

The Corporation of the
CITY OF WHITE ROCK



Advisory Design Panel
AGENDA

Tuesday, July 19, 2022, 3:30 p.m.

Electronic Meeting via Microsoft Teams

HOW TO ACCESS THE ELECTRONIC MEETING:

Meetings of the Advisory Design Panel are open to the public; however, only members of the Panel and representatives of an application are permitted to discuss the merits of a proposal. Should you wish to join and observe the Microsoft Teams meeting, please email planning@whiterockcity.ca by 12:00 p.m. (noon) the day of the meeting (type "ADP meeting - date of meeting" in subject bar) to receive an invitation to attend.

	Pages
1. CALL TO ORDER	
2. ADOPTION OF THE AGENDA	
RECOMMENDATION THAT the Advisory Design Panel adopts the July 19, 2022 agenda as circulated.	
3. ADOPTION OF THE MINUTES	2
RECOMMENDATION THAT the Advisory Design Panel adopts the minutes from the May 17, 2022 meeting as circulated.	
4. APPLICATION SUBMISSION TO THE ADVISORY DESIGN PANEL	
4.1. 15439 OXENHAM AVENUE	5
Proposed rezoning from RS-1 One Unit Residential to a Comprehensive Development zone (modeled after RT-1 duplex zone) to enable the construction of a duplex. The proposal is subject to the Mature Neighbourhood Development Permit Area Guidelines found in Section 22.9 of the Plan.	
5. CONCLUSION	

PRESENT: P. Byer, Chairperson
J. Vasto
J. Muego
P. Rust
R. Dhall
F. Kubacki

ABSENT: S. Greysen, BIA Representative

NON-VOTING MEMBERS: None

GUESTS: N. Deng, Applicant
B. Shigetomi, Architect
T. Martin, Landscape Designer

STAFF: A. Berry, Director of Planning & Development Services
A. Wallace, Manager of Planning
N. Syam, Planner
J. Pelzman, Planning & Development Assistant II

1. CALL TO ORDER

The meeting was called to order at 3:33pm.

2. ADOPTION OF AGENDA

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

THAT the Advisory Design Panel adopts the May 17, 2022, Agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

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

THAT the Advisory Design Panel adopts the Minutes from the March 15, 2022, meeting as circulated.

CARRIED

Members of the Panel requested an additional motion to amend the Minutes to say, “a member of the Panel recommends...” rather than “the Panel recommends...”

It was **MOVED** by P. Rust and **SECONDED** by F. Kubacki

CARRIED

4. APPLICATION SUBMISSION TO THE ADVISORY DESIGN PANEL

A. Wallace, Manager of Planning, provided an overview of the policy and regulatory framework applicable to the application under review by the ADP. The following subsection outlines the Minutes of the meeting as they relate to the application.

4.1. Application: 1453 Stayte Road – Revised submission for 20 three-storey townhome units – N. Deng, Applicant

The Applicant provided an overview of the updates to their proposed townhome development since the previous ADP review on October 19, 2021.

Members of the Panel participated in a discussion with the follow main themes captured:

- Concerns were raised about the amenity area being too close to Stayte Road and why it was not located towards the back of the development;
- Concerns were raised about the road dedication on Stayte Road reducing the setback and the amount of space for a green buffer;
- Questions were raised about whether the meandering sidewalk along the City boulevard is accurately represented in the drawings (*The Applicant responded and confirmed that this is an accurate representation of the current state of the City boulevard*);
- It was noted that there should be more details provided about the interface between Stayte Road and the building in terms of trees and green space;
- Concerns were raised about the 1.5m setback and how close the sidewalk would be to the building face along Stayte Road if the road was widened.
- Questions were raised about what type of trees are going to be planted on the Stayte Road side (*The Applicant notes that it will be a narrow tree species*);
- A concern was raised about the whether the steps going down from each unit would cause a drainage issue (*The Applicant responds that each unit will have individual drainage*);
- It was suggested that more perspective views and renderings should be included to get a better sense of the massing for the development;
- A concern was raised about the lack of privacy screening between the units for the rooftop terraces;
- A concern was raised about centralized garbage pick-up causing an issue on the narrow roads;
- A question was raised about whether the development would have gas lines (*The Applicant notes that it is going to be an all-electrical project for sustainability considerations*);

- A concern was raised about the interior layout of the narrow units and the outdoor terrace space not being functional;
- Concerns were raised about the development not having enough visitor parking (*City Staff confirmed that the application exceeds what the Bylaw states for parking requirements*);

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

It was **MOVED** by J. Muego and **SECONDED** by P. Rust

THAT the Advisory Design Panel supports the application for the development proposal at 1453 Stayte Road proceeding to Council, subject to the Council consideration about the future widening of Stayte Road.

CARRIED

5-1

5. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 5:26 pm.

P. Byer
Chairperson, Advisory Design Panel

A. Berry
Director of Planning & Development Services,
City of White Rock

THE CORPORATION OF THE
CITY OF WHITE ROCK
STAFF REPORT



DATE: July 19, 2022

TO: Advisory Design Panel

FROM: Neethu Syam, Planner

SUBJECT: 15439 Oxenham Avenue – Rezoning and Minor Development Permit

RECOMMENDATION(S)

THAT the Advisory Design Panel:

A. Support the project proceeding to Council, as presented;

OR

B. Support the project proceeding to Council, subject to considerations (specifics to be listed by the Panel) made to the satisfaction of Staff

EXECUTIVE SUMMARY

The City has received a minor development permit application with an associated rezoning application for a duplex proposal. Development Permits relating to duplexes and triplexes are routinely referred to this Advisory Design Panel (ADP). The proposed duplex is located at 15439 Oxenham Avenue, between Best Street and Finlay Street. Staff supports this application and is prepared to present it to the Land Use & Planning Committee (LUPC).

APPLICATION BACKGROUND

Owner/Applicant:	Berkshire Homes Ltd.
Designer:	Movado Homes and Designs Ltd.
Landscape Designer:	Samara Landscape Design
Civic Address:	15439 Oxenham Avenue
Lot Area:	approx. 7,973 ft ² , 740.75 m ²
OCP Designation:	Mature Neighbourhood
Zoning:	Comprehensive Development (CD) Zone
Form and Character DPA:	Mature Neighbourhood Infill Development Permit Area

PROJECT OVERVIEW

The project is a duplex development which is proposed to be rezoned from the RS-1 one-unit residential zone to a property-specific Comprehensive Development (CD) zone. The proposed

side-by-side duplex has been designed per the Mature Neighbourhood DPA Guidelines and City of White Rock's Duplex Design Guidelines. A rendering of the proposed duplex is included below in Figure 1.

Each unit provides a double car garage, three bedrooms, with balconies to accentuate the front of the houses. Building massing has been broken up by the incorporation of a combination of pitched and flat roof styles, and the use of different types of façade cladding materials. The individuality of each unit has been achieved through variations in window sizes, variable roof styles, and locations of accent colour materials.

Substantial landscaping has been added to the front and rear yards which is provided to soften the appearance of the proposed duplex and to emphasize the individuality of each unit through the use of a variety of evergreen and deciduous trees, shrubs, grasses and perennials.



Figure 1: Rendering of proposed duplex

Neighbourhood Character

The subject property is situated near the end of the block on the south side of Oxenham Avenue between Best Street and Finlay Street. The street is comprised of low density, single-family homes on lots measuring typically 18.0 m (59.0 ft) in width and 40.3 m (132.0 ft) in depth. Development of the two blocks north of the area has occurred under the 'South of the Hospital Lands' policies which allows for infill redevelopment of narrow lots (9.1 metre width) per the RI-1 One Unit (Infill) Residential Zone. To the south and east of the site, most development is in the form of low-density single-family homes. Less than 100 metres west of the site, the properties are designated 'Town Centre Transition', which consists of existing three and four-storey apartment buildings. To the northeast, the 'East Side Large Lot Infill Area,' considers small-lot subdivisions and townhouse redevelopment supported in the OCP. An orthographic location map which shows the subject property (highlighted in red) and surrounding properties is included below in Figure 2.

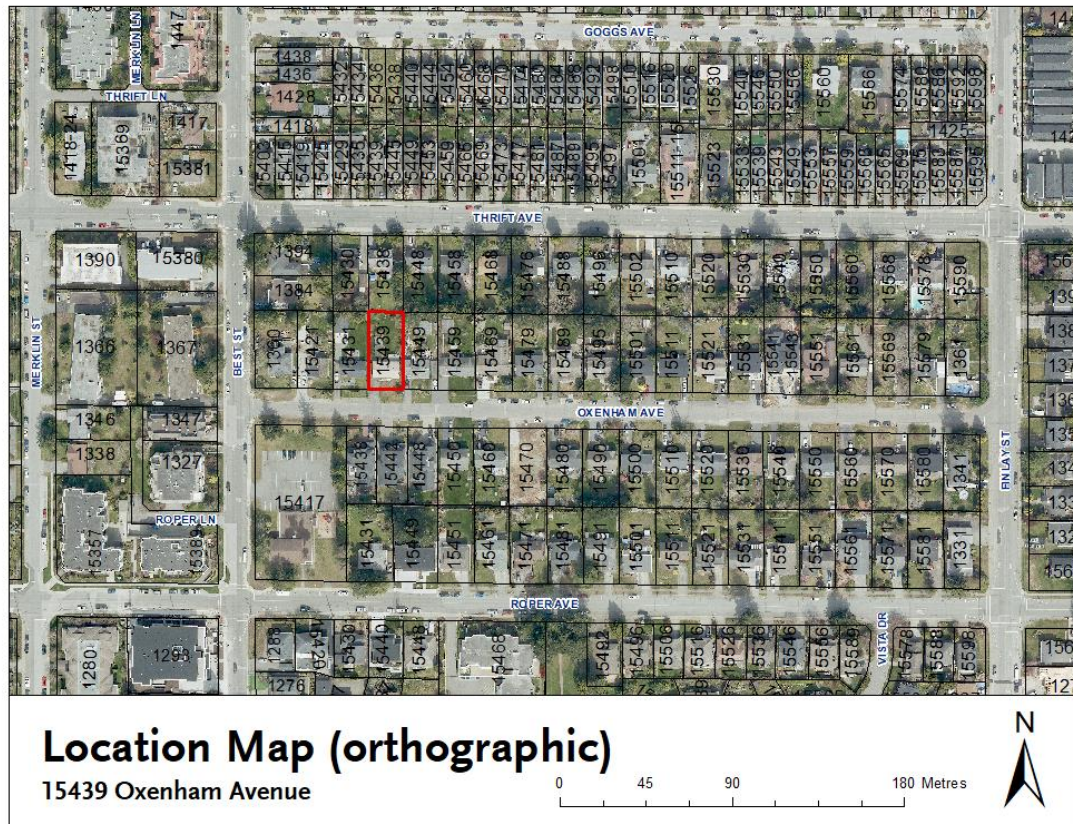


Figure 2: Neighbourhood Context

Official Community Plan

This property's OCP land use designation is Mature Neighbourhood. This designation is currently comprised largely of White Rock's existing single-family housing stock. Potential development intends to build on the existing character of current mature single-family neighbourhoods while supporting housing choice and affordability. Within this land use designation, it allows for gentle infill opportunities, such as the introduction of duplexes and triplexes. Policy 7.4.2 of the OCP encourages the spread of duplexes and triplexes throughout the City by limiting their numbers along a single block frontage to 20 percent of the total. The Policy also discourages duplexes and/or triplexes adjacent to one another (sharing interior side lot lines). This proposal complies with the above-noted policies.

Zoning

As noted in the *Project Overview* above, a zoning amendment is being proposed for this site. It is currently zoned RS-1 one-unit residential zone and is proposed to change to a Comprehensive Development Zone. While the property meets the minimum depth and width requirements for the RT-1 Two-Unit (duplex) residential zone, the proposed development seeks relief from the minimum lot area from this zone. Per section 498.2(a) in the Local Government Act, a "variance" cannot be made to zoning standards tied to density. Hence a Comprehensive Development zone modelled around the RT-1 zone standards has been proposed (see Table 1 below). This site-specific zone will support the future construction of a duplex with a lesser lot area.

Table 1: Existing and Proposed Zoning requirements

	EXISTING	REQUIRED STANDARDS FOR DUPLEX	PROPOSED
OCP Designation	Mature Neighbourhood Infill		
Zoning	RS-1 zone	RT-1 zone	CD zone (*modelled around RT-1 zone standards)
Use	One-unit Residential (plus secondary suite)	Two-Unit Residential (Duplex)	Two-Unit Residential (Duplex)
Parking Spaces	2 (+1 for secondary suite)	2 per unit (4 in total)	2 per unit (4 in total)
Max. Height	7.7m	7.7 m	7.7 m
Minimum Lot Width	15.0m	18.0 m	18.29 m
Minimum Lot Depth	27.4m	30.5m	40.5m
Lot Area (m²)	464 m ²	742.0 m ²	approx. 740.75 m ²
Max. Density (floor area)	0.5 times lot area		

Figure 3 below presents the zoning map for the block which encompasses the subject property. The Figure highlights existing RT-1 zoned properties and two properties which are currently the subject of a rezoning application to enable a duplex (i.e., 15570 and 15495 Oxenham Avenue). The rezoning of 15439 Oxenham Avenue would uphold the policy intentions of the OCP as noted. Secondary suites are currently not permitted for duplex developments within the RT-1 zone and the same will apply to this proposal.

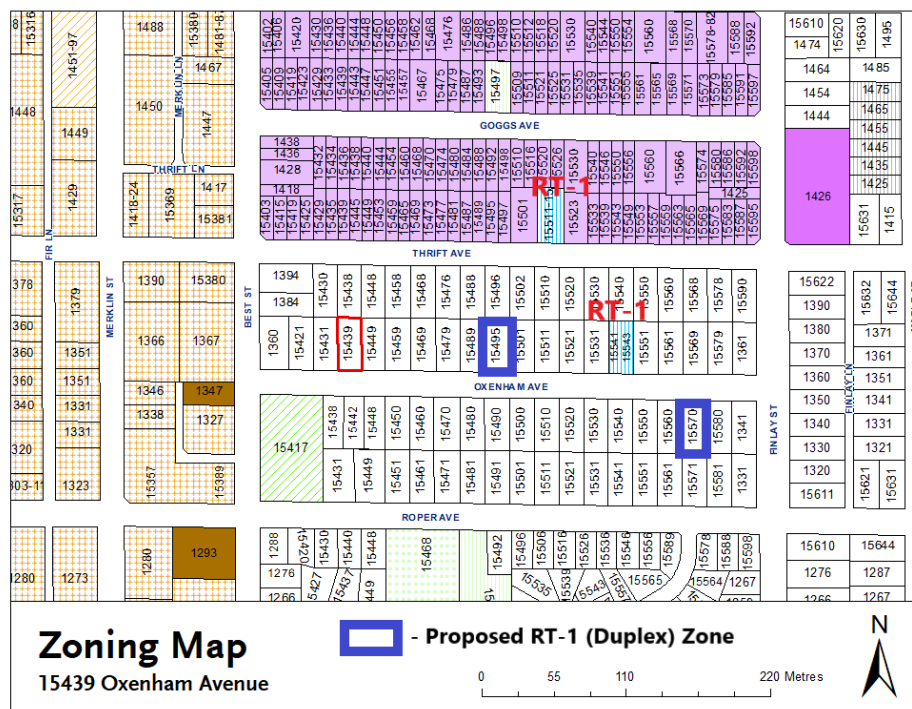


Figure 3: Zoning Map

Development Permit Area – Mature Neighbourhood Infill Development Permit Area Guidelines

The OCP establishes development permit area (DPA) guidelines applicable to infill projects which take the form of duplexes. This site is within the Mature Neighbourhood Infill Development Permit Area (DPA). The objectives of this Development Permit Area are to:

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

The guidelines in the DPA contain sections on building design, the public realm, landscaping, parking and functional elements.

Duplex Design Guidelines (2012)

The City of White Rock has established guidelines to outline the design expectations for duplex and triplex projects throughout the City. These guidelines are to be used in conjunction with the RT-1 (duplex) and RT-2 (triplex) provisions of the City's zoning bylaw. The three key design principles to be considered while designing a duplex are:

- Neighbourhood context,
- Variety in design
- Landscaping

To achieve these design principles, the duplex design guidelines are aimed at addressing neighbourhood context, building form and elements, landscape design and overall streetscape analysis.

OPTIONS / RISKS / ALTERNATIVES

The Advisory Design Panel can recommend to:

1. Defer the project pending the resolution of issues (to be listed by the Panel) following which the application would be brought back to the Panel

CONCLUSION

In general, this application meets the overall intent of the design guidelines for the Mature Neighbourhood Infill Development Permit Area and the City's Duplex Design Guidelines. This ADP is requested to evaluate and provide feedback on the form and character and landscaping of this proposed residential development.

Respectfully submitted,



Neethu Syam
Planner, City of White Rock