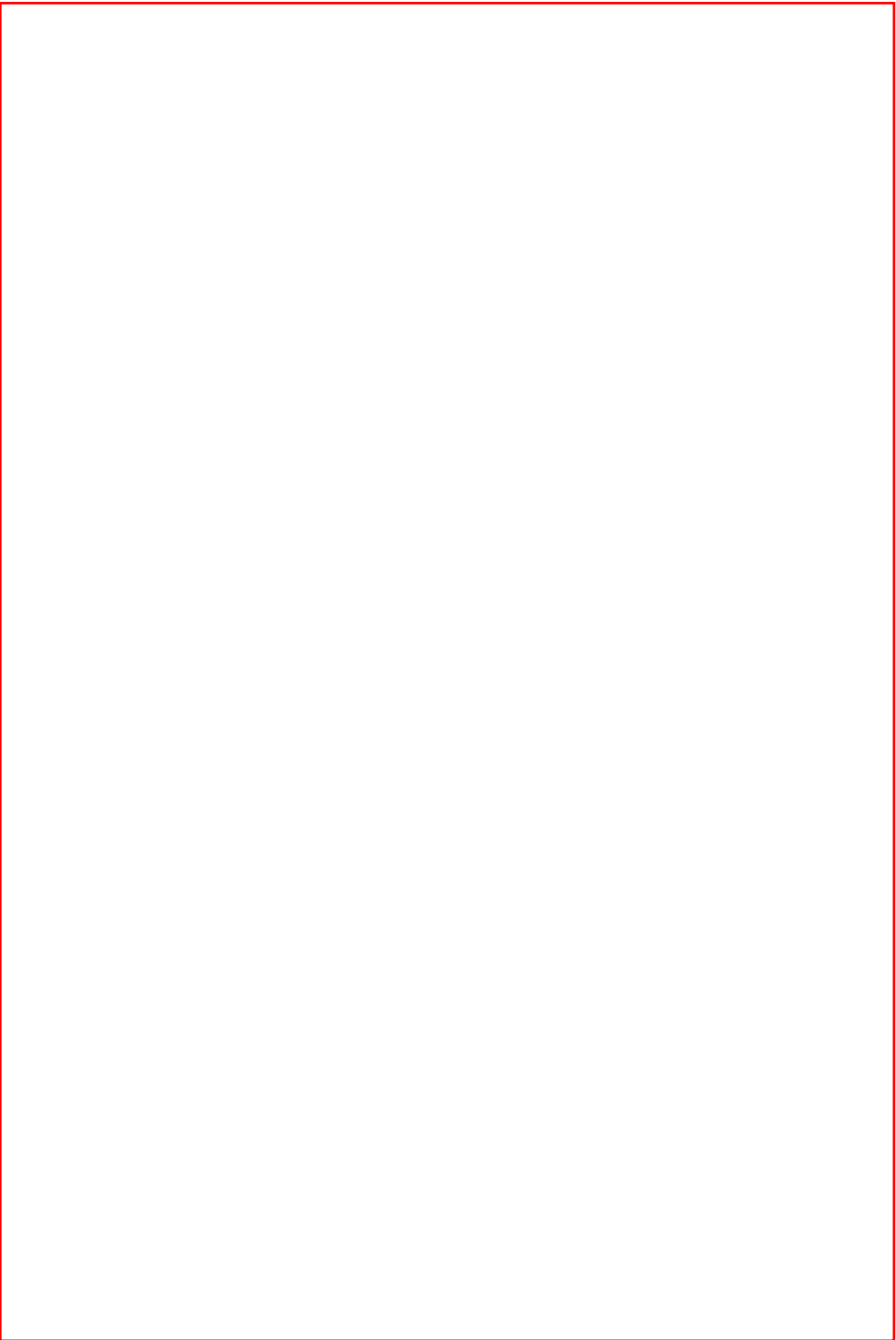
Regards,

Vikram Sachdeva

Founder/CEO | Seed & Stone

Email: vikrams@seedandstone.com

Phone: +1 778-895-7192



CONSTRUCTION NORTH



NOTES/REVISIONS:

SECURITY LAYOUT

- Donna camera x 8
- MVR
- 360 Philips x 2
- Intruder system control panel
- Siren
- Keypad x 1
- Wireless panic button x 1
- Motion Detector x 7
- Door contact x 5
- Gasdetek x 2
- GSM cellular backup

ISSUED FOR:	DATE:
REZONING	AUG 26, 2020

PROJECT:
SEED & STONE
15053 MARINE DRIVE
WHITE ROCK, BC
DRAWINGS:
FLOOR PLAN
SCALE:

DATE: **ID1.00**
AUG 26, 2020

CERTIFICATE OF INSURANCE

This is to certify to: Lickman Road Development Ltd.
8050 Lickman Road, Chilliwack, BC, V2R 3Z9

that policies of insurance as herein described have been issued to the Insured named below and are in force at this date.

NAMED INSURED: 1186354 B.C. Ltd D/B/A
Seed And Stone

MAILING ADDRESS: #57-14952 58 Ave, Chilliwack, BC, V3S 9J2

OPERATIONS / LOCATION TO WHICH THIS CERTIFICATE APPLIES:
Location Address: #103 - 8050 Lickman Road, Chilliwack BC V2R 3Z9
Liability is Restricted to Premises

COVERAGE	POLICY NO.	LIMITS OF LIABILITY
Commercial General Liability (CGL) - Including:	WIP1273206	\$2,000,000 per occurrence
3rd Party Bodily Injury/Property Damage/Personal Injury		\$5,000,000 general aggregate
Products & Completed Operations		\$2,000,000 aggregate
Tenants Legal Liability		\$500,000
Deductible: \$2,500		
Non-Owned Automobile Liability (NOA)	WIP1273206	\$2,000,000

INSURER(S):
Northbridge General Insurance Corporation (10%) & SGI 100% CGL, NOA
CANADA Insurance Services Ltd.(20%) & Non-Marine
Underwriters At Lloyd's - Agreement#B1306C501421800 (30%) &
Temple Insurance Company (40%)

EFFECTIVE DATE: 11Dec2019 EXPIRY DATE: 11Dec2020

SPECIAL CONDITIONS & CLAUSES

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder other than those provided by these policies. The certificate does not amend, extend or alter the coverage afforded by these policies.

It is hereby understood and agreed that Lickman Road Development Ltd. is added as an Additional Insured but only insofar as the legal liability arises out of the operations of the Named Insured.

Should any of the above policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 30 days written notice to the additional insured named on this certificate, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

The insurance afforded is subject to the terms, conditions and exclusions of the applicable policy.

E&OE

DATE: 11Dec2019




Authorized Representative

THIS POLICY(S) CONTAINS A CLAUSE OR CLAUSES WHICH MAY LIMIT THE AMOUNT PAYABLE

SEED &
STONE

corporate
profile



GAMMABIS

RETAIL

the
journey
within'

Seed & Stone is **redefining the cannabis retail experience**, by offering a **unique and personalized** take on wellness. In the new world of legalized cannabis, their vision is to establish trust and a deeper connection with their customers, community, and what matters to them.

Creating **meaningful experiences** that impact and help guide consumers on their individualized journey.

GO CORPORATE PROFILE

Seed & Stone is a recreational cannabis retailer. Currently operating in Chilliwack, BC. Seed & Stone is looking to expand their brand to multiple retail stores by the end of 2020.

MISSION STATEMENT

Committed to bringing quality products and education to our communities.

VISION

Creating beautiful spaces with an exceptional customer experience, through product knowledge, innovation and expertise on everything cannabis

VALUES

Employees, Education, Customers and Products

PROGRESSES & BRAND

Seed & Stone operates one flagship store in Chilliwack, BC.

With an increase in sales by 30% month over month.



With plans to expand their retail locations exponentially, they have two applications under review with the council in Township of Langley and two upcoming stores in collaboration with the Songhees First Nations in Victoria.

The brand is targeting to have at least 1 store in the City of Burnaby, City of Delta, and City of Vancouver by the end of 2020.

The corporate governance team is leading the process of finding suitable locations and building the corporate structure. The operations team is spearheading activities related to store management, inventory expansion and building the pipeline of talented individuals to join salesforce for upcoming stores.

Founder and CEO Vikram Sachdev brings decades of experience running successful retail with his team of industry experts in real estate, branding and marketing. They are excited for the growth opportunity of Seed & Stone.

Keeping people safe at Seed & Stone during

COVID-19



wearing gloves, washing hands regularly and using hand sanitizer

increased cleaning of work surfaces including payment keypads and limited store capacity

Support systems in place to help anyone who becomes affected by the virus

Removed smell jars, installed safety screens at the till, applied strips on the floor with advisory notice across the store

HIGHLIGHTS



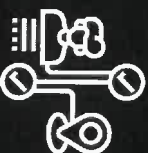
The Retail Space

We have re-imagined the typical retail environment of a cannabis store with an open space concept and a cannabis bar



Extensive Product Portfolio

Offering a variety of products under six categories – Dried Cannabis, Inhalable Extracts, Edibles, Ingestible Extracts, Topicals and Accessories



The Retail Brand

Seed & Store stores offer an impressive collection of products, knowledgeable staff, and a welcoming environment for both beginners and experienced consumers



Premium Store Experience

Creating a memorable experience is what we do! It's all in the details. Customer experience is at the core of our brand

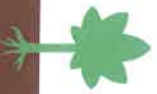
TIMELINE

FEBRUARY 2020



First Seed & Stone store in Chilliwack, BC

JULY 2020



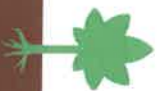
3 applications submitted for licenses in 3 cities

OCTOBER 2020



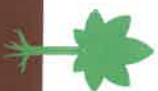
Opening 2 stores in Victoria – One on the First Nations land and one in Downtown

NOVEMBER 2020



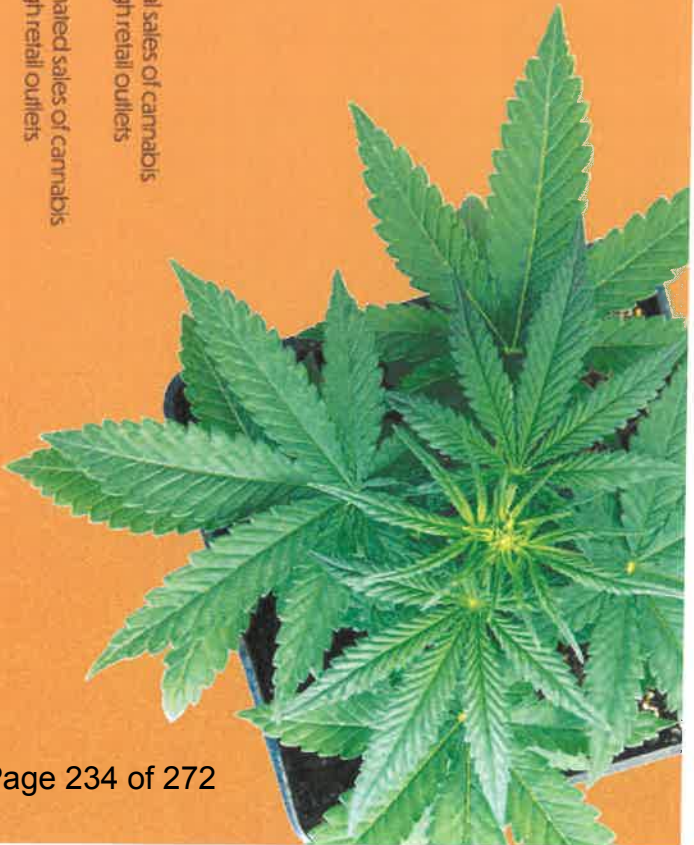
License to operate expected from the Township of Langley and Aldergrove, BC

FEBRUARY 2021



Opening 1 store in Township of Langley, BC

CANADA'S NEW GROWTH INDUSTRY



* Actual sales of cannabis through retail outlets

** Estimated sales of cannabis through retail outlets

ONGOING SHIFT TOWARDS LEGAL RETAIL PURCHASE

- Consumers are buying almost two-thirds of products from legal retailers.
- Legalization has opened the market to a more sophisticated clientele along with various segments of consumers.
- Increased buying frequently since Covid-19
- Edibles, extracts and topicals entering market in 2020 are driving further demand

DEMAND FOR RETAIL EXPERIENCE

- Consumers are wanting more than just a transaction. They are looking for a retail experience. Whether online or offline.
- Consumers are demanding high-quality products at a range of competitive price points.
- Privacy and security when purchasing are key considerations for consumers.
- Increased interest in building brand loyalty with customers.

CORPORATE RESPONSIBILITY

Seed & Stone takes their environmental footprint seriously. Here are some of the ways they are making a difference



Usage of LED / fluorescent lighting in every part of the store



Use of low energy consumption HVAC products



Use of paper, plastic and other containers made using recycled materials, where appropriate



Employees will be trained in recycling programs by local waste and recycling providers



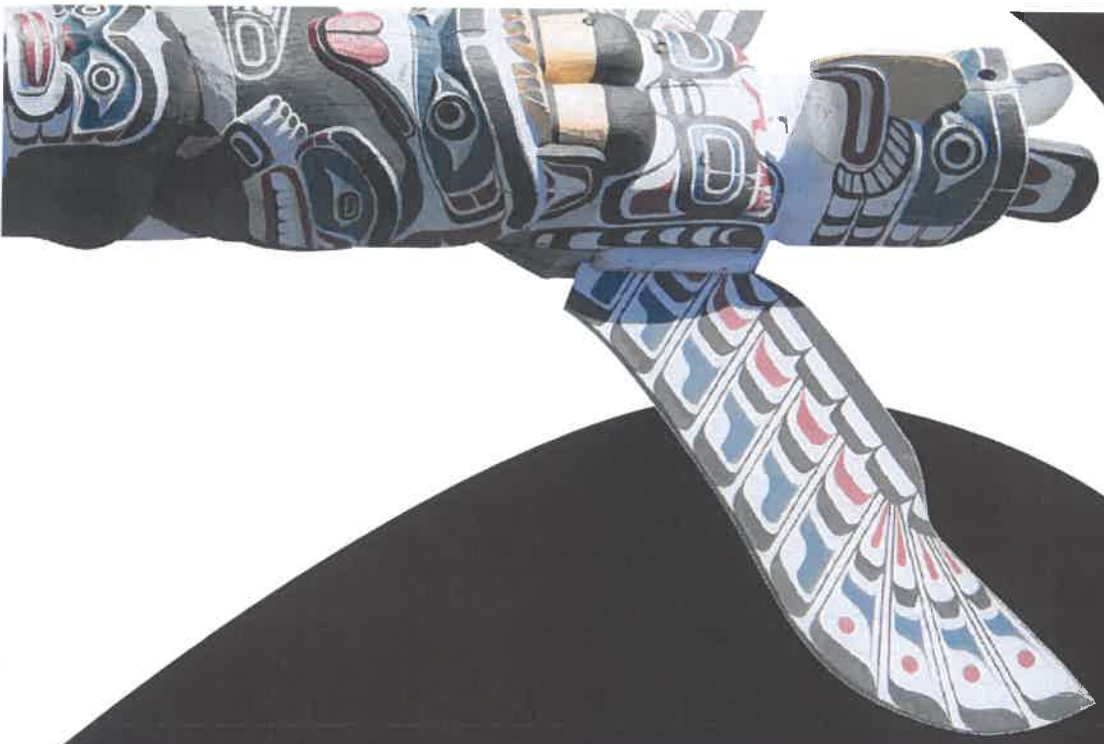
GO COMMUNITY ENGAGEMENT

***“Community is at the heart
of everything we do.”***

Seed & Stone are committed to donating 1% of their annual net profits or \$10,000 every year. This contribution goes towards the parks and recreational department of the city in which stores are operating.

They are also proud partners with Mothers Against Drunk Driving (MADD) which is a charitable organization that is committed to stopping impaired driving.

“It’s more than just building beautiful retail stores. It’s about being apart of our communities and making a positive contribution towards our neighbours and fellow business owners.” - Vikram



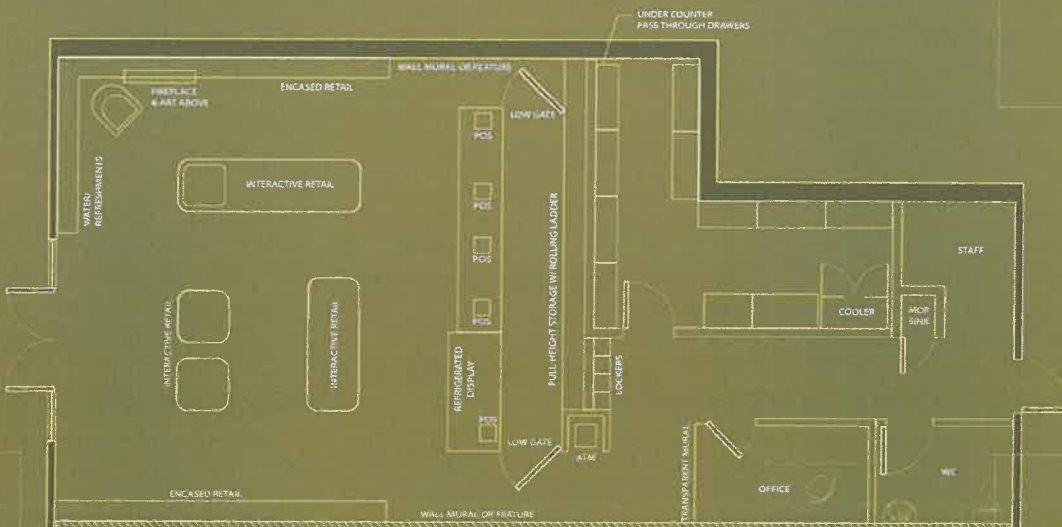
FIRST NATIONS PARTNERS

**Seed & Stone is proud to
partner with Songhees
First Nations Band**

*We share the same integrity and vision as Songhees and look
forward to thriving at their side*



STORE & FLOOR PLAN





VIKRAM SAGHDEVA

Founder & CEO

Vikram brings over 20 years of retail experience, having successfully operated a food service business with multiple brick/mortar locations. He has over 7 years' experience working for the BCLDB.



CHRIS GRZYWAGZ

VP of Corp. Development

Chris is head of development with over 20 years' experience managing commercial construction. He is a highly motivated and hardworking entrepreneur and is an asset to the Seed & Stone team.



SAMIR CHAUDHARY

Head of Procurement

Samir is a detail orientated global busnessman with over 20 years' experience running a successful business in the automobile industry.



DAVE HOLENDER

Operations Manager

Dave has spent the majority of his career in the Alcohol and Cannabis industry. From his start as operations manager for a cannabis genetics nursery to more recently being an integral part of the licensing and launch of multiple retail locations.



IAN CAWSTON

General Manager

As general manager, Ian leverages years of brand development experience turning growth into profits through creative engagement strategies. Ian, remains committed to actualizing Seed & Stone's vision to become largest, customer friendly cannabis brand in Canada.



JOIN US!

CONTACT

Vikram Sachdeva

Founder & CEO

vikrams@seedandstone.com

778-895-7192

HEADQUARTERS

8050 Lickman Rd #103
Chilliwack, British Columbia
V2R 0Y3



seedandstone.com

Canada's Lower-Risk Cannabis Use Guidelines (LRCUG)



[Evidence Brief]

An evidence-based tool to guide choices and improve the health of Canadians who use cannabis



Reference

Fischer, B., Russell, C., Sobotnik, P., van den Brink, W., Le Foll, B., Hall, W., Rehm, J., & Room, R. (2017). Lower-Risk Cannabis Use Guidelines (LRCUG): An evidence-based update. *American Journal of Public Health*, 107(8), DOI: 10.2195/ajph.2017.303818.

Endorsements

The LRCUG have been endorsed by the following organizations:



Council of Chief Medical Officers of Health (in principle)

Acknowledgment

The Lower-Risk Cannabis Use Guidelines (LRCUG) are an evidence-based intervention initiative by the Canadian Research Initiative in Substance Misuse (CRISM), funded by the Canadian Institutes of Health Research (CIHR). A briefer version of the LRCUG, mainly aimed at people who use cannabis, is available at camh.ca.

Cannabis use and health

Cannabis use is common, especially among adolescents and young adults. There are well-documented risks from cannabis use to both immediate and long-term health. The main risks include cognitive, psychomotor and memory impairments; hallucinations and impaired perception; impaired driving and injuries (including fatalities); mental health problems (including psychosis); dependence; pulmonary/bronchial problems; and reproductive problems.

Why Lower-Risk Cannabis Use Guidelines?

Cannabis has been illegal for decades, but Canada is moving toward legalizing and regulating use and supply. The main goals of this policy are to protect public health and public safety. Towards that end, education, prevention and guidance on cannabis use and health are key elements for reducing cannabis use-related harms and problems in the population. Extensive data show that cannabis use has inherent health risks, but users can make choices as to how and what they use to modify their own risks. The main objective of Canada's Lower-Risk Cannabis Use Guidelines (LRCUG) is to provide science-based recommendations to enable people to reduce their health risks associated with cannabis use, similar to the intent of health-oriented guidelines for low-risk drinking, nutrition or sexual behavior.

How were the LRCUG developed?

The scientific version of the Lower-Risk Cannabis Use Guideline was published in the *American Journal of Public Health* in 2017 (see "Reference" on back), where all data and sources can be found. The original LRCUG had been tabled in 2011; the current version has been updated by an international team of addiction and health experts.

Who are the LRCUG for?

- The LRCUG are a health education and prevention tool for anyone who is considering using cannabis or has made the choice to use, as well as their family, friends and peers, any professional, organization or government aiming to improve the health of Canadians who use cannabis through evidence-based information and education.

FAST FACTS

- Canada has among the highest cannabis use rates in the world.
- Fatal and non-fatal injuries from motor-vehicle accidents, as well as dependence and other mental health problems, are the most common cannabis-related harms negatively impacting public health.
- About 1 in 5 people seeking substance use treatment have cannabis-related problems.

The LRCUG recommendations

The following section presents context and evidence summaries, as well as the LRCUG's 10 recommendations for people who use cannabis. Note that these recommendations are mainly aimed at non-medical cannabis use.

Abstinence

As with any risky behaviour, the safest way to reduce risks is to avoid the behaviour altogether. The same is true for cannabis use.

• Recommendation 1

The most effective way to avoid any risks of cannabis use is to abstain from use. Those who decide to use need to recognize that they incur risks of a variety of – acute and/or long-term – adverse health and social outcomes. These risks will vary in their likelihood and severity with user characteristics, use patterns and product qualities, and so may not be the same from user to user or use episode to another.

Age of initial use

Studies show that initiating cannabis at a young age—primarily before age 16—increases the risks for a variety of adverse health outcomes. For example, users who start young are more likely to develop related mental health and education problems, or to experience injuries or other substance use problems. A contributing factor may be the impact of cannabis use on brain development, which is not completed until the mid-20s. The younger a person is when starting cannabis use, the greater the likelihood of developing health problems that are also more severe. Therefore, deferring cannabis use at least until after adolescence is advised.

• Recommendation 2

Early initiation of cannabis use (i.e., most clearly that which begins before age 16) is associated with multiple subsequent adverse health and social effects in young adult life. These effects are particularly pronounced in early-onset users who also engage in intensive/frequent use. This may be in part because frequent cannabis use affects the developing brain. Prevention messages should emphasize that, the later cannabis use is initiated, the lower the risks will be for adverse effects on the user's general health and welfare throughout later life.

Choice of cannabis products

Cannabis products vary greatly in cannabis' main psychoactive ingredients, tetrahydrocannabinol (THC). Higher THC potency is strongly related to increased acute and long-term problems, such as mental health problems, dependence or injuries. In particular, cannabis extract or concentrate products contain extremely high THC levels. Yet evidence suggests that other cannabinoid components, including cannabidiol (CBD), attenuate some of THC's effects. Using cannabis products with high CBD:THC ratios typically carries less severe health risks. Synthetic cannabinoids (e.g., K2, Spice) are a relatively new class of products. Synthetic cannabinoids generally have more severe psychoactive impacts and health risks, including cases of death.

• Recommendation 3

High THC-content products are generally associated with higher risks for various (acute and chronic) mental and behavioural problem outcomes. Users should know the nature and composition of the cannabis products that they use, and ideally use cannabis products with low THC content. Given the evidence of CBD's attenuating effects on some THC-related outcomes, it is advisable to use cannabis containing high CBD:THC ratios.

• Recommendation 4

Recent reviews on synthetic cannabinoids indicate markedly more acute and severe adverse health effects from the use of these products (including instances of death). The use of these products should be avoided.

Cannabis use methods and practices

Many alternative methods for consuming cannabis now exist. Evidence suggests that smoking combusted cannabis, especially combined with tobacco, results in various pulmonary, bronchial problems, possibly including lung cancer. In fact, smoking is likely the most hazardous method of cannabis use. The risks are exacerbated by practices such as deep inhalation. Alternative inhalation methods include vaporizers and e-cigarette devices. While these reduce key risks to health, they are not entirely risk-free alternatives. However, rigorous studies on health outcomes are largely lacking. Inhaled or 'peddler' cannabis products bypass inhalation-related risks but delay the onset of psychoactive effects and may lead to use of higher doses. If accompanied by adequate cannabis product labelling and warnings, edibles may offer the safest method of cannabis use.

- **Recommendation 5**
Regular inhalation of combusted cannabis adversely affects respiratory health outcomes. While alternative delivery methods come with their own risks, it is generally preferable to avoid routes of administration that involve smoking

combusted cannabis material, e.g., by using vaporizers or edibles. Use of edibles eliminates respiratory risks, but the delayed onset of psychoactive effect may result in the use of larger than intended doses and subsequently increased (mainly acute, e.g., from impairment) adverse effects.

• Recommendation 6

Users should avoid practices such as 'deep-inhalation',⁴ breath-holding, or the Valsalva maneuver to increase psychoactive ingredient absorption when smoking cannabis, as these practices disproportionately increase the intake of toxic material into the pulmonary system.

Frequency and intensity of use

Frequent or intensive patterns of use increase the likelihood of developing multiple health problems, including changes in brain development or functioning (especially at a younger age), mental health problems, cannabis dependence, impaired driving and related injuries, educational outcomes and suicidality. Overall, based on scientific evidence, frequency and intensity are among the strongest and most consistent predictors of severe and/or long-term cannabis-related health problems.

• Recommendation 7

Frequent or intensive (e.g., daily or near-daily) cannabis use is strongly associated with higher risks of experiencing adverse health and social outcomes related to cannabis use. Users should be aware and vigilant to keep their own cannabis use—and that of friends, peers or fellow users—occasional (e.g., use only on one day/week, weekend use only, etc.) at most.

Cannabis use and driving

Cannabis impairs cognition, attention, reaction and psychomotor control—all of which are critical skills for driving or operating machinery. Numerous studies have shown that the risk of accident, involvement and driving-related injuries, both non-fatal and fatal, is two to three times higher among cannabis-impaired compared with non-impaired drivers. Acute impairments set in shortly after use and persist for up to about 6 hours, but they vary depending on the individual's characteristics and constitution, as well as on the potency and type of cannabis used. There is no evidence for safe levels of cannabis use for driving, irrespective of legal stipulations; users should refrain from driving during the period of acute psychoactive effects from cannabis. The risk of an accident is even higher when cannabis and alcohol are used together, since these drugs result in multiplicative impairing effects.

• Recommendation 8

Driving while impaired from cannabis is associated with an increased risk of involvement in motor-vehicle accidents. It is recommended that users categorically refrain from driving (or operating other machinery or mobility devices) for at least 6 hours after using cannabis. This wait time may need to be longer, depending on the user and the properties of the specific cannabis product used. Besides these behavioural recommendations, users are bound by locally applicable legal limits concerning cannabis impairment and driving. The use of both cannabis and alcohol results in multiply increased impairment and risks for driving, and categorically should be avoided.

Special-risk populations

Studies have identified subgroups of people who have higher or distinct risks for cannabis-related health problems. For example, a substantial proportion of cannabis-related psychosis, and possibly other mental health problems (especially cannabis use disorders), occurs among users who have their own or a family history of such problems. Furthermore, cannabis use during pregnancy increases the risk of adverse maternal and neonatal health outcomes, including low birthweight and growth reduction. These high-risk groups are advised to abstain from cannabis use altogether.

• Recommendation 9

There are some populations at probable higher risk for cannabis-related adverse effects who should refrain from using cannabis. These include: individuals with predisposition for or a first-degree family history of psychosis and substance use disorder, as well as pregnant women (primarily to avoid adverse effects on the fetus or newborn). These recommendations, in part, are based on precautionary principles.

Combining risks or risk behaviours

Combining any of the higher-risk behaviours described above is likely to further increase and amplify the risks of adverse health outcomes from cannabis use.

• Recommendation 10

While data are sparse, it is likely that the combination of some of the risk behaviours listed above will magnify the risk of adverse outcomes from cannabis use. For example, early-onset use involving frequent use of high-potency cannabis is likely to disproportionately increase the risks of experiencing acute and/or chronic problems. Preventing these combined high-risk patterns of use should be avoided by the user and a policy focus.

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2375**



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. That Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By adding a subsection "c)" to section 4.1.3 of the Bylaw, with the new subsection being written as follows:

"c) Notwithstanding Section 4.1.3.b) of this Bylaw to the contrary, a *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted at 15053 Marine Drive, in accordance with the following general conditions:

 - i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre*; a new *child care centre* shall not be limited by the distance to a *cannabis store*;
 - ii) the *cannabis store* must have a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended; and
 - iii) the cannabis store shall not sell any goods or things until a valid business licence has been issued by the City of White Rock.
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2020, No. 2375".

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

Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 20-018

1. This Temporary Use Permit No. 20-018 is issued to 1226161 B.C. LTD as the owner (hereinafter called the “Permittee”) and shall apply only to ALL AND SINGULAR those certain parcels or tracts 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 18, BLOCK 9, PLAN NWP525, PART SE1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

PID: 011-635-576

(Civic: 15053 Marine Drive)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 20-018 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended; and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:

a) Permitted Temporary Uses

- (i) *A cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
- c) The premises containing the *cannabis store* use must be no larger than 112 square metres and shall have a retail floor area of no larger than 62 square metres;
- d) The permittee must obtain a sign permit, and not have any signage promoting the business on the north side of the building, fronting Marine Lane;

- e) Customer access to the retail store shall be limited to the Marine Drive (south) side of the building;
 - f) The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
 - g) The Permittee shall purchase one City of White Rock “Merchant” parking decal for the Waterfront Commercial area;
 - h) The Permittee shall provide the City of White Rock with confirmation of a legal agreement which confirms the availability of one off-street loading space being situated within 50 metres of the property subject to the permit;
 - i) The cannabis store shall not be open to customers prior to 9:00 AM on any day and shall be closed no later than 11:00 PM on any day;
 - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
 - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
 - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
 - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2021.

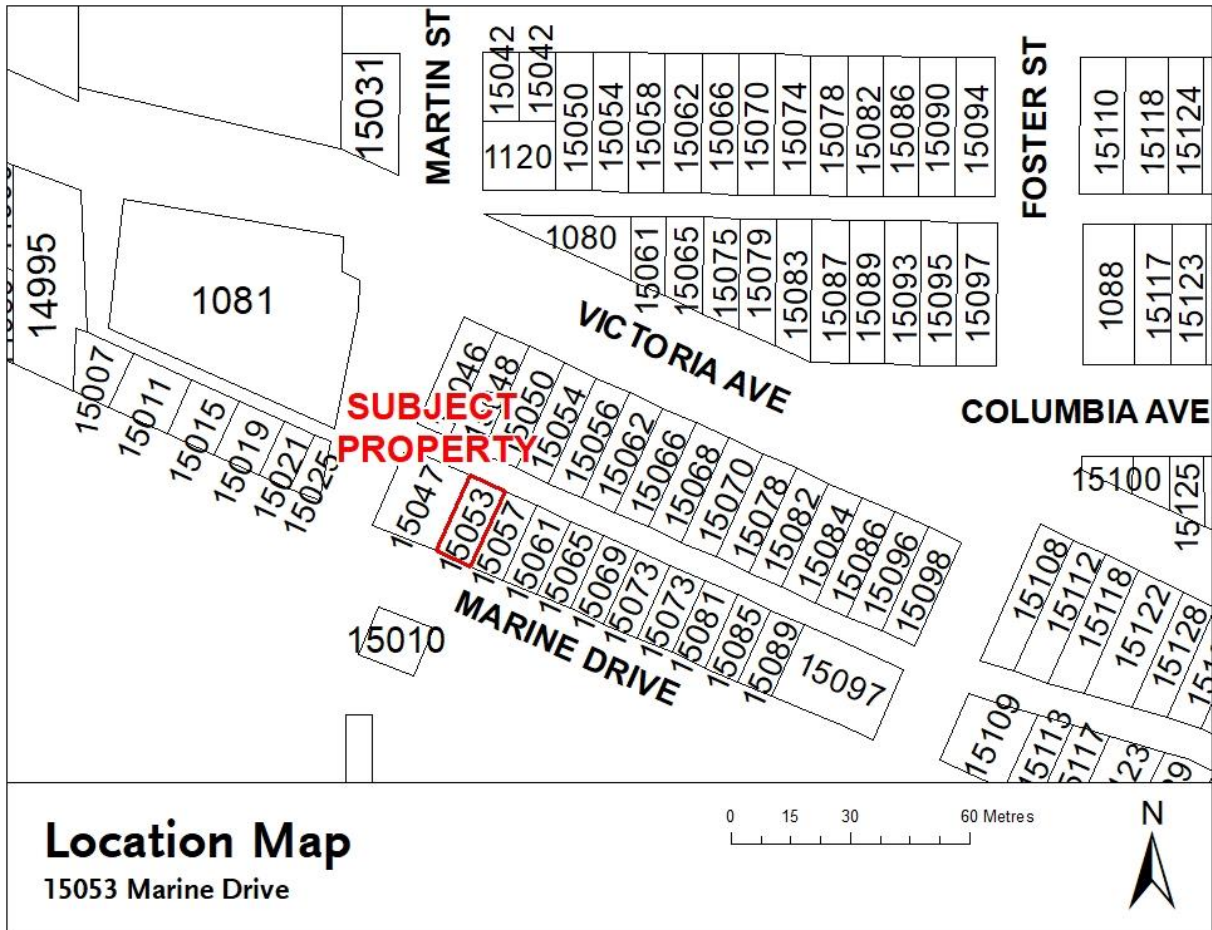
This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2021.

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

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

Schedule A – Location Map



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 8, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: CR-1 (Town Centre) Zoning Amendment to Implement Official Community Plan Review Recommendations

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 (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376;”
 2. Direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376;” and
 3. Direct staff, in addition to arranging the required newspaper notification of the public hearing, to mail notifications of this public hearing to the property owners of the 18 non-stratified properties in the Town Centre identified in this corporate report, despite this mailed notification not being required by the *Local Government Act* (per section 466(7)).
-

EXECUTIVE SUMMARY

At the September 16, 2020 Land Use and Planning Committee (LUPC) meeting, staff were directed to prepare implementation tools for recommendations related to the Town Centre topic in the Official Community Plan (OCP) Review, including amendments to the CR-1 Town Centre Area Commercial / Residential Zone. This corporate report introduces a draft zoning amendment bylaw that would revise the CR-1 zone to reflect the recommendations presented in the September 16, 2020 corporate report, including lowering the maximum heights and density permitted in the zone. The draft bylaw is attached to this report as Appendix A.

Owners of potential redevelopment properties in the Town Centre were invited to provide written feedback on the proposed policy changes, via a letter circulated in November 2020, which offered an opportunity to discuss the policy changes with staff and provide written feedback by January 15, 2021. To date, two (2) property owners contacted provided feedback on the proposed changes. Their written comments are attached to this report as Appendix B.

Key features of the proposed zoning amendment bylaw are:

- Limiting the scale of development by lowering the overall maximum density (the top end lowered 25% to 4.0 FAR from 5.4 FAR);

- Supporting greater housing choices and employment opportunities by requiring that any development above the base density of 1.75 FAR provide either 30% market rental units, 10% of the units as 10% below average rents, or that the building be entirely non-residential uses (i.e. employment generating space);
- Encouraging rational consolidation and redevelopment of smaller properties by introducing minimum site sizes necessary to obtain higher densities;
- Providing greater space for tree planting and better water infiltration by requiring a minimum 10% area for permeable surface area on development sites larger than 0.75 acres;
- Reducing the overall height allowed and supporting a greater mix of uses by introducing a maximum height of ten (10) storeys for CR-1 properties east of Foster Street and eight (8) storeys west of Foster Street, with additional height supported in prominent locations where an on-site civic use facility such as a conference centre or City Hall is provided;
- Reinforcing the pedestrian focused “high street” experience along Johnston Road by introducing a maximum height of three (3) storeys for most properties fronting Johnston Road, with a fourth storey permitted only if the top level is set back 2.0 metres from the floors below;
- Supplying housing that better meets the needs of those with mobility needs by requiring that 50% of all homes be designed to meet the Adaptable Housing standards in the Building Code; and
- Providing for future community amenities by continuing to require a contribution to the City’s Amenity Reserve Fund for any density above the 1.75 FAR base density.

Staff recommend that the draft Zoning Amendment Bylaw proceed to Council for consideration of first and second reading, and that Council authorize staff to schedule the required Public Hearing, which would be conducted by electronic means due to the current health orders.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2020-LU/P-027 September 16, 2020	<i>THAT Land Use and Planning Committee recommend that Council consider the Town Centre Phase 2 Engagement Summary and Recommendations Report prepared by DIALOG Design, attached to this corporate report as Appendix A, and direct staff to proceed with preparing the proposed implementing mechanisms as described in staff’s evaluation of the DIALOG recommendations in Appendix B.</i>
2020-570 November 23, 2020	<i>THAT Council directs the scope for the Official Community Plan (OCP) review be reduced at this time to only the Town Centre building height and density and building heights around the Town Centre and height at the waterfront along Marine Drive.</i>

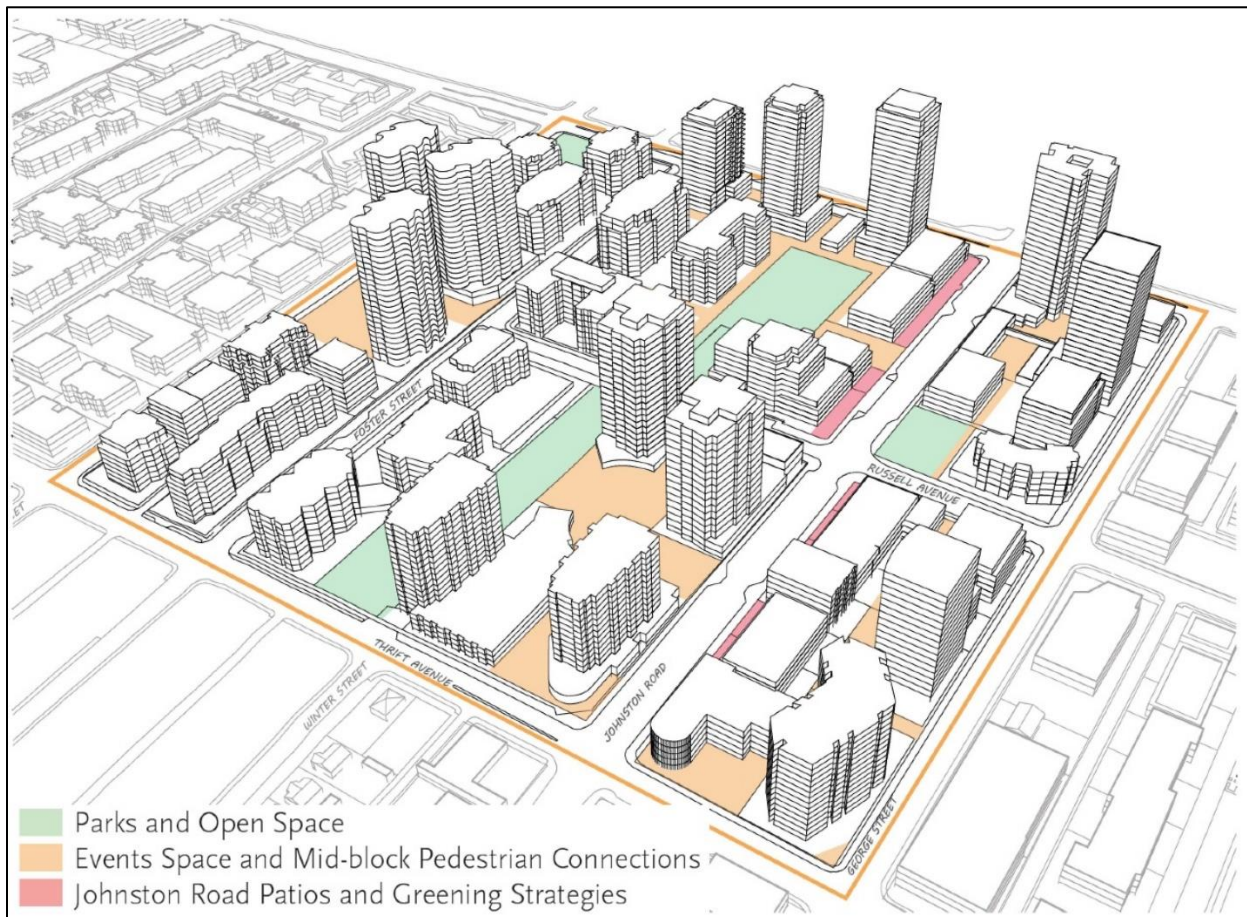
INTRODUCTION/BACKGROUND

The Official Community Plan (OCP) Review was started in 2019, with the public engagement and design work for the Town Centre Urban Design and Public Realm topic supported by a consultant team from DIALOG Design. A summary of the Phase 1 public engagement was

provided in the November 4, 2019 LUPC agenda, and a summary of the Phase 2 public engagement was provided in the September 16, 2020 LUPC agenda.

Phase 3 of the Review Process involves taking the public input and feedback on options developed through Phase 1 and Phase 2, and presenting these recommendations for policy changes to Council (as in this corporate report). In the case of the Town Centre area, in order to implement these recommendations an amendment to the Zoning Bylaw is necessary in addition to amendments to the OCP, as many of the properties are already pre-zoned for heights and density (via a density bonus system) that would exceed the recommendations coming out of the OCP Review. If amendments were made to the OCP only, a CR-1 zoned property could still apply for a Development Permit at a height or density that exceeds the new OCP policies.

The draft zoning amendment bylaw would revise the CR-1 zone to ensure that the changes to the OCP are also implemented by the zoning bylaw. Two conceptual illustration of what the future built form and public space resulting from these changes (and from the completion of existing projects under construction) may look like are included for reference below:





The draft zoning amendment bylaw is attached to this corporate report as Appendix A. Key changes to the zone are described in the sections below.

Proposed Changes to CR-1 Zone

1. Reduced Maximum Density

The revised zone would scale down the massing of development by lowering the overall maximum density (dropping the top end by 25% to 4.0 FAR from 5.4 FAR). This change responds to the sentiments broadly expressed during the OCP Review Phase 1 workshops and Phase 2 open house and survey, that indicate residents consider recently developed projects at 5.4 FAR to be overly dense and would prefer a reduced scale. In the survey conducted during Phase 2 of the Town Centre OCP Review, 61% of respondents said they support/somewhat support reducing the current maximum density to a lower density.

Further, due to proposed lot assembly requirements, most lots in the CR-1 zone would not be able to obtain the maximum 4.0 FAR on their own as they would not be large enough, and would instead be limited to 1.75 FAR (no lot area minimum), 2.3 FAR (0.75 acres minimum), or 3.5 FAR (1.25 acres minimum).

These minimum lot size requirements would encourage smaller properties to consolidate in order to access the density permitted when they are combined, helping to promote orderly development and avoid stranded undevelopable parcels.

Reducing the development potential of properties will likely slow interest in redeveloping existing properties and potentially cause property owners to delay their redevelopment plans in the expectation that policies may change in the future. The proposed maximum density levels would still enable mid-rise development within the Town Centre in an urban form but may not be sufficient to result in redevelopment in the near term.

2. Encouraging More Affordable Housing Choices and Employment Uses

Supporting greater housing choices and employment opportunities by requiring that any development above the base density of 1.75 FAR provide either 30% market rental units, 10% of the units as 10% below average rents, or that the building be entirely non-residential uses (i.e. employment generating space).

3. Green Space

Provide greater space for tree planting and better water infiltration by requiring a minimum 10% area on the site for permeable surface areas on development sites larger than 0.75 acres (i.e. those which are likely to have enough size to permit flexibility in the design of the underground parking to allow for this without adding additional parking levels). These permeable areas would have to be free of any underground parking structures and impermeable landscape materials.

4. Lower Overall Building Heights

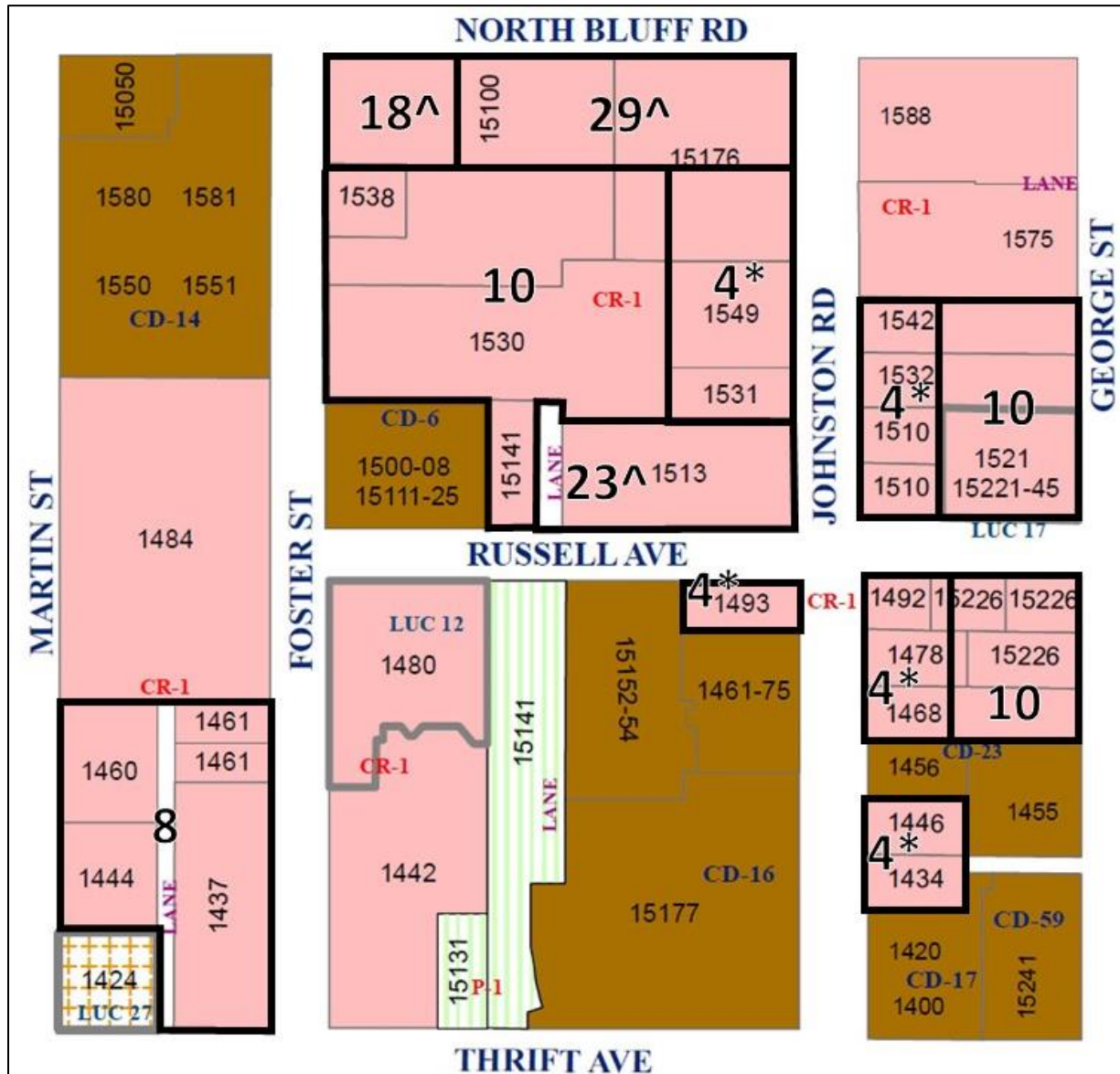
Reducing the overall height allowed and supporting a greater mix of uses by introducing a maximum height of ten (10) storeys for CR-1 properties east of Foster Street and eight (8) storeys west of Foster Street. A further height limitation would apply to portions of most properties fronting Johnston Road (as described in #5 below, relating to the “High Street Experience”).

Current height maximums in the existing CR-1 zone for buildings that provide an amenity contribution are 80.7 metres (265 feet), or approximately 25 storeys, which applies throughout the CR-1 zone. While the existing CR-1 zoning does reference the City’s 2011 Town Centre Urban Design Plan (TCUDP) as a general guide for the location and height of new buildings, and the concept plans in the TCUDP do not illustrate 25 storey buildings on every lot, this has not been an effective method for limiting height of proposed buildings in Development Permit applications given the flexibility of the existing CR-1 zone and the TCUDP.

The proposed CR-1 zoning would allow additional height (18-29 storeys) supported in prominent locations, but only where an on-site civic use facility (such as a conference centre, public art gallery or City Hall) is provided on the site, with a minimum floor area of 1,400 square metres (15,000 square feet). Additional heights in these locations are to help offset costs of providing public space by allowing more water views from units within these buildings. Encouraging space for civic uses in the Town Centre, in close proximity to the existing White Rock Community Centre at Miramar Village, helps to provide a diverse range of activities and services within walking distance for residents, and reinforces the importance of the Town Centre as a hub of community life.

The proposed locations where additional height would be contemplated are on the edges of the block, primarily on North Bluff Road, where there would be less shadow impact on the desired future public park in the middle of the block bounded by Russell Avenue, Foster Street, North Bluff Road, and Johnston Road. These locations are noted in the height diagram below (indicated with the ^ symbol beside the number of storeys).

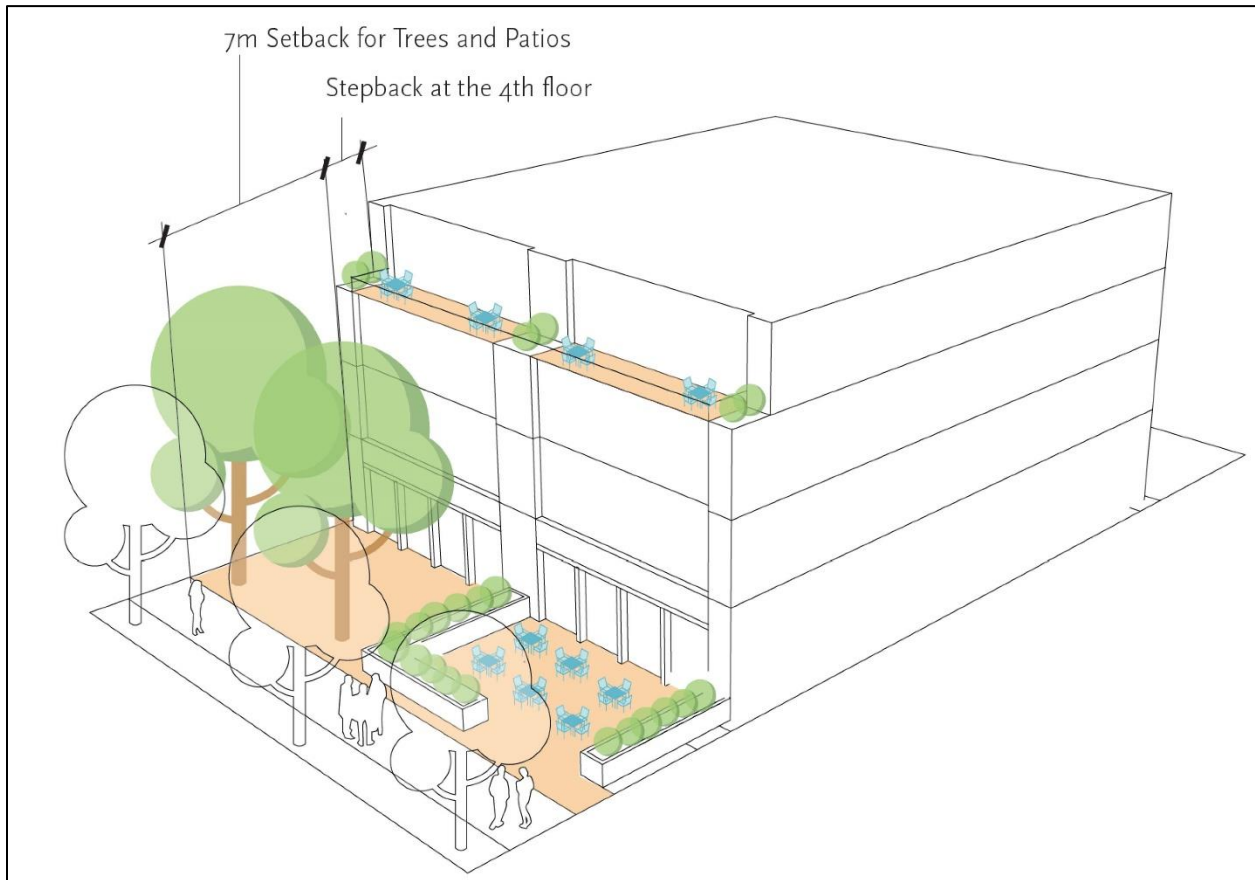
It may be that the opportunity for additional height is not sufficient to generate interest by a developer in providing community amenity space within their building, in addition to the provision of a community amenity contribution. In these circumstances, the development would be limited to a maximum height of 10 storeys.



Note: CR-1 zoned properties are coloured pink in the diagram above; the ^ symbol beside the number of storeys above identifies where additional height is permitted if an on-site community amenity space (such as a City-owned conference centre, public art gallery, or City Hall) is provided in addition to the amenity contribution, with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in storeys on these lots without such community amenity space is ten (10) storeys.

5. High Street Experience

Reinforcing the pedestrian focused “high street” experience along Johnston Road by introducing a maximum height of three (3) storeys for most properties fronting Johnston Road, with a fourth storey permitted only if the top level is set back 2.0 metres from the floors below, and the overall building has a generous setback for planting/patio/plaza area as illustrated in the diagram below:



6. Increasing Adaptable (Accessible-Ready) Housing

Adaptable housing design makes future adjustments to enable greater accessibility easier and less costly to provide. While there are increased costs for the builder at the outset, it is far more efficient to make provisions in the original design rather than renovating the unit after construction to incorporate items such as grab bars in bathrooms and reachable electrical outlets.

By requiring that 50% of all homes be designed to meet the Adaptable Housing standards in the Building Code this will help to supply housing that can help residents stay in their own home even as their mobility needs change due to injury, illness or aging.

The Town Centre area in particular is a suitable area for adaptable and accessible housing due to the number of businesses and services within walking distance and the relatively flat terrain.

While this topic has not been explicitly discussed during the OCP Review, the update of the Town Centre zone offers an opportunity to consider including this improvement to the zone. The current OCP policy 11.1.2 (Age-Friendly Housing for People with Disabilities) identifies the City's desire to 'incorporate age-friendly measures that respond to the needs of older individuals and people with disabilities by ... developing design criteria for accessible units and establishing a minimum number of units required to be accessible in new developments.' While "adaptable units" under the BC Building Code are not fully accessible, providing a minimum number of adaptable units will allow for greater conversion to accessible in the future as residents require.

7. Continued Requirement for Amenity Contributions

The growth in population resulting from development in the Town Centre also requires that new amenities such as parks and community facilities be provided for the new and existing residents to maintain a livable community. The proposed amendment to the zoning bylaw continues to

require a contribution to the City's Amenity Reserve Fund for any density above the 1.75 FAR base density, which will help to fund future public amenities.

Consideration of Impact on Pace of Development

The City has experienced a large volume of development in the Town Centre area and beyond in the past four years, which will result in both new property tax revenues as well as increased demands for services from the new residents and businesses. The impact of construction activities simultaneously on multiple sites has included road closures affecting access to businesses as well as noise, low availability of street parking, and other impacts to residents. With the construction already underway in the Town Centre (at 1484 Martin Street, 1588 Johnston Road, and 1456 Johnston Road), there will be approximately two more years of construction activity to complete these projects in the Town Centre.

The proposed changes to the CR-1 zone would generally have the impact of lowering the development scale permitted within the zone while specifying requirements (e.g. minimum percentages of affordable units or accessible housing units) that would reduce the profitability of a proposal relative to a project that could be built without such restrictions. The overall effect is likely to be that the pace of development applications in the Town Centre under these parameters will be reduced until market conditions change to allow for enough profit from the overall development to cover the increased costs, or current land owners reduce the price at which they are willing to sell to a developer to a level that allows the builder to proceed with a financially viable project. Developers may also delay submitting new applications in anticipation of future changes that would support a greater financial return and/or develop projects in other cities.

Written Correspondence from Property Owners

As noted in the September 16, 2020 corporate report, staff sent letters to non-strata property owners in the Town Centre area (i.e. those whose properties could be redeveloped without requiring consent from other strata owners) advising them of the proposed changes and offering an opportunity to discuss with staff and provide written comments to staff, with a January 15, 2021 deadline. To date, two property owners have provided written correspondence, and one property owner's representative requested a meeting with staff. The two letters from the property owners are attached to this report as Appendix B and are opposed to the proposed changes.

Additional Public Consultation

In the September 16, 2020 corporate report, staff also indicated that an electronic Public Information Meeting (PIM) would be held to obtain further public input on the Town Centre policy changes, prior to bylaw readings and a public hearing. Council directed staff on November 23, 2020 to reduce the scope of the OCP Review to accelerate the project.

Given the desire to conclude the OCP Review, and the length of time required to advertise for, host, and report back on a PIM, staff recommend that the proposed Zoning Amendment Bylaw proceed directly to public hearing to obtain the views of residents and interested persons on the proposed bylaw, without an additional PIM.

Relationship between Zoning Bylaw change and Regional Growth Strategy

The Town Centre area is identified as an Urban Centre (classified "Municipal Town Centre") in the Metro Vancouver Regional Growth Strategy, and the City's Regional Context Statement states it is the "focus for the majority of future growth over the life of this Official Community Plan and is noted as the City's centre for cultural, civic, economic, and public life in the City."

While the proposed amendment to the CR-1 zone would have the effect of moderately reducing the overall density and therefore population growth related to new development in the Town Centre, staff consider that despite the reduction in density, the Town Centre remains the principal

area for growth and that the City's population projections contained in the Regional Context Statement can still be met at the revised development scale. Further, by encouraging more civic and employment-generating uses and non-strata housing options in the zoning, this will help to promote the area as the centre for cultural, civic, economic and public life.

Additional OCP Review Recommendations

Adoption of this proposed zoning amendment bylaw would address the majority of the 12 Town Centre OCP Review recommendations identified in the September 16, 2020 report, however there are further updates to the OCP Bylaw itself that will be brought forward in a future corporate report(s). These include:

- Heights permitted in the proposed CR-1 zone also being reflected in the Official Community Plan (this could be updated at the same time as the Town Centre Transition areas from the "Building Heights outside the Town Centre", as the height map in the OCP covers both areas);
- Minimum tree canopy targets (including rooftop planting areas as well as planting on the ground level), as well as tree species mix, through updates to the Town Centre Development Permit Area (DPA) guidelines;
- Performance targets for maximum effective impervious area (e.g. 65%), via DPA guidelines requiring applicants to demonstrate achievement through rainwater harvesting, porous paving, etc.;
- Green building strategy, which would be deferred to future years (i.e. 2023 or beyond) due to current resources and a priority for first implementing the Energy Step Code; and
- Bus exchange location – this will require further discussion with the City of Surrey and TransLink, as the immediately adjacent Semiahmoo Town Centre plan area in Surrey is also redeveloping and transit routes/service may change as a result.

FINANCIAL IMPLICATIONS

The City's 2021-2025 Draft Financial Plan includes an estimate of new taxation revenues annually from new developments. These new construction revenues help to offset increasing costs and play a part in keeping tax rates down in future years. For 2022, \$1.1M in new taxation revenue has been budgeted for the completion of developments that are currently underway. Increases for 2023 - 2025 are budgeted at approximately \$700K annually. These estimates are revised in the annual budget process to reflect actual development projects that are expected to be built.

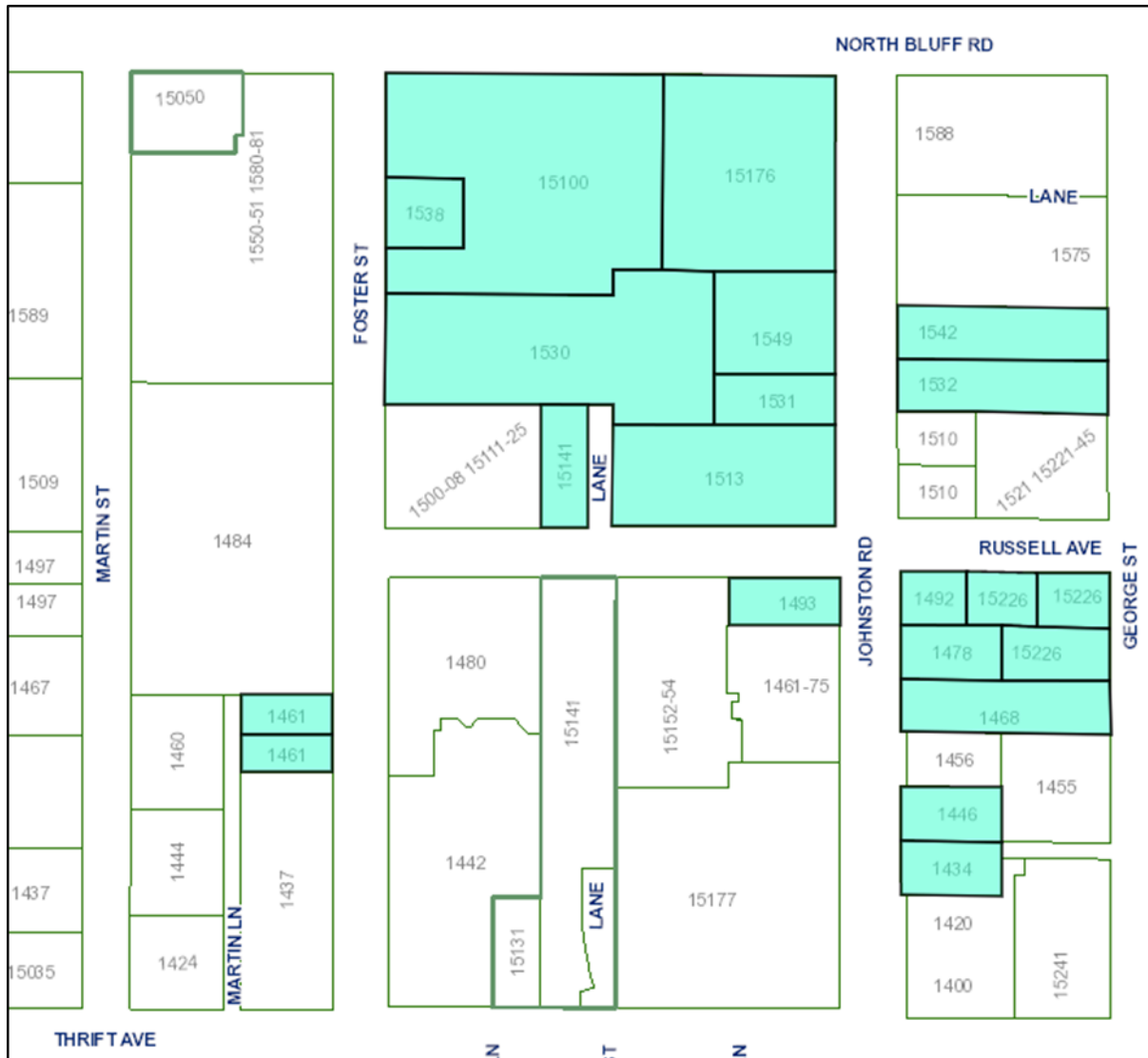
LEGAL IMPLICATIONS

Under section 458 of the *Local Government Act*, compensation is not payable to any person for any reduction in value of that person's interest in land, or for any loss or damages that result from the adoption of a Zoning Bylaw (or official community plan).

As the proposed bylaw changes may have an impact on property values, particularly those of properties which have not been developed to the potential currently allowed in the Zoning Bylaw, it is advisable to provide opportunities for affected owners to share their views on the proposed changes with Council. This was the intent of mailing notification letters to property owners with an opportunity for them to provide written comments to Council as well as meet with staff if they had questions.

While the public hearing notice requirements for the proposed Zoning Amendment Bylaw would not require mailed notification to owners and tenants in occupation, per section 466(7) of the *Local Government Act* (as it would affect more than 10 parcels owned by 10 or more persons), staff recommend that in addition to the general newspaper notification, notice of the public hearing be mailed to the owners of the following 18 non-stratified properties to provide additional awareness of the Public Hearing, as indicated in the following list and map:

- 1) 1461 Foster Street
- 2) 1538 Foster Street
- 3) 1530 Foster Street
- 4) 15100 North Bluff Road
- 5) 15176 North Bluff Road
- 6) 1549 Johnston Road
- 7) 1542 Johnston Road
- 8) 1532 Johnston Road
- 9) 1531 Johnston Road
- 10) 1513 Johnston Road
- 11) 1493 Johnston Road
- 12) 1492 Johnston Road
- 13) 15226 Russell Avenue
- 14) 15141 Russell Avenue
- 15) 1478 Johnston Road
- 16) 1468 Johnston Road
- 17) 1446 Johnston Road
- 18) 1434 Johnston Road



COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The September 16, 2020 corporate report to Land Use and Planning Committee summarizes the public engagement that occurred in Phase 2 of the Town Centre OCP Review.

Future opportunities for the public to share their views on the proposed bylaws (Phase 3) may be obtained through a public hearing. If directed by LUPC, staff could host an additional virtual public information meeting on this topic, however that would delay consideration of the bylaws, and it is recommended that the bylaw proceed to Public Hearing after receiving first and second readings by Council.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The proposed amendments to the CR-1 zone have been reviewed by staff from within the Planning and Building sections of the Planning and Development Services Department, and the overall recommendations of the Town Centre OCP Review have also been reviewed by staff within the Engineering and Municipal Operations Department. Future amendments that relate to cross-departmental issues such as surface drainage and tree canopy targets will involve consultation with departmental representatives.

CLIMATE CHANGE IMPLICATIONS

The increased requirement for permeability in the proposed changes to the CR-1 zone in the Zoning Bylaw will help with providing additional areas for plantings, thereby modestly helping in the uptake of greenhouse gas (GHG) emissions and reducing the urban height island effect. The recommendations also, however, lessen the amount of development that may be realized in the Town Centre. This, over time, could place pressure on the municipality to support growth in areas that are not as well-served by public transit facilities and the mix of uses which are known to reduce the overall need for private automobile use, being recognized as a key contributor to climate change.

ALIGNMENT WITH STRATEGIC PRIORITIES

The Town Centre Review in the Official Community Plan (OCP) Review is identified as a Top Priority action in the 2021-2022 Council Strategic Priorities.

This action supports the “Our Community” objective of guiding land use decisions of Council to reflect the vision of the community.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for LUPC’s consideration. The LUPC may recommend that Council:

1. Amend the proposed Zoning Amendment Bylaw with items as directed by LUPC, give first and second readings to the bylaw as amended, and direct staff to schedule a Public Hearing;
2. Direct staff to host and report on a virtual Public Information Meeting on the topic of the proposed zoning amendment bylaw, prior to giving bylaw readings. This would delay consideration of the proposed bylaw at a Public Hearing by at least six weeks due to the need to schedule, advertise, conduct, and report back to Council with the meeting feedback;
3. Defer consideration of the proposed Zoning Amendment Bylaw pending receipt of information to be identified by the LUPC; or
4. Direct staff to undertake no further work on the proposed Zoning Amendment Bylaw and provide an alternative approach for implementing the OCP Review for the Town Centre. If Council does not amend the CR-1 zone in the Zoning Bylaw but does proceed with amendments to the OCP related to the Town Centre, a property owner may still apply for a development permit for a building under the existing CR-1 zone, which may go against the intention of policies in the amended OCP but still be legally valid.

CONCLUSION

This corporate report introduces a draft zoning amendment bylaw that would revise the CR-1 zone to reflect the recommendations of the Town Centre OCP Review Process.

Key features of the proposed zoning amendment bylaw are limiting the scale of development by lowering the overall maximum density (the top end lowered 25% to 4.0 FAR from 5.4 FAR) and reducing the overall height allowed and supporting a greater mix of uses by introducing a maximum height of ten (10) storeys for CR-1 properties east of Foster Street and eight (8) storeys west of Foster Street, with additional height (18-29 storeys) supported only in prominent locations where an on-site civic use facility (such as a conference centre, public art gallery or City Hall) is provided in the development.

Additional proposed changes to the CR-1 zone encourage: rational consolidation and redevelopment of smaller properties, greater space for tree planting and better water infiltration, reinforcement of the pedestrian focused “high street” experience along Johnston Road, and requiring that 50% of all new homes be designed to meet the Adaptable Housing standards in the Building Code.

Staff recommend that the draft Zoning Amendment Bylaw proceed to Council for consideration of first and second reading, and that Council authorize staff to schedule the required public hearing, which will be conducted by electronic means due to the current health orders.

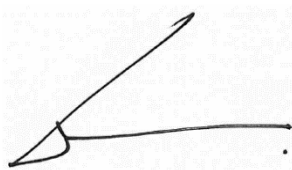
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, 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 (CR-1 Town Centre Revisions) Bylaw, No. 2376
Appendix B: Written Correspondence from Property Owners (2)

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2376**



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 A - Text of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by deleting the existing Section 6.16 CR-1 Town Centre Area Commercial/Residential Zone in its entirety and replacing it with a new Section 6.16 CR-1 Town Centre Area Commercial/Residential Zone as follows:

6.16 CR-1 Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate a mix of uses and activities, including residential and commercial development along with cultural and civic facilities, to support the ability of residents to walk to meet their daily needs. Containing the greatest concentration and variety of employment-generating uses, this zone establishes this area as the City's pedestrian and transit-focused growth area, consistent with the objectives and policies of the Official Community Plan.

6.16.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *subject to section 9 b), licensed establishments, including liquor primary, food primary, liquor store, agent store, u-brew, u-vin, and licensed manufacturer*;
- 3) *hotel*;
- 4) *civic use*;
- 5) *medical or dental clinic*;
- 6) *multi-unit residential use*;
- 7) *accessory home occupation* in conjunction with a *multi-unit residential use* and in accordance with the provisions of Section 5.3, and that does not involve clients of the home occupation accessing the building in person;
- 8) *one-unit residential use* accessory to a *retail service group 1 use* and limited to a storey above the portion of a building used for the *retail service group 1 use*.
- 9) *adult entertainment use* in accordance with the following provisions:
 - a) the *adult entertainment use* has a valid business license;
 - b) the *adult entertainment use* shall not operate in conjunction with a liquor licence in the same establishment;
 - c) the *adult entertainment use* shall not be located within 500 metres of a school;

- d) despite Section 6.16.2 Lot Size, the minimum *lot* width of a *lot* accommodating an *adult entertainment use* shall not be less than 45 metres;
- e) a *lot* accommodating an *adult entertainment use* must have a *lot line* common with North Bluff Road;
- f) a *building* accommodating an *adult entertainment use* must be set back a minimum of 50 metres from Johnston Road and 30 metres from any other public road; and despite Section 4.14.1 Off-Street Parking Requirements, parking for *adult entertainment use* shall be provided as follows: 1 parking space per every 18.6 m² (200 ft²) of commercial floor area.

6.16.2 Lot Size:

- 1) Subject to section 9 c), minimum lot width, lot depth and lot area in the CR-1 zone are as follows:

<i>Lot width</i>	18.0m (59.0ft)
<i>Lot depth</i>	30.48m (100.0ft)
<i>Lot area</i>	548.64m ² (5,905.5ft ²)

6.16.3 Lot Coverage:

- 1) *Lot coverage* per fee simple lot shall not exceed 65%.
- 2) Despite section 6.16.3(1), on a *lot* exceeding 3,035m² (0.75 acres) in area, the area of impermeable materials on the *lot* shall not exceed 90 percent of the total lot area, and the minimum horizontal (length or width) dimensions for any permeable areas included toward this calculation is 4.0m (13.1 ft).
- 3) For the purposes of section 6.16.3(2), the following materials are impermeable: asphalt, concrete, brick, and stone. Gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below are excluded from the area of impermeable materials.

6.16.4 Density:

The permitted maximum density is varied throughout this zone.

- 1) The maximum *gross floor area* shall not exceed 1.75 times the *lot area*.
- 2) Despite Section 6.16.4.1, maximum *gross floor area* may be increased if:
 - a) the owner of the *lot*
 - (i) provides a community amenity described in the City's *Community Amenity Reserve Fund Bylaw, 2017, No. 2190*, as amended, or
 - (ii) elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of \$430 per square metre of *gross floor area* above 1.75 times the *lot area* in accordance with an amenity agreement

and a section 219 covenant granted to the City by the owner of the subject real property to secure the amenity;

b) the *lot* size meets the minimums in the table below; and

Minimum Lot Area	Maximum density (<i>gross floor area</i>)
3,035m ² (0.75 acres)	2.3 times the <i>lot</i> area
5,058m ² (1.25 acres)	3.5 times the <i>lot</i> area
8,094m ² (2.0 acres)	4.0 times the <i>lot</i> area*

*maximum density may exceed 3.5 times the *lot* area only for lots north of Russell Avenue

c) the uses within a principal building on a *lot* include:

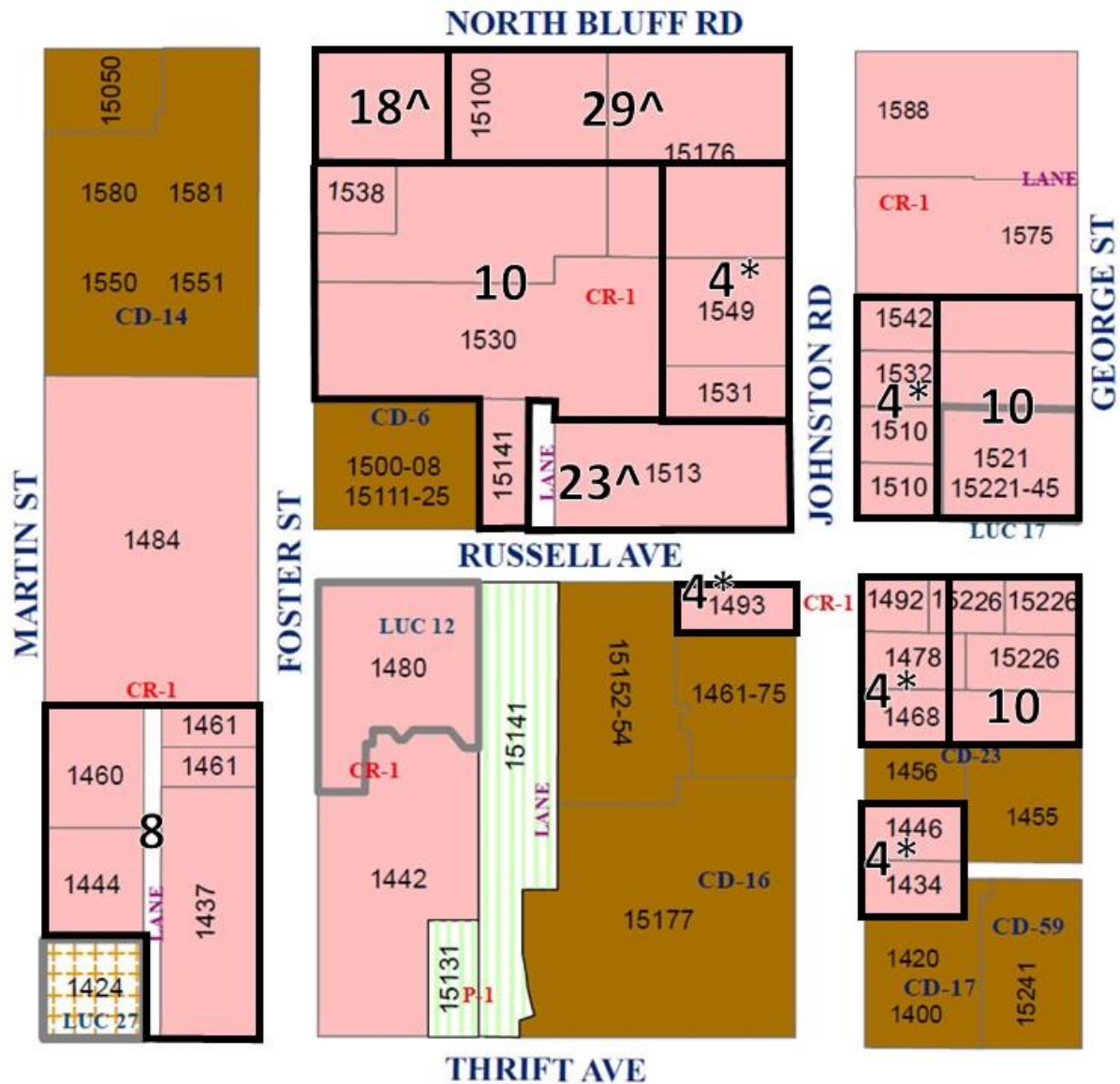
- i. a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or
- ii. a minimum of 10% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building at rents 10% below the average rents for the primary rental market in the City as determined by Canada Mortgage and Housing Corporation; or
- iii. only non-residential uses.

3) Despite Section 6.16.4.1 and 6.16.4.2, if a development permit allowing density above 1.75 times the lot area for a *lot* has been issued for the construction of a *principal building* prior to December 31, 2020, the maximum *gross floor area* for that *lot* is the maximum *gross floor area* that applied at the time of development permit issuance.

6.16.5 Building Heights:

The permitted maximum building height is varied throughout this zone.

- 1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
- 2) Despite Section 6.16.5.1, maximum *heights* may be increased to a maximum of 13.7m (44.95ft) and a maximum of four (4) *storeys*, if the building is set back a minimum 7.0m from the *lot line* adjacent to Johnston Road, and the exterior wall of the top *storey* of a building facing Johnston Road is set back a minimum 2.0m from the exterior wall of the *storey* below it.
- 3) Despite Section 6.16.5.1, if a *lot* qualifies for the increased density described in section 6.16.4.2, the maximum permitted number of *storeys* for a *principal building* on the *lot* shall be in accordance with the number of *storeys* indicated by the following diagram, and in no case shall a *principal building* exceed a *height* of 90.0m (295.3ft).
- 4) Despite Section 6.16.5.1, if a development permit allowing a *principal building* with a maximum *height* over 10.7 metres for a lot has been issued for the construction of a *principal building* prior to December 31, 2020, the maximum *height* for that *lot* is the maximum *height* that applied at the time of development permit issuance.



For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site *community amenity space* (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.16.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in *storeys* on these *lots* without such *community amenity space* is ten (10) *storeys*.

The * symbol on the diagram above identifies where a fourth *storey* is permitted if the building complies with the additional setback requirements in section 6.16.5.2; The maximum height in *storeys* on these *lots* without such setbacks is three (3) *storeys* and 10.7m, per section 6.16.5.1.

6.16.6 Minimum Setback Requirements:

- 1) *Principal buildings and structures* in the CR-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line (abutting Johnston Road)	15.24m (50ft) from the street centreline	0.0m (0.0ft) See s. 6.16.7
Front lot line (not abutting Johnston Road)	3.0m (9.84ft)	0.0m (0.0ft) See s. 6.16.7
Exterior side lot line (abutting Johnston Road)	15.24m (50ft) from the street centreline	0.0m (0.0ft) See s. 6.16.7
Exterior side lot line (not abutting Johnston Road)	3.0m (9.84ft)	0.0m (0.0ft) See s. 6.16.7
Interior side lot line	0.0m (0.0ft)	0.0m (0.0ft)
Rear lot line (abutting a street)	3.0m (9.84ft)	Not permitted
Rear lot line (abutting a lane)	0.0m (0.0ft)	Not permitted
Rear lot line (abutting another lot)	0.0m (0.0ft)	Not permitted

- 2) Where the *lot line* abuts another *lot* zoned CR-1 or CD and permitting a principal building that exceeds a height of 13.7 m (44.95ft), the portion of the *principal building* above 13.7m (44.95ft) shall be located a minimum of 12.2m (40.0ft) from the *lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between buildings above 13.7m (44.95ft) in height.

6.16.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.16.6 above, the following also applies:

- 1) *ancillary buildings* are not permitted.
- 2) *ancillary structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
- 3) despite sub-sections 6.16.6 and 6.16.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.16.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.16.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of Section 4.15.

6.16.10 Bicycle parking facilities shall be provided in accordance with the standards of Section 4.16.2 and in the quantities indicated in Section 4.16.3.

6.16.11 Adaptable Units:

In a building containing a multi-unit residential use, a minimum of 50% of the dwelling units shall be adaptable housing units that are constructed to comply with the Adaptable Housing standards prescribed in the *British Columbia Building Code*.

2. This bylaw may be cited for all purposes as “*Zoning Amendment Bylaw, 2021, No. 2376*”.

Read a first time this day of , 2021

Read a second time this day of , 2021

Considered at a Public Hearing this day of , 2021

Read a third time this day of , 2021

Adopted this day of , 2021

Mayor

Director of Corporate Administration



King Day Holdings Ltd.

#406-1195 West Broadway, Vancouver, Canada V6H 3X5
Tel: (604)738-8819 Fax: (604)738-0159

December 9, 2020

By: Email and Registered Mail

City of White Rock
Planning and Development Services
15322 Buena Vista Ave.
White Rock BC V4B 1Y6

Attn: Carl Isaak, Director of Planning and Development Services

Re: Proposed Charges to White Rock Town Centre Area Official Community Plan and Zoning

Dear Carl,

In response to your letter dated November 10, 2020, we have listed out our comments below. If you have any questions or concerns, please do not hesitate to contact our maintenance manager Bob Cusson at 604-312-7939 or email him at bob@kingdayholdings.com

- Change of height from 25 stories to 10 stories as years pass and construction cost increase, simply discourage to redevelopment to city of White Rock
- Will devalue property
- Immediate devalue the property value hence lower property tax income to the city
- Height off 4 to 10 story would not be acceptable
- Height off 15 to 18 story would be acceptable
- Discourage re-development to the property if reducing F.A.R as it does not make any financial sense of return of investment
- Much harder for re-development by adding more restrictions (i.e. Discourage re-development if more costs for re-development)
- Harder for re-development if only gain in further F.A.R by consolidating neighborhood properties. As of our situation, we anticipated that our property won't be ready for re-development for at least 50 years if city of White Rock implemented all the recommendations of phase 2 design
- What happen to the newly stratified build high rises with 25 stories located within the proposed reducing F.A.R and heights in case the building is destroyed and damaged beyond restoration? According to the proposed changes all strata lot owners cannot rebuild their home and they will lose their homes.
- We think this proposal is unfair to the affected property owners.



King Day Holdings Ltd.

#406-1195 West Broadway, Vancouver, Canada V6H 3X5
Tel: (604)738-8819 Fax: (604)738-0159

- We strongly oppose to the proposed changes to the Community Plan and Zoning to City of White Rock.

Sincerely,

George Ng

George Ng

Director of King Day Holdings Ltd.

Property Owner of 1548 Johnston Road, White Rock B.C Canada V4B 3Z7

Mr. Michael Habibi
Prime Johnston Holdings Ltd.
1513 Johnston Rd.,
White Rock, BC V4B 3Z6
Michael@PrimaWest.com

January 15, 2020

Mr. Carl Isaak
Director of Planning and Development Services
City of White Rock
15322 Buena Vista Avenue, White Rock BC V4B 1Y6

Dear Mr. Isaak,

Further to the letter received from the City of White Rock on November 10, 2020 regarding the proposed changes to White Rock town centre area official community plan and zoning I would like to draw the City's attention to the following points:

The current OCP is the result of two years of Background research, analysis, planning and design, broad community engagement with stakeholders and residents, and iterative review with staff across departments and City Council started in early 2015. Over the life of the process, over 1,500 distinct interactions with residents, business owners, employees, developers, and other participants resulted in extensive public input in all phases of the "Imagine White Rock 2045" planning process.

With trust in City of White Rock's vision for 2045 and respect to the above mentioned long process, like many other developers, investors and individuals, we picked City of White Rock to host our next project. We did not take this decision lightly. We had many meeting with the City planners to make sure that we can meet this vision and can be part of White Rock 2045.

After nearly two years of hard work, it is shocking to hear that there are plans to change the newly developed Official Community Plan that so much money and time was spent on it by the City of White Rock and its residents.

This decision will have a major impact on our investment and the vision that was portrayed in the Official Community Plan for the City of White Rock. Given all the new developments in the Town Centre, changing the OCP at this point will only make this plan look incomplete. Under the proposed density and height and given the purchase price of the land based on the current official community plan, our project, like many others, will not be feasible and cannot proceed for the foreseeable future.

We kindly ask the City of White Rock to consider the situation of all developers and investors who believed in the City of White Rock's vision for future and committed to be part of this process.

Yours Truly,
Michael Habibi

Michael Habibi