

The Corporation of the
CITY OF WHITE ROCK



Land Use and Planning Committee
AGENDA

Monday, April 11, 2022, 6:15 p.m.

City Hall Council Chambers

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

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca
T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER Councillor Kristjanson, Chairperson	
2. ADOPTION OF AGENDA RECOMMENDATION THAT the Land Use and Planning Committee adopt the agenda for April 11, 2022 as circulated.	
3. ADOPTION OF MINUTES RECOMMENDATION THAT the Land Use and Planning Committee adopt the minutes of the February 28, 2022 meeting as circulated.	3
4. DEVELOPMENT VARIANCE PERMIT NO. 443 - 1532 JOHNSTON ROAD (DVP 22-004) Corporate report dated April 11, 2022 from the Acting Director of Planning and Development Services titled "Development Variance Permit No. 443 - 1532 Johnston Road (DVP 22-004). RECOMMENDATION THAT the Land Use and Planning Committee recommend that Council: 1. Direct Planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the <i>Local Government Act</i> ,	6

including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property; and

2. Following the electronic public meeting, recommend that Council consider approval of Development Variance Permit No. 443.

5. **EARLY REVIEW OF REZONING APPLICATION - 13706 NORTH BLUFF ROAD (22-002)**

28

Corporate report dated April 11, 2022 from the Acting Director of Planning and Development Services titled "Early Review of Rezoning Application - 13706 North Bluff Road (22-002)".

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 13706 North Bluff Road to the next stage in the application review process.

6. **CONCLUSION OF THE APRIL 11, 2022 LAND USE AND PLANNING COMMITTEE MEETING**



Land Use and Planning Committee

Minutes

February 28, 2022, 6:15 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

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

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Joe Calenda, Acting Director of Planning and Development
Services
Debbie Johnstone, Deputy Corporate Officer

Public 2

1. **CALL TO ORDER**

Councillor Kristjanson, Chairperson

The meeting was called to order at 6:20 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2022-LU/P-001 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for February 28, 2022, as circulated.

Motion CARRIED (6 to 0)

3. **ADOPTION OF MINUTES**

Motion Number: 2022-LU/P-002 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the November 22, 2021, meeting as circulated.

Motion CARRIED (6 to 0)

4. **EARLY REVIEW OF REZONING APPLICATION - 14056 NORTH BLUFF ROAD**

Corporate report dated February 28, 2022 from the Acting Director of Planning and Development Services titled "Early Review of Rezoning Application - 14056 North Bluff Road".

Note: The application proposes to change the zoning of the subject site from One Unit Residential (RS-1) Zone to Three Unit (Triplex) (RT-2) Zone.

The Acting Director of Planning and Development Services provided an overview of the application.

The following discussion points were noted:

- Lot coverage (floor area of the building) appears to be higher than permitted (45%) - this must be defined / review within the zoning bylaw
- Concern with the size of garages
- Consider removal the garages
- Unit square footage
- Concern with the density
- Appears narrow for triplex - duplex may be a better fit for the site

Motion Number: 2022-LU/P-003 It was MOVED and SECONDED

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


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

Motion CARRIED (4 to 2)

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

The meeting was concluded at 6:43 p.m.

Councillor Kristjanson, Chairperson



Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 11, 2022

TO: Land Use and Planning Committee

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

SUBJECT: Development Variance Permit No. 443 – 1532 Johnston Road (DVP 22-004)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Direct Planning staff to obtain public input through a public meeting 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; and
 2. Following the electronic public meeting, recommend that Council consider approval of Development Variance Permit No. 443.
-

EXECUTIVE SUMMARY

An Application for a Development Variance Permit (DVP) has been received to replace the existing fascia sign with an oversized fascia sign at the White Rock Players' Club located at 1532 Johnston Road. The channel lettering proposed to be mounted directly to the building's bulkhead, above the entrance to the Player's club, exceeds the permissible sign copy area height for a fascia sign.

Staff support the application as the proposed signage is consistent with what was previously installed on this portion of the building, complements existing signage with adjacent commercial development (Oceana PARC, Scotiabank and Bosley's), and creates minimal nuisance to adjacent properties. While this Application is exempt from the development permit process, the proposed design and detail is consistent with the Town Centre Development Permit Area guidelines. As the Application solely seeks a variance to the City's Sign bylaw, it is also exempt from conducting a public information meeting at the discretion of the Director. Staff recommend that the project proceed to a public meeting.

A draft of Development Variance Permit No. 443 is attached as Appendix A. Appendix B includes location and ortho photo maps of the property. Appendix C provides a site plan and elevations. Appendix D contains the Applicant, Priority Permit's rationale letter.

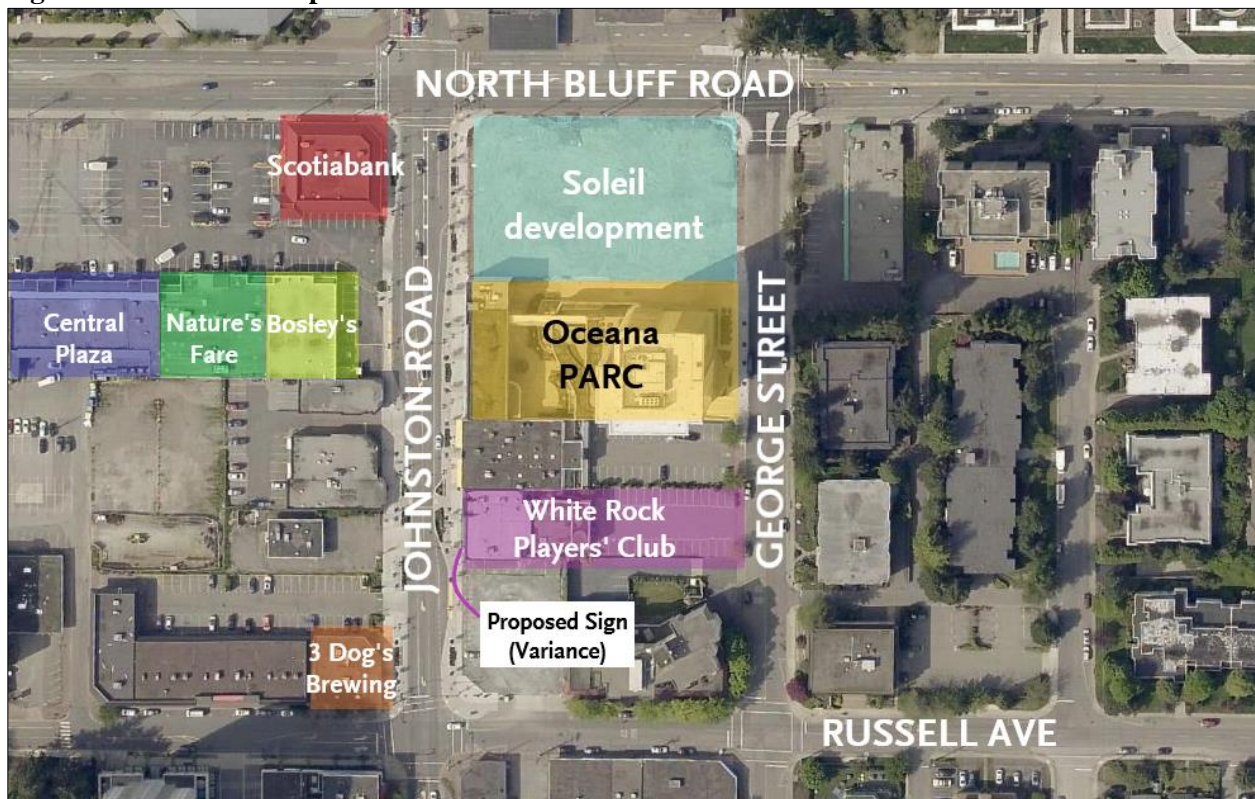
INTRODUCTION/BACKGROUND

The City of White Rock has received a DVP Application from Priority Permits ("Applicant") to replace an existing fascia sign with an oversized-copy fascia sign at the White Rock Players' Club

located at 1532 Johnston Road ('Property'). The Property is designated Town Centre in the Official Community Plan ('OCP') and is zoned Town Centre Area Commercial/ Residential Zone (CR-1) in the City of White Rock Zoning Bylaw, 2021, No. 2000.

Located southeast of the intersection of Johnston Road and North Bluff Road, White Rock Players' Club (1532 Johnston Road) is a volunteer based non-profit organization that functions as a theatre for the White Rock community. The properties to the northwest and southwest of the subject property comprises of retail stores, office spaces and other commercial businesses, many having frontage Johnston Road. The aerial image below depicts the area surrounding the subject property and the varied signage location.

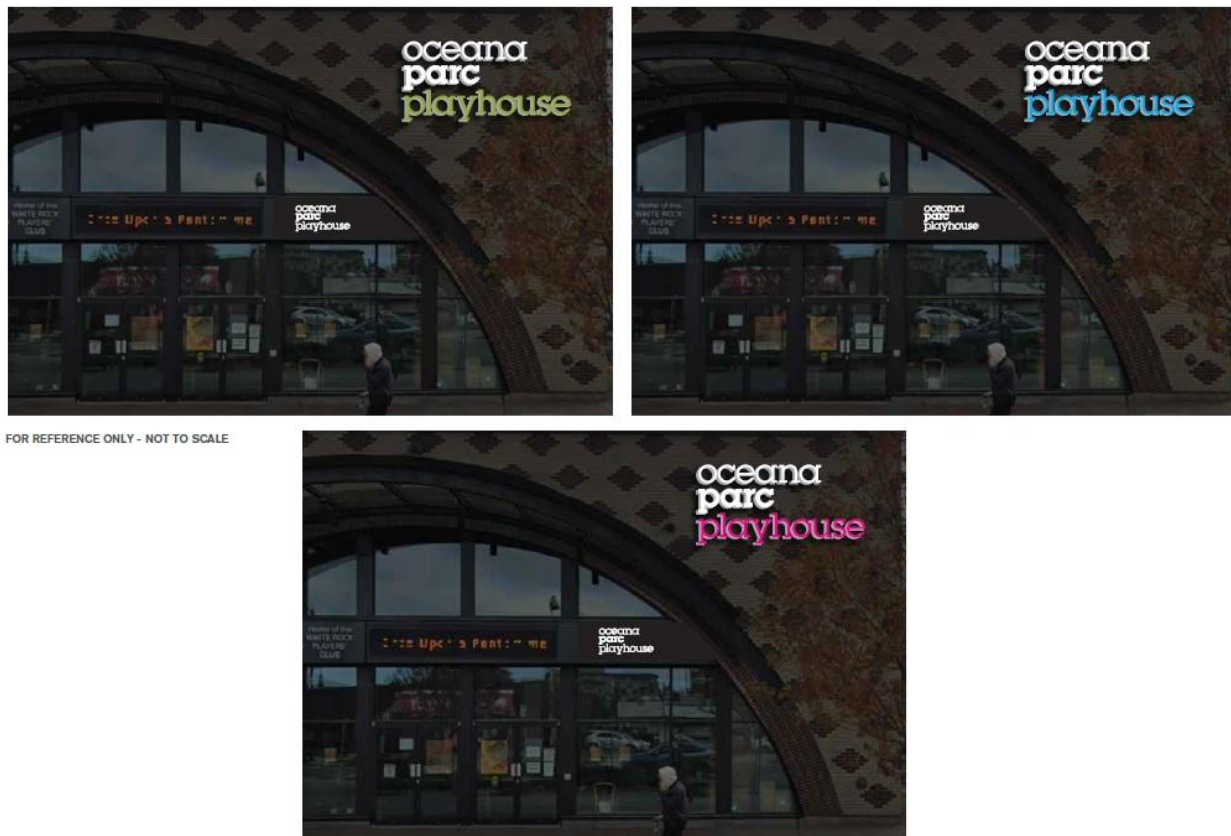
Figure 1: Aerial Site Map



Proposed Variance

The Application is intended to modify the provisions of the Sign Bylaw to accommodate an oversized-copy fascia sign proposed to be installed on the top-right corner over the entrance of the White Rock Players' Club. A rendering of the proposed sign is provided as follows.

Figure 2: Rendering of options for proposed signage

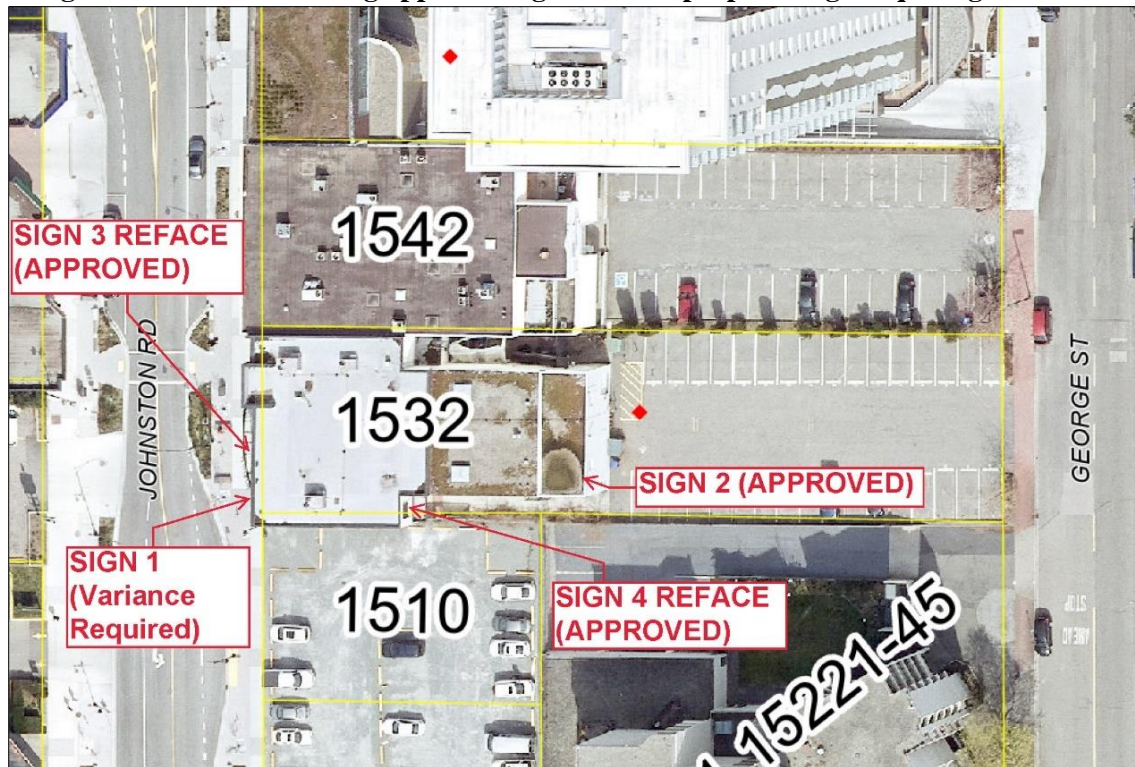


Part 7, Section 3.3 of the Sign Bylaw prohibits the sign copy area of a fascia sign from exceeding beyond 0.61 metres (2.0 feet) in height. In this circumstance, the sign consists of three lines of copy, each of which is less than the maximum sign copy height of 0.61 metres. But since these three lines of copy form one sign which is also the new logo for the business, the combined channel lettering height is considered, which is approximately 1.705 metres (5.6 feet). Therefore, this exceeds the maximum allowable sign copy height in the Sign Bylaw. No other variances are requested or required to accommodate this proposal.

If this variance is approved, the Applicants would be required to obtain a sign permit for the fascia sign for it to be installed on the property. If the proposed DVP is denied the property owners would be required to modify the fascia sign to comply with the allowable sign copy area height limit in the Sign Bylaw.

Three other fascia signs for White Rock Players' Club are also to be located on the wall face fronting Johnston Road and on the eastern wall of the building (facing George Street), which is permitted as it meets the dimensional requirements of the Sign Bylaw (see Figure 3 below). At the time the Applicant submitted their sign permit application for these signs, staff confirmed that while three of the four proposed signs met the Sign Bylaw requirements, the sign above the entrance (the subject of this variance application) did not meet the Sign bylaw requirements. A sign permit was issued for the three signs on the building. A site plan, along with relevant building elevations, are included in Appendix C.

Figure 3: Site Plan showing approved signs and the proposed sign requiring a variance



COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

As per the Planning Procedures Bylaw No. 2234, development variance permit applications that solely seek variances to the City’s Sign Bylaw are exempt from conducting a public information meeting (‘PIM’) and from installing a public notification sign on the property at the discretion of the Director of Planning and Development Services. Staff has no issues with the Application and the Acting Director has exercised exemption from this requirement.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Application was referred for review and comments to the Building, Engineering, Operations, Parks, Parking and Fire Departments. There are no outstanding issues to be resolved as they relate to this DVP.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal does not align with or respond to any specific project or Council Strategic Priority.

OPTIONS / RISKS / ALTERNATIVES

Alternate options are that the Land Use and Planning Committee can recommend that Council:

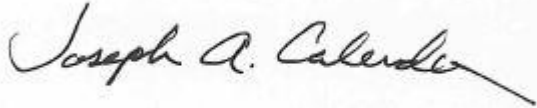
1. Reject Development Variance Permit No. 443; or
2. Defer consideration of Development Variance Permit No. 443 pending further information to be identified.

CONCLUSION

The Applicant proposes to install an oversized-copy fascia sign which does not meet the dimensional requirements for fascia signs in the Sign Bylaw. While the sign will be visible from

adjacent properties and public thoroughfares, there is minimal perceived impact to the surrounding neighbourhood. Staff recommend seeking public input through a public meeting 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 and following the electronic public meeting, recommend that Council consider approval of Development Variance Permit No. 443

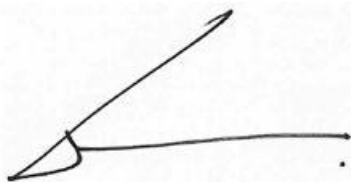
Respectfully submitted,



Joseph A. Calenda
Acting 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 Development Variance Permit No. 443
- Appendix B: Location and Ortho Photo Maps
- Appendix C: Site Plans and Elevation
- Appendix D: Rationale Letter from Applicant

Appendix A

Draft Development Variance Permit No. 443

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



DEVELOPMENT VARIANCE PERMIT NO. 443

1. This Development Variance Permit No. 443 is issued to **WHITE ROCK PLAYERS' CLUB** 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 3, Except: West 7 Feet (Reference Plan EPP68636), Section 11,
Township 1, New Westminster District Plan 8437

PID: 011-306-599

As indicated on Schedule A

2. This Development Variance Permit No. 443 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 the "White Rock Sign Bylaw, 2010, No. 1923," as amended, is varied as follows:
 - (a) Part 7, Section 3.3 is varied to read as follows:

"The Sign Copy Area shall not exceed 1.71 metres (5.6 feet) and shall not exceed 45% of the Sign Area."
4. Said lands shall be developed in accordance with all terms, conditions, and provisions of this permit and any plans and specifications attached to this permit which shall form a part hereof.

Terms and Conditions:

- (a) The varied signage plan shall substantially conform to the plans attached hereto as Schedule B.
5. Where the holder of this Permit does not receive final approval of a sign permit for the varied signage within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the permit would have lapsed, has authorized the extension of the Permit.
6. This permit does not constitute a Sign Permit, or a Building Permit.

Authorizing Resolution passed by the Council on the _____ day of _____ 2022.

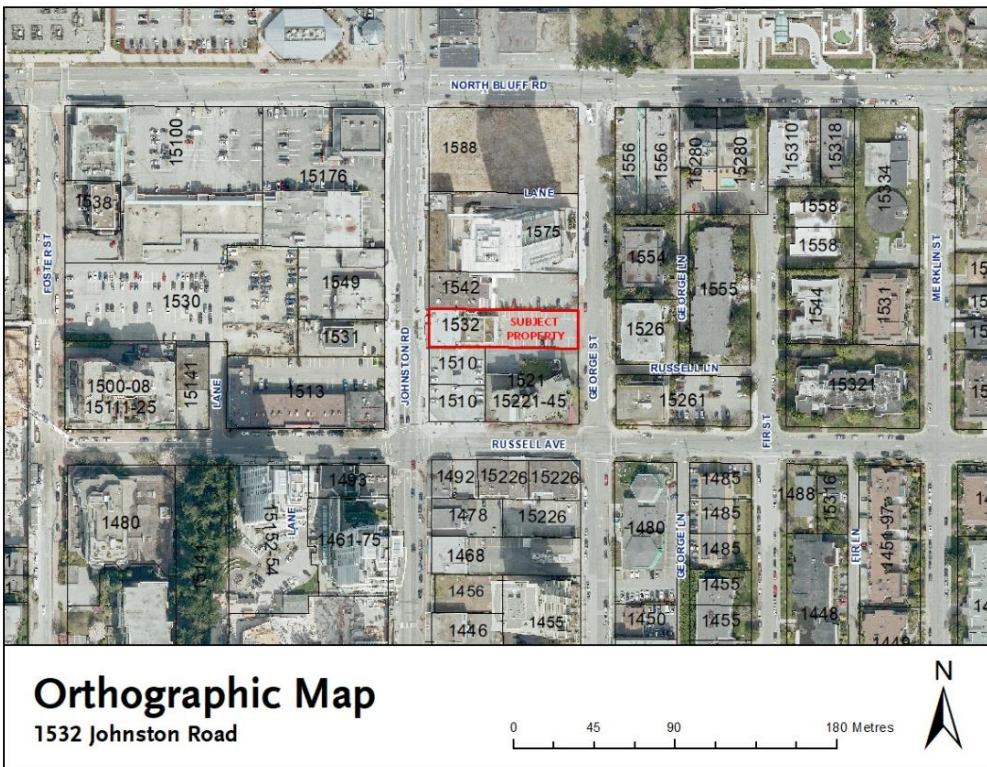
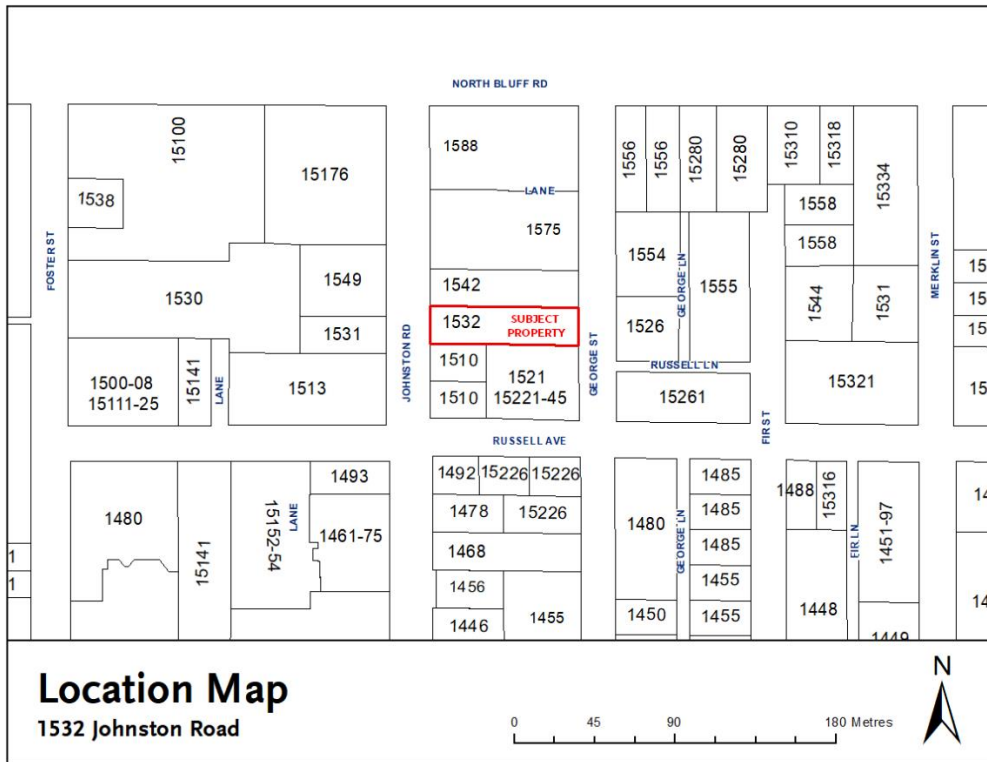
This development variance permit has been executed at White Rock, British Columbia, the _____ day of _____ 2022.

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

Mayor – Darryl Walker

Director of Corporate Administration – Tracey Arthur

Schedule A Location and Ortho Map



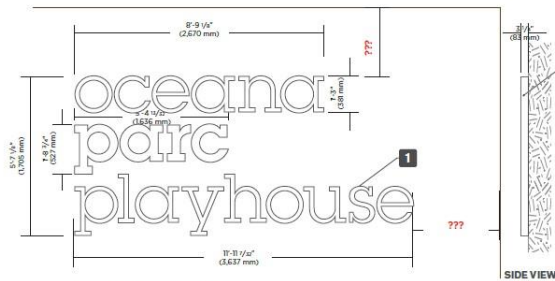
Schedule B The Plans

Priority Permits
 331 Parkdale Ave. N.
 Hamilton, ON L8H 5Y1
 Tel: (269)369-6951
 Fax: 1(866) 738-3846
 Info@prioritypermits.com
 www.prioritypermits.com

A	-	DESCRIPTION
REV		Oceana Parc Playhouse
		1532 Johnston Rd
		White Rock, BC
		SITE PLAN
		DATE: DD-MMM-YYYY
		SCALE: AS NOTED
		JOB No.: -
		DRAWN BY: INITIALS
		CHECKED BY: -

NOTES / LEGAL:
 1. THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SPACING PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.
 2. FINAL INSPECTIONS FOR PERMITTING JOBS TO BE HANDLED BY OUR CLIENTS.
 3. ENGINEERING PHOTOS / INSTALLER CHECKLIST TO BE PROVIDED BY OUR CLIENTS.

SIGN 1



GRAPHICS & MEASUREMENTS
 Please Provide Vector (AI) File for Logo

Sign Area: 1.705 m x 3.637 m = 6.20 m²

SPECIFICATIONS

- 1 3-1/4" Deep Left-Edge Returns Standard White #124
- 3/16" Thick White Acrylic Faces
- 1/2" Thick Sintra Backer

Oceana Parc- Internally Illuminated by White LEDs
 (7000K Colour Temperature)

Playhouse- RGB LED w/ Controller
 Mounted Through Wall

Note: Remove/Dispose Existing Channel letters and raceways

COLOURS + FINISHES

- White
- LRE #124



FOR REFERENCE ONLY - NOT TO SCALE

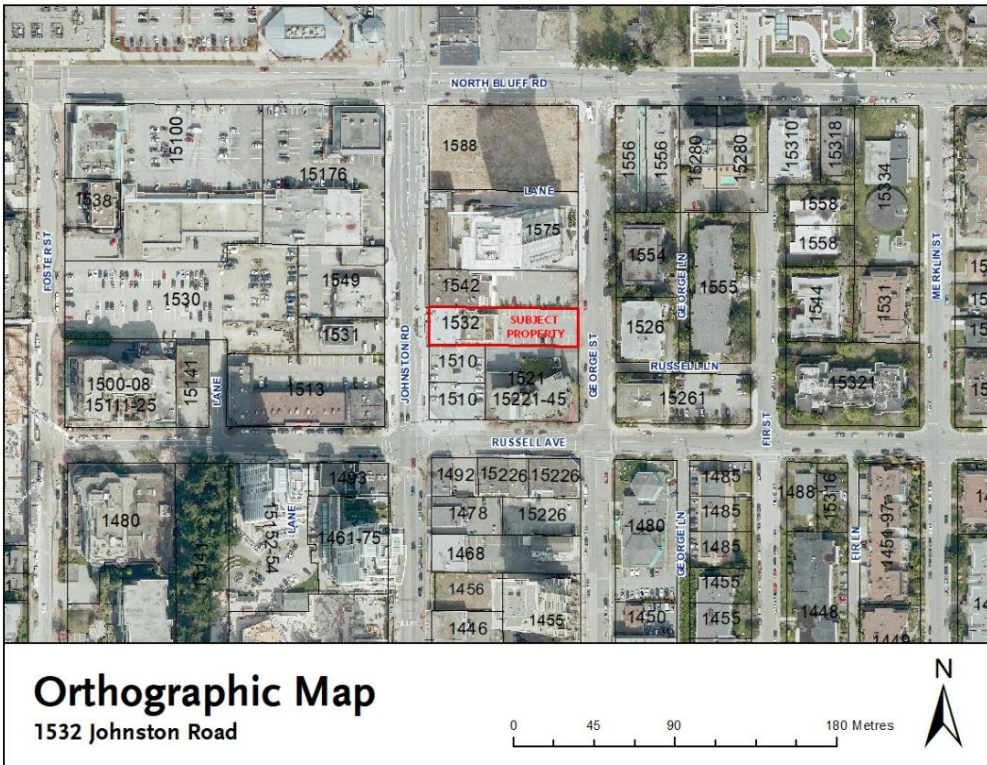
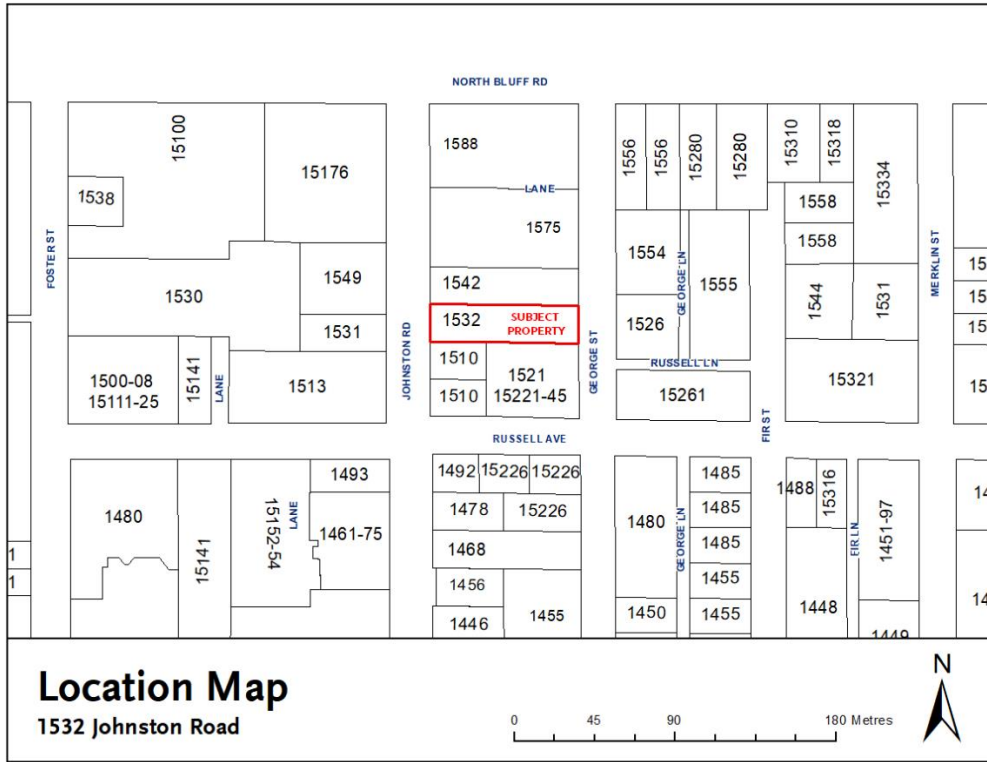


CURRENT CONDITIONS

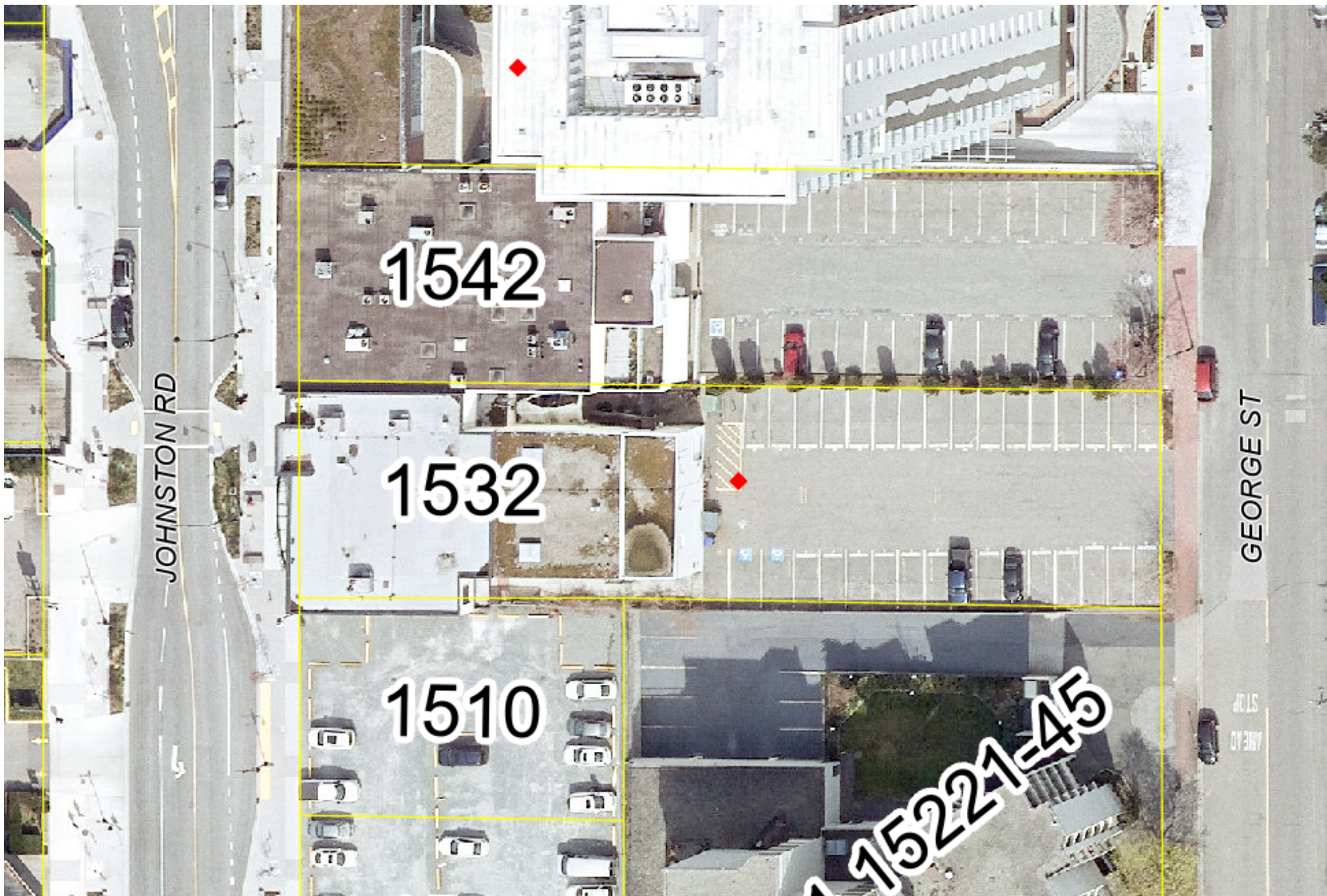
Property of: 	Project: Oceana Parc Playhouse Client: Perc Lising Quote Number: 15348-11-21-0990G-01	Account Manager: Roland House Drawn/Issued By: Shubam/dsk Date: 01-11-21 Scale: 1:30	Sign Type Quantity 1	SIGN 1 FACE-LIT CHANNEL LETTERS Wall Flush Mounted ILLUMINATED	Rev RS1 CHECK SCALE	Change Schedule Date 10/11/21	<input type="checkbox"/> Approved <input type="checkbox"/> Approved With Changes Approval Signature: 	 1532 Johnston Road White Rock, BC	Page 1
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Appendix B
Location and Ortho Photo Maps

Appendix B Location and Ortho Map



Appendix C
Site Plans and Elevation



Priority Permits

331 Parkdale Ave. N.
 Hamilton, ON L8H 5Y1
 Tel: (289)389-8951
 Fax: 1(888) 738-3846
 info@prioritypermits.com
 www.prioritypermits.com

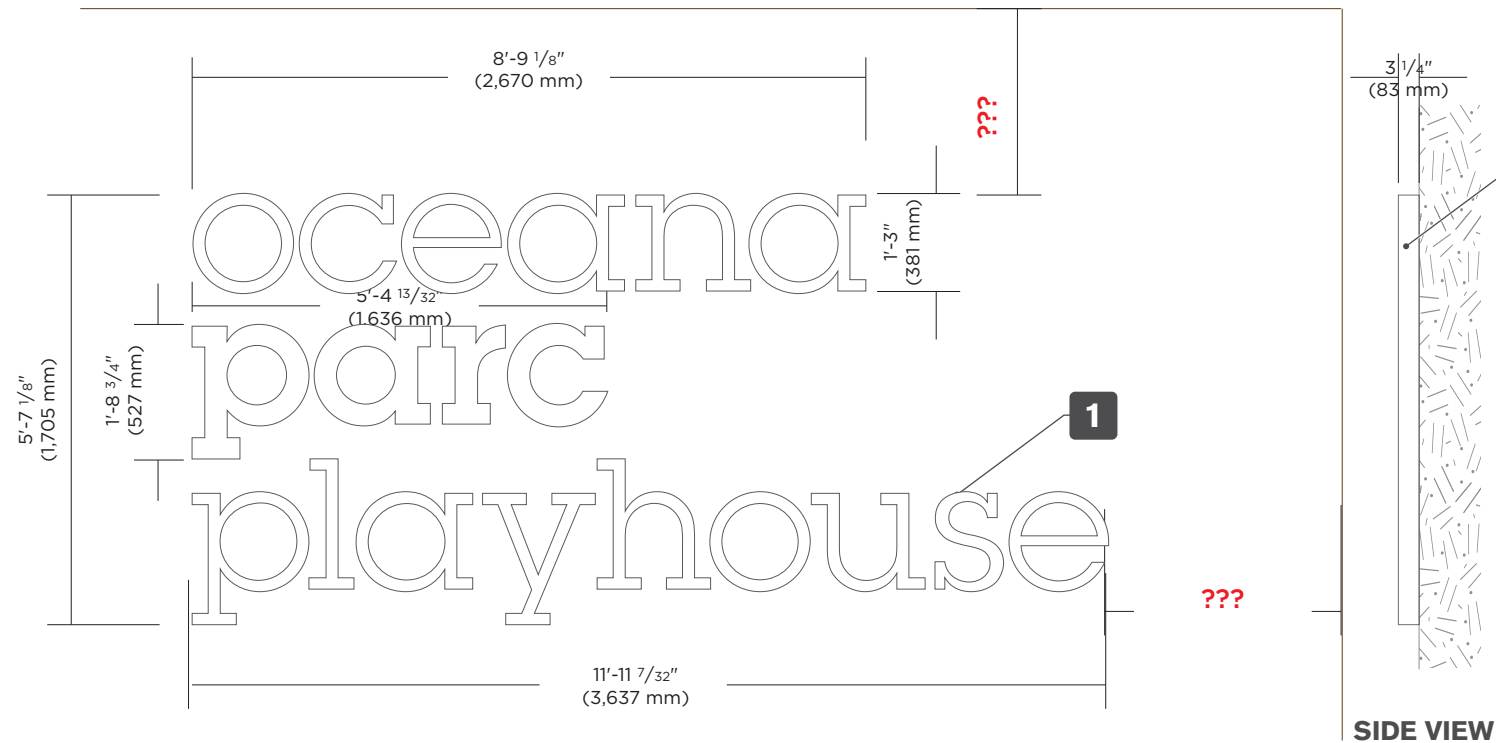


ENG

A	-
REV	DESCRIPTION
	Oceana Parc Playhouse
	1532 Johnston Rd
	White Rock, BC
SITE PLAN	
DATE:	DD-MMM-YYYY
SCALE:	AS NOTED
JOB No.:	-
DRAWN BY:	INITIALS
CHECKED BY:	-

NOTES / LEGAL:
 1. THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND / OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION
 2. FINAL INSPECTIONS FOR PERMITTING JOBS TO BE HANDLED BY OUR CLIENTS
 3. ENGINEERING PHOTOS / INSTALLER CHECKLIST TO BE PROVIDED BY OUR CLIENTS

SIGN 1



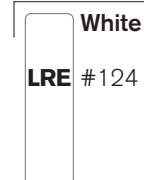
GRAPHICS & MEASUREMENTS
Please Provide Vector (AI) File for Logo

Sign Area: 1.705 m x 3.637 m = 6.20 m²

SPECIFICATIONS

- 1** 3-1/4" Deep Let-R-Edge Returns Standard White #124
- 3/16" Thick White Acrylic Faces
- 1/2" Thick Sintra Backer
- Oceana Parc**– Internally Illuminated by White LEDs (7000k Colour Temperature)
- Playhouse**– **RGB LED** w/ Controller
- Mounted Through Wall
- Note:** Remove/Dispose Existing Channel letters and raceways

COLOURS + FINISHES



FOR REFERENCE ONLY - NOT TO SCALE



CURRENT CONDITIONS

Rev.	Change Schedule	Date
R1	CHECK SCALE	10/11/21

Approved

Approved With Changes

Approval Signature: _____

x

SIGN 1



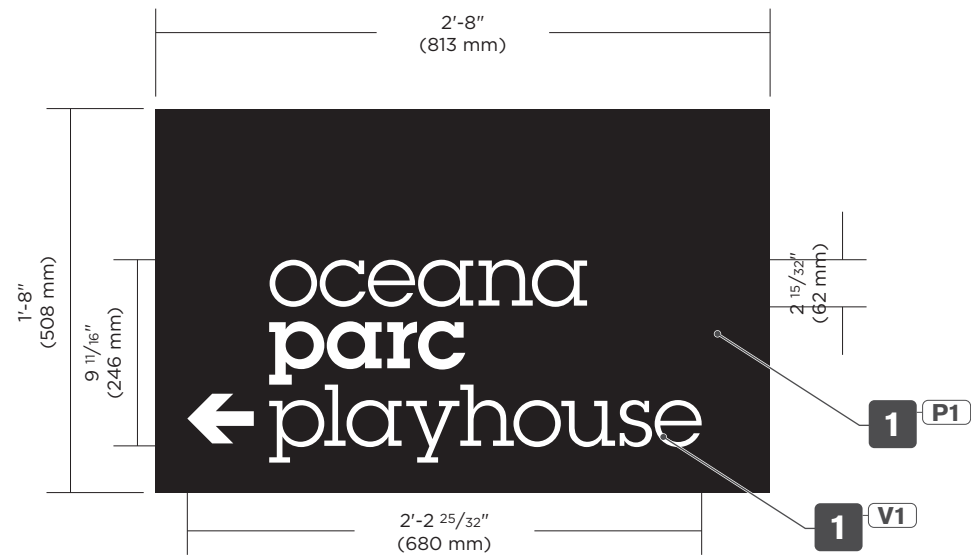
FOR REFERENCE ONLY - NOT TO SCALE



Rev.	Change Schedule	Date
R1	ADD TO PACKAGE	10/11/21

Approved
 Approved With Changes
 Approval Signature:
 X

SIGN 2 - New Sign to Replace the Existing



Sign Area: 0.508 m x 0.813 m = 0.41 m²

SPECIFICATIONS

- 1** 1/8" Thick Alupanel Painted Black
White Vinyl Text & Graphic Applied to Face
Mounted Flush to Wall

Remove the Existing Sign

COLOURS + FINISHES

	White		Black
V1	3M 3630-20-T	P1	N923SP



CURRENT CONDITIONS

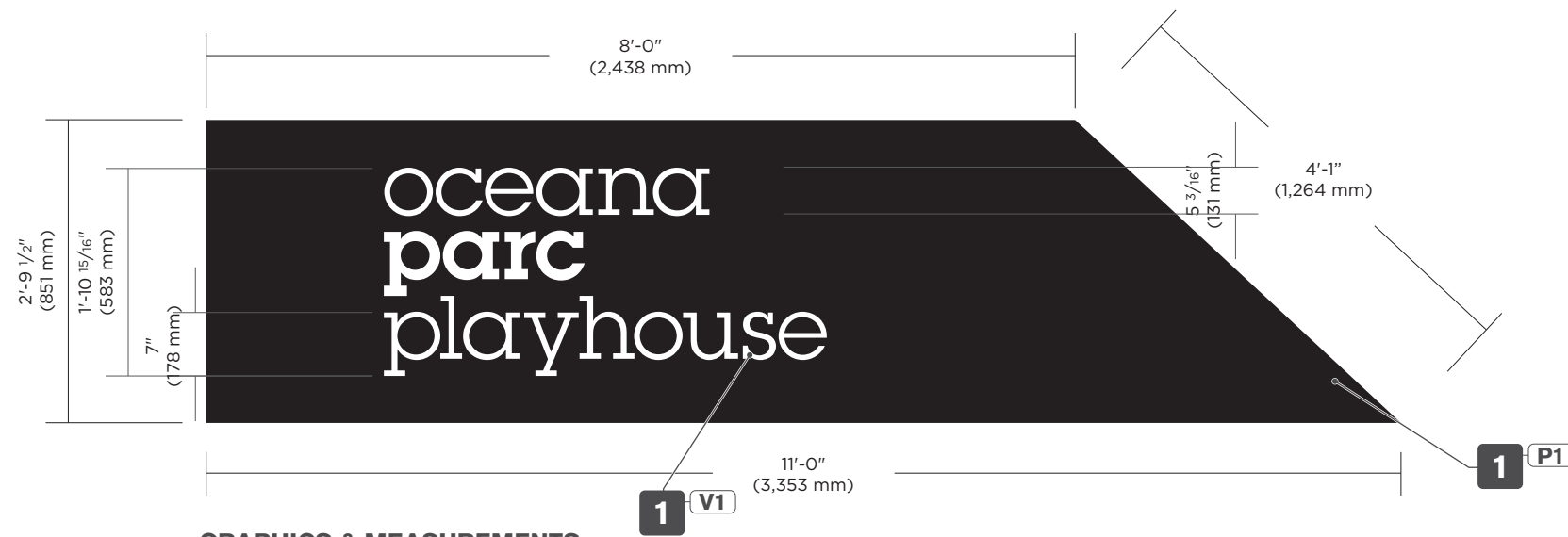


FOR REFERENCE ONLY - NOT TO SCALE

Rev.	Change Schedule	Date
R1	CHANGE TO BLACK	10/11/21

Approved
 Approved With Changes
Approval Signature:
x

SIGN 3 - Reface



GRAPHICS & MEASUREMENTS

Sign Area: 0.851 m x 3.353 m = 2.85 m²

SPECIFICATIONS

- 1** 10g Alum Face Routed Out Copy, Painted Black w/ new 1" EX12 retainer, Face Over Frame Illuminated w/7000 white LED
- 2** 1/2" Clear Acrylic Push Thru w/ Translucent White Vinyl Applied to Face

COLOURS + FINISHES

- | | | | |
|-----------|--------------|-----------|-----------|
| | White | | Black |
| V1 | 3M 3630-20-T | P1 | MP N923SP |



FOR REFERENCE ONLY - NOT TO SCALE



CURRENT CONDITIONS

Property of:



Project: **Oceana Parc Playhouse**
 Client: **Parc Living**
 Quote Number: **16348-11-21-OPPDG-R1**

Date: **01-11-21**

Account Manager: **Roland House**
 Drawn/Revised By: **Shabnam/Deb**
 Scale: **1 : 20**

Sign Type

 Quantity
1

SIGN 2
CABINET REFACE
W/ Push Thru

ILLUMINATED
 Page 23 of 41

Rev.	Change Schedule	Date
R1	NO CHANGE	10/11/21

Approved
 Approved With Changes
 Approval Signature:
X



1532 Johnston Road
 White Rock, BC

SIGN 4 - Reface



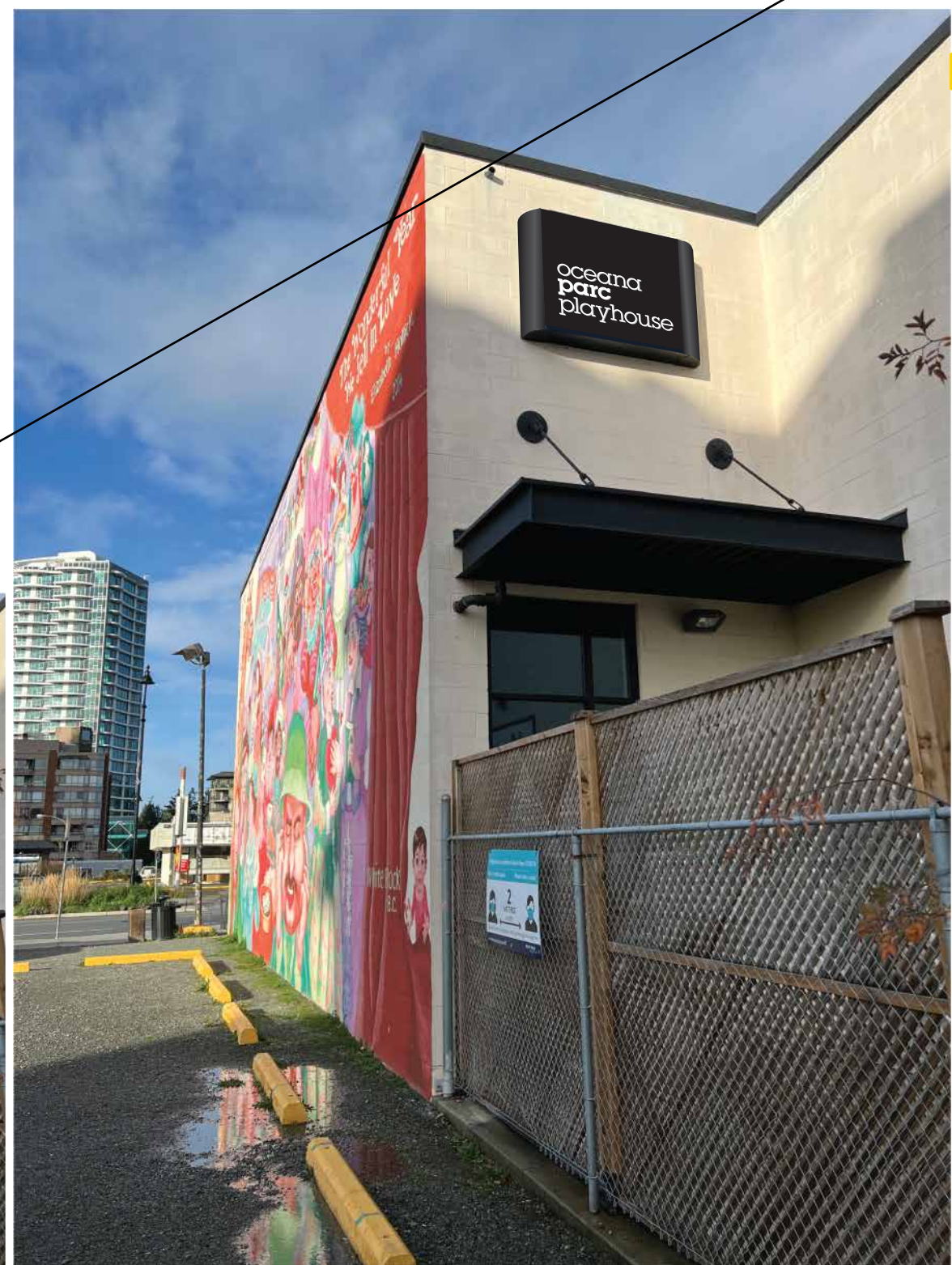
Sign Area: 1.219 m x 1.422 m = 1.73 m²

SPECIFICATIONS

- 1** 10g Alum Face Routed Out Copy, Painted Black w/ Ex-12 Retainer, Face Over Frame
*Install: Make sure all the lighting is in good working order.
- 2** 1/2" Clear Acrylic Push Thru w/ Translucent White Vinyl Applied to Face
- 3** Repaint bullnose ends

COLOURS + FINISHES

	White		Black
V1	3M 3630-20-T	P1	N923SP

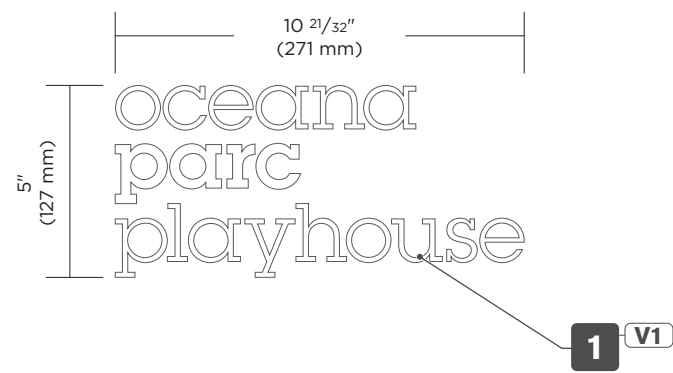


CURRENT CONDITIONS

Rev.	Change Schedule	Date
R1	CHANGE TO BLACK	10/11/21

Approved
 Approved With Changes
Approval Signature: _____
x

Door Vinyl - No Permits Required



SPECIFICATIONS

- 1** Opaque White Cutout Vinyl Graphics Applied to First Surface of Glazing

COLOURS + FINISHES

- White
- V1** 3M 7725-10-0



CURRENT CONDITIONS



FOR REFERENCE ONLY - NOT TO SCALE

Property of:



Project:
Oceana Parc Playhouse
Client:
Parc Living
Quote Number:
16348-11-21-OPPDG-R1

Date:
01-11-21

Account Manager:
Roland House
Drawn/Revised By:
Shabnam/Deb
Scale:
1 : 5

Sign Type



Quantity

1

**SIGN 5
DOOR VINYL**

NON ILLUMINATED

Rev.	Change Schedule	Date
R1	No change	10/11/21

- Approved
- Approved With Changes

Approval Signature:

X



1532 Johnston Road
White Rock, BC

Appendix D
Rationale Letter from Applicant

Letter of Rationale

1532 Johnston Rd | Oceana Parc Playhouse

Development Variance Application

Dear City of White Rock,

We ask that you please consider a variance approval to allow one new high quality, internally illuminated channel letter sign to replace an existing canopy sign for Oceana Parc Playhouse.

While the combined, stacked-copy height of the sign exceeds the maximum copy height of 0.61m (2.0 ft), the sign consists of three lines of copy, each of which is less than the maximum allocated 0.61m (2.0 ft) copy height. Each line's copy is no greater than 0.53m (1-8") in height, or 0.08m UNDER the allowance for copy height.

If the combined sign height was revised to comply with the bylaw at just 0.61m, the letter height would be difficult to read at just 0.19m (~7.5 inches) height per line. This could increase distractions due to illegible letter sizes, while also creating unnecessary inaccessibilities for the visually impaired. White Rock Playhouse is a volunteer based non-profit organization that is a theatre for the community, and adequate exposure is necessary for its' continued success and community services.

It is for the above reasons that we ask you to please consider allowing the proposed sign, granting a variance for all know and unknown by-law deficiencies required for our current sign proposal.

Jordan Desrochers

Priority Permits Ltd.

22738 124 Ave

Maple Ridge, BC

V2X 4K1

604 477 9650

Jordan@PriorityPermits.com

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 11, 2022

TO: Land Use and Planning Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 13706 North Bluff Road (22-002)

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 13706 North Bluff Road to the next stage in the application review process.

EXECUTIVE SUMMARY

The City has received an initial application for rezoning which, if approved, would permit the subdivision of the property at 13706 North Bluff Road. In accordance with the amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to the Land Use and Planning Committee for early input and direction on whether an application should proceed to Public Information Meeting (PIM) or be denied if it would fundamentally not be supported by Council. Staff recommend that the subject application proceed through the approvals process.

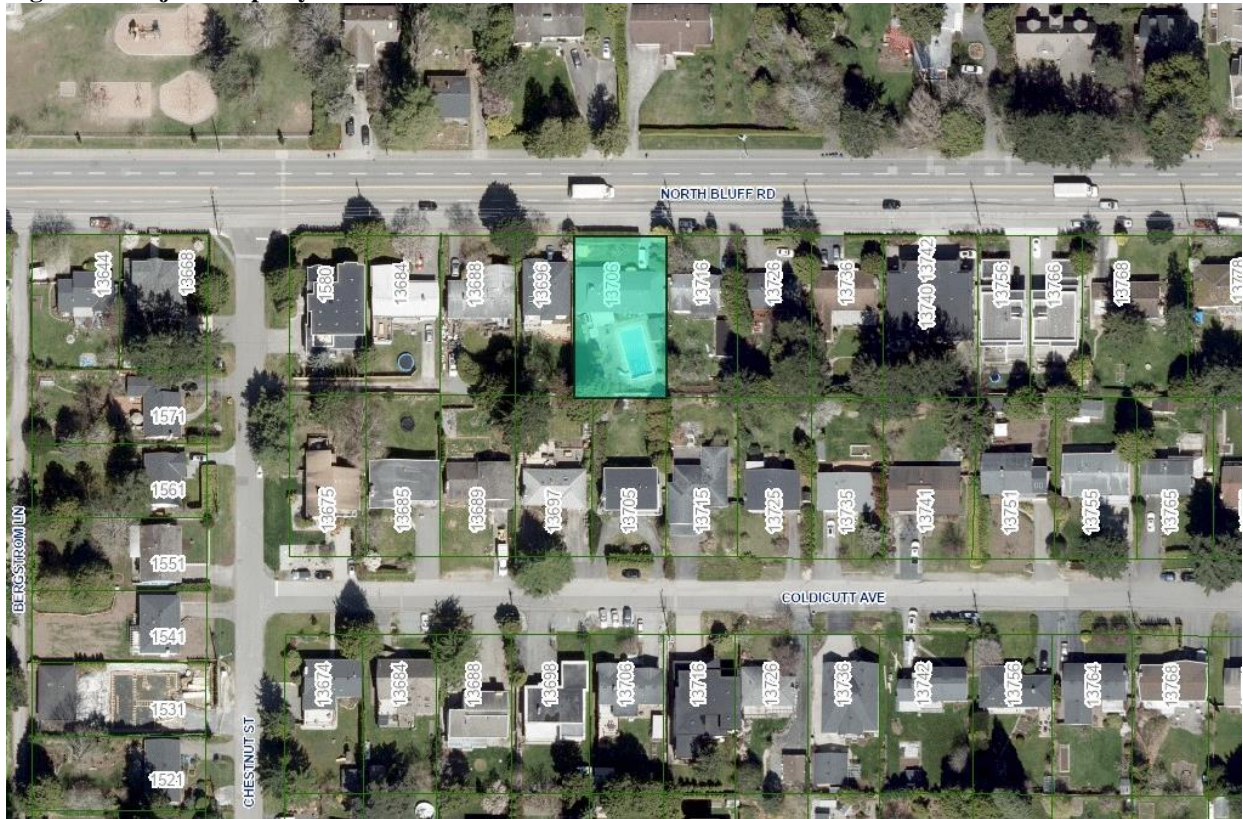
PREVIOUS COUNCIL DIRECTION

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

INTRODUCTION/BACKGROUND

The City has received a Zoning Bylaw Amendment application to change the zoning of the property at 13706 North Bluff Road from the “RS-1 One Unit Residential” Zone to the “RS-4 One Unit (12.1m Lot Width) Residential” Zone. If approved, the rezoning would permit the subdivision of the property and the construction of two new single-family dwellings. Note that the property currently has frontage on North Bluff Road (see Figure 1; see also Appendix A - Location & Ortho Maps).

Figure 1: Subject Property at 13706 North Bluff R

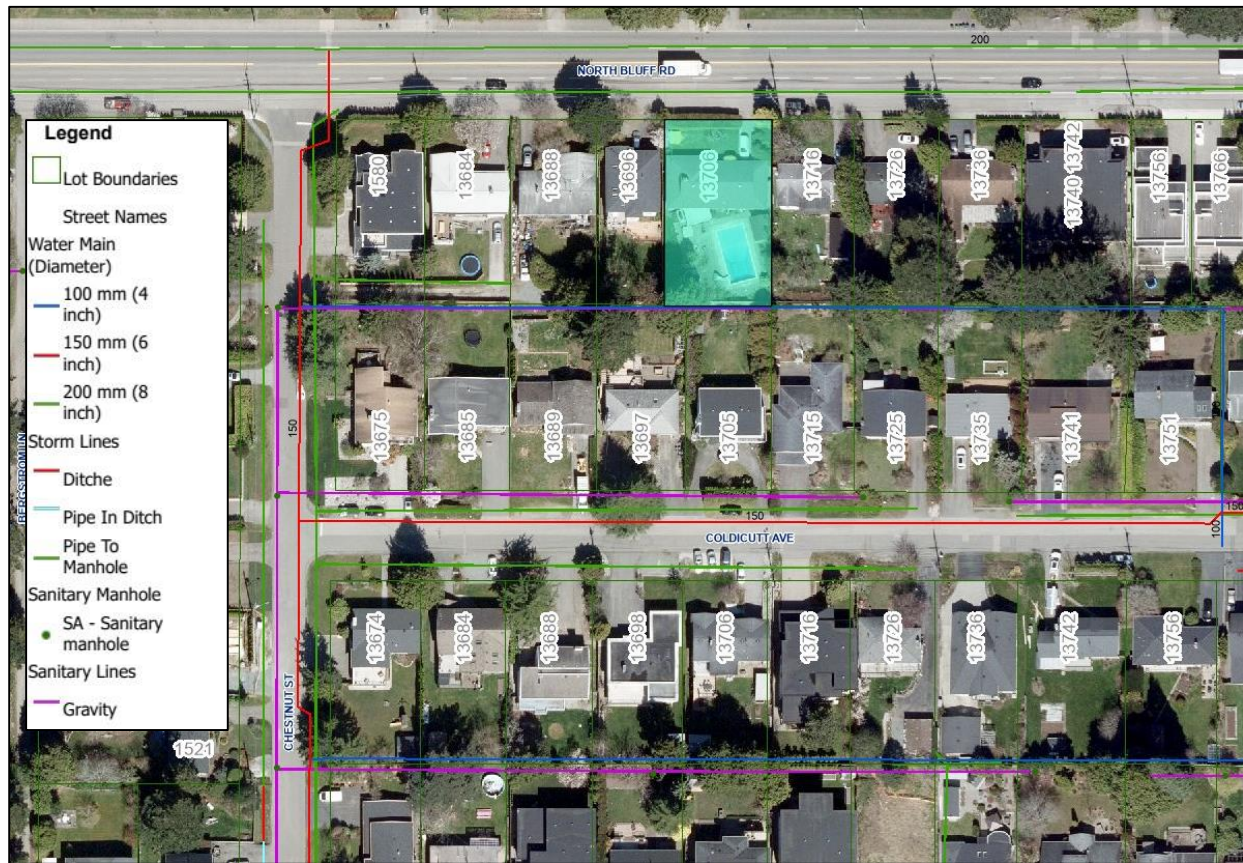


ANALYSIS

The subject property is approximately 971.60 m² (10,458.21 ft²) in size, which is larger than the minimum size of 464 m² required for the construction of a single-family residential permitted under the existing zoning. The Applicant has proposed to subdivide the lot in the north-to-south direction resulting in two lots having frontage of approximately 12.10 metres and depth of approximately 40.14 metres; the property immediately adjacent to the west of the subject property has a similar configuration to that proposed (see Appendix B – Site Survey and Appendix C – Proposed Subdivision Plan).

The subject property, including properties to the west and southwest of the subject property, are tied to a Sewer Easement Agreement with the City from the 1950s for a sanitary main connection that was constructed by the City through the backyard of said properties to provide service connections (see Figure 2, see also Appendix B – Legal Survey). As part of this redevelopment, the applicant will be required to abandon their connection and construct a sanitary main on North Bluff Road. In addition, they will be considered and most likely be eligible to recover the cost through a Latecomers Agreement to offset some of the costs once surrounding lots, who stand to benefit from this new sanitary main, redevelop.

Figure 2: Service connections along subject property and neighbouring properties



Official Community Plan

The Official Community Plan (OCP) designates the subject property as “Mature Neighbourhood”. The designation supports single family homes with secondary suites, as well as duplexes and triplexes. The OCP establishes development permit area (DPA) guidelines applicable to infill projects within mature neighbourhoods when such infill takes the form of duplexes, triplexes or “intensive residential development.” The latter refers to subdivisions that would result in lots having frontage of less than 12.1 metres. In this case, if the rezoning were approved, the subdivision would result in lots having frontage of approximately 12.10 metres and therefore, the DPA guidelines would not apply.

White Rock Zoning Bylaw

The subject property is currently zoned ‘RS-1 One unit Residential Zone’ in the White Rock Zoning Bylaw. The intent of this zone is to accommodate single family homes with accessory uses on lots of 464 m² and larger. Under the current zoning, the subject property would be permitted to construct a 485.80m² one-unit residential (excluding basement, garage and other areas) with a maximum height of 7.7 metres (25.26 feet).

Council’s approval of the rezoning, and the subsequent subdivision, would allow for two single detached homes i.e., one per lot. It is noted that the RS-4 Zone does not allow for accessory residential uses, including secondary suites, when the minimum lot area requirement of the zone is not met; this applies to RS-4 zoned properties having lot areas less than 410.0 m². In this case, if the rezoning were approved, the subdivision would result in lots having lot areas of approximately 485.80 m² and therefore, this requirement would not apply. Table 1 below provides a snapshot of existing and proposed zoning standards.

Table 1: Existing and Proposed Zoning Standards

	Current Zoning	Proposed Zoning
Zone	RS-1	RS-4
Use	One-unit Residential	
Max. Height	7.7m / 25.26 ft	7.7m / 25.26 ft
Min. Lot Width	15.0m	12.1m
Min. Lot Depth	27.4m	27.4m
Min. Lot Area	464.0m ²	410.0m ²
Front Setback	7.5m	7.5m
Interior Side Setbacks (east & west)	1.5m	1.35m
Rear Setback	7.5m	7.5m
Density	0.5 times the lot area	
Off Street Parking Spaces	2 (+1 for secondary suite)	

Required Parking

Two (2) parking spaces are needed to service each principal residence. Under the existing RS-1 Zone, a minimum of three (3) spaces would be required if the lot were developed with both a principal dwelling and a secondary suite. If the subdivision proceeds for an additional (second) lot, a minimum of four (4) spaces would be required (i.e., two per principal dwelling unit). Staff believe the building envelopes established by the proposed rezoning will provide sufficient space to construct a home on each lot and meet the required parking supply.

Tree Management & Protection

An Arborist Report was prepared by Arbor Solutions on March 4th, 2022, to inventory and assess the trees at 13706 North Bluff Road. Although this report has a few misidentified trees and has proposed replacement trees in unsuitable locations on the subject property, for the purpose of an early review application, this report can be used as a visual guide to illustrate the existing on and off-site protected trees (see Appendix D – Tree Management Plan). The corrections will be requested through a revised report that will be submitted as part of the complete application package, if the Committee grants support for the application to proceed to the next stage in the process.

There are a total of ten (10) protected trees associated with this project that are subject to the White Rock Tree Protection Bylaw, 2021, No. 2407 (i.e., private property trees with a trunk diameter at breast height of 20 cm or more). Three (3) protected trees are proposed for removal requiring a total of six (6) replacement trees. For those trees that would be removed, the security would be held against replacement trees and where replacement trees cannot be accommodated on-site, the City could take cash-in-lieu.

FINANCIAL IMPLICATIONS

Details regarding the Development Cost Charges associated with the subdivision for one new lot would be provided in a future report to the Land Use and Planning Committee.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

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

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

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

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

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

OPTIONS / RISKS / ALTERNATIVES

Alternatives to the staff recommendation include:

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

CONCLUSION

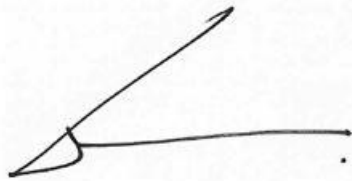
Council has adopted amendments to the Planning Procedures Bylaw which enable an early review of rezoning applications. This corporate report presents a rezoning Application for the property at 13706 North Bluff Road, which if approved, would permit the property to be subdivided. If the application is advanced to the next stage in the process, the Applicant would be required to submit a complete application package with items as outlined in Schedule G to Planning Procedures Bylaw, 2017, No. 2234, and would then proceed to a Public Information Meeting.

Respectfully submitted,



Anne Berry
Director, Planning and Development Services
Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

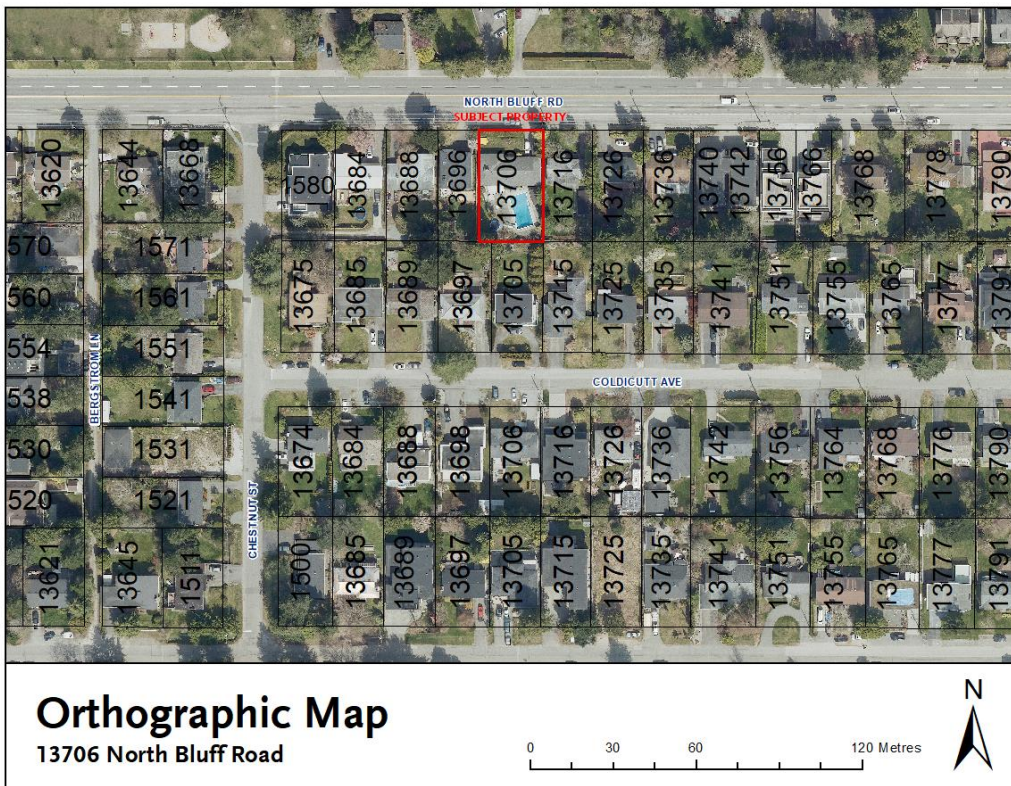
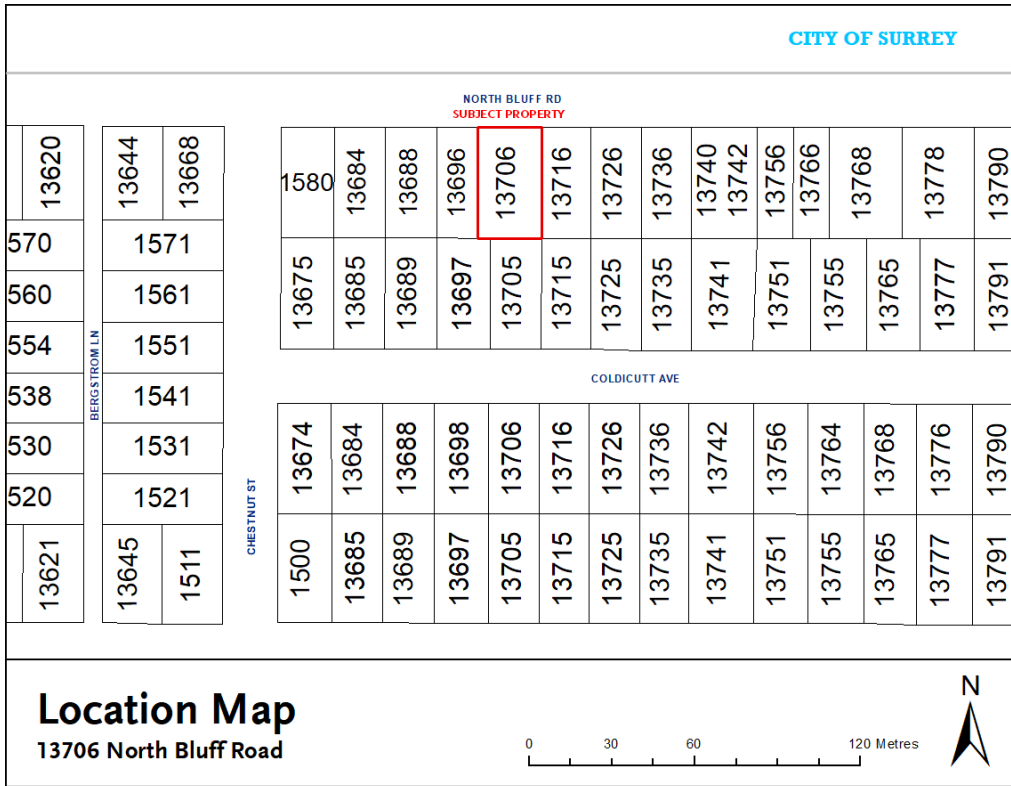


Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Location and Ortho Maps
- Appendix B: Legal Survey
- Appendix C: Proposed Subdivision Plan
- Appendix D: Tree Management Plan

Appendix A
Location and Ortho Maps

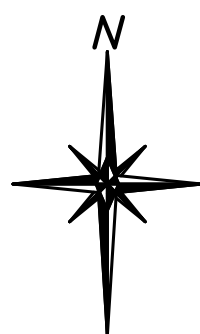
APPENDIX A: Location and Ortho Maps



Appendix B
Legal Survey

**TOPOGRAPHICAL PLAN OF LOT 2,
SECTION 9, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 85845**

PARCEL IDENTIFIER 016-141-245
CIVIC ADDRESS 13706 North Bluff Road
White Rock, B.C.



SCALE: 1:200



All distances are in metres

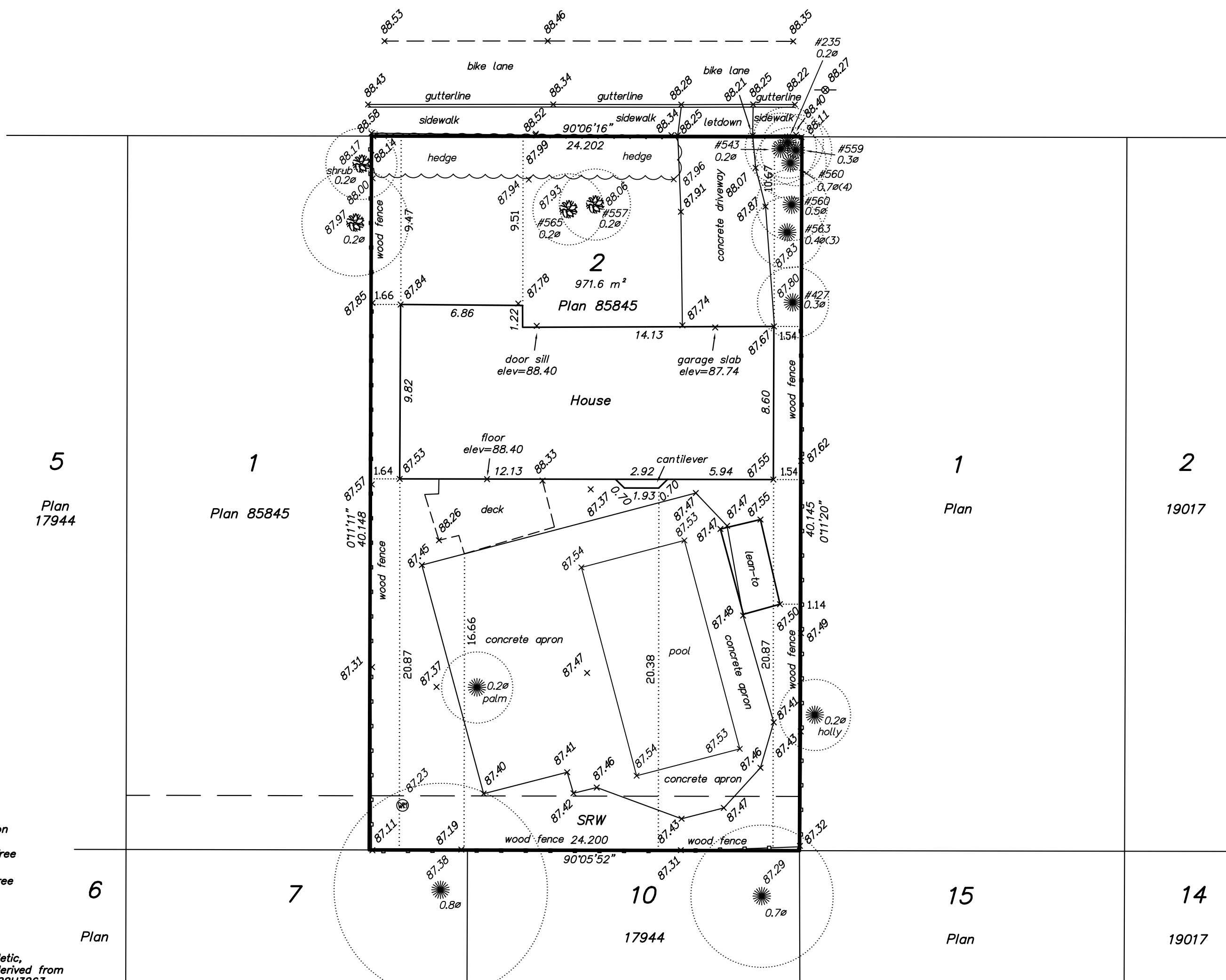
6
Plan LMP47186

LANE

17
Plan 7224

City of Surrey
City of White Rock

NORTH BLUFF ROAD



LEGEND

- x 87.47 Spot Elevation
- ☀ Coniferous Tree
- ☀ Deciduous Tree
- ⊕ Water Meter
- ⊖ Power Pole

Elevations are Geodetic, shown in metres, derived from Control Monument 88H3863 Elevation = 78.490 metres Datum: CVD28GVRD2018.

Lot dimensions are based on ground survey.

Offsets shown are not to be used to define property lines. This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

CERTIFIED CORRECT
this 8th day of February, 2022.

CHARGES ON TITLE	
CHARGE NO.	NATURE
227846C	SRW

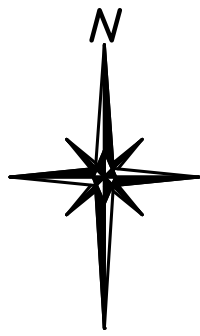
PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-6509

FILE NUMBER : 7852C

Appendix C
Proposed Subdivision Plan

**PROPOSED SUBDIVISION PLAN OF LOT 2,
SECTION 9, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 85845**

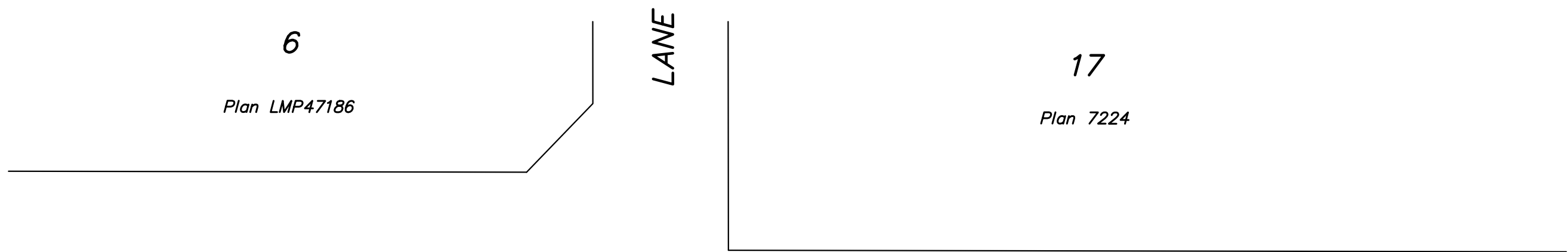
PARCEL IDENTIFIER 016-141-245
CIVIC ADDRESS 13706 North Bluff Road
White Rock, B.C.



SCALE: 1:200

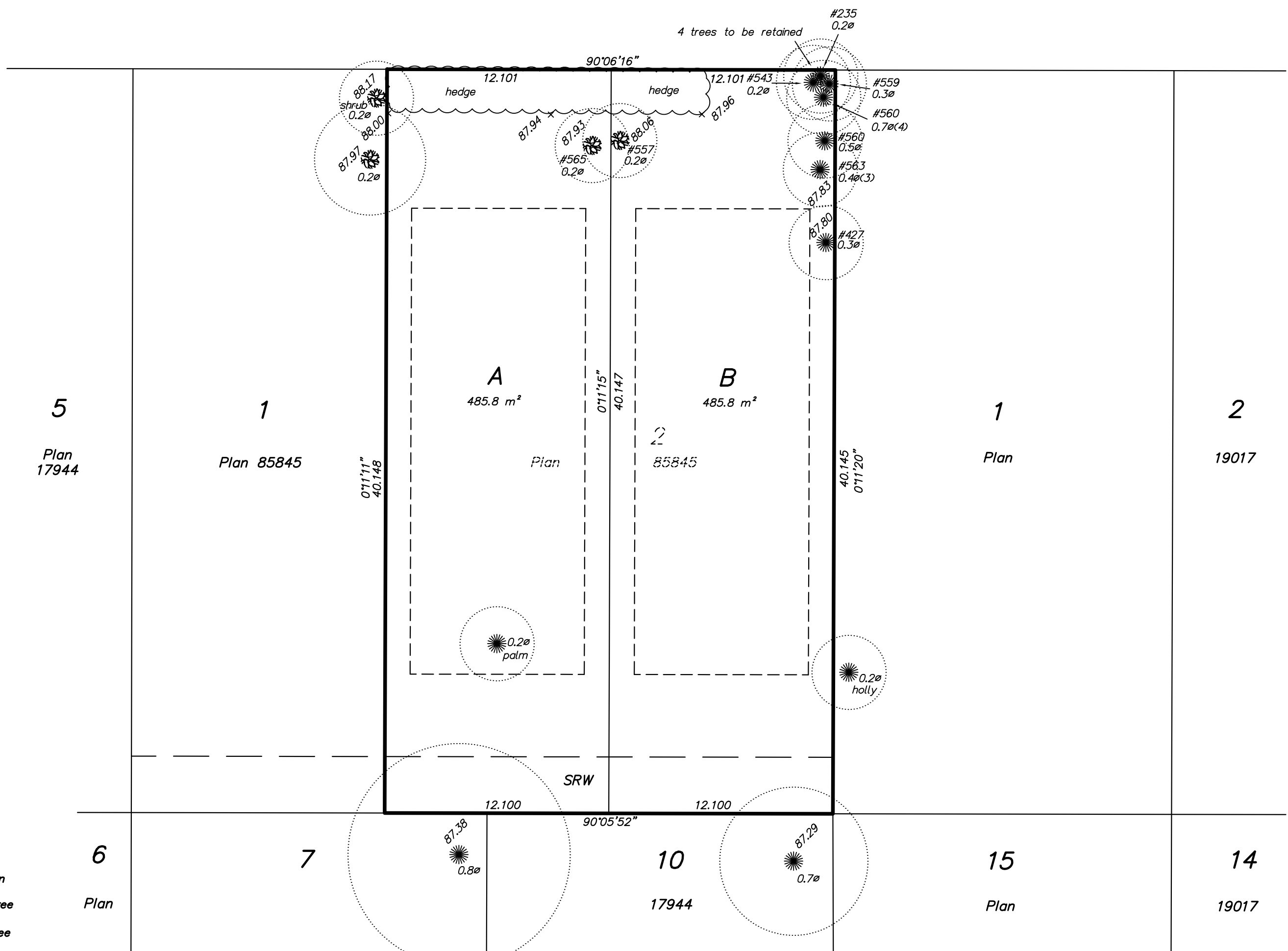


All distances are in metres



City of Surrey
City of White Rock

NORTH BLUFF ROAD



LEGEND

- x 87.93 Spot Elevation
- ☀ Coniferous Tree
- ☀ Deciduous Tree

Elevations are Geodetic, shown in metres, derived from Control Monument 88H3863
Elevation = 78.490 metres
Datum: CVD28GVRD2018.

Lot dimensions are based on ground survey.

This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

CERTIFIED CORRECT
this 8th day of February, 2022.

NOTES :

Proposed RS-4 Zoning, One Unit (12.1m Lot Width) Residential Zone
Proposed lot dimensions are preliminary and subject to Municipal approval.

--- indicates building envelope

Setbacks
front=7.5 metres, rear=7.5 metres
interior side=1.35 metres

CHARGES ON TITLE	
CHARGE NO.	NATURE
227846C	SRW

PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
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FILE NUMBER : 7852D

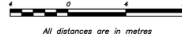
Appendix D
Tree Management Plan

**PROPOSED SUBDIVISION PLAN OF LOT 2,
SECTION 9, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 85845**

PARCEL IDENTIFIER 016-141-245
CIVIC ADDRESS 13706 North Bluff Road
White Rock, B.C.



SCALE: 1:200






All distances are in metres



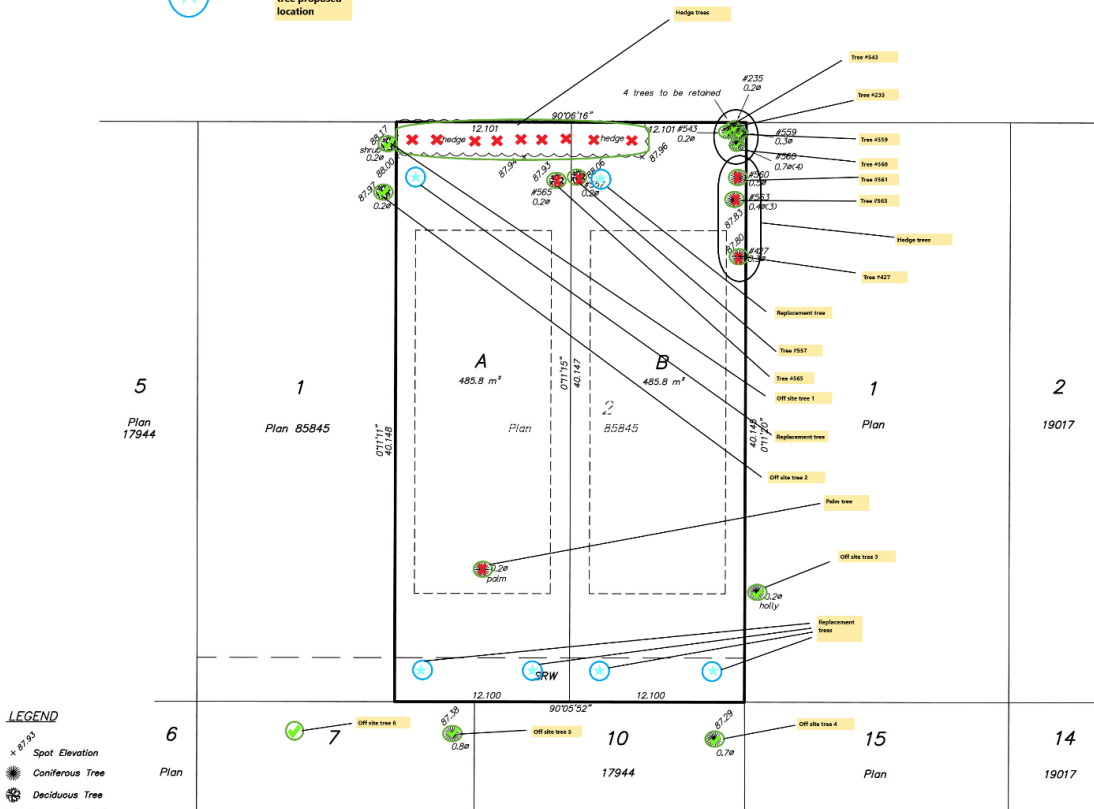
LANE

17
Plan 7224

Key for markings on Tree management plan

-  Tree To be retained
-  Tree To be removed
-  Replacement tree proposed location

NORTH BLUFF ROAD



LEGEND

- x 77.93 Spot Elevation
- ☉ Confiferous Tree
- ☼ Deciduous Tree

Elevations are Geodetic, shown in metres, derived from Control Monument 89H3863
Elevation = 78.490 metres
Datum: CVD286VR02018.

Lot dimensions are based on ground survey.

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CERTIFIED CORRECT
this 8th day of February, 2022.

William
Papove
B15C86

W. PAPOVE B.C.L.S.

NOTES :

Proposed RS-4 Zoning, One Unit (12.1m Lot Width) Residential Zone
Proposed lot dimensions are preliminary and subject to Municipal approval.

--- indicates building envelope

Setbacks
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interior side=1.35 metres.

CHARGES ON TITLE	
CHARGE NO.	NATURE
227846C	SRW

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FAX : (604) 464-6509
FILE NUMBER : 78520

Tree Management plan