

The Corporation of the  
CITY OF WHITE ROCK



Land Use and Planning Committee  
AGENDA

Monday, May 30, 2022, 6:00 p.m.

City Hall Council Chambers

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

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

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	Pages
1. CALL TO ORDER Councillor Trevelyan, Chairperson	
2. ADOPTION OF AGENDA  RECOMMENDATION THAT the Land Use and Planning Committee adopt the agenda for May 30, 2022 as circulated.	
3. ADOPTION OF MINUTES  RECOMMENDATION THAT the Land Use and Planning Committee adopt the minutes of the May 9, 2022 meeting as circulated.	3
4. DEVELOPMENT VARIANCE PERMIT NO. 445 - 15385 SEMIAHMOO AVENUE (DVP 22-008)  Corporate report dated May 30, 2022 from the Director of Planning and Development Services titled "Development Variance Permit No. 445 - 15385 Semiahmoo Avenue (DVP 22-008)".  RECOMMENDATION THAT the Land Use and Planning Committee recommends 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 per Section 466 of the <i>Local Government Act</i> , including notice in	7

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. 445.

5. **CONCLUSION OF THE MAY 30, 2022 LAND USE AND PLANNING COMMITTEE MEETING**



## Land Use and Planning Committee

### Minutes

May 9, 2022, 6:30 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  
Anne Berry, Director of Planning and Development Services  
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 2

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1. **CALL TO ORDER**

Councillor Trevelyan, Chairperson

The meeting was called to order at 6:32 p.m.

2. **ADOPTION OF AGENDA**

**Motion Number: 2022-LU/P-010** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the agenda for May 9, 2022 as circulated.**

**Motion CARRIED (6 to 0)**

3. **ADOPTION OF MINUTES**

**Motion Number: 2022-LU-P-011** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the minutes of the April 11, 2022, meeting as circulated.**

**Motion CARRIED (6 to 0)**

4. **CONSIDERATION OF 1ST AND 2ND READING OF "WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 - 15916 RUSSELL AVENUE), BYLAW, 2022, NO. 2429**

Corporate report dated May 9, 2022, from the Director of Planning and Development Services titled "Consideration of 1st and 2nd Reading of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

The Director of Planning and Development Services provided a PowerPoint that outlined the application.

The following discussion point was noted:

- A member of Council noted the Official Community Plan (OCP) designation for the site (would like to see restriction with housing being removed and replaced with higher density)

**Motion Number: 2022-LU/P-012** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend that Council give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429*".**

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

**Motion CARRIED (4 to 2)**

**Motion Number: 2022-LU/P-013** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend that Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429”.**

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

**Motion CARRIED (4 to 2)**

**Motion Number: 2022-LU/P-014** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend that Council direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429” back for consideration of final adoption:**

- a. **Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;**
- b. **Ensure that all matters pertaining to tree protection and retention are addressed to the satisfaction of the Director of Planning and Development Services.**
- c. **Require the applicant to sign a no-build covenant related to the 17-metre setback, the no-build covenant is to be registered on title.**
- d. **Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and**
- e. **Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.**

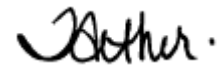
**Motion CARRIED (6 to 0)**

5. **CONCLUSION OF THE MAY 9, 2022 LAND USE AND PLANNING COMMITTEE MEETING**

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

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Councillor Trevelyan, Chairperson



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Tracey Arthur, Director of  
Corporate Administration

Unapproved

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



**DATE:** May 30, 2022

**TO:** Land Use and Planning Committee

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** Development Variance Permit No. 445 – 15385 Semiahmoo Avenue (DVP 22-008)

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**RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommends 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 per 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. 445.
- 

**EXECUTIVE SUMMARY**

An application for a Development Variance Permit (DVP) has been received to install an oversized fascia sign and a combined fascia sign (fascia sign and electronic message board sign) at the residential care facility and Peninsula United Church development (currently under construction) located at 15385 Semiahmoo Avenue. A fascia sign is painted on, attached to, or recessed into the face or wall of a building and an electronic message board sign displays illuminated and changing or moving effects, or with moving letters, symbols or a changing message. The channel letterings and electronic message board are proposed to be mounted directly to the buildings and exceed the permissible sign copy area height per the Sign Bylaw. Staff supports the proposed sign variance as it would create minimal impact on adjacent properties.

A draft of Development Variance Permit No. 445 is attached as Appendix A. Appendix B includes location and ortho maps of the property. Appendix C provides a drawing package which includes elevations and renderings. Appendix D contains the Applicant's rationale letter.

**INTRODUCTION/BACKGROUND**

This is a DVP application from Peninsula United Church ("Applicant") to install two oversized-copy fascia signs at the ongoing construction of a four-storey building. It comprises a seniors' residential care facility and a church (Peninsula United Church) at 15385 Semiahmoo Avenue. The subject property is designated Mature Neighbourhood in the Official Community Plan (OCP)

and is zoned Civic/ Institutional Use Zone (P-1) in the City of White Rock Zoning Bylaw, 2021, No. 2000.

The subject property is irregular and is bound by three street frontages: Buena Vista Avenue, Centre Street, and Semiahmoo Avenue. The site is near White Rock’s civic centre; City Hall, Public Library, Fire Hall, RCMP detachment, and the Evergreen Child Care Centre (see Figure 1).

The area to the north is comprised of low-rise (three or four-storey) apartment buildings, and to the immediate south of the site, across Semiahmoo Avenue are a duplex and a triplex. Detached homes make up most of the residences to the east and southeast. The aerial image below depicts the area surrounding the subject property and the proposed signage location.

**Figure 1: Aerial Site Map**



## PROPOSED VARIANCE

The application is intended to modify the provisions of the Sign Bylaw to accommodate oversized-copy fascia signs (a fascia sign and a combined fascia sign) proposed to be installed at two locations on the southwest corner of the building, the stair tower, across the intersection of Centre Street and Semiahmoo Avenue. A fascia sign is a sign painted on, attached to or recessed into the face or wall of a Building. An electronic message board sign is. The signage is proposed to ensure visibility from the three streets but also to help distinguish between the residential care facility and the church. A rendering of the proposed sign is provided as follows (see Figure 2).



**Figure 2: Rendering of proposed signages**



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 on the stair tower face, across Centre Street (Sign 1 – see Figure 2 above; see Appendix C), consists of three lines of copy (lettering), 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, the combined channel lettering height is considered which is approximately 1.307 metres (4.29 feet).

Similarly, the sign on the stair tower face, across from Semiahmoo Avenue, consists of three lines of copy and an electronic message board sign (Sign 2 – see Figure 2 above; see Appendix C). Per the Sign Bylaw, this is considered a combined fascia sign, therefore the combined channel lettering height and electronic message signboard height combined are approximately 2.52 metres (8.27 feet) Therefore, both signs 1 and 2 exceed the maximum allowable sign copy height in the Sign Bylaw.

Part 7, Section 2.2 of the Sign Bylaw prohibits the changeable sign copy area to exceed 50% of the sign area of an electronic message board sign. In this circumstance, the electronic message board, located below the channel letterings on the stair tower face (Sign 2 – Figure 2, see Appendix C), has a sign copy area which is appropriately 100%, which exceeds the maximum allowable sign area percentage for an electronic message board sign per the Sign Bylaw.

It is to be noted that the proposed fascia signs will be illuminated, channel letterings on both faces of the stair tower will be lit with internal white LED light source and the electronic message board will have a single face frameless LED display. If the illumination from the signages disturbs the neighbouring properties, the applicant can dim or turn off the illumination at a pre-arranged time (see Appendix D).

Recently, a sign permit application for a free-standing sign was applied by another applicant (Superior Signs) for the seniors' residential care facility portion of this project. It will be located at the entrance of the facility, displayed on the front face of a concrete slab facing Buena Vista Avenue (see Figure 3). This sign is permitted as it meets the dimensional requirements of the Sign Bylaw. A sign permit has been issued.

**Figure 3: Elevation (left) and rendering (right) of approved freestanding sign for the care facility**



If this variance is approved, the applicant would be required to obtain a sign permit for the fascia signs to be installed on the property. If the proposed DVP is denied, the applicant would be required to modify the signs to comply with Section 2.2 and Section 3.3 in the Sign Bylaw.

### **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 Director has exercised exemption from this requirement.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The application was referred for review and comments to other City 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. 445; or
2. Defer consideration of Development Variance Permit No. 445 pending further information to be identified.

## **CONCLUSION**

The Applicant proposes to install an oversized-copy fascia sign and an oversized combined 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 on the surrounding neighbourhood. Staff recommends 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, recommend that Council consider approval of Development Variance Permit No. 445 following the electronic public meeting.

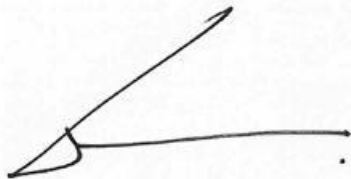
Respectfully submitted,



Anne Berry  
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. 445  
Appendix B: Location and Ortho Maps  
Appendix C: Drawing Package  
Appendix D: Rationale Letter from Applicant



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

**DEVELOPMENT VARIANCE PERMIT NO. 445**

1. This Development Variance Permit No. 445 is issued to **CIMIC MORNINGSTAR INVESTMENT LTD., INC.NO.BC1085888**, 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: Block 29 Except: Firstly: Part Subdivided by Plan 12575  
Secondly: Parcel "A" (Explanatory Plan 14297), Section 11,  
Township 1, New Westminster District Plan 488

PID: 011-621-141

As indicated on Schedule A.

2. This Development Variance Permit No. 445 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 2.52 metres (8.27 feet) and shall not exceed 45% of the Sign Area."
- (b) Part 7, Section 2.2 is varied to read as follows:  
"The changeable Copy Area shall not exceed 100% of the sign area of a Changeable Copy Sign or an Electronic Message Board Sign."
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 signages shall substantially conform to the drawings prepared by Superior Signs dated 20<sup>th</sup> May 2022, and 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.

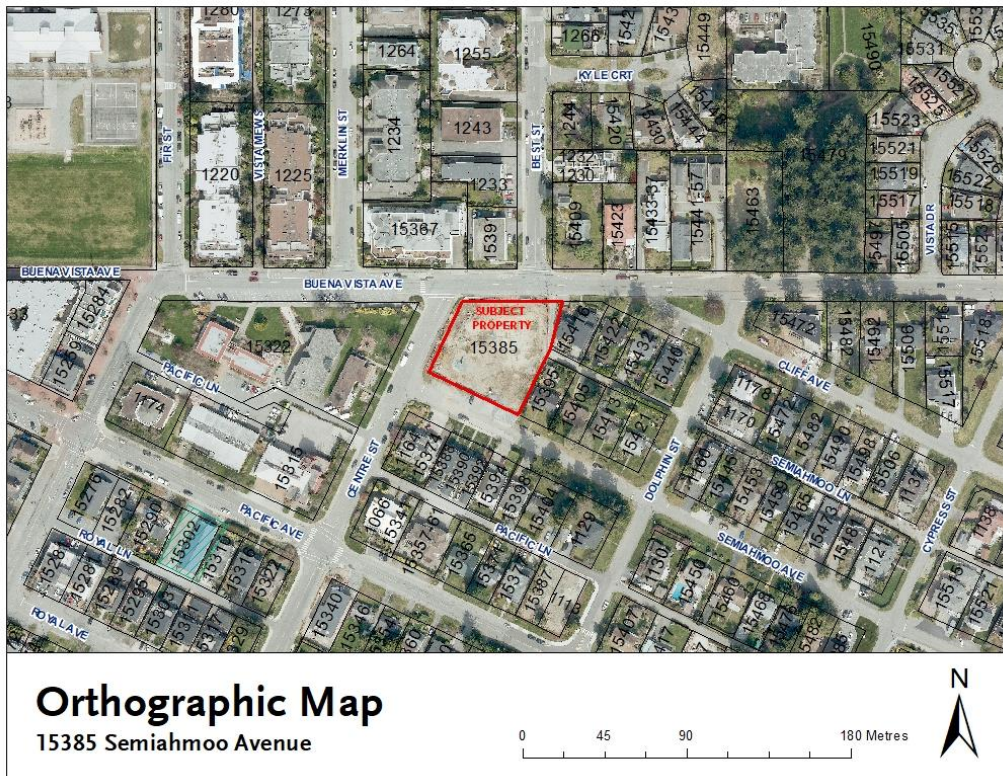
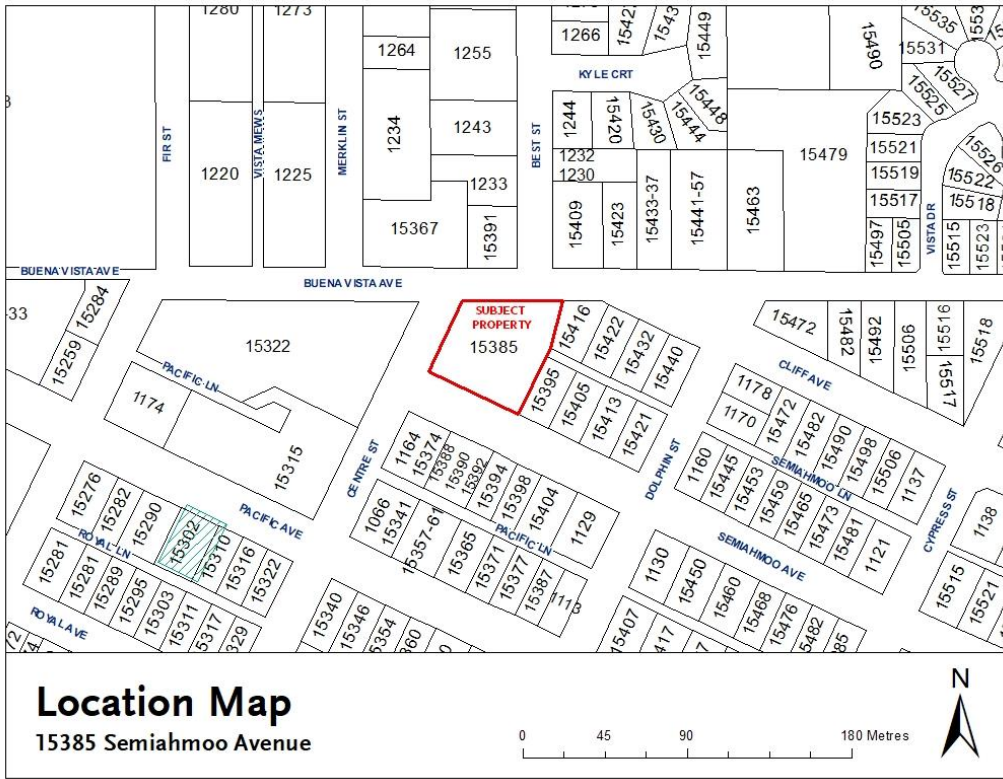
This development variance permit has been executed at White Rock, British Columbia, the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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

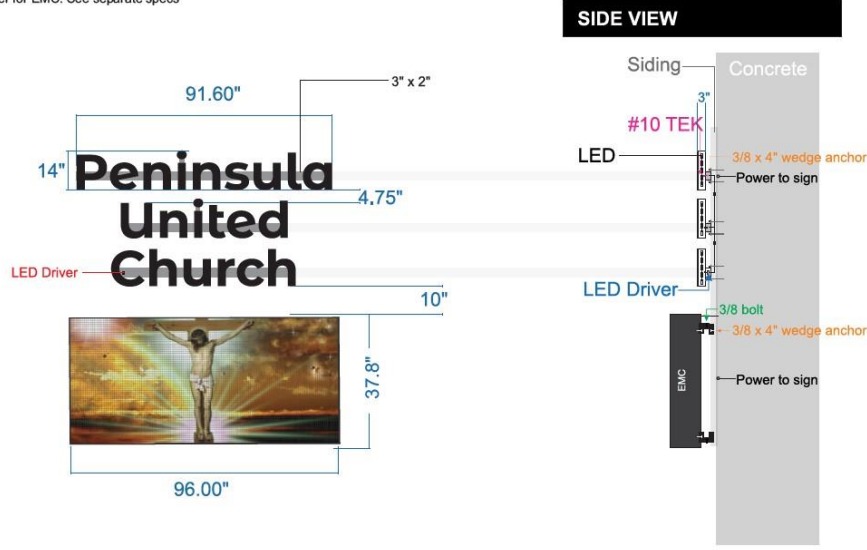
# Schedule A Location and Ortho Maps



# Schedule B Drawings

## FRONT Channel Letters with electronic message center

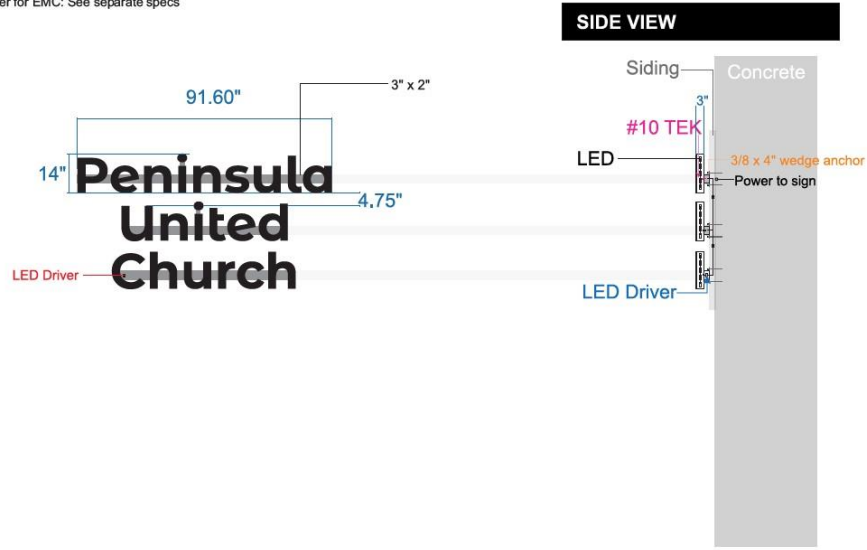
Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.  
 To be mounted flush to bulkhead with #10 tek  
 EMC: New full colour, single face LED display, 10mm pixel size, 112 x 224 matrix, 3 in 1 RGB LEDs per pixel, 7000 nits brightness  
 Power for sign: 12v 120w driver 1amp  
 Power for EMC: See separate specs



Client: Peninsula United Church  
 Sales Rep: Kerry Van Aswegen  
 Work Order #:   
 File Name: Peninsula United Church EMC Exterior Sign May 20 2022  
 Superior Signs and Graphics Ltd.  
 7361 - 1223 Kingsway Avenue  
 Port Charlotte, BC  
 Canada, V1C 1S2  
 Tel: (604) 942-6636  
 Fax: (604) 942-2127  
 sales@superiorsigns.net  
**SUPERIOR SIGNS**  
 Scale: Revision #: 1:1 1  
 Production Ready:  Yes  No  
Please check all spelling. Client is responsible for cost of any changes after approved sketch.

## LEFT-SIDE Channel Letters

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.  
 To be mounted flush to bulkhead with #10 tek  
 EMC: New full colour, single face LED display, 10mm pixel size, 112 x 224 matrix, 3 in 1 RGB LEDs per pixel, 7000 nits brightness  
 Power for sign: 12v 120w driver 1amp  
 Power for EMC: See separate specs



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 Production Ready:  Yes  No  
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# Left-side Pillar Sign And Entrance Door Sign

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source. To be mounted flush to bulkhead with #10 tek



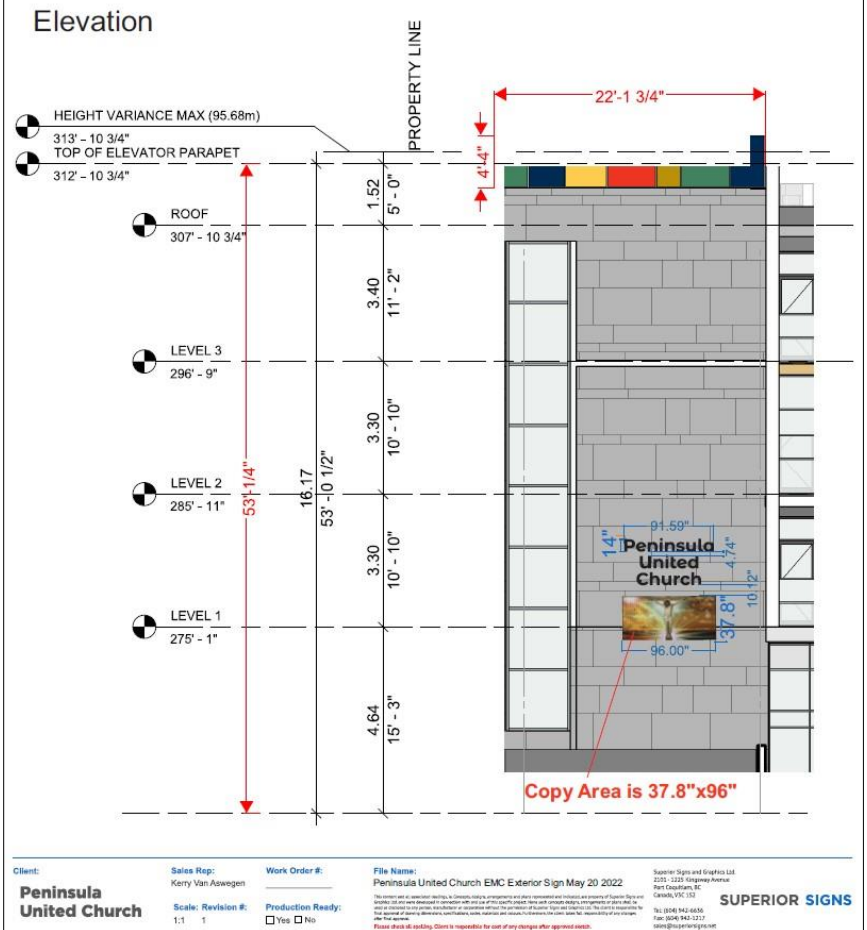
**ENTRANCE DOOR SIGN  
VINYL STICKER**



Peninsula United Church

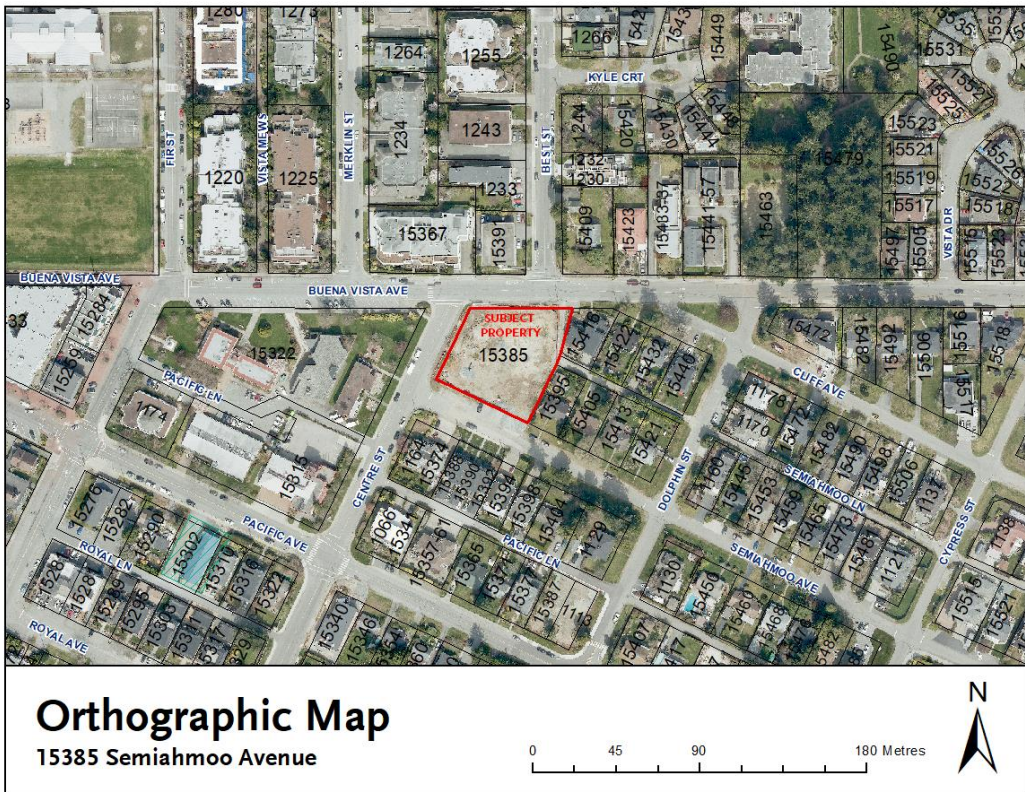
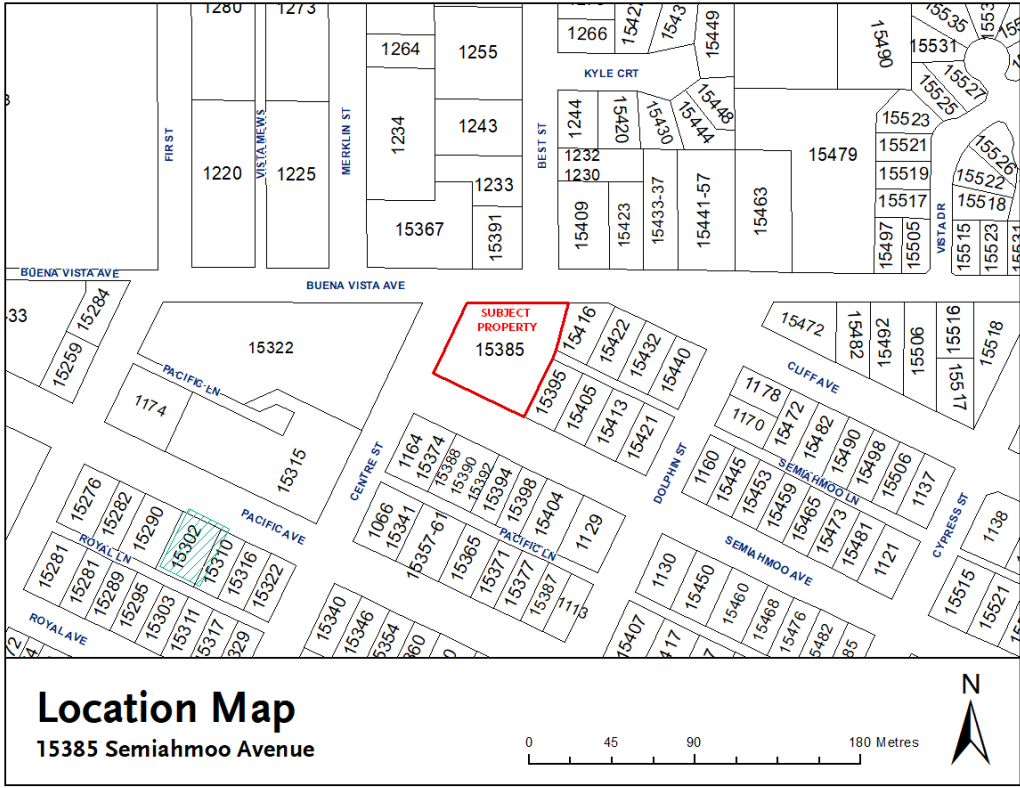
CHURCH ENTRANCE

Client: <b>Peninsula United Church</b>	Sales Rep: Kerry Van Aswegen	Work Order #:	File Name: Peninsula United Church EMC Exterior Sign May 20 2022	Superior Signs and Graphics Ltd. 2151 - 1225 Kingsway Avenue Port Cowichan, BC Canada, V9C 1G3 Tel: (855) 942-6456 Fax: (855) 942-2127 sales@superiorsigns.com
Scale: Revision #: 1:1 1	Production Ready: <input type="checkbox"/> Yes <input type="checkbox"/> No		<small>This contract and all associated drawings, designs, arrangements and plans (hereinafter and included, as property of Superior Signs and Graphics Ltd. and are to be used for the specific project only. No part of this contract or any drawings, designs, arrangements, plans and the use or inclusion by any person, manufacturer or contractor without the permission of Superior Signs and Graphics Ltd. The user is responsible for the accuracy of drawings, dimensions, and materials, which are not intended to be used for construction or any other purpose. Please check all spelling. Client is responsible for cost of any changes after approval starts.</small>	<b>SUPERIOR SIGNS</b>





## Appendix B Location and Ortho Maps



# FRONT Channel Letters with electronic message center

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.

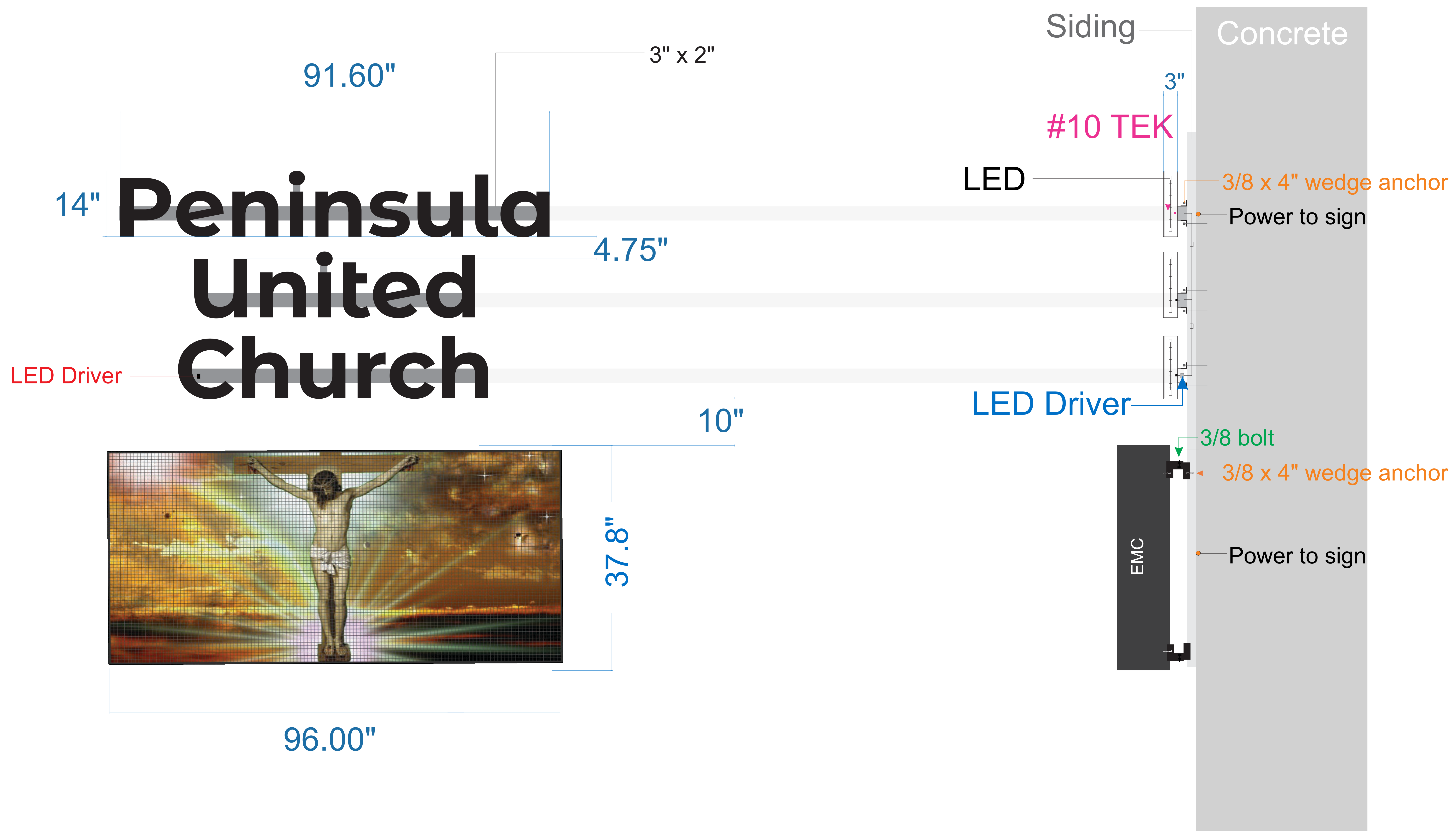
To be mounted flush to bulkhead with #10 tek

EMC: New full colour, single face LED display, 10mm pixel size, 112 x 224 matrix, 3 in 1 RGB LEDs per pixel, 7000 nits brightness

Power for sign: 12v 120w driver 1amp

Power for EMC: See separate specs

## SIDE VIEW



**Client:**  
Peninsula  
United Church

**Sales Rep:**  
Kerry Van Aswegen

**Work Order #:**  
\_\_\_\_\_

**File Name:**  
Peninsula United Church EMC Exterior Sign May 20 2022

Superior Signs and Graphics Ltd.  
2101 - 1225 Kingsway Avenue  
Port Coquitlam, BC  
Canada, V3C 1S2

**Scale: Revision #:**  
1:1 1

**Production Ready:**  
 Yes  No

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Fax: (604) 942-1217  
sales@superiorsigns.net

**SUPERIOR SIGNS**

**Please check all spelling. Client is responsible for cost of any changes after approved sketch.**

# LEFT-SIDE Channel Letters

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.

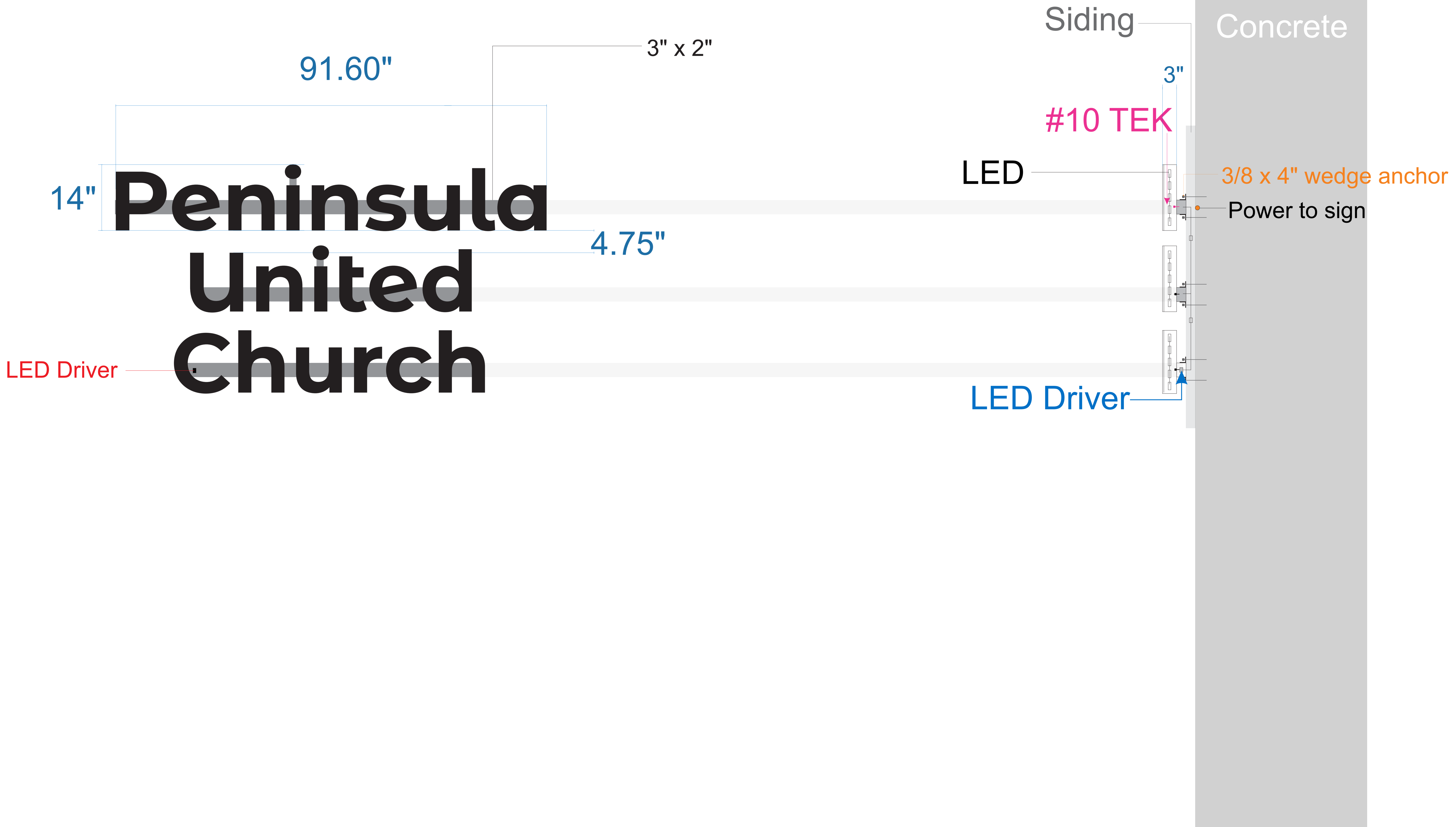
To be mounted flush to bulkhead with #10 tek

EMC: New full colour, single face LED display, 10mm pixel size, 112 x 224 matrix, 3 in 1 RGB LEDs per pixel, 7000 nits brightness

Power for sign: 12v 120w driver 1amp

Power for EMC: See separate specs

## SIDE VIEW



**Client:**  
**Peninsula  
 United Church**

**Sales Rep:**  
 Kerry Van Aswegen

**Work Order #:**  
 \_\_\_\_\_

**File Name:**  
 Peninsula United Church EMC Exterior Sign May 20 2022

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**SUPERIOR SIGNS**

**Scale: Revision #:**  
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**Production Ready:**  
 Yes  No

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# Left-side Pillar Sign And Entrance Door Sign

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.  
To be mounted flush to bulkhead with #10 tek



Peninsula United Church

**ENTRANCE DOOR SIGN  
VINYL STICKER**



CHURCH ENTRANCE

Client:

**Peninsula  
United Church**

Sales Rep:

Kerry Van Aswegen

Work Order #:

\_\_\_\_\_

File Name:

Peninsula United Church EMC Exterior Sign May 20 2022

Scale: Revision #:

1:1 1

Production Ready:

Yes  No

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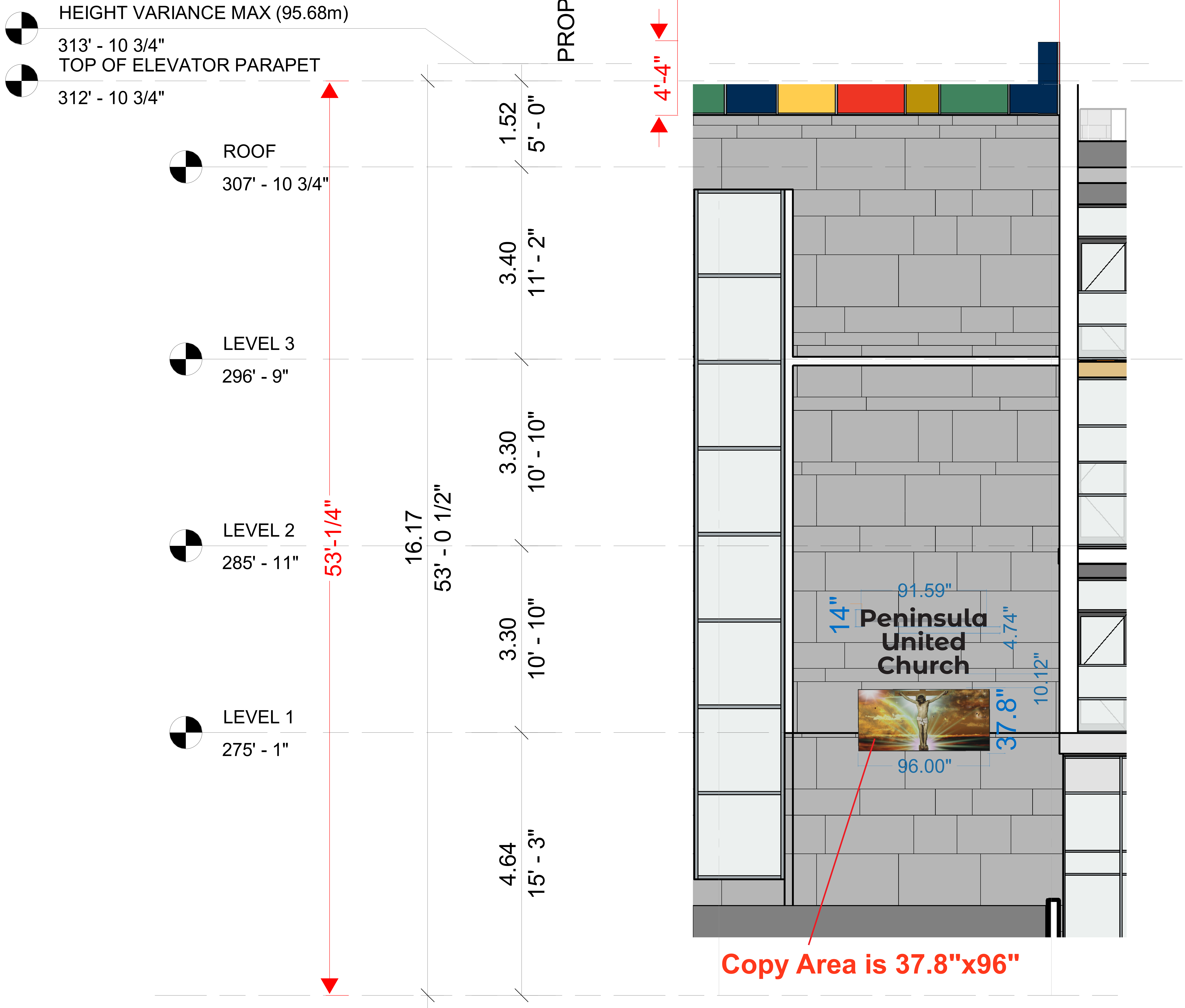
**Please check all spelling. Client is responsible for cost of any changes after approved sketch.**

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**SUPERIOR SIGNS**

# Elevation



Client:

**Peninsula  
United Church**

Sales Rep:

Kerry Van Aswegen

Scale: Revision #:

1:1 1

Work Order #:

Production Ready:

Yes  No

File Name:

Peninsula United Church EMC Exterior Sign May 20 2022

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**SUPERIOR SIGNS**

### Signage Bylaw Variance – General Description of Proposal

We request a variance to the White Rock Signage By-law, to enable the following:

- Increase the size of illuminated channel lettering reading **Peninsula United Church** on Semiahmoo Ave. (south) side of the tower to 14" tall, 3" deep
- Install illuminated channel lettering, 14" tall, reading **Peninsula United Church** on the Centre Street (west) side of the tower and the corner of Centre Street and Semiahmoo Avenue.
- Install an LED reader-board, 96" by 48", below the lettering on the Semiahmoo Ave (south) side of the tower. Please see specifications and illustrations attached.

### Rationale

Peninsula United Church shares the building with an adult residential care facility.

Peninsula United (formerly First United) provides, in addition to programs for its own members, services, activities and space to community groups

It is important that users and the general public can distinguish the Church from the Care Facility, and can easily identify where we are.

There are no residential neighbours opposite the church on Centre Street to be disturbed by the illuminated signage.

There are a number of residences opposite the church on Semiahmoo Ave. Should illumination from the signage be disturbing to them, we will have the capacity to dim or turn off the illumination at an agreed-upon time.